#### PROFORMA INVOICE

Invoice No. Dated Vastukala Consultants (I) Pvt Ltd B1-001, U/B FLOOR. PG-2755/23-24 4-Oct-23 **BOOMERANG, CHANDIVALI FARM ROAD, Delivery Note** Mode/Terms of Payment ANDHERI-EAST 400072 **AGAINST REPORT** GSTIN/UIN: 27AADCV4303R1ZX Reference No. & Date. Other References State Name: Maharashtra, Code: 27 E-Mail: accounts@vastukala.org Buver's Order No. Dated Buyer (Bill to) STATE BANK OF INDIA - HLST BKC Dispatch Doc No. Delivery Note Date **HOME LOAN SALES** 003902/2302840 Project Approval Cell, Dispatched through Destination Local Head Office, Synergy, 5th Floor, C-6, G Block, Bandra Kurla Complex, Bandra East, Mumbai 400 051 Terms of Delivery GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27 SI HSN/SAC GST **Particulars** Amount No. Rate 18 % 1 **MASTER VALUATION** 10,500,00 **CGST** 945.00 945.00 **SGST** Total 12,390.00 Amount Chargeable (in words) E. & O.E Indian Rupee Twelve Thousand Three Hundred Ninety Only HSN/SAC Taxable Central Tax State Tax Total Value Amount Rate Rate Amount Tax Amount 10,500.00 9% 945.00 945.00 1,890.00 9% Total 10,500.00 945.00 945.00 1,890.00 Tax Amount (in words): Indian Rupee One Thousand Eight Hundred Ninety Only Company's Bank Details Bank Name : State Bank of India A/c No. 32632562114 Branch & IFS Code: MIDC Andheri (E) & SBIN0007074 Remarks: "Narang Privado - B", Proposed Commercial and Residential Development for Plot Bearing Survey No. 146/5/B, 146/6/B/1 at Village- Panchpakhadi, Tulsi Dham, Lokmanya Nagar / Vartak Nagar, Acharya Atre Road, Off Pokhran Road No. 1, Thane (West), PIN -400 604, State - Maharashtra, Country - India - M/s. Narang Realty Pvt. Ltd. (Master Valuation) Company's PAN : AADCV4303R UPI Virtual ID : vastukala@icici Declaration NOTE - AS PER MSME RULES INVOICE NEED TO for Vastukala Consultants (I) Pvt Ltd BE CLEARED WITHIN 45 DAYS OR INTEREST

This is a Computer Generated Invoice

CHARGES APPLICABLE AS PER THE RULE. MSME Registration No. - 27222201137



Asmita Rathod

Authorised Signatory



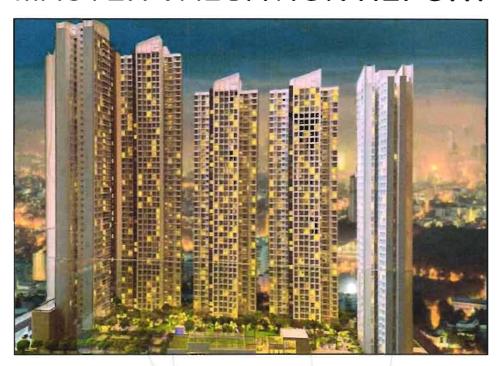
CIN: U74120MH2010PTC207869 MSME Reg. No.: UDYAM-MH-18-0083617

An ISO 9001:2015 Certified Company





# **MASTER VALUATION REPORT**



### **Details of the property under consideration:**

Name of Project: "Narang Privado - B"

"Narang Privado - B", Proposed Commercial and Residential Development for Plot Bearing Survey
No. 146/5/B, 146/6/B/1 at Village— Panchpakhadi, Tulsi Dham, Lokmanya Nagar / Vartak Nagar, Acharya Atre
Road, Off Pokhran Road No. 1, Thane (West), PIN – 400 604, State - Maharashtra, Country – India.

Latitude Longitude: 19°12'24.6"N 72°57'35.1"E

# Valuation Done for: State Bank of India

Home Loans Sales, Project Approval Cell, Local Head Office, "Synergy", 5th Floor, C-6, 'G' Block, Bandra Kurla Complex, Bandra (East), Mumbai – 400 051 State - Maharashtra, Country - India



Regd: Office: B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA

TeleFax: +91 22 28371325/24
mumbai@vastukala.org

CIN: U74120MH2010PTC207869







Valuation Report Prepared For: State Bank of India / HLS Branch / Narang Privado - B / (3902/2302840)

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Vastu/SBI/Mumbai/10/2023/3902/2302840

04/15-37-V Date: 04.10.2023

# MASTER VALUATION REPORT **OF** "Narang Privado - B"

"Narang Privado - B", Proposed Commercial and Residential Development for Plot Bearing Survey No. 146/5/B, 146/6/B/1 at Village- Panchpakhadi, Tulsi Dham, Lokmanya Nagar / Vartak Nagar, Acharya Atre Road, Off Pokhran Road No. 1, Thane (West), PIN - 400 604, State - Maharashtra, Country - India

Latitude Longitude: 19°12'24.6"N 72°57'35.1"E

#### NAME OF DEVELOPER: M/s. Narang Realty Pvt. Ltd.

Pursuant to instructions from State Bank of India, Home Loan Sales, Project Approval Cell, BKC, Mumbai, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on 21st September 2023 for approval of Advance Processing Facility.

#### 1. Location Details:

The property is situated at "Narang Privado - B", Proposed Commercial and Residential Development for Plot Bearing Survey No. 146/5/B, 146/6/B/1 at Village- Panchpakhadi, Tulsi Dham, Lokmanya Nagar / Vartak Nagar, Acharya Atre Road, Off Pokhran Road No. 1, Thane (West), PIN – 400 604, State - Maharashtra, Country – India. It is about 4.9 Km, travel distance from Thane Railway Station of Central Railway line. Surface transport to the property is by buses, Auto, taxis & private vehicles. The property is in developed locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The locality is middle class & developed.

2. Developer Details:

Name of builder	M/s Kapstone Constructions	M/s Kapstone Constructions Private Limited				
Project Registration Number	Project RERA Project Number					
•	Narang Privado – B	P51700050065				
Register office address	M/s. Narang Realty Pvt. Ltd.					
		Office No. 102, 1st Floor, "Windor", CST Road, Kalina, Santacruz (East), Mumbai, PIN – 400 098, State - Maharashtra,				
Contact Numbers  Contact Person:  Mrs. Mansi Agrawal (Builder Person - Mobile No. 7						
Mr. Clintor D'souza (Sales Person - Mobile No. 7045924)						
E – mail ID	narangrealty.com					

#### 3. Boundaries of the Property:

Direction	Particulars			
On or towards North	Under Construction Building Narang Privado			
	Atre Marg			
On or towards South	Internal Road & Dosti Vijeta Garden			
On or towards East	Dosti Road			
On or towards West	Vasant Vihar Complex			



Our Pan India Presence at: Mumbai 💡 Aurangabad Pune Rajkat Nanded Thone Indore Raipur P Delhi NCR P Noshik Ahmedabad 9 Jaipur

Regd. Office: 81-001, U/B Floor, Boomerang, Chandivali Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA

TeleFax: +91 22 28371325/24 mumbai@vastukala.org

### Vastukala Consultants (I) Pvt. Ltd.

B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai, Andheri (East), Mumbai – 400 072

To,

The Branch Manager, State Bank of India

Home Loans Sales, Project Approval Cell, Local Head Office, "Synergy",

5th Floor, C-6, 'G' Block,

Bandra Kurla Complex, Bandra (East),

Mumbai - 400 051, State - Maharashtra, Country - India

### **VALUATION REPORT (IN RESPECT OF MASTER VALUATION REPORT)**

	General					
1.	Purpose for which the valuation is made		1	As per request from State Bank of India, Home Loans Sales, Project Approval Cell, BKC to assess fair market value of the property for bank loan purpose.		
2.	a)	Date of	inspection	7:	21.09.2023	
	b)	Date on	which the valuation is made		04.10.2023	
3.	List of de	ocuments	produced for perusal	1	1	
	1. Cor	by of Lega	l Title Report issued by Adv. Wadia Ghar	idy a	& Co. dated 31.01.2023	
	2. Cop	y of Engir	neer's Certificae date 29.07.2023 issued	by N	1r. Sameer Gandhi (As per RERA Certificate)	
	,	by of Arich RA Certific		d by	Saakaar Architects (Mr. Sandeep Prabhu) (As per	
			HARERA Registration Certificate of Pro atory Authority date 13.03.2023, Last Mod		No. P51700050065 issued by Maharashtra Real date 17.08.2023	
	issu	ed by TM	C		o. TMC / MB -1 / SVV -29 / 3722 date 14.12.2022	
			protection NOC No. TMC / CFO / M / e Municipal Corporation Fire Brigade.		/ 189 / 165 date 03.10.2022 issued by Chief Fire	
			ironmental clearance No. SIA / MH / N Impact Assessment Authority (SEIAA), M		/ 73511/ 2022 dated 11.04.2023 issued by State rashtra	
		•			3 / 21 / TMC / TDD / 4216 / 22 dated 10.10.2022	
	issu	ied by Exe	ecutive Engineer of Town Development [	Оера	artment Thane Municipal Corporation.	
			Tower - 2:			
			+ Ground (Podium + 1st Floor (Podium	) + :	Stilt Floor + 1 <sup>st</sup> to 35 <sup>th</sup> Upper Floors.	
		Tower - 2	<del></del>		NULL - Could be - Et	
			Ground (Podium) + 1st Floor (Podium	•		
	'				TDP / TPS / 4216 / 22 dated 10.10.2022 issued by	
	· '	outy Engin oproved u	eer and Executive Engineer of Thane M	umc	ipai Corporation, mane	
		wer No.		Viir	nber of Floors	
		Wing	<u>'</u>	4011	10013	
		9				





	2 / B 2 Basements + Ground + 1st Floor (Podium) + Stilt Floor + 1st to 35th Upper Floors.					
	Project Name (with address & p	hone nos.)	:	"Narang Privado - B", Proposed Commercial and Residential Development for Plot Bearing Survey No. 146/5/B, 146/6/B/1 at Village—Panchpakhadi, Tulsi Dham, Lokmanya Nagar / Vartak Nagar, Acharya Atre Road, Off Pokhran Road No. 1, Thane (West), PIN – 400 604, State - Maharashtra, Country – India		
4.	1	ner(s) and his / their address (es) with is of share of each owner in case of join	- 1	M/s. Narang Realty Pvt. Ltd.  Address: Office No. 102, 1st Floor, "Windor", CST Road, Kalina, Santacruz (East), Mumbai, PIN – 400 098, State - Maharashtra, Country – India.  Contact Person: Mrs. Mansi Agrawal (Builder Person - Mobile No. 7045924095) Mr. Clintor D'souza (Sales Person - Mobile No. 7045924081)		
5.	Brief description freehold etc.)	of the property (Including Leasehold				

About "Narang Privado - B" Project: Narang Privado Thane West is a Residential Project by Narang Realty situated in the most premium location of Thane West, at Pokharan Road 1, Tulsi Dham, Samata Nagar, Mahatma Phule Nagar offers 2, 3 & 4 BHK Flats with the availability of Jodi Apartments. Also get Floor Plan, Price Sheet, RERA ID, Reviews, Possession Timeline, Construction Status, Location Advantages, Address, Amenities & Specifications. Narang Privado has 5 Towers, Wing B is an Exclusive Tower Launch of 35 Storey. Narang Privado Thane is a RERA-registered project with registration number P51700050065.

TYPE OF THE BUILDING

Ī	Tower No. / Wing	Number of Floors
	2 / B	Proposed 2 Basements + Ground + 1st Floor (Podium) + Stilt Floor + 1st to 35th Upper Floors.

#### **LEVEL OF COMPLETEION:**

Tower No. / Present stage of Construction Wing		Percentage of work completion
2 / B	Excavation work is completed.	0%

#### DATE OF COMPLETION & FUTURE LIFE:

Expected completion date as informed by builder is March - 2028 (As per MAHARERA Certificate)

Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance & Structural repairs.

#### **PROPOSED PROJECT AMENITIES:**

Vitrified tiles flooring in all rooms





			_		
	-	Granite Kitchen platform with Stainless Steel Sink			
	-	owder coated aluminum sliding windows with M.S. Gr aminated wooden flush doors with Safety door			
	Concealed wiring				
	Property and the last	Concealed plumbing			
	-	Children Play Area		PER CONTRACTOR	
	and the same of th	Club House	-		
	> Y	andscaped Garden		The same and the s	
	parameter and the	wimming Pool		Page 1 and 1	
	-	Symnasium	ir-		
		ids Play Area		7 181	
	-	Multipurpose Hall	4,1		
		Outdoor Games			
		ogging Track	N		
		kating Rink			
6.		on of property	:		
	a)	Plot No. / Survey No.	:	Survey No. 146/5/B, 146/6/B/1	
	b)	Door No.	:	Not applicable	
	c)	C. T.S. No. / Village	Ĭ.	Survey No. 146/5/B, 146/6/B/1 at Village-	
	, , , , , , , , , , , , , , , , , , ,		Ų.	Panchpakhadi,	
	d)	Ward / Taluka	1:	Taluka - Thane	
	e)	Mandal / District	:	District – Thane	
7.	Postal	address of the property	:	"Narang Privado - B", Proposed Commercial	
				and Residential Development for Plot Bearing	
				Survey No. 146/5/B, 146/6/B/1 at Village-	
				Panchpakhadi, Tulsi Dham, Lokmanya Nagar /	
				Vartak Nagar, Acharya Atre Road, Off Pokhran	
			1	Road No. 1, Thane (West), PIN - 400 604, State	
				- Maharashtra, Country – India	
8.	City / 7	Town	:	Thane (West)	
	Reside	ential area		Yes	
	Comm	ercial area	74	Yes	
	Industr	rial area	:	No	
9.	Classif	fication of the area	:		
	i) High / Middle / Poor			Middle Class	
	ii) Urban / Semi Urban / Rural			Urban	
10	, ,		:	Deputy Engineer and Executive Engineer of	
	Munici	pality		Thane Municipal Corporation, Thane, Village -	
				Panchpakhadi	
11		er covered under any State / Central Govt.	:	No	
.		nents (e.g., Urban Land Ceiling Act) or notified		F - 1	
		agency area/ scheduled area / cantonment area		N.A.	
12		e it is Agricultural land, any conversion to house site	:	N.A.	
	plots is	s contemplated			





13.	Boundaries of the property	As per Documents	As per RERA C		ertificate		As per Site
	North	Thane Mahanagarpalika Road	Narang Privado - 0		,	Under Construction Building Narang Privado – C & Acharya Atre Marg	
	South	Lands Developed by Dosti Corporation	Narang Privado		A 	Garden	Road & Dosti Vijeta
	East	Lands held by Zenith Birla (India) Ltd.	Project Drivewa	ау		Dosti Roa	
	West	MMRDA Rental Building	Central Green			Vasant V	ihar Complex
14.1	Dimensions of	the site	1		N. A. as the	land is irre	gular in shape
					A As per the	e Deed	B Actuals
	North	\	7	:	λ		-
	South	\		:	\ -		-
	East	1		:	1 -		_
	West		t	:	-		-
14.2	Latitude, Long	itude & Co-ordinates of prope	ertv	:	19°12'24.6"	N 72°57'35	5.1"E
14.	Extent of the site				Approved P Plot area - Certificate)	lan) - 712.81 S	594.57 Sq. M. (As per Sq. M. (As per RERA e attached to the report
15.	Extent of the site considered for Valuation (least of 14A& 14B)			/	Approved P Plot area - Certificate)	'lan) - 712.81 :	594.57 Sq. M. (As per Sq. M. (As per RERA e attached to the report
16		pied by the owner / tenant? ow long? Rent received per r	The state of the s	:	N.A. Buildin	g Construc	tion work is in progress
II		STICS OF THE SITE		C	reate	3	
1.	Classification			<u> </u>	Middle class	 S	
2.		of surrounding areas		1:	Good		
3.	<u> </u>	requent flooding/ sub-merging	g	:	No		
4.	Feasibility to t	he Civic amenities like School	ol, Hospital, Bus	1:	All available	e near by	
	Stop, Market etc.						
5.	Level of land with topographical conditions			:	Plain		
6.	Shape of land			:	Irregular		
7.		which it can be put		:			mmercial purpose
8.	Any usage res			:			ercial purpose
9.	Is plot in town planning approved layout?			:	21 / TMC	/ TDP / T issued by	n V.P. No. S03 / 0078 / PS / 4216 / 22 dated Deputy Engineer and of Thane Municipal





			Corporation	Thane	
			Approved u		t
			Tower		umber of Floors
			No./		
			Wing		
				2 Baseme	nts + Ground + 1
			2/B	Floor (Pod	lium) + Stilt Floor
					Jpper Floors.
10.	Corner plot or intermittent plot?	:	Intermittent		
11.	Road facilities	:	Yes		
12.	Type of road available at present	1	B.T. Road		
13.	Width of road – is it below 20 ft. or more than 20 ft.	:	20.00 Mtr. V	Vide D.P. Ro	ad
14.	Is it a Land – Locked land?	:	No		
15.	Water potentiality	:	Municipal W	ater supply	
16.	Underground sewerage system	:	Connected t	o Municipal s	sewer
17.	Is Power supply is available in the site	;	Yes		
18.	Advantages of the site	:	Located in d	leveloped are	ea ·
19.	Special remarks, if any like threat of acquisition of	:	No		
	land for publics service purposes, road widening or				
	applicability of CRZ provisions etc.(Distance from sea-		1		
	cost / tidal level must be incorporated)		/		
Part -	A (Valuation of land)				
1	Size of plot	iż	Total Plot a	area – 2859	4.57 Sq. M. (As pe
	J		Approved P	lan)	
			Plot area -	- 712.81 Sq	. M. (As per RERA
		ЬX	Certificate)		
	North & South	:	-		
	East & West	:	-		
2	Total extent of the plot	:		attached to	
3	Prevailing market rate ( Along With details / reference of at	:		attached to	'
	least two latest deals / transactions with respect to	C	Details of	recent transa	actions/online listing
	adjacent properties in the areas)			d with the rep	
4	Guideline rate obtained from the Register's Office (an	:			I. for Residential
	evidence thereof to be enclosed)			per Sq. M.	
5	Assessed / adopted rate of valuation	:	<u> </u>	e attached to	<u> </u>
6	Estimated value of land	:	<i>F</i>	As per Appro	
			Land Area		Value in (₹)
			in <b>Sq. M.</b> 28594.57	<b>Sq. M</b> . 46000	131,53,50,220.00
				s per RERA C	
			Land Area		Value in (₹)
			in Sq. M.	Sq. M.	0.07.00.000.00
_		<u> </u>	712.81	46000	3,27,89,260.00
	B (Valuation of Building)				
1	Technical details of the building	;			





a) Type of	Building (Residentia	/ Commercial /	:	Residential	
Industrial)	,				
b) Type of c	, , , , ,			N.A. Buildin	g Construction work is in progress
c) Year of co	nstruction		:	N.A. Buildin	g Construction work is in progress
d) Number o	f floors and height of	each floor including	:		
basement	•				
Tower No.		Num	nbei	r of Floors	
/ Wing					
2/B	Proposed 2 Baseme Floors.	ents + Ground + 1st F	loo	r (Podium) +	Stilt Floor + 1st to 35th Upper
e) Plinth area	a floor-wise	/	1	As per tabl	e attached to the report
f) Condition	of the building	7	į;	1	
i) Exteri	or – Excellent, Good, N	ormal, Poor	in i	N.A. Buildin	g Construction work is in progress
ii) Interio	or - Excellent, Good, No	ormal, Poor	:	N.A. Buildin	g Construction work is in progress
g) Date of iss	sue and validity of layou	t of approved map	:		proved Plan V.P. No. S03 / 0078 / / TDP / TPS / 4216 / 22 dated
h) Approved	h) Approved map / plan issuing authority			125 4.2	
				Tower No. / Wing	Number of Floors
				2/B	2 Basements + Ground + 1st Floor (Podium) + Stilt Floor + 1st to 35th Upper Floors.
/ plan is ve			;	Yes	
1 1 1				No. reate	

### Specifications of construction (floor-wise) in respect of

Sr.	Description		
No.			
1.	Foundation	:	Proposed R.C.C. Footing
2.	Basement	:	N.A. Building Construction work is in progress
3.	Superstructure	:	Proposed as per IS Code requirements
4.	Joinery / Doors & Windows (Please furnish	:	Proposed
	details about size of frames, shutters, glazing,		
	fitting etc. and specify the species of timber		
5.	RCC Works	:	N.A. Building Construction work is in progress
6.	Plastering	:	N.A. Building Construction work is in progress
7.	Flooring, Skirting, dado	:	N.A. Building Construction work is in progress
8.	Special finish as marble, granite, wooden	:	N.A. Building Construction work is in progress







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	paneling, grills etc.	
9.	Roofing including weather proof course	N.A. Building Construction work is in progress
10.	Drainage	Proposed
2.	Compound Wall	
	Height	N.A. Building Construction work is in progress
	Length	
	Type of construction	
3.	Electrical installation	N.A. Building Construction work is in progress
	Type of wiring	
	Class of fittings (superior / ordinary / poor)	
	Number of light points	N.A. Building Construction work is in progress
	Fan points	
	Spare plug points	N 15.
	Any other item	-
4.	Plumbing installation	
	a) No. of water closets and their type	No.
	b) No. of wash basins	E = 1 ( 1 × 1 × 1 × 1 × 1 × 1 × 1 × 1 × 1 ×
	c) No. of urinals	N.A. Building Construction work is in progress
	d) No. of bath tubs	N.A. Building Construction work is in progress
	e) Water meters, taps etc.	
	f) Any other fixtures :	

# CONFIGURATION OF PROJECT AS PER DEVELOPER'S INFORMATION:

1) Tower No. 2, Wing -B:

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan Carpet Area in Sq. Ft.	As per Builder (Utility + Deck Area) in Sq. Ft.	Total Area in Sq. FL	Built up Area in Sq. Ft	Rate per Sq. ft. on Total area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) In ₹	Expected Rent per month (After Completion) in T	Cost of Construction in ₹
1	101	1	3 BHK	1198	97	1295	1425	20500	2,65,47,500	2,81,40,350	58500	39,88,600
2	102	1	2 BHK	714	24	737	811	20500	1,51,08,500	1,60,15,010	33500	22,69,960
3	103	1	2 BHK	714	24	737	811	20500	1,51,08,500	1,60,15,010	33500	22,69,960
4	104	1	3 BHK	1052	76	1128	1241	20500	2,31,24,000	2,45,11,440	51000	34,74,240
5	105	1	2 BHK	725	74	800	880	20500	1,64,00,000	1,73,84,000	36000	24,64,000
6	106	1	2 BHK	725	74	800	880	20500	1,64,00,000	1,73,84,000	36000	24,64,000
7	201	2	3 BHK	1198	97	1295	1425	20530	2,65,86,350	2,81,81,531	58500	39,88,600
8	202	2	2 BHK	714	24	737	811	20530	1,51,30,610	1,60,38,447	33500	22,69,960
9	203	2	2 BHK	714	24	737	811	20530	1,51,30,610	1,60,38,447	33500	22,69,960
10	204	2	3 BHK	1052	76	1128	1241	20530	2,31,57,840	2,45,47,310	51000	34,74,240
11	205	2	2 BHK	725	74	800	880	20530	1,64,24,000	1,74,09,440	36500	24,64,000
12	206	2	2 BHK	725	74	800	880	20530	1,64,24,000	1,74,09,440	36500	24,64,000
13	301	3	3 BHK	1198	97	1295	1425	20560	2,66,25,200	2,82,22,712	59000	39,88,600
14	302	3	2 BHK	714	24	737	811	20560	1,51,52,720	1,60,61,883	33500	22,69,960
15	303	3	2 BHK	714	24	737	811	20560	1,51,52,720	1,60,61,883	33500	22,69,960





Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan	As per Bullder (Utility +	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total area	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking,	Expected Rent per month	Cost of Construction in ₹
				Carpet Area in Sq. Ft.	Deck Area) in Sq. Ft.			in ₹		GST & Other Charges) In ₹	(After Completion) in ₹	
16	304	3	3 BHK	1052	76	1128	1241	20560	2,31,91,680	2,45,83,181	51000	34,74,240
17	305	3	2 BHK	725	74	800	880	20560	1,64,48,000	1,74,34,880	36500	24,64,000
18	306	3	2 BHK	725	74	800	880	20560	1,64,48,000	1,74,34,880	36500	24,64,000
19	401	4	3 BHK	1198	97	1295	1425	20590	2,66,64,050	2,82,63,893	59000	39,88,600
20	402	4	2 BHK	714	0	714	785	20590	1,47,01,260	1,55,83,336	32500	21,99,120
21	403	4	2 BHK	714	0	714	785	20590	1,47,01,260	1,55,83,336	32500	21,99,120
22	404	4	3 BHK	1052	76	1128	1241	20590	2,32,25,520	2,46,19,051	51500	34,74,240
23	406	4	3 BHK	940	130	1070	1177	20590	2,20,31,300	2,33,53,178	48500	32,95,600
24	501	5	3 BHK	1198	97	1295	1425	20620	2,67,02,900	2,83,05,074	59000	39,88,600
25	502	5	2 BHK	714	24	737	811	20620	1,51,96,940	1,61,08,756	33500	22,69,960
26	503	5	2 BHK	714	24	737	811	20620	1,51,96,940	1,61,08,756	33500	22,69,960
27	504	5	3 BHK	1052	76	1128	1241	20620	2,32,59,360	2,46,54,922	51500	34,74,240
28	505	5	2 BHK	725	74	800	880	20620	1,64,96,000	1,74,85,760	36500	24,64,000
29	506	5	2 BHK	725	74	800	880	20620	1,64,96,000	1,74,85,760	36500	24,64,000
30	601	6	3 BHK	1198	97	1295	1425	20650	2,67,41,750	2,83,46,255	59000	39,88,600
31	602	6	2 BHK	714	24	737	811	20650	1,52,19,050	1,61,32,193	33500	22,69,960
32	603	6	2 BHK	714	24	737	811	20650	1,52,19,050	1,61,32,193	33500	22,69,960
33	604	6	3 BHK	1052	76	1128	1241	20650	2,32,93,200	2,46,90,792	51500	34,74,240
34	605	6	2 BHK	725	74	800	880	20650	1,65,20,000	1,75,11,200	36500	24,64,000
35	606	6	2 BHK	725	74	800	880	20650	1,65,20,000	1,75,11,200	36500	24,64,000
36	701	7	3 BHK	1198	97	1295	1425	20680	2,67,80,600	2,83,87,436	59000	39,88,600
37	702	7	2 BHK	714	24	737	811	20680	1,52,41,160	1,61,55,630	33500	22,69,960
38	703	7	2 BHK	714	24	737	811	20680	1,52,41,160	1,61,55,630	33500	22,69,960
39	704	7	3 BHK	1052	76	1128	1241	20680	2,33,27,040	2,47,26,662	51500	34,74,240
40	705	7	2 BHK	725	74	800	880	20680	1,65,44,000	1,75,36,640	36500	24,64,000
41	706	7	2 BHK	725	74	800	880	20680	1,65,44,000	1,75,36,640	36500	24,64,000
42	801	8	3 BHK	1198	97	1295	1425	20710	2,68,19,450	2,84,28,617	59000	39,88,600
43	802	8	2 BHK	714	24	737	811	20710	1,52,63,270	1,61,79,066	33500	22,69,960
44	803	8	2 BHK	714	24	737	811	20710	1,52,63,270	1,61,79,066	33500	22,69,960
45	804	8	3 BHK	1052	76	1128	1241	20710	2,33,60,880	2,47,62,533	51500	34,74,240
46	805	8	2 BHK	725	74	800	880	20710	1,65,68,000	1,75,62,080	36500	24,64,000
47	806	8	2 BHK	725	74	800	880	20710	1,65,68,000	1,75,62,080	36500	24,64,000
48	901	9	3 BHK 2 BHK	1198 714	97	1295 714	1425 785	20740	2,68,58,300 1,48,08,360	2,84,69,798 1,56,96,862	59500 32500	39,88,600 21,99,120
50	903	9	2 BHK	714	0	714	785	20740	1,48,08,360	1,56,96,862	32500	21,99,120
51	904	9	3 BHK	1052	76	1128	1241	20740	2,33,94,720	2,47,98,403	51500	34,74,240
31	700		OBIN	1002	, 0	1120	1211	20710	2,00,04,720	2, 11,00,700	01000	34,14,240





Sr. No.	Plat No.	Floor No.	Comp	As per Approved Plan Carpet Area in Sq. Ft.	As per Builder (Utility + Beck Area) in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in €	Expected Rent per month (After Completion) in **	Cost of Construction in €
52	906	9	3 BHK	940	130	1070	1177	20740	,2,21,91,800	2,35,23,308	49000	32,95,600
53	1001	10	3 BHK	1198	97	1295	1425	20770	2,68,97,150	2,85,10,979	59500	39,88,600
54	1002	10	2 BHK	714	24	737	811	20770	1,53,07,490	1,62,25,939	34000	22,69,960
55	1003	10	2 BHK	714	24	737	811	20770	1,53,07,490	1,62,25,939	34000	22,69,960
56	1004	10	3 BHK	1052	76	1128	1241	20770	2,34,28,560	2,48,34,274	51500	34,74,240
57	1005	10	2 BHK	725	74	800	880	20770	1,66,16,000	1,76,12,960	36500	24,64,000
58	1006	10	2 BHK	725	74	800	880	20770	1,66,16,000	1,76,12,960	36500	24,64,000
59	1101	11	3 BHK	1198	97	1295	1425	20800	2,69,36,000	2,85,52,160	59500	39,88,600
60	1102	11	2 BHK	714	24	737	811	20800	1,53,29,600	1,62,49,376	34000	22,69,960
61	1103	11	2 BHK	714	24	737	811	20800	1,53,29,600	1,62,49,376	34000	22,69,960
62	1104	11	3 BHK	1052	76	1128	1241	20800	2,34,62,400	2,48,70,144	52000	34,74,240
63	1105	11	2 BHK	725	74	800	880	20800	1,66,40,000	1,76,38,400	36500	24,64,000
64	1106	11	2 BHK	725	74	800	880	20800	1,66,40,000	1,76,38,400	36500	24,64,000
65	1201	12	3 BHK	1198	97	1295	1425	20830	2,69,74,850	2,85,93,341	59500	39,88,600
66	1202	12	2 BHK	714	24	737	811	20830	1,53,51,710	1,62,72,813	34000	22,69,960
67	1203	12	2 BHK	714	24	737	811	20830	1,53,51,710	1,62,72,813	34000	22,69,960
68	1204	12	3 BHK	1052	76	1128	1241	20830	2,34,96,240	2,49,06,014	52000	34,74,240
69	1205	12	2 BHK	725	74	800	880	20830	1,66,64,000	1,76,63,840	37000	24,64,000
70	1206	12	2 BHK	725	74	800	880	20830	1,66,64,000	1,76,63,840	37000	24,64,000
71	1301	13	3 BHK	1198	97	1295	1425	20860	2,70,13,700	2,86,34,522	59500	39,88,600
72	1302	13	2 BHK	714	24	737	811	20860	1,53,73,820	1,62,96,249	34000	22,69,960
73	1303	13	2 BHK	714	24	737 -	811	20860	1,53,73,820	1,62,96,249	34000	22,69,960
74	1304	13	3 BHK	1052	76	1128	1241	20860	2,35,30,080	2,49,41,885	52000	34,74,240
75	1305	13	2 BHK	725	74	800	880	20860	1,66,88,000	1,76,89,280	37000	24,64,000
76	1306	13	2 BHK	725	74	800	880	20860	1,66,88,000	1,76,89,280	37000	24,64,000
77	1401	14	3 BHK	1198	97	1295	1425	20890	2,70,52,550	2,86,75,703	59500	39,88,600
78	1402	14	2 BHK	714	0	714	785	20890	1,49,15,460	1,58,10,388	33000	21,99,120
79	1403	14	2 BHK	714	0	714	785	20890	1,49,15,460	1,58,10,388	33000	21,99,120
80	1404	14	3 BHK	1052	76	1128	1241	20890	2,35,63,920	2,49,77,755	52000	34,74,240
81	1406	14	3 BHK	940	130	1070	1177	20890	2,23,52,300	2,36,93,438	49500	32,95,600
82	1501	15	3 BHK	1198	97	1295	1425	20920	2,70,91,400	2,87,16,884	60000	39,88,600
83	1502	15	2 BHK	714	24	737	811	20920	1,54,18,040	1,63,43,122	34000	22,69,960
84	1503	15	2 BHK	714	24	737	811	20920	1,54,18,040	1,63,43,122	34000	22,69,960
85	1504	15	3 BHK	1052	76	1128	1241	20920	2,35,97,760	2,50,13,626	52000	34,74,240
86	1505	15	2 BHK	725	74	800	880	20920	1,67,36,000	1,77,40,160	37000	24,64,000
87	1506	15	2 BHK	725	74	800	880	20920	1,67,36,000	1,77,40,160	37000	24,64,000
88	1601	16	3 BHK	1198	97	1295	1425	20950	2,71,30,250	2,87,58,065	60000	39,88,600
89	1602	16	2 BHK	714	24	737	811	20950	1,54,40,150	1,63,66,559	34000	22,69,960





Sr.	Flat	Floor	Comp	As per	As per	Total	Built up	Rate per	Realizable Value /	Final Realizable Value	Constant	Cost of
No.	No.	No.	Comp	Approved Plan Carpet Area in Sq. Ft	Builder (Utility + Deck Area) in Sq. FL	Area in Sq. Ft	Area in Sq. Ft	Sq. ft. on Total area in ₹	Fair Market Value as on date in ₹	after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Construction in ₹
90	1603	16	2 BHK	714	24	737	811	20950	1,54,40,150	1,63,66,559	34000	22,69,960
91	1604	16	3 BHK	1052	76	1128	1241	20950	2,36,31,600	2,50,49,496	52000	34,74,240
92	1605	16	2 BHK	725	74	800	880	20950	1,67,60,000	1,77,65,600	37000	24,64,000
93	1606	16	2 BHK	725	74	800	880	20950	1,67,60,000	1,77,65,600	37000	24,64,000
94	1701	17	3 BHK	1198	97	1295	1425	20980	2,71,69,100	2,87,99,246	60000	39,88,600
95	1702	17	2 BHK	714	24	737	811	20980	1,54,62,260	1,63,89,996	34000	22,69,960
96	1703	17	2 BHK	714	24	737	811	20980	1,54,62,260	1,63,89,996	34000	22,69,960
97	1704	17	3 BHK	1052	76	1128	1241	20980	2,36,65,440	2,50,85,366	52500	34,74,240
98	1705	17	2 BHK	725	74	800	880	20980	1,67,84,000	1,77,91,040	37000	24,64,000
99	1706	17	2 BHK	725	74	800	880	20980	1,67,84,000	1,77,91,040	37000	24,64,000
100	1801	18	3 BHK	1198	97	1295	1425	21010	2,72,07,950	2,88,40,427	60000	39,88,600
101	1802	18	2 BHK	714	24	737	811	21010	1,54,84,370	1,64,13,432	34000	22,69,960
102	1803	18	2 BHK	714	24	737	811	21010	1,54,84,370	1,64,13,432	34000	22,69,960
103	1804	18	3 BHK	1052	76	1128	1241	21010	2,36,99,280	2,51,21,237	52500	34,74,240
104	1805	18	2 BHK	725	74	800	880	21010	1,68,08,000	1,78,16,480	37000	24,64,000
105	1806	18	2 BHK	725	74	800	880	21010	1,68,08,000	1,78,16,480	37000	24,64,000
106	1901	19	3 BHK	1198	97	1295	1425	21040	2,72,46,800	2,88,81,608	60000	39,88,600
107	1902	19	2 BHK	714	0	714	785	21040	1,50,22,560	1,59,23,914	33000	21,99,120
108	1903	19	2 BHK	714	0	714	785	21040	1,50,22,560	1,59,23,914	33000	21,99,120
109	1904	19	3 BHK	1052	76	1128	1241	21040	2,37,33,120	2,51,57,107	52500	34,74,240
110	1906	19	3 BHK	940	130	1070	1177	21040	2,25,12,800	2,38,63,568	49500	32,95,600
111	2001	20	3 BHK	1198	97	1295	1425	21070	2,72,85,650	2,89,22,789	60500	39,88,600
112	2002	20	2 BHK	714	24	737	811	21070	1,55,28,590	1,64,60,305	34500	22,69,960
113	2003	20	2 BHK	714	24	737	811	21070	1,55,28,590	1,64,60,305	34500	22,69,960
114	2004	20	3 BHK	1052	76	1128	1241	21070	2,37,66,960	2,51,92,978	52500	34,74,240
115	2005	20	2 BHK	725	74	800	880	21070	1,68,56,000	1,78,67,360	37000	24,64,000
116	2006	20	2 BHK	725	74	800	880	21070	1,68,56,000	1,78,67,360	37000	24,64,000
117	2101	21	3 BHK	1198	97	1295	1425	21100	2,73,24,500	2,89,63,970	60500	39,88,600
118	2102	21	2 BHK	714	24	737	811	21100	1,55,50,700	1,64,83,742	34500	22,69,960
119	2103	21	2 BHK	714	24	737	811	21100	1,55,50,700	1,64,83,742	34500	22,69,960
120	2104	21	3 BHK	1052	76	1128	1241	21100	2,38,00,800	2,52,28,848	52500	34,74,240
121	2105	21	2 BHK	725	74	800	880	21100	1,68,80,000	1,78,92,800	37500	24,64,000
122	2106	21	2 BHK	725	74	800	880	21100	1,68,80,000	1,78,92,800	37500	24,64,000
123	2201	22	3 BHK	1198	97	1295	1425	21130	2,73,63,350	2,90,05,151	60500	39,88,600
124	2202	22	2 BHK	714	24	737	811	21130	1,55,72,810	1,65,07,179	34500	22,69,960
125	2203	22	2 BHK	714	24	737	811	21130	1,55,72,810	1,65,07,179	34500	22,69,960
126	2204	22	3 BHK	1052	76	1128	1241	21130	2,38,34,640	2,52,64,718	52500	34,74,240
127	2205	22	2 BHK	725	74	800	880	21130	1,69,04,000	1,79,18,240	37500	24,64,000





Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan	As per Builder (Utility +	Total Area in Sq. Ft.	Built up Ares in Sq. Ft.	Rate per Sq. ft. on Total area	Realizable Value / Fair Market Value as on date in \$	Final Realizable Value after completion of flat (Including Car parking,	Expected Rent per month	Cost of Construction in ₹
				Carpet Area in Sq. Ft.	Deck Area) in Sq. Ft.			in C		GST & Other Charges) in ₹	(After Completion) in ₹	
128	2206	22	2 BHK	725	74	800	880	21130	1,69,04,000	1,79,18,240	37500	24,64,000
129	2301	23	3 BHK	1198	97	1295	1425	21160	2,74,02,200	2,90,46,332	60500	39,88,600
130	2302	23	2 BHK	714	24	737	811	21160	1,55,94,920	1,65,30,615	34500	22,69,960
131	2303	23	2 BHK	714	24	737	811	21160	1,55,94,920	1,65,30,615	34500	22,69,960
132	2304	23	3 BHK	1052	76	1128	1241	21160	2,38,68,480	2,53,00,589	52500	34,74,240
133	2305	23	2 BHK	725	74	800	880	21160	1,69,28,000	1,79,43,680	37500	24,64,000
134	2306	23	2 BHK	725	74	800	880	21160	1,69,28,000	1,79,43,680	37500	24,64,000
135	2401	24	3 BHK	1198	97	1295	1425	21190	2,74,41,050	2,90,87,513	60500	39,88,600
136	2402	24	2 BHK	714	0	714	785	21190	1,51,29,660	1,60,37,440	33500	21,99,120
137	2403	24	2 BHK	714	0	714	785	21190	1,51,29,660	1,60,37,440	33500	21,99,120
138	2404	24	3 BHK	1052	76	1128	1241	21190	2,39,02,320	2,53,36,459	53000	34,74,240
139	2406	24	3 BHK	940	130	1070	1177	21190	2,26,73,300	2,40,33,698	50000	32,95,600
140	2501	25	3 BHK	1198	97	1295	1425	21220	2,74,79,900	2,91,28,694	60500	39,88,600
141	2502	25	2 BHK	714	24	737	811	21220	1,56,39,140	1,65,77,488	34500	22,69,960
142	2503	25	2 BHK	714	24	737	811	21220	1,56,39,140	1,65,77,488	34500	22,69,960
143	2504	25	3 BHK	1052	76	1128	1241	21220	2,39,36,160	2,53,72,330	53000	34,74,240
144	2505	25	2 BHK	725	74	800	880	21220	1,69,76,000	1,79,94,560	37500	24,64,000
145	2506	25	2 BHK	725	74	800	880	21220	1,69,76,000	1,79,94,560	37500	24,64,000
146	2601	26	3 BHK	1198	97	1295	1425	21250	2,75,18,750	2,91,69,875	61000	39,88,600
147	2602	26	2 BHK	714	24	737	811	21250	1,56,61,250	1,66,00,925	34500	22,69,960
148	2603	26	2 BHK	714	24	737	811	21250	1,56,61,250	1,66,00,925	34500	22,69,960
149	2604	26	3 BHK	1052	76	1128	1241	21250	2,39,70,000	2,54,08,200	53000	34,74,240
150	2605	26	2 BHK	725	74	800	880	21250	1,70,00,000	1,80,20,000	37500	24,64,000
151	2606	26	2 BHK	725	74	800	880	21250	1,70,00,000	1,80,20,000	37500	24,64,000
152	2701	27	3 BHK	1198	97	1295	1425	21280	2,75,57,600	2,92,11,056	61000	39,88,600
153	2702	27	2 BHK	714	24	737	811	21280	1,56,83,360	1,66,24,362	34500	22,69,960
154	2703	27	2 BHK	714	24	737	811	21280	1,56,83,360	1,66,24,362	34500	22,69,960
155	2704	27	3 BHK	1052	76	1128	1241	21280	2,40,03,840	2,54,44,070	53000	34,74,240
156	2705	27	2 BHK	725	74	800	880	21280	1,70,24,000	1,80,45,440	37500	24,64,000
157	2706	27	2 BHK	725	74	800	. 880	21280	1,70,24,000	1,80,45,440	37500	24,64,000
158	2801	28	3 BHK	1198	97	1295	1425	21310	2,75,96,450	2,92,52,237	61000	39,88,600
159	2802	28	2 BHK	714	24	737	811	21310	1,57,05,470	1,66,47,798	34500	22,69,960
160	2803	28	2 BHK	714	24	737	811	21310	1,57,05,470	1,66,47,798	34500	22,69,960
161	2804	28	3 BHK	1052	76	1128	1241	21310	2,40,37,680	2,54,79,941	53000	34,74,240
162	2805	28	2 BHK	725	74	800	880	21310	1,70,48,000	1,80,70,880	37500	24,64,000
163	2806	28	2 BHK	725	74	800	880	21310	1,70,48,000	1,80,70,880	37500	24,64,000
164	2901	29	3 BHK	1198	97	1295	1425	21340	2,76,35,300	2,92,93,418	61000	39,88,600
165	2902	29	2 BHK	714	0	714	785	21340	1,52,36,760	1,61,50,966	33500	21,99,120





Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan Carpet Area in Sq. Ft.	As per Builder (Utility + Deck Area) in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total area in C	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in T	Expected Rent per month (After Completion) in	Cost of Construction in ₹
166	2903	29	2 BHK	714	0	714	785	21340	1,52,36,760	1,61,50,966	33500	21,99,120
167	2904	29	3 BHK	1052	76	1128	1241	21340	2,40,71,520	2,55,15,811	53000	34,74,240
168	2906	29	3 BHK	940	130	1070	1177	21340	2,28,33,800	2,42,03,828	50500	32,95,600
169	3001	30	3 BHK	1198	97	1295	1425	21370	2,76,74,150	2,93,34,599	61000	39,88,600
170	3002	30	2 BHK	714	24	737	811	21370	1,57,49,690	1,66,94,671	35000	22,69,960
171	3003	30	2 BHK	714	24	737	811	21370	1,57,49,690	1,66,94,671	35000	22,69,960
172	3004	30	3 BHK	1052	76	1128	1241	21370	2,41,05,360	2,55,51,682	53000	34,74,240
173	3005	30	2 BHK	725	74	800	880	21370	1,70,96,000	1,81,21,760	38000	24,64,000
174	3006	30	2 BHK	725	74	800	880	21370	1,70,96,000	1,81,21,760	38000	24,64,000
175	3101	31	3 BHK	1198	97	1295	1425	21400	2,77,13,000	2,93,75,780	61000	39,88,600
176	3102	31	2 BHK	714	24	737	811	21400	1,57,71,800	1,67,18,108	35000	22,69,960
177	3103	31	2 BHK	714	24	737	811	21400	1,57,71,800	1,67,18,108	35000	22,69,960
178	3104	- 31	3 BHK	1052	76	1128	1241	21400	2,41,39,200	2,55,87,552	53500	34,74,240
179	3105	31	2 BHK	725	74	800	880	21400	1,71,20,000	1,81,47,200	38000	24,64,000
180	3106	31	2 BHK	725	74	800	880	21400	1,71,20,000	1,81,47,200	38000	24,64,000
181	3201	32	3 BHK	1198	97	1295	1425	21430	2,77,51,850	2,94,16,961	61500	39,88,600
182	3202	32	2 BHK	714	24	737	811	21430	1,57,93,910	1,67,41,545	35000	22,69,960
183	3203	32	2 BHK	714	24	737	811	21430	1,57,93,910	1,67,41,545	35000	22,69,960
184	3204	32	3 BHK	1052	76	1128	1241	21430	2,41,73,040	2,56,23,422	53500	34,74,240
185	3205	32	2 BHK	725	74	800	880	21430	1,71,44,000	1,81,72,640	38000	24,64,000
186	3206	32	2 BHK	725	74	800	880	21430	1,71,44,000	1,81,72,640	38000	24,64,000
187	3301	33	3 BHK	1198	97	1295	1425	21460	2,77,90,700	2,94,58,142	61500	39,88,600
188	3302	33	2 BHK	714	24	737	811	21460	1,58,16,020	1,67,64,981	35000	22,69,960
189	3303	33	2 BHK	714	24	737	811	21460	1,58,16,020	1,67,64,981	35000	22,69,960
190	3304	33	3 BHK	1052	76	1128	1241	21460	2,42,06,880	2,56,59,293	53500	34,74,240
191	3305	33	2 BHK	725	74	800	880	21460	1,71,68,000	1,81,98,080	38000	24,64,000
192	3306	33	2 BHK	725	74	800	880	21460	1,71,68,000	1,81,98,080	38000	24,64,000
193	3401	34	3 BHK	1198	97	1295	1425	21490	2,78,29,550	2,94,99,323	61500	39,88,600
194	3402	34	2 BHK	714	24	737	811	21490	1,58,38,130	1,67,88,418	35000	22,69,960
195	3403	34	2 BHK	714	24	737	811	21490	1,58,38,130	1,67,88,418	35000	22,69,960
196	3404	34	3 BHK	1052	76	1128	1241	21490	2,42,40,720	2,56,95,163	53500	34,74,240
197	3406	34	3 BHK	1156	195	1351	1486	21490	2,90,32,990	3,07,74,969	64000	41,61,080
198	3501	35	3 BHK	1198	97	1295	1425	21520	2,78,68,400	2,95,40,504	61500	39,88,600
199	3502	35	2 BHK	714	24	737	811	21520	1,58,60,240	1,68,11,854	35000	22,69,960
200	3503	35	2 BHK	714	24	737	811	21520	1,58,60,240	1,68,11,854	35000	22,69,960
201	3504	35	3 BHK	1052	76	1128	1241	21520	2,42,74,560	2,57,31,034	53500	34,74,240
202	3505	35	2 BHK	725	74	800	880	21520	1,72,16,000	1,82,48,960	38000	24,64,000
203	3506	35	2 BHK	725	74	800	880	21520	1,72,16,000	1,82,48,960	38000	24,64,000









Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan Carpet Area in Sq. Ft.	As per Builder (Utility + Deck Area) in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in	Cost of Construction In ₹
		Γotal		176126	12566	188690	207559		3,96,44,12,900	4,20,22,77,676		58,11,65,200

**Summary of the Project:** 

Tower No. / Wing	Comp.	Total Number of Mats	Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value After Completion in ₹
2/B	2 BHK - 126 3 BHK - 77	203	188690	207559	3,96,44,12,900.00	4,20,22,77,676.00

	10.
Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	3,96,44,12,900.00
Final Realizable Value After Completion in ₹	4,20,22,77,676.00
Cost of Construction (Total Built up area x Rate) 207559 Sq. Ft. x ₹ 2600.00	58,11,65,200.00

Part -	- C (Extra Items)	51	Amount in ₹	
1.	Portico	:	7	٦
2.	Ornamental front door	11		
3.	Sit out / Verandah with steel grills		N.A. Building Construction work is in progress	
4.	Overhead water tank		J. 1	
5.	Extra steel / collapsible gates	. 2		
	Total	1	7	

Part -	- D (Amenities)	0	vote Cre Amount in ₹
1.	Wardrobes	-	
2.	Glazed tiles	:	
3.	Extra sinks and bath tub	:	
4.	Marble / ceramic tiles flooring	:	
5.	Interior decorations	:	N.A. Building Construction work is in progress
6.	Architectural elevation works		N.A. Building Construction work is in progress
7.	Paneling works		
8.	Aluminum works		
9.	Aluminum hand rails		
10.	False ceiling		
	Total		

Part – E (Miscellaneous)	:	Amount in ₹
Separate toilet room	:	N.A. Building Construction work is in progress





2.	Separate lumber room		
3.	Separate water tank / sump	:	
4.	Trees, gardening	:	
	Total		

Part -	- F (Services)	:	Amount in ₹
1.	Water supply arrangements	:	
2.	Drainage arrangements		
3.	Compound wall	:	N.A. Building Construction work is in progress
4.	C.B. deposits, fittings etc.	:	
5.	Pavement		
	Total		

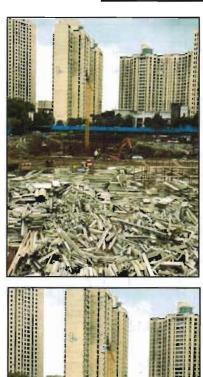
Total abstract of the entire property

Part – A	Land		/	
Part – B	Building		/	l
	Land development		\	
Part – C	Compound wall	://	As per table attached to the report	
Part - D	Amenities	4	1	
Part – E	Pavement	1		
Part – F	Services			
Realizable Value / Fair Market Value as on date in ₹		:	₹ 3,96,44,12,900.00	
Final Realizable Value After Completion in ₹		:	₹ 4,20,22,77,676.00	

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparable, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a residential flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 19,000.00 to ₹ 22,000.00 per Sq. Ft. on Carpet area Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc. We estimate ₹ 20,500.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.

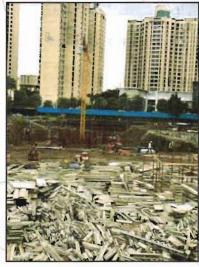


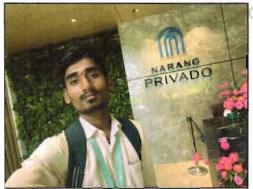
# **Actual Site Photographs**











# Route Map of the property Site u/r





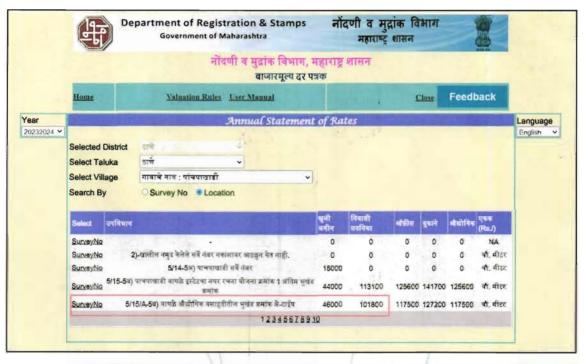
Latitude Longitude: 19°12'24.6"N 72°57'35.1"E

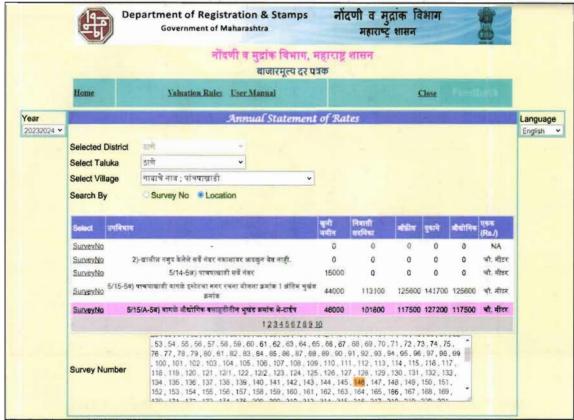
Note: The Blue line shows the route to site from nearest railway station (Thane – 4.9 Km.)



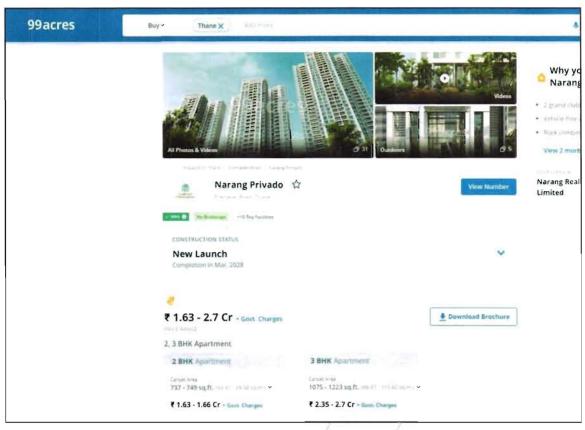


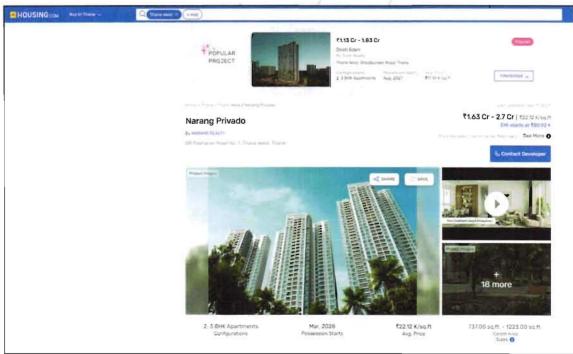
# Ready Reckoner Rate





# **Price Indicators**



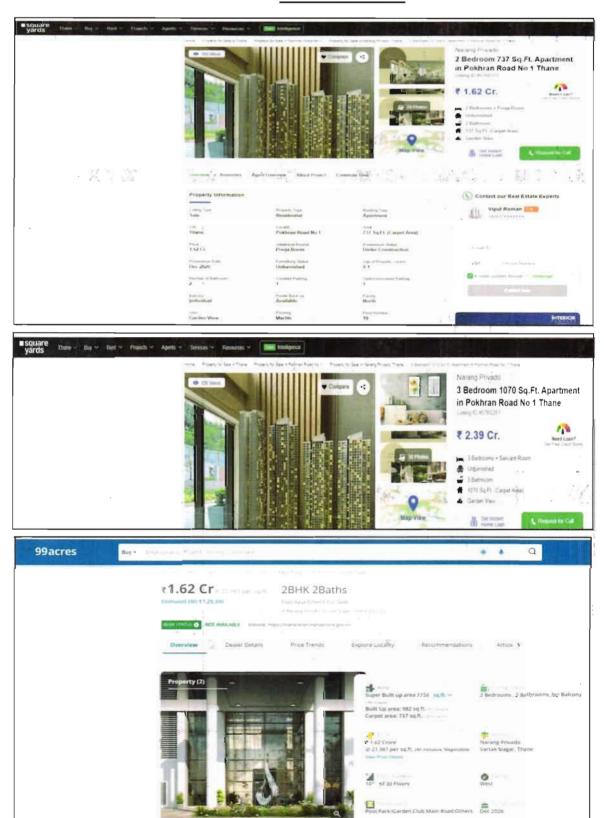






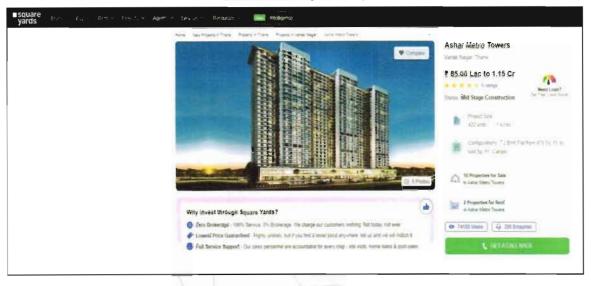


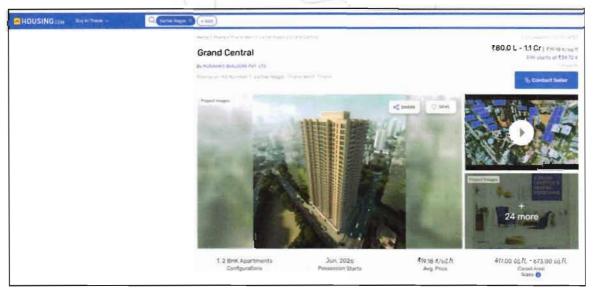
# **Price Indicators**











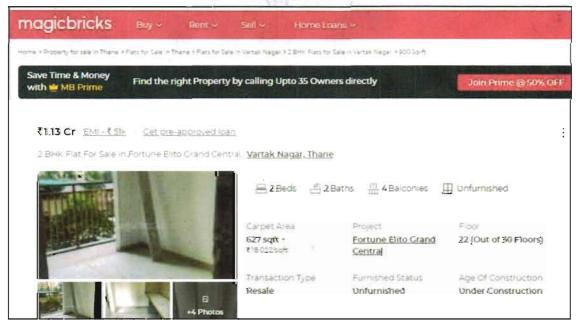






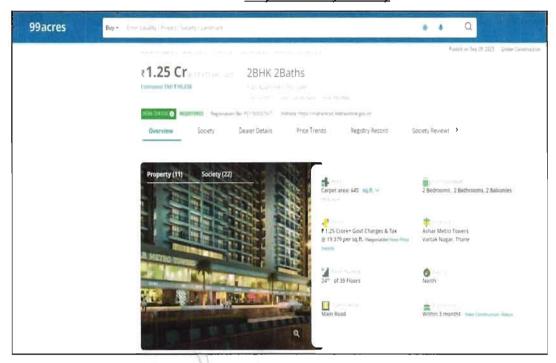


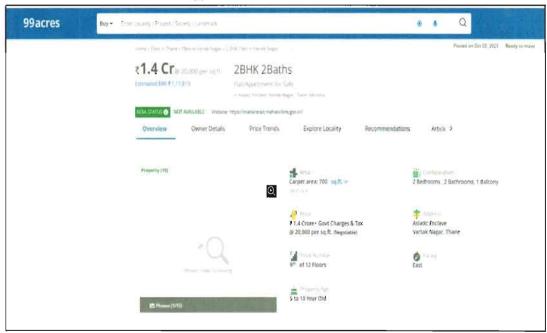






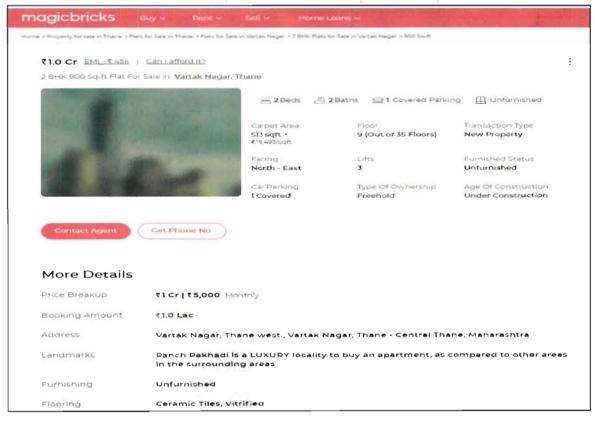




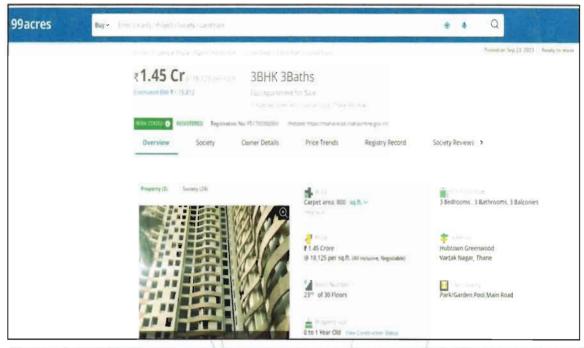


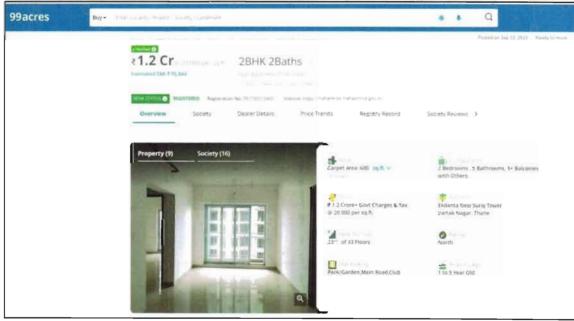






# Projects nearby Locality





As a result of my appraisal and analysis, it is my considered opinion that the realizable Value of the above property in the prevailing condition with aforesaid specification is (As per table attached to the report)

Place: Mumbai Date: 04.10.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO CHALIKWAR

- As archine.
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JPHCHIRT (#29a37b629bb, cn=MAM318ABURAQ CHALIKWAR Char 202310-017112 #-512

Director

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer Chartered Engineer (India) Reg. No. CAT-I-F-1763

SBI Empanelment No.: SME/TCC/2021-22/86/3

he undersigned l	has inspected the property detailed in the Val	luation Report dated
n	We are satisfied that the fair and	reasonable market value of the property is
£	(Rupees	1 1
	only).	

Date

Signature (Name & Designation of the Inspecting Official/s)

Countersigned (BRANCH MANAGER)

Think.Innovate.Create

Enc	Enclosures		
	Declaration-cum-undertaking	Attached	
	from the valuer (Annexure- I)		
	Model code of conduct for	Attached	
	valuer - (Annexure - II)		



(Annexure-I)

#### **DECLARATION-CUM-UNDERTAKING**

- I, Manoj Chalikwar son of Shri. Baburao Chalikwar do hereby solemnly affirm and state that:
- I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 04.10.2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. I/ my authorized representative have personally inspected the property on 21.09.2023. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- I have not been found guilty of misconduct in my professional capacity.
- I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- I. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty
- n. I have not been convicted of an offence connected with any proceeding under the





Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and

- o. My PAN Card number as applicable is AERPC9086P
- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- r. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part B of the above handbook to the best of my ability.
- s. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable. The valuation report is submitted in the prescribed format of the bank.
- t. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V A signed copy of same to be taken and kept along with this declaration)
- u. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- v. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- w. I am the Director of the company, who is competent to sign this valuation report.
- x. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- y. Further, I hereby provide the following information.



	Particulars	Valuer comment
1.	Background information of the asset being valued;	M/s. Narang Realty Pvt. Ltd.
2.	Purpose of valuation and appointing authority	As per request from State Bank of India, Home Loans Sales, Project Approval Cell, BKC to assess fair market value of the property for bank loan purpose.
3.	Identity of the Valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Suraj Zore – Valuation Engineer Vinita Surve – Processing Manager
4.	Disclosure of Valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment - 21.09.2023 Valuation Date - 04.10.2023 Date of Report - 04.10.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 21.09.2023
7.	Nature and sources of the information used or relied upon;	Market Survey at the time of site visit Ready Reckoner rates / Circle rates Online search for Registered Transactions Online Price Indicators on real estate portals Enquiries with Real estate consultants Existing data of Valuation assignments carried out by us
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparative Method
9.	Restrictions on use of the report, if any;  Think Inno	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	Major factors that were taken into account during the valuation;	Current market conditions, demand and supply position, industrial land size, location, sustained demand for industrial land, all round development of commercial and industrial application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached





### Assumptions, Disclaimers, Limitations & Qualifications

#### Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **04**th **October 2023** and does not take into account any unforeseeable developments which could impact the same in the future.

#### **Our Investigations**

We are not engaged to carry out all possible investigations in relation to the subject property. Where in our report we identify certain limitations to our investigations, this is to enable the reliant party to instruct further investigations where considered appropriate or where we recommend as necessary prior to reliance. Vastukala Consultants India Pvt. Ltd. (VCIPL) is not liable for any loss occasioned by a decision not to conduct further investigations

#### **Assumptions**

Assumptions are a necessary part of undertaking valuations. VCIPL adopts assumptions for the purpose of providing valuation advise because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

#### Information Supplied by Others

The appraisal is based on the information provided by the client. The same has been assumed to be correct and has been used for appraisal exercise. Where it is stated in the report that another party has supplied information to VCIPL, this information is believed to be reliable but VCIPL can accept no responsibility if this should prove not to be so.

#### Future Matters

To the extent that the valuation includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based on the information known to VCIPL at the date of this document. VCIPL does not warrant that such statements are accurate or correct.

#### Map and Plans

Any sketch, plan or map in this report is included to assist the reader while visualising the property and assume no responsibility in connection with such matters.

#### Site Details

Based on inputs received from Client's representative and site visit conducted, we understand that the subject property is currently a Building Under Construction work is in progress contiguous and non-agricultural land parcel admeasuring as per table attached to the report and in the name **M/s.** Narang Realty Pvt. Ltd. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.





#### **Property Title**

M/s. Narang Realty Pvt. Ltd. For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

#### **Environmental Conditions**

We have assumed that the subject property is not contaminated and is not adversely affected by any existing or proposed environmental law and any processes which are carried out on the property are regulated by environmental legislation and are properly licensed by the appropriate authorities.

#### **Town Planning**

The permissible land use, zoning, achievable FSI, area statement adopted for purpose of this valuation is based on the information provided by the Client's representative and the same has been adopted for this valuation purpose. VCIPL has assumed the same to be correct and permissible. VCIPL has not validated the same from any authority.

#### Area

Based on the information provided by the Client's representative, we understand that the subject property is a Building Under Construction work is in progress, contiguous and non-agricultural land parcel admeasuring as per table attached to the report.

#### Condition & Repair

In the absence of any information to the contrary, we have assumed that there are no abnormal ground conditions, nor archaeological remains present which might adversely affect the current or future occupation, development or value of the property. The property is free from rat, infestation, structural or latent defect. No currently known deleterious or hazardous materials or suspect techniques will be used in the construction of or subsequent alteration or additions to the property and comments made in the property details do not purport to express an opinion about , or advise upon, the condition of uninspected parts and should not be taken as making an implied representation or statement about such parts

#### Valuation Methodology

For the purpose of this valuation exercise, the valuation methodology used is Direct Comparison Approach Method and proposed Highest and Best Use model is used for analysing development potential.

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach







demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar properties in an open and competitive market and is particularly useful in estimating the value of the land and properties that are typically traded on a unit basis.

In case of inadequate recent transaction activity in the subject micro-market, the appraiser would collate details of older transactions. Subsequently, the appraiser would analyse rental / capital value trends in the subject micro-market in order to calculate the percentage increase / decrease in values since the date of the identified transactions. This percentage would then be adopted to project the current value of the same.

Where reliance has been placed upon external sources of information in applying the valuation methodologies, unless otherwise specifically instructed by Client and/or stated in the valuation, VCIPL has not independently verified that information and VCIPL does not advise nor accept it as reliable. The person or entity to whom the report is addressed acknowledges and accepts the risk that if any of the unverified information in the valuation is incorrect, then this may have an effect on the valuation.

#### Not a Structural Survey

We state that this is a valuation report and not a structural survey

#### Other

All measurements, areas and ages quoted in our report are approximate

#### Legal

We have not made any allowances with respect to any existing or proposed local legislation relating to taxation on realization of the sale value of the subject property. VCIPL is not required to give testimony or to appear in court by reason of this appraisal report, with reference to the property in question, unless arrangement has been made thereof. Further, no legal advice on any aspects has been obtained for the purpose of this appraisal exercise

#### Property specific assumptions

Based on inputs received from the client and site visit conducted, we understand that the subject property is currently Building Under Construction work is in progress, contiguous and non-agricultural land parcel admeasuring area as per table attached to the report.

### ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

- 1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
- 2. The property is valued as though under responsible ownership.
- 3. It is assumed that the property is free of liens and encumbrances.
- 4. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.
- 5. There is no direct/ indirect interest in the property valued.
- 6. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.





(Annexure - II)

#### MODEL CODE OF CONDUCT FOR VALUERS

#### Integrity and Fairness

- 1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
- 2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
- 3. A valuer shall endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
- 4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
- 5. A valuer shall keep public interest foremost while delivering his services.

#### **Professional Competence and Due Care**

- A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
- 7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.
- 8. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations / guidelines and techniques.
- 9. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
- 10. A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
- 11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

#### Independence and Disclosure of Interest

- 12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
- 13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.





- 14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
- 15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
- 16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his / its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading)Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
- 17. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.
- 18. As an independent valuer, the valuer shall not charge success fee.
- 19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

#### Confidentiality

20. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his / its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

#### **Information Management**

- 21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his /its decisions and actions.
- 22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organisation with which he/it is registered or any other statutory regulatory body.
- 23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organisation with which he/it is registered, or any other statutory regulatory body.
- 24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

#### Gifts and hospitality:

25. A valuer or his / its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.





Explanation: For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).

26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself / itself, or to obtain or retain an advantage in the conduct of profession for himself / itself.

#### Remuneration and Costs.

- 27. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.
- 28. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

#### Occupation, employability and restrictions.

- 29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.
- 30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

#### Miscellaneous

- 31. A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.
- 32. A valuer shall follow this code as amended or revised from time to time.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO CHALIKWAR

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Director

Auth. Sign

Manoj B. Chalikwar

Registered Valuer Chartered Engineer (India) Reg. No. CAT-I-F-1763

SBI Empanelment No.: SME/TCC/2021-22/86/3



