

# PROJECT VALUATION REPORT



## Details of the property under consideration:

**Name of Project: "UK IONA"**

"UK IONA", Proposed SRA Scheme Residential cum Commercial building on Plot bearing C.T.S. No. 165 (PT), 166/A/1(PT) & 169/7/A(PT), New Shyam Nagar, New Balvikas School, Village – Majas, Jogeshwari (East), Mumbai – 400 060, State – Maharashtra, Country – India

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**Latitude Longitude: 19°08'06.9"N 72°51'51.6"E**

**Valuation Done for:**  
**State Bank of India**  
**SME Centre Borivali (West)**

SME Centre Borivali (15521) 101, 1st Floor, Landmark Building, S. V. Road, Near Petrol Pump, Borivali (West), Mumbai – 400 092, State – Maharashtra, Country – India.



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 **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](mailto:mumbai@vastukala.org)

Vastu/SBI/Mumbai/04/2024/8124/2305967  
15/02-106-PY  
Date: 15.12.2023

To,  
**The Branch Manager,**  
**State Bank of India**  
**SME Centre Borivali (West) Branch,**  
SME Centre Borivali (15521),  
101, 1st Floor, Landmark Building,  
S. V. Road, Near Petrol Pump,  
Borivali (West), Mumbai – 400 092,  
State – Maharashtra, Country – India

**Sub:** Project Valuation for **"UK IONA"** at Jogeshwari (East) Mumbai, Pin Code – 400 060.

Dear Sir,

In accordance with your letter of engagement as stated above, we enclose our Report on Project Valuation for **"UK IONA"**, Proposed SRA Scheme Residential cum Commercial building on Plot bearing C.T.S. No. 165 (PT), 166/A/1(PT) & 169/7/A(PT), New Shyam Nagar, New Balvikas School, Village – Majas, Jogeshwari (East), Mumbai – 400 060, State – Maharashtra, Country – India.

Keemaya Build Pvt. Ltd. is a real estate development company in Mumbai. KEEMAYA is a fine amalgamation of experience and vision. A group far reaching vision has at its helm experienced professionals who are leading the company to new heights. Committed to offer the finest, the Group believes in creating tangibles that add value in the lives of the customer in addition to providing living spaces that are planned thoughtfully to create comfort.

M/s. Keemaya Build Pvt. Ltd. is redeveloping an SRA Scheme Residential cum Commercial building on Plot bearing C.T.S. No. 165 (PT), 166/A/1(PT) & 169/7/A(PT), New Shyam Nagar, New Balvikas School, Village – Majas, Jogeshwari (East), Mumbai – 400 060, State – Maharashtra, Country – India. Project is comprising Commercial cum Residential Rehab cum Sale Building.

Residential Rehab Building No. 1 is proposed of Ground Floor + 1<sup>st</sup> to 20<sup>th</sup> Upper Residential Floors and Commercial cum Residential Sale Building No. 2 (Wing A, B & C) is proposed of Ground Floor + 1<sup>st</sup> to 20<sup>th</sup> Upper Residential Floors with total RERA carpet area of 97,583.00 Sq. Ft. which consists 1 BHK, 2 BHK, 2.5 BHK and Shops units with 237 nos. of Sell flats, 15 nos. of Sell Shops, 115 Tenant Flats, 16 Tenant Shops providing with Fitness Centre, Society Office, & Other Amenities.



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- ✉️ [mumbai@vastukala.org](mailto:mumbai@vastukala.org)



In this regard, SBI, SME Centre Borivali (West) Branch, SME Centre Borivali (15521) 101, 1st Floor, Landmark Building, S. V. Road, Near Petrol Pump, Borivali (West), Mumbai – 400 092, has approached Vastukala Consultants (I) Pvt. Ltd. (VCIPL) to conduct a Project Valuation of the said project.

Our analysis of the project valuation is enclosed in this report. This Report forms an integral whole and cannot be split in parts. The outcome of the report/ study can only lead to proper conclusions if the Report as a whole is taken into account.

The information used by Vastukala Consultants (I) Pvt. Ltd. (VCIPL) in preparing this report has been obtained from a variety of sources and other relevant documents provided by the client & bank. As agreed, we have performed our project valuation exercise with the data available related to the business, considering the market prospects and projections. Our results are dependent on documents provided by client & bank, the underlying assumptions, which has been analyzed at a broader level by VCIPL while assessing their reasonableness.

Sale Realisation from the Project is ₹ 243.30 Cr. and Net Present Value of the project as on date is ₹ 59.86 Cr.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. IBBI / RV / 07/2018/10366

Reg. No. CAT-I-F-1763

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

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## PROJECT VALUATION REPORT OF "UK IONA"

"UK IONA", Proposed SRA Scheme Residential cum Commercial building on Plot bearing C.T.S. No. 165 (PT), 166/A/1(PT) & 169/7/A(PT), New Shyam Nagar, New Balvikas School, Village – Majas, Jogeshwari (East), Mumbai – 400 060, State – Maharashtra, Country – India

**Latitude Longitude: 19°08'06.9"N 72°51'51.6"E**

**NAME OF DEVELOPER: M/s. Keemaya Build Pvt. Ltd.**

Pursuant to instructions from State Bank of India, SME Centre Borivali (West) Branch, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on **09<sup>th</sup> September 2023** for approval of project finance purpose.

### 1. Location Details:

Proposed SRA Scheme Residential cum Commercial building on Plot bearing C.T.S. No. 165 (PT), 166/A/1(PT) & 169/7/A(PT), New Shyam Nagar, New Balvikas School, Village – Majas, Jogeshwari (East), Mumbai – 400 060. It is about 2.80 Km. travelling distance from Jogeshwari (East) Railway station. Surface transport to the property is by buses, 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 area is higher middle class & developed.

### 2. Developer Details:

<b>Name of builder</b>	M/s. Keemaya Build Pvt. Ltd.
<b>Project Registration Number</b>	Wing A & B – P51800047785 Wing C – P51800051359
<b>Register office address</b>	M/s. Keemaya Build Pvt. Ltd.  8, Abhishek Dalia Industrial Estate, Off. New Andheri Link Road, Andheri (West), Mumbai – 400 058, State – Maharashtra, Country – India.
<b>Contact Numbers</b>	<u>Contact Person:</u> Mr. Aniket Nair Mobile No. 9588412896
<b>E – mail ID and Website</b>	

### 3. Boundaries of the Property:

Direction	Sale Building
On or towards North	Late Dattaram Govind Waykar Marg
On or towards South	Bal Vikas Vidya Mandir School & Slum Area
On or towards East	Open Area
On or towards West	Slum Area



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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**  
**SME Centre Borivali (West) Branch,**  
 SME Centre Borivali (15521),  
 101, 1st Floor, Landmark Building,  
 S. V. Road, Near Petrol Pump,  
 Borivali (West), Mumbai – 400 092,  
 State – Maharashtra, Country – India

**VALUATION REPORT (IN RESPECT OF PROJECT FINANCE)**

I	General	
1.	Purpose for which the valuation is made	: As per request from State Bank of India, SME Centre Borivali (West) Branch, to assess Fair Market value of the Project for bank loan purpose.
2.	a)	Date of inspection : 09.09.2023
	b)	Date on which the valuation is made : 15.12.2023
3.	List of documents produced for perusal	
	1.	Copy of Sale Agreement / Developer Agreement dated 24.06.2012 between M/s. Praijatak CHSL (The Society) and M/s. Keemaya Build Pvt. Ltd. (The Developers) through Notary.
	2.	Copy of Annexure II No. J.No.K.A/VV/UPV-1/MM/ET/1903/2021 dated 23.07.2021 issued by Maharashtra Housing & Area Development Authority (MHADA)
	3.	Copy of Letter of Intent (LOI) No. KE/MCGM & MHADA/0001/20171117 dated 21.12.2021 issued by Slum Rehabilitation Authority (SRA).
	4.	Copy of Intimation of Approval (IOA) Letter No. KE/MCGM & MHADA/0001/20171117/AP dated 15.03.2022 issued by Slum Rehabilitation Authority (SRA).
	5.	Copy of Approved Plan No. KE/MCGM & MHADA/0001/20171117/AP dated 15.03.2023 issued by Slum Rehabilitation Authority (SRA). <b>Approved upto:</b> <b>Rehab Building: Ground Floor + 1<sup>st</sup> to 20<sup>th</sup> Upper Residential Floors</b> <b>Sale Building (Wing A): Ground Floor + 1<sup>st</sup> to 12<sup>th</sup> Upper Residential Floors</b> <b>Sale Building (Wing B &amp; C): Ground Floor + 1<sup>st</sup> to 14<sup>th</sup> Upper Residential Floors</b>
	6.	Copy of CFO Plan No. FB/HRIR-II/84 dated 14.09.2022 issued by Municipal Corporation of Greater Mumbai, Mumbai Fire Brigade. <b>Approved upto:</b> <b>Rehab Building: Ground Floor + 1<sup>st</sup> to 20<sup>th</sup> Upper Residential Floors</b> <b>Sale Building (Wing A): Ground Floor + 1<sup>st</sup> to 20<sup>th</sup> Upper Residential Floors</b> <b>Sale Building (Wing B &amp; C): Ground Floor + 1<sup>st</sup> to 19<sup>th</sup> Upper Residential Floors</b>
	7.	Copy of Concession / Architect Plan drawn by M/s. Ellora Project Consultants Pvt. Ltd. <b>Rehab Building: Ground Floor + 1<sup>st</sup> to 20<sup>th</sup> Upper Residential Floors</b> <b>Sale Building (Wing A): Ground Floor + 1<sup>st</sup> to 20<sup>th</sup> Upper Residential Floors</b> <b>Sale Building (Wing B &amp; C): Ground Floor + 1<sup>st</sup> to 19<sup>th</sup> Upper Residential Floors</b>
	8.	Copy of 1 <sup>st</sup> Commencement Certificate No. KE/MCGM & MHADA/0001/20171117/AP dated 19.10.2022 issued by Slum Rehabilitation Authority (SRA). <b>(This CC is endorsed for the work for Plinth Level)</b>
	9.	Copy of 2 <sup>nd</sup> Commencement Certificate No. KE/MCGM & MHADA/0001/20171117/AP/C dated 18.07.2023 issued by Slum Rehabilitation Authority (SRA). <b>(This CC is endorsed for the work for Rehab Building: Ground Floor + 1<sup>st</sup> to 19<sup>th</sup> Upper Floors + 20<sup>th</sup></b>



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	<b>(pt) Upper Floor + OHWT + LMR, Sale Building (Wing A): Ground Floor + 1<sup>st</sup> to 12<sup>th</sup> Upper Floors &amp; Sale Building (Wing B): Ground Floor + 1<sup>st</sup> to 14<sup>th</sup> Upper Floors as per approved plan 15.03.2022)</b>					
	10. Copy of Height Clearance Certificate No. SNCR/WEST/B/05118/305412 dated 07.06.2018 valid upto 06.06.2026 issued by Airports Authority of India.					
	11. Copy of CA Certificate (Form 3) for Wing C dated 14.07.2023 issued by M/s. V. M. Tated & Co.					
	12. Copy of CA Certificate (Form 3) for Wing A & B dated 14.07.2023 issued by M/s. V. M. Tated & Co.					
	13. Copy of CA Certificate (Form 3) for Wing C dated 09.10.2023 issued by M/s. V. M. Tated & Co.					
	14. Copy of CA Certificate (Form 3) for Wing A & B dated 09.10.2023 issued by M/s. V. M. Tated & Co.					
	15. Copy of RERA Certificate No. P51800047785 dated 28.11.2023 issued by Maharashtra Real Estate Regulatory Authority for Wing A & B.					
	16. Copy of RERA Certificate No. P51800051359 dated 08.06.2023 issued by Maharashtra Real Estate Regulatory Authority for Wing C.					
	17. Copy of DP Remark No. Ch.E/SP342021707111333760 dated 21.07.2021 issued by Municipal Corporation of Greater Mumbai.					
	18. Copy of Developer Letter for the numbering of Wing B dated 15.12.2023 issued by M/s. Keemaya Build Pvt. Ltd.					
	Project Name (with address & phone nos.)	: <b>"UK IONA"</b> , Proposed SRA Scheme Residential cum Commercial building on Plot bearing C.T.S. No. 165 (PT), 166/A/1(PT) & 169/7/A(PT), New Shyam Nagar, New Balvikas School, Village – Majas, Jogeshwari (East), Mumbai – 400 060, State – Maharashtra, Country – India.				
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: <b>M/s. Keemaya Build Pvt. Ltd.</b>  8, Abhishek Dalia Industrial Estate, Off. New Andheri Link Road, Andheri (West), Mumbai – 400 058, State – Maharashtra, Country – India.  <u>Contact Person:</u> Mr. Aniket Nair Mobile No. 9588412896				
5.	Brief description of the property (Including Leasehold / freehold etc.): Freehold land					
	<p><b>About Project:</b> Keemaya UK Iona by Keemaya Build Mumbai is one of the most sought-after new projects in Jogeshwari East. It is a new launch project. The possession will begin in Dec, 2026. There are 1BHK and 2BHK apartments for sale, coming up in this project. Keemaya UK Iona Mumbai Andheri-Dahisar is a RERA-registered project with registration number P51800047785. With all the basic amenities available, Keemaya UK Iona fits into your budget and your lifestyle.</p> <p>As per Keemaya UK Iona Price List, a 1BHK Apartment is available at a starting price of Rs. 79.9 L while a 2BHK Apartment is offered at Rs. 1.23 Cr onwards.</p> <p><b>TYPE OF THE BUILDING:</b></p> <table border="1"> <thead> <tr> <th>Building</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>"UK IONA"</td> <td>Proposed Rehab Building of Ground Floor + 1<sup>st</sup> to 20<sup>th</sup> Upper Residential Floors &amp; Sale Building (Wing A) of Ground Floor + 1<sup>st</sup> to 12<sup>th</sup> Upper Residential Floors &amp; (Wing B &amp; C) of Ground Floor + 1<sup>st</sup> to 14<sup>th</sup> Upper Residential Floors as per approved plan. As per information from developer &amp; architect drawing Proposed Rehab Building of Ground Floor + 1<sup>st</sup> to 20<sup>th</sup> Upper Residential Floors &amp; Sale Building (Wing A) of Ground Floor + 1<sup>st</sup> to 20<sup>th</sup> Upper Residential Floors &amp; (Wing B &amp; C) of Ground Floor + 1<sup>st</sup> to 19<sup>th</sup> Upper Residential Floors</td> </tr> </tbody> </table>		Building	Number of Floors	"UK IONA"	Proposed Rehab Building of Ground Floor + 1 <sup>st</sup> to 20 <sup>th</sup> Upper Residential Floors & Sale Building (Wing A) of Ground Floor + 1 <sup>st</sup> to 12 <sup>th</sup> Upper Residential Floors & (Wing B & C) of Ground Floor + 1 <sup>st</sup> to 14 <sup>th</sup> Upper Residential Floors as per approved plan. As per information from developer & architect drawing Proposed Rehab Building of Ground Floor + 1 <sup>st</sup> to 20 <sup>th</sup> Upper Residential Floors & Sale Building (Wing A) of Ground Floor + 1 <sup>st</sup> to 20 <sup>th</sup> Upper Residential Floors & (Wing B & C) of Ground Floor + 1 <sup>st</sup> to 19 <sup>th</sup> Upper Residential Floors
Building	Number of Floors					
"UK IONA"	Proposed Rehab Building of Ground Floor + 1 <sup>st</sup> to 20 <sup>th</sup> Upper Residential Floors & Sale Building (Wing A) of Ground Floor + 1 <sup>st</sup> to 12 <sup>th</sup> Upper Residential Floors & (Wing B & C) of Ground Floor + 1 <sup>st</sup> to 14 <sup>th</sup> Upper Residential Floors as per approved plan. As per information from developer & architect drawing Proposed Rehab Building of Ground Floor + 1 <sup>st</sup> to 20 <sup>th</sup> Upper Residential Floors & Sale Building (Wing A) of Ground Floor + 1 <sup>st</sup> to 20 <sup>th</sup> Upper Residential Floors & (Wing B & C) of Ground Floor + 1 <sup>st</sup> to 19 <sup>th</sup> Upper Residential Floors					

<b>LEVEL OF COMPLETEION:</b>			
Building	Present stage of Construction	% of work completion	% of construction cost incurred till 30.09.2023
<b>Rehab Building</b>	Ground + 8 <sup>th</sup> floors Slab work, Ground + 4 <sup>th</sup> Floors Block work is completed	26.00%	13.00%
<b>Sale Building (Wing A)</b>	Ground + 8 <sup>th</sup> Floor Slab work, Ground + 4 <sup>th</sup> Floor Block work, is completed	26.00%	
<b>Sale Building (Wing B)</b>	Ground + 8 <sup>th</sup> Floor Slab work, Ground + 4 <sup>th</sup> Floor Block work, is completed	26.00%	
<b>Sale Building (Wing C)</b>	Work not started yet	0%	
<b>PROPOSED DATE OF COMPLETION &amp; FUTURE LIFE:</b>			
Expected completion date as informed by builder for Wing A & B is 31.12.2026 and for Wing C is 31.12.2027 (As per RERA Certificate)			
Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance & Structural repairs.			
<b>PROPOSED PROJECT AMENITIES:</b>			
Vitrified flooring tiles in all rooms			
Granite Kitchen platform with Stainless Steel Sink			
Powder coated aluminum sliding windows with M.S. Grills			
Laminated wooden flush doors with Safety door			
Concealed wiring			
Concealed plumbing			
Fire Fighting System			
Car Parking			
Gymnasium			
Indoor Games Room			
6.	Location of property	:	
	a) Plot No. / Survey No.	:	-
	b) Door No.	:	Not applicable
	c) C. T.S. No. / Village	:	C.T.S. No. 165 (PT), 166/A/1(PT) & 169/7/A(PT), Village – Majas
	d) Ward / Taluka	:	Taluka – Andheri
	e) Mandal / District	:	District – Mumbai Suburban
7.	Postal address of the property	:	"UK IONA", Proposed SRA Scheme Residential cum Commercial building on Plot bearing C.T.S. No. 165 (PT), 166/A/1(PT) & 169/7/A(PT), New Shyam Nagar, New Balvikas School, Village – Majas, Jogeshwari (East), Mumbai – 400 060, State – Maharashtra, Country – India.
8.	City / Town	:	Jogeshwari (East), Mumbai
	Residential area	:	Yes
	Commercial area	:	Yes
	Industrial area	:	No
9.	Classification of the area	:	
	i) High / Middle / Poor	:	Higher Middle Class

	ii) Urban / Semi Urban / Rural	:	Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Jogeshwari (East), Mumbai Municipal Corporation of Greater Mumbai (MCGM)
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No
12.	In Case it is Agricultural land, any conversion to house site plots is contemplated	:	N.A.
13.	<b>Boundaries of the property</b>		
	<b>As per Agreement</b>		<b>As per RERA Certificate</b>
	<b>As per Site</b>		
	North	Information not available	New Shyam Nagar
	South	Information not available	Balvikas Vidya Mandir
	East	Information not available	Dattaram Waikar Marg
	West	Information not available	Kokan Nagar Road
			Late Dattaram Govind Waykar Marg
			Bal Vikas Vidya Mandir School & Slum Area
			Open Area
			Slum Area
14.1	Dimensions of the site		N. A. as the land is irregular in shape
			A (As per the Deed)
			B (Actuals)
	North	:	-
	South	:	-
	East	:	-
	West	:	-
14.2	Latitude, Longitude & Co-ordinates of property	:	19°08'11.8"N 72°51'41.8"E
14.	Extent of the site	:	Net Plot area = 2,548.37 Sq. M. Structure - As per table attached to the report
15.	Extent of the site considered for Valuation (least of 14A& 14B)	:	Net Plot area = 2,548.37 Sq. M.
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	N.A. Building Construction work is in progress
<b>II</b>	<b>CHARACTERISTICS OF THE SITE</b>		
1.	Classification of locality	:	Higher Middle class
2.	Development of surrounding areas	:	Good
3.	Possibility of frequent flooding/ sub-merging	:	No
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	:	All available near by
5.	Level of land with topographical conditions	:	Plain
6.	Shape of land	:	Irregular
7.	Type of use to which it can be put	:	For residential purpose
8.	Any usage restriction	:	Residential
9.	Is plot in town planning approved layout?	:	1. Copy of Approved Plan No. KE/MCGM & MHADA/0001/20171117/AP dated 15.03.2023 issued by Slum Rehabilitation Authority (SRA). <b>Approved upto:</b> <b>Rehab Building: Ground Floor + 1<sup>st</sup> to 20<sup>th</sup> Upper Residential Floors</b>



			<p><b>Sale Building (Wing A): Ground Floor + 1<sup>st</sup> to 12<sup>th</sup> Upper Residential Floors</b>  <b>Sale Building (Wing B &amp; C): Ground Floor + 1<sup>st</sup> to 14<sup>th</sup> Upper Residential Floors</b>  2. Copy of Concession / Architect Plan drawn by M/s. Ellora Project Consultants Pvt. Ltd.  <b>Rehab Building: Ground Floor + 1<sup>st</sup> to 20<sup>th</sup> Upper Residential Floors</b>  <b>Sale Building (Wing A): Ground Floor + 1<sup>st</sup> to 20<sup>th</sup> Upper Residential Floors</b>  <b>Sale Building (Wing B &amp; C): Ground Floor + 1<sup>st</sup> to 19<sup>th</sup> Upper Residential Floors</b>  3. Copy of 1<sup>st</sup> Commencement Certificate No. KE/MCGM &amp; MHADA/0001/20171117/AP dated 19.10.2022 issued by Slum Rehabilitation Authority (SRA).  <b>(This CC is endorsed for the work for Plinth Level)</b>  4. Copy of 2<sup>nd</sup> Commencement Certificate No. KE/MCGM &amp; MHADA/0001/20171117/AP/C dated 18.07.2023 issued by Slum Rehabilitation Authority (SRA).  <b>(This CC is endorsed for the work for Rehab Building: Ground Floor + 1<sup>st</sup> to 19<sup>th</sup> Upper Floors + 20<sup>th</sup> (pt) Upper Floor + OHWT + LMR, Sale Building (Wing A): Ground Floor + 1<sup>st</sup> to 12<sup>th</sup> Upper Floors &amp; Sale Building (Wing B): Ground Floor + 1<sup>st</sup> to 14<sup>th</sup> Upper Floors as per approved plan 15.03.2022)</b></p>
10.	Corner plot or intermittent plot?	:	Intermittent Plot
11.	Road facilities	:	Yes
12.	Type of road available at present	:	Bituminous Road
13.	Width of road – is it below 20 ft. or more than 20 ft.	:	Road of 15 M wide road
14.	Is it a Land – Locked land?	:	No
15.	Water potentiality	:	Municipal Water supply
16.	Underground sewerage system	:	Connected to Municipal sewer
17.	Is Power supply is available in the site	:	Yes
18.	Advantages of the site	:	Located in developed area
19.	Special remarks, if any like threat of acquisition of land for publics service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-cost / tidal level must be incorporated)	:	No
<b>Part – A (Valuation of land)</b>			
1	Size of plot	:	Net Plot area = 2,548.37 Sq. M.
	North & South	:	-
	East & West	:	-
2	Total extent of the plot	:	As per table attached to the report
3	Prevailing market rate (Along With details / reference of at least two latest deals /	:	As per table attached to the report Details of recent transactions/online listings are

	transactions with respect to adjacent properties in the areas)		attached with the report.
4	Guideline rate obtained from the Register's Office (evidence thereof to be enclosed)	:	₹ 63,110.00 per Sq. M. for Land ₹ 1,36,260.00 per Sq. M. for Residential Flat ₹ 1,70,320.00 per Sq. M. for Commercial Shop
5	Assessed / adopted rate of valuation	:	As per table attached to the report
6	<b>Estimated value of land</b>	:	<b>As per table attached to the report</b>
<b>Part – B (Valuation of Building)</b>			
1	Technical details of the building	:	
	a) Type of Building (Residential / Commercial / Industrial)	:	Residential cum Commercial
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	R.C.C. Framed structure
	c) Year of construction	:	Building Construction work is in progress
	d) Number of floors and height of each floor including basement, if any	:	
	<b>Building</b>		<b>Number of Floors</b>
	<b>"UK IONA"</b>		Proposed Rehab Building of Ground Floor + 1 <sup>st</sup> to 20 <sup>th</sup> Upper Residential Floors & Sale Building (Wing A) of Ground Floor + 1 <sup>st</sup> to 12 <sup>th</sup> Upper Residential Floors & (Wing B & C) of Ground Floor + 1 <sup>st</sup> to 14 <sup>th</sup> Upper Residential Floors as per approved plan. As per information from developer & architect drawing Proposed Rehab Building of Ground Floor + 1 <sup>st</sup> to 20 <sup>th</sup> Upper Residential Floors & Sale Building Sale Building (Wing A) of Ground Floor + 1 <sup>st</sup> to 20 <sup>th</sup> Upper Residential Floors & (Wing B & C) of Ground Floor + 1 <sup>st</sup> to 19 <sup>th</sup> Upper Residential Floors
	e) Plinth area floor-wise	:	As per table attached to the report
	f) Condition of the building	:	
	i) Exterior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress
	ii) Interior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress
	g) Date of issue and validity of layout of approved map	:	1. Copy of Approved Plan No. KE/MCGM & MHADA/0001/20171117/AP dated 15.03.2023 issued by Slum Rehabilitation Authority (SRA). <b>Approved upto:</b> <b>Rehab Building: Ground Floor + 1<sup>st</sup> to 20<sup>th</sup> Upper Residential Floors</b> <b>Sale Building (Wing A): Ground Floor + 1<sup>st</sup> to 12<sup>th</sup> Upper Residential Floors</b> <b>Sale Building (Wing B &amp; C): Ground Floor + 1<sup>st</sup> to 14<sup>th</sup> Upper Residential Floors</b> 2. Copy of Concession / Architect Plan drawn by M/s. Ellora Project Consultants Pvt. Ltd. <b>Rehab Building: Ground Floor + 1<sup>st</sup> to 20<sup>th</sup> Upper Residential Floors</b> <b>Sale Building (Wing A): Ground Floor + 1<sup>st</sup> to 20<sup>th</sup> Upper Residential Floors</b> <b>Sale Building (Wing B &amp; C): Ground Floor + 1<sup>st</sup> to 19<sup>th</sup> Upper Residential Floors</b> 3. Copy of 1 <sup>st</sup> Commencement Certificate No. KE/MCGM & MHADA/0001/20171117/AP dated 19.10.2022 issued by Slum Rehabilitation Authority (SRA).



			(This CC is endorsed for the work for Plinth Level) 4. Copy of 2nd Commencement Certificate No. KE/MCGM & MHADA/0001/20171117/AP/C dated 18.07.2023 issued by Slum Rehabilitation Authority (SRA). (This CC is endorsed for the work for Rehab Building: Ground Floor + 1 <sup>st</sup> to 19 <sup>th</sup> Upper Floors + 20 <sup>th</sup> (pt) Upper Floor + OHWT + LMR, Sale Building (Wing A): Ground Floor + 1 <sup>st</sup> to 12 <sup>th</sup> Upper Floors & Sale Building (Wing B): Ground Floor + 1 <sup>st</sup> to 14 <sup>th</sup> Upper Floors as per approved plan 15.03.2022)
	h) Approved map / plan issuing authority	:	Slum Rehabilitation Authority (SRA).
	i) Whether genuineness or authenticity of approved map / plan is verified	:	Verified
	j) Any other comments by our empanelled valuers on authentic of approved plan	:	N.A.

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

Sr. No.	Description		
1.	Foundation	:	Proposed R.C.C. Footing
2.	Basement	:	Yes, Building Construction work is in progress
3.	Superstructure	:	Proposed as per IS Code requirements
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber	:	Proposed
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 paneling, grills etc.	:	N.A. Building Construction work is in progress
9.	Roofing including weather proof course	:	N.A. Building Construction work is in progress
10.	Drainage	:	Proposed
<b>2.</b>	<b>Compound Wall</b>	:	
	Height	:	N.A. Building Construction work is in progress
	Length	:	
	Type of construction	:	
<b>3.</b>	<b>Electrical installation</b>	:	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	:	
	Any other item	:	-
<b>4.</b>	<b>Plumbing installation</b>	:	
	a) No. of water closets and their type	:	
	b) No. of wash basins	:	
	c) No. of urinals	:	
	d) No. of bath tubs	:	
	e) Water meters, taps etc.	:	
	f) Any other fixtures	:	N.A. Building Construction work is in progress

**Remarks:**

1. We have referenced approved plan & Architect Drawing Plan for construction area statement.
2. We have considered the flat number for Wing B as per Sales MIS and declaration letter provided by the developer dated 15.12.2023 and developer has to amended in the approved plan also.

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

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

Part – E (Miscellaneous)		Amount in ₹
1.	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	N.A. Building Construction work is in progress
2.	Drainage arrangements	
3.	Compound wall	
4.	C.B. deposits, fittings etc.	
5.	Pavement	
Total		

### Total abstract of the entire property

Part – A	Land	As per below table attached in the report
Part – B	Building	
	Land development	
Part – C	Compound wall	
Part - D	Amenities	
Part – E	Pavement	
Part – F	Services	

**Incurred Cost Details provided by Developer****Wing A & C:**

Particulars	Incurred Cost till 30-09-2023 (Amount in ₹ Cr.)	To be Incurred (Amount in ₹ Cr.)	Total (Amount in ₹ Cr.)
Land Cost (Rent)	4.48	1.07	5.55
Approval Expenses (including Legal & Professional expenses)	4.03	18.59	22.62
Construction Cost (As per Engineer's Certificate for sale)	4.64	30.84	35.48
Construction Cost (As per Engineer's Certificate for Rehab)	3.58	13.45	17.03
Administrative overheads	1.22	1.11	2.33
Sales & Marketing expenses	2.50	7.05	9.55
Interest cost	-	6.72	6.72
Contingency	-	1.06	1.06
<b>Total</b>	<b>20.45</b>	<b>79.90</b>	<b>100.35</b>

**Wing C:**

Particulars	Incurred Cost till 30-09-2023 (Amount in ₹ Cr.)	To be Incurred (Amount in ₹ Cr.)	Total (Amount in ₹ Cr.)
Land Cost (Rent)	0.91	1.87	2.78
Approval Expenses (including Legal & Professional expenses)	0.94	10.37	11.31
Construction Cost (As per Engineer's Certificate for sale)	0.42	17.32	17.74
Construction Cost (As per Engineer's Certificate for Rehab)	1.79	6.72	8.51
Administrative overheads	0.25	0.96	1.21
Sales & Marketing expenses	0.88	3.85	4.73
Interest cost	-	3.78	3.78
Contingency	-	0.53	0.53
<b>Total</b>	<b>5.19</b>	<b>45.40</b>	<b>50.59</b>

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**Summary:**

Particulars	Incurred Cost till 30-09-2023 (Amount in ₹ Cr.)	To be Incurred (Amount in ₹ Cr.)	Total (Amount in ₹ Cr.)
Land Cost (Rent)	5.39	2.94	8.33
Approval Expenses (including Legal & Professional expenses)	4.97	28.96	33.93
Construction Cost (As per Engineer's Certificate for sale)	5.06	48.16	53.22
Construction Cost (As per Engineer's Certificate for Rehab)	5.37	20.17	25.54
Administrative overheads	1.47	2.07	3.54
Sales & Marketing expenses	3.38	10.90	14.28
Interest cost	-	10.50	10.50
Contingency	-	1.60	1.60
<b>Total</b>	<b>25.64</b>	<b>125.30</b>	<b>150.94</b>



**Construction Area as per Concession Plan****Rehab Building:**

Sr. No.	Floor	FSI Built Up Area in Sq. M.	Free FSI / Premium FSI Area in Sq. M.						Total Construction Area in Sq. M.
			Staircase / Lift / Lobby Area	Refuge Area	Stilt Area	Common Passage	Duct Area	Amenities Area	
1	Ground	117.80	39.86	-	223.86	40.36	-	-	421.88
2	1st	33.85	39.86	-	128.31	91.52	-	128.33	421.87
3	2nd	129.03	39.86	-	-	91.52	-	161.46	421.87
4	3rd	290.50	39.86	-	-	91.52	-	-	421.88
5	4th	290.50	39.86	-	-	91.52	-	-	421.88
6	5th	290.50	39.86	-	-	91.52	-	-	421.88
7	6th	290.50	39.86	-	-	91.52	-	-	421.88
8	7th	290.50	39.86	-	-	91.52	-	-	421.88
9	8th	226.77	39.86	73.87	-	81.38	-	-	421.88
10	9th	290.50	39.86	-	-	91.52	-	-	421.88
11	10th	290.50	39.86	-	-	91.52	-	-	421.88
12	11th	290.50	39.86	-	-	91.52	-	-	421.88
13	12th	290.50	39.86	-	-	91.52	-	-	421.88
14	13th	290.50	39.86	-	-	91.52	-	-	421.88
15	14th	290.50	39.86	73.87	-	81.38	-	-	485.61
16	15th	226.77	39.86	-	-	91.52	-	-	358.15
17	16th	290.50	39.86	-	-	91.52	-	-	421.88
18	17th	290.50	39.86	-	-	91.52	-	-	421.88
19	18th	290.50	39.86	-	-	91.52	-	-	421.88
20	19th	290.50	39.86	-	-	91.52	-	-	421.88
21	20th	226.77	39.86	-	-	91.52	-	-	358.15
22	OHT / LMR	-	39.86	-	-	-	-	-	39.86
<b>Total Area in Sq. M.</b>		<b>5,318.49</b>	<b>876.92</b>	<b>147.74</b>	<b>352.17</b>	<b>1,850.48</b>	<b>-</b>	<b>289.79</b>	<b>8,835.59</b>

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**Sale Building (Wing A, B & C):**

Sr. No.	Floor	FSI Built Up Area in Sq. M.	Free FSI / Premium FSI Area in Sq. M.						Total Construction Area in Sq. M.
			Staircase / Lift / Lobby Area	Refuge Area	Stilt Area	Common Passage	Duct Area	Amenities Area	
1	Ground	272.52	87.45	-	-	227.74	5.06	63.62	656.39
2	1st	523.01	87.45	-	-	40.87	5.06	-	656.39
3	2nd	523.01	87.45	-	-	40.87	5.06	-	656.39
4	3rd	523.01	87.45	-	-	40.87	5.06	-	656.39
5	4th	523.01	87.45	-	-	40.87	5.06	-	656.39
6	5th	523.01	87.45	-	-	40.87	5.06	-	656.39
7	6th	523.01	87.45	-	-	40.87	5.06	-	656.39
8	7th	523.01	87.45	-	-	40.87	5.06	-	656.39
9	8th	369.33	87.48	153.65	-	40.87	5.06	-	656.39
10	9th	523.01	87.45	-	-	40.87	5.06	-	656.39
11	10th	523.01	87.45	-	-	40.87	5.06	-	656.39
12	11th	523.01	87.45	-	-	40.87	5.06	-	656.39
13	12th	523.01	87.45	-	-	40.87	5.06	-	656.39
14	13th	523.01	87.45	-	-	40.87	5.06	-	656.39
15	14th	523.01	87.45	-	-	40.87	5.06	-	656.39
16	15th	423.00	87.45	100.01	-	40.87	5.06	-	656.39
17	16th	523.01	87.45	-	-	40.87	5.06	-	656.39
18	17th	523.01	87.45	-	-	40.87	5.06	-	656.39
19	18th	523.01	87.45	-	-	40.87	5.06	-	656.39
20	19th	523.01	87.45	-	-	40.87	5.06	-	656.39
21	20th	303.61	87.45	-	-	40.87	5.06	219.40	656.39
22	OHT / LMR	-	87.45	-	-	-	5.06	-	92.51
<b>Total Area in Sq. M.</b>		<b>10,259.63</b>	<b>1,923.93</b>	<b>253.66</b>	<b>-</b>	<b>1,045.14</b>	<b>111.32</b>	<b>283.02</b>	<b>13,876.70</b>
<b>STACK PARKING Nos.</b>									<b>115.00</b>

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**The floor wise Area Statement of the Project is as table below:****Sale Building (Wing A):**

Sr. No.	Shop No. / Flat No.	Comp.	RERA Carpet Area in Sq. M.	RERA Carpet Area in Sq. Ft.	Built Up Area in Sq. Ft.	Sold / Unsold Inventory
1	Shop 1	Shop	14.96	161.00	177.00	Unsold
2	Shop 2	Shop	19.97	215.00	237.00	Unsold
3	Shop 3	Shop	9.29	100.00	110.00	Unsold
4	Shop 4	Shop	19.97	215.00	237.00	Unsold
5	Shop 5	Shop	15.79	170.00	187.00	Unsold
6	A-101	1BHK	30.20	325.00	358.00	Unsold
7	A-102	1BHK	33.88	365.00	402.00	Unsold
8	A-103	2BHK	46.54	501.00	551.00	Unsold
9	A-104	2BHK	46.54	501.00	551.00	Unsold
10	A-201	1BHK	30.20	325.00	358.00	Sold
11	A-202	1BHK	33.88	365.00	402.00	Unsold
12	A-203	2BHK	46.54	501.00	551.00	Unsold
13	A-204	2BHK	46.54	501.00	551.00	Unsold
14	A-301	1BHK	30.20	325.00	358.00	Sold
15	A-302	1BHK	33.88	365.00	402.00	Sold
16	A-303	2BHK	46.54	501.00	551.00	Sold
17	A-304	2BHK	46.54	501.00	551.00	Unsold
18	A-401	1BHK	30.20	325.00	358.00	Sold
19	A-402	1BHK	33.88	365.00	402.00	Sold
20	A-403	2BHK	46.54	501.00	551.00	Sold
21	A-404	2BHK	46.54	501.00	551.00	Sold
22	A-501	1BHK	30.20	325.00	358.00	Sold
23	A-502	1BHK	33.88	365.00	402.00	Sold
24	A-503	2BHK	46.54	501.00	551.00	Sold
25	A-504	2BHK	46.54	501.00	551.00	Sold
26	A-601	1BHK	30.20	325.00	358.00	Sold
27	A-602	1BHK	33.88	365.00	402.00	Unsold
28	A-603	2BHK	56.05	501.00	551.00	Unsold
29	A-604	2BHK	46.54	501.00	551.00	Unsold
30	A-701	1BHK	30.20	325.00	358.00	Sold
31	A-702	1BHK	33.88	365.00	402.00	Unsold
32	A-703	2BHK	46.54	501.00	551.00	Unsold
33	A-704	2BHK	46.54	501.00	551.00	Unsold
34	A-801	1BHK	30.20	325.00	358.00	Sold
35	A-802	1BHK	33.88	365.00	402.00	Sold
36	A-803	2BHK	46.54	501.00	551.00	Refuge
37	A-804	2BHK	46.54	501.00	551.00	Unsold
38	A-901	1BHK	30.20	325.00	358.00	Sold
39	A-902	1BHK	33.88	365.00	402.00	Sold
40	A-903	2BHK	46.54	501.00	551.00	Sold
41	A-904	2BHK	46.54	501.00	551.00	Sold
42	A-1001	1BHK	30.20	325.00	358.00	Sold
43	A-1002	1BHK	33.88	365.00	402.00	Sold
44	A-1003	2BHK	46.54	501.00	551.00	Sold
45	A-1004	2BHK	46.54	501.00	551.00	Sold
46	A-1101	1BHK	30.20	325.00	358.00	Sold
47	A-1102	1BHK	33.88	365.00	402.00	Unsold



Sr. No.	Shop No. / Flat No.	Comp.	RERA Carpet Area in Sq. M.	RERA Carpet Area in Sq. Ft.	Built Up Area in Sq. Ft.	Sold / Unsold Inventory
48	A-1103	2BHK	46.54	501.00	551.00	Sold
49	A-1104	2BHK	46.54	501.00	551.00	Sold
50	A-1201	1BHK	30.20	325.00	358.00	Sold
51	A-1202	1BHK	33.88	365.00	402.00	Sold
52	A-1203	2BHK	46.54	501.00	551.00	Sold
53	A-1204	2BHK	46.54	501.00	551.00	Sold
54	A-1301	1BHK	30.20	325.00	358.00	Unsold
55	A-1302	1BHK	33.88	365.00	402.00	Unsold
56	A-1303	2BHK	46.54	501.00	551.00	Unsold
57	A-1304	2BHK	46.54	501.00	551.00	Unsold
58	A-1401	1BHK	30.20	325.00	358.00	Unsold
59	A-1402	1BHK	33.88	365.00	402.00	Unsold
60	A-1403	2BHK	46.54	501.00	551.00	Unsold
61	A-1404	2BHK	46.54	501.00	551.00	Unsold
62	A-1501	1BHK	30.20	325.00	358.00	Unsold
63	A-1502	1BHK	33.88	365.00	402.00	Refuge
64	A-1503	2BHK	56.05	603.00	663.00	Unsold
65	A-1504	2BHK	46.54	501.00	551.00	Unsold
66	A-1601	1BHK	30.20	325.00	358.00	Unsold
67	A-1602	1BHK	33.88	365.00	402.00	Unsold
68	A-1603	2BHK	46.54	501.00	551.00	Unsold
69	A-1604	2BHK	46.54	501.00	551.00	Unsold
70	A-1701	1BHK	30.20	325.00	358.00	Unsold
71	A-1702	1BHK	33.88	365.00	402.00	Unsold
72	A-1703	2BHK	46.54	501.00	551.00	Unsold
73	A-1704	2BHK	46.54	501.00	551.00	Unsold
74	A-1801	1BHK	30.20	325.00	358.00	Unsold
75	A-1802	1BHK	33.88	365.00	402.00	Unsold
76	A-1803	2BHK	46.54	501.00	551.00	Unsold
77	A-1804	2BHK	46.54	501.00	551.00	Unsold
78	A-1901	1BHK	30.20	325.00	358.00	Unsold
79	A-1902	1BHK	33.88	365.00	402.00	Unsold
80	A-1903	2BHK	46.54	501.00	551.00	Unsold
81	A-1904	2BHK	46.54	501.00	551.00	Unsold
82	A-2001	1BHK	30.20	325.00	358.00	Unsold
83	A-2002	1BHK	33.88	365.00	402.00	Unsold
<b>TOTAL</b>			<b>3,149.12</b>	<b>33,801.00</b>	<b>37,198.00</b>	

**Sale Building (Wing B):**

Sr. No.	Shop No. / Flat No.	Comp.	RERA Carpet Area in Sq. M.	RERA Carpet Area in Sq. Ft.	Built Up Area in Sq. Ft.	Sold / Unsold Inventory
1	Shop 6	Shop	15.89	161.00	177.00	Unsold
2	Shop 7	Shop	20.07	215.00	237.00	Unsold
3	Shop 8	Shop	9.29	100.00	110.00	Unsold
4	Shop 9	Shop	19.97	215.00	237.00	Unsold
5	Shop 10	Shop	14.96	170.00	187.00	Unsold
6	B-101	1BHK	46.54	501.00	551.00	Unsold
7	B-102	1BHK	46.54	501.00	551.00	Unsold
8	B-103	2BHK	33.88	365.00	402.00	Unsold
9	B-104	2BHK	30.20	325.00	358.00	Unsold
10	B-201	1BHK	46.54	501.00	551.00	Unsold
11	B-202	1 BHK	46.54	501.00	551.00	Unsold
12	B-203	2BHK	33.88	365.00	402.00	Unsold
13	B-204	2BHK	30.20	325.00	358.00	Sold
14	B-301	1BHK	46.54	501.00	551.00	Unsold
15	B-302	1BHK	46.54	501.00	551.00	Unsold
16	B-303	2BHK	33.88	365.00	402.00	Sold
17	B-304	2BHK	30.20	325.00	358.00	Sold
18	B-401	1BHK	46.54	501.00	551.00	Unsold
19	B-402	1BHK	46.54	501.00	551.00	Unsold
20	B-403	2BHK	33.88	365.00	402.00	Unsold
21	B-404	2BHK	30.20	325.00	358.00	Sold
22	B-501	1BHK	46.54	501.00	551.00	Unsold
23	B-502	1BHK	46.54	501.00	551.00	Sold
24	B-503	2BHK	33.88	365.00	402.00	Sold
25	B-504	2BHK	30.20	325.00	358.00	Sold
26	B-601	1BHK	46.54	501.00	551.00	Unsold
27	B-602	1BHK	46.54	501.00	551.00	Unsold
28	B-603	2.5BHK	33.88	365.00	402.00	Unsold
29	B-604	2BHK	30.20	325.00	358.00	Unsold
30	B-701	1BHK	46.54	501.00	551.00	Unsold
31	B-702	1BHK	46.54	501.00	551.00	Unsold
32	B-703	2BHK	33.88	365.00	402.00	Sold
33	B-704	2BHK	30.20	325.00	358.00	Sold
34	B-801	1BHK	46.54	501.00	551.00	Unsold
35	B-802	1BHK	46.54	501.00	551.00	Refuge
36	B-803	2BHK	33.88	365.00	402.00	Unsold
37	B-804	2BHK	30.20	325.00	358.00	Sold
38	B-901	1BHK	46.54	501.00	551.00	Unsold
39	B-902	1 BHK	46.54	501.00	551.00	Unsold
40	B-903	2BHK	33.88	365.00	402.00	Unsold
41	B-904	2BHK	30.20	325.00	358.00	Sold
42	B-1001	1BHK	46.54	501.00	551.00	Unsold
43	B-1002	1BHK	46.54	501.00	551.00	Unsold
44	B-1003	2BHK	33.88	365.00	402.00	Sold
45	B-1004	2BHK	30.20	325.00	358.00	Sold
46	B-1101	1BHK	46.54	501.00	551.00	Unsold
47	B-1102	1BHK	46.54	501.00	551.00	Unsold
48	B-1103	2BHK	33.88	365.00	402.00	Unsold
49	B-1104	2BHK	30.20	325.00	358.00	Sold



Sr. No.	Shop No. / Flat No.	Comp.	RERA Carpet Area in Sq. M.	RERA Carpet Area in Sq. Ft.	Built Up Area in Sq. Ft.	Sold / Unsold Inventory
50	B-1201	1BHK	46.54	501.00	551.00	Unsold
51	B-1202	1BHK	46.54	501.00	551.00	Unsold
52	B-1203	2BHK	33.88	365.00	402.00	Sold
53	B-1204	2BHK	30.20	325.00	358.00	Sold
54	B-1301	1BHK	46.54	501.00	551.00	Unsold
55	B-1302	1BHK	46.54	501.00	551.00	Unsold
56	B-1303	2BHK	33.88	365.00	402.00	Sold
57	B-1304	2BHK	30.20	325.00	358.00	Sold
58	B-1401	1BHK	46.54	501.00	551.00	Unsold
59	B-1402	1BHK	46.54	501.00	551.00	Unsold
60	B-1403	2BHK	33.88	365.00	402.00	Sold
61	B-1404	2BHK	30.20	325.00	358.00	Unsold
62	B-1501	1BHK	46.54	501.00	551.00	Unsold
63	B-1502	2.5BHK	56.05	603.00	663.00	Unsold
64	B-1503	2BHK	33.88	365.00	402.00	Refuge
65	B-1504	2BHK	30.20	325.00	358.00	Unsold
66	B-1601	1BHK	46.54	501.00	551.00	Unsold
67	B-1602	1 BHK	46.54	501.00	551.00	Unsold
68	B-1603	2BHK	33.88	365.00	402.00	Unsold
69	B-1604	2BHK	30.20	325.00	358.00	Unsold
70	B-1701	1BHK	46.54	501.00	551.00	Unsold
71	B-1702	1BHK	46.54	501.00	551.00	Unsold
72	B-1703	2BHK	33.88	365.00	402.00	Unsold
73	B-1704	2BHK	30.20	325.00	358.00	Unsold
74	B-1801	1BHK	46.54	501.00	551.00	Unsold
75	B-1802	1BHK	46.54	501.00	551.00	Unsold
76	B-1803	2BHK	33.88	365.00	402.00	Unsold
77	B-1804	2BHK	30.20	325.00	358.00	Unsold
78	B-1901	1BHK	46.54	501.00	551.00	Unsold
79	B-1902	1BHK	46.54	501.00	551.00	Unsold
80	B-1903	2BHK	33.88	365.00	402.00	Unsold
81	B-1904	2BHK	30.20	325.00	358.00	Unsold
<b>TOTAL</b>			<b>3,075.73</b>	<b>33,111.00</b>	<b>36,438.00</b>	

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**Sale Building (Wing C):**

Sr. No.	Shop No. / Flat No.	Comp.	RERA Carpet Area in Sq. M.	RERA Carpet Area in Sq. Ft.	Built Up Area in Sq. Ft.	Sold / Unsold Inventory
1	Shop 11	Shop	14.96	161.00	177.00	Unsold
2	Shop 12	Shop	19.97	215.00	237.00	Unsold
3	Shop 13	Shop	9.29	100.00	110.00	Unsold
4	Shop 14	Shop	19.97	215.00	237.00	Unsold
5	Shop 15	Shop	16.16	174.00	191.00	Unsold
6	C-101	1BHK	30.20	325.00	358.00	Unsold
7	C-102	1BHK	33.91	365.00	402.00	Unsold
8	C-103	2BHK	46.54	501.00	551.00	Unsold
9	C-104	2BHK	47.32	509.00	560.00	Unsold
10	C-201	1 BHK	30.20	325.00	358.00	Unsold
11	C-202	1BHK	33.91	365.00	402.00	Unsold
12	C-203	2BHK	46.54	501.00	551.00	Unsold
13	C-204	2BHK	47.32	509.00	560.00	Unsold
14	C-301	1BHK	30.20	325.00	358.00	Sold
15	C-302	1BHK	33.91	365.00	402.00	Unsold
16	C-303	2BHK	46.54	501.00	551.00	Unsold
17	C-304	2BHK	47.32	509.00	560.00	Unsold
18	C-401	1BHK	30.20	325.00	358.00	Sold
19	C-402	1BHK	33.91	365.00	402.00	Unsold
20	C-403	2BHK	46.54	501.00	551.00	Unsold
21	C-404	2BHK	47.32	509.00	560.00	Unsold
22	C-501	1BHK	30.20	325.00	358.00	Sold
23	C-502	1BHK	33.91	365.00	402.00	Sold
24	C-503	2BHK	46.54	501.00	551.00	Sold
25	C-504	2BHK	47.32	509.00	560.00	Unsold
26	C-601	1BHK	30.20	325.00	358.00	Sold
27	C-602	1BHK	33.91	365.00	402.00	Unsold
28	C-603	2BHK	46.54	501.00	551.00	Unsold
29	C-604	2BHK	47.32	509.00	560.00	Unsold
30	C-701	1BHK	30.20	325.00	358.00	Sold
31	C-702	1BHK	33.91	365.00	402.00	Unsold
32	C-703	2BHK	46.54	501.00	551.00	Unsold
33	C-704	2BHK	47.32	509.00	560.00	Unsold
34	C-801	1BHK	30.20	325.00	358.00	Sold
35	C-802	1BHK	33.88	365.00	402.00	Sold
36	C-803	2BHK	46.54	501.00	551.00	Refuge
37	C-804	2BHK	46.54	509.00	560.00	Unsold
38	C-901	1 BHK	30.20	325.00	358.00	Sold
39	C-902	1BHK	33.91	365.00	402.00	Sold
40	C-903	2BHK	46.54	501.00	551.00	Unsold
41	C-904	2BHK	47.32	509.00	560.00	Unsold
42	C-1001	1BHK	30.20	325.00	358.00	Sold
43	C-1002	1BHK	33.91	365.00	402.00	Sold
44	C-1003	2BHK	46.54	501.00	551.00	Sold
45	C-1004	2BHK	47.32	509.00	560.00	Unsold
46	C-1101	1BHK	30.20	325.00	358.00	Sold
47	C-1102	1BHK	33.91	365.00	402.00	Unsold
48	C-1103	2BHK	46.54	501.00	551.00	Sold
49	C-1104	2BHK	47.32	509.00	560.00	Unsold

Sr. No.	Shop No. / Flat No.	Comp.	RERA Carpet Area in Sq. M.	RERA Carpet Area in Sq. Ft.	Built Up Area in Sq. Ft.	Sold / Unsold Inventory
50	C-1201	1BHK	30.20	325.00	358.00	Sold
51	C-1202	1BHK	33.91	365.00	402.00	Sold
52	C-1203	2BHK	46.54	501.00	551.00	Sold
53	C-1204	2BHK	47.32	509.00	560.00	Sold
54	C-1301	1BHK	30.20	325.00	358.00	Sold
55	C-1302	1BHK	33.91	365.00	402.00	Sold
56	C-1303	2BHK	46.54	501.00	551.00	Sold
57	C-1304	2BHK	47.32	509.00	560.00	Sold
58	C-1401	1BHK	30.20	325.00	358.00	Sold
59	C-1402	1BHK	33.91	365.00	402.00	Unsold
60	C-1403	2BHK	46.54	501.00	551.00	Sold
61	C-1404	2BHK	47.32	509.00	560.00	Unsold
62	C-1501	1BHK	30.20	325.00	358.00	Unsold
63	C-1502	1BHK	33.91	365.00	402.00	Refuge
64	C-1503	1BHK	56.05	603.00	663.00	Unsold
65	C-1504	2BHK	47.32	509.00	560.00	Unsold
66	C-1601	1 BHK	30.20	325.00	358.00	Unsold
67	C-1602	1BHK	33.91	365.00	402.00	Unsold
68	C-1603	2BHK	46.54	501.00	551.00	Unsold
69	C-1604	2BHK	47.32	509.00	560.00	Unsold
70	C-1701	1BHK	30.20	325.00	358.00	Unsold
71	C-1702	1BHK	33.91	365.00	402.00	Unsold
72	C-1703	2BHK	46.54	501.00	551.00	Unsold
73	C-1704	2BHK	47.32	509.00	560.00	Unsold
74	C-1801	1BHK	30.20	325.00	358.00	Unsold
75	C-1802	1BHK	33.91	365.00	402.00	Unsold
76	C-1803	2BHK	46.54	501.00	551.00	Unsold
77	C-1804	2BHK	47.32	509.00	560.00	Unsold
78	C-1901	1BHK	30.20	325.00	358.00	Unsold
79	C-1902	1BHK	33.91	365.00	402.00	Unsold
80	C-1903	2BHK	46.54	501.00	551.00	Unsold
81	C-1904	2BHK	47.32	509.00	560.00	Unsold
<b>TOTAL</b>			<b>3,090.48</b>	<b>33,267.00</b>	<b>36,613.00</b>	

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**Unsold Flats Inventory****Sale Building (Wing A):**

Sr. No.	Unit No.	Comp	RERA Carpet Area (In Sq. Ft.)	Built-up Area (In Sq. Ft.)	Rate / Sq. Ft. on Carpet Area	Value in ₹
1	A-101	1BHK	325.00	358.00	25,000.00	81,25,000.00
2	A-102	1BHK	365.00	402.00	25,000.00	91,25,000.00
3	A-103	2BHK	501.00	551.00	25,000.00	1,25,25,000.00
4	A-104	2BHK	501.00	551.00	25,000.00	1,25,25,000.00
5	A-202	1BHK	365.00	402.00	25,000.00	91,25,000.00
6	A-203	2BHK	501.00	551.00	25,000.00	1,25,25,000.00
7	A-204	2BHK	501.00	551.00	25,000.00	1,25,25,000.00
8	A-304	2BHK	501.00	551.00	25,000.00	1,25,25,000.00
9	A-602	1BHK	365.00	402.00	25,000.00	91,25,000.00
10	A-603	2BHK	501.00	551.00	25,000.00	1,25,25,000.00
11	A-604	2BHK	501.00	551.00	25,000.00	1,25,25,000.00
12	A-702	1BHK	365.00	402.00	25,000.00	91,25,000.00
13	A-703	2BHK	501.00	551.00	25,000.00	1,25,25,000.00
14	A-704	2BHK	501.00	551.00	25,000.00	1,25,25,000.00
15	A-804	2BHK	501.00	551.00	25,000.00	1,25,25,000.00
16	A-1102	1BHK	365.00	402.00	25,000.00	91,25,000.00
17	A-1301	1BHK	325.00	358.00	25,000.00	81,25,000.00
18	A-1302	1BHK	365.00	402.00	25,000.00	91,25,000.00
19	A-1303	2BHK	501.00	551.00	25,000.00	1,25,25,000.00
20	A-1304	2BHK	501.00	551.00	25,000.00	1,25,25,000.00
21	A-1401	1BHK	325.00	358.00	25,000.00	81,25,000.00
22	A-1402	1BHK	365.00	402.00	25,000.00	91,25,000.00
23	A-1403	2BHK	501.00	551.00	25,000.00	1,25,25,000.00
24	A-1404	2BHK	501.00	551.00	25,000.00	1,25,25,000.00
25	A-1501	1BHK	325.00	358.00	25,000.00	81,25,000.00
26	A-1503	2BHK	603.00	663.00	25,000.00	1,50,75,000.00
27	A-1504	2BHK	501.00	551.00	25,000.00	1,25,25,000.00
28	A-1601	1BHK	325.00	358.00	25,000.00	81,25,000.00
29	A-1602	1BHK	365.00	402.00	25,000.00	91,25,000.00
30	A-1603	2BHK	501.00	551.00	25,000.00	1,25,25,000.00
31	A-1604	2BHK	501.00	551.00	25,000.00	1,25,25,000.00
32	A-1701	1BHK	325.00	358.00	25,000.00	81,25,000.00
33	A-1702	1BHK	365.00	402.00	25,000.00	91,25,000.00
34	A-1703	2BHK	501.00	551.00	25,000.00	1,25,25,000.00
35	A-1704	2BHK	501.00	551.00	25,000.00	1,25,25,000.00
36	A-1801	1BHK	325.00	358.00	25,000.00	81,25,000.00
37	A-1802	1BHK	365.00	402.00	25,000.00	91,25,000.00
38	A-1803	2BHK	501.00	551.00	25,000.00	1,25,25,000.00
39	A-1804	2BHK	501.00	551.00	25,000.00	1,25,25,000.00
40	A-1901	1BHK	325.00	358.00	25,000.00	81,25,000.00
41	A-1902	1BHK	365.00	402.00	25,000.00	91,25,000.00
42	A-1903	2BHK	501.00	551.00	25,000.00	1,25,25,000.00
43	A-1904	2BHK	501.00	551.00	25,000.00	1,25,25,000.00
44	A-2001	1BHK	325.00	358.00	25,000.00	81,25,000.00
45	A-2002	1BHK	365.00	402.00	25,000.00	91,25,000.00
<b>TOTAL</b>			<b>19,431.00</b>	<b>21,382.00</b>		<b>48,57,75,000.00</b>



**Sale Building (Wing B):**

Sr. No.	Unit No.	Comp	RERA Carpet Area (In Sq. Ft.)	Built-up Area (In Sq. Ft.)	Rate / Sq. Ft. on Carpet Area	Value in ₹
1	B-101	1BHK	501.00	551.00	25,000.00	1,25,25,000.00
2	B-102	1BHK	501.00	551.00	25,000.00	1,25,25,000.00
3	B-103	2BHK	365.00	402.00	25,000.00	91,25,000.00
4	B-104	2BHK	325.00	358.00	25,000.00	81,25,000.00
5	B-201	1BHK	501.00	551.00	25,000.00	1,25,25,000.00
6	B-202	1 BHK	501.00	551.00	25,000.00	1,25,25,000.00
7	B-203	2BHK	365.00	402.00	25,000.00	91,25,000.00
8	B-301	1BHK	501.00	551.00	25,000.00	1,25,25,000.00
9	B-302	1BHK	501.00	551.00	25,000.00	1,25,25,000.00
10	B-401	1BHK	501.00	551.00	25,000.00	1,25,25,000.00
11	B-402	1BHK	501.00	551.00	25,000.00	1,25,25,000.00
12	B-403	2BHK	365.00	402.00	25,000.00	91,25,000.00
13	B-501	1BHK	501.00	551.00	25,000.00	1,25,25,000.00
14	B-601	1BHK	501.00	551.00	25,000.00	1,25,25,000.00
15	B-602	1BHK	501.00	551.00	25,000.00	1,25,25,000.00
16	B-603	2.5BHK	365.00	402.00	25,000.00	91,25,000.00
17	B-604	2BHK	325.00	358.00	25,000.00	81,25,000.00
18	B-701	1BHK	501.00	551.00	25,000.00	1,25,25,000.00
19	B-702	1BHK	501.00	551.00	25,000.00	1,25,25,000.00
20	B-801	1BHK	501.00	551.00	25,000.00	1,25,25,000.00
21	B-803	2BHK	365.00	402.00	25,000.00	91,25,000.00
22	B-901	1BHK	501.00	551.00	25,000.00	1,25,25,000.00
23	B-902	1 BHK	501.00	551.00	25,000.00	1,25,25,000.00
24	B-903	2BHK	365.00	402.00	25,000.00	91,25,000.00
25	B-1001	1BHK	501.00	551.00	25,000.00	1,25,25,000.00
26	B-1002	1BHK	501.00	551.00	25,000.00	1,25,25,000.00
27	B-1101	1BHK	501.00	551.00	25,000.00	1,25,25,000.00
28	B-1102	1BHK	501.00	551.00	25,000.00	1,25,25,000.00
29	B-1103	2BHK	365.00	402.00	25,000.00	91,25,000.00
30	B-1201	1BHK	501.00	551.00	25,000.00	1,25,25,000.00
31	B-1202	1BHK	501.00	551.00	25,000.00	1,25,25,000.00
32	B-1301	1BHK	501.00	551.00	25,000.00	1,25,25,000.00
33	B-1302	1BHK	501.00	551.00	25,000.00	1,25,25,000.00
34	B-1401	1BHK	501.00	551.00	25,000.00	1,25,25,000.00
35	B-1402	1BHK	501.00	551.00	25,000.00	1,25,25,000.00
36	B-1404	2BHK	325.00	358.00	25,000.00	81,25,000.00
37	B-1501	1BHK	501.00	551.00	25,000.00	1,25,25,000.00
38	B-1502	2.5BHK	603.00	663.00	25,000.00	1,50,75,000.00
39	B-1504	2BHK	325.00	358.00	25,000.00	81,25,000.00
40	B-1601	1BHK	501.00	551.00	25,000.00	1,25,25,000.00
41	B-1602	1 BHK	501.00	551.00	25,000.00	1,25,25,000.00
42	B-1603	2BHK	365.00	402.00	25,000.00	91,25,000.00
43	B-1604	2BHK	325.00	358.00	25,000.00	81,25,000.00
44	B-1701	1BHK	501.00	551.00	25,000.00	1,25,25,000.00
45	B-1702	1BHK	501.00	551.00	25,000.00	1,25,25,000.00
46	B-1703	2BHK	365.00	402.00	25,000.00	91,25,000.00
47	B-1704	2BHK	325.00	358.00	25,000.00	81,25,000.00
48	B-1801	1BHK	501.00	551.00	25,000.00	1,25,25,000.00
49	B-1802	1BHK	501.00	551.00	25,000.00	1,25,25,000.00





Sr. No.	Unit No.	Comp	RERA Carpet Area (In Sq. Ft.)	Built-up Area (In Sq. Ft.)	Rate / Sq. Ft. on Carpet Area	Value in ₹
50	B-1803	2BHK	365.00	402.00	25,000.00	91,25,000.00
51	B-1804	2BHK	325.00	358.00	25,000.00	81,25,000.00
52	B-1901	1BHK	501.00	551.00	25,000.00	1,25,25,000.00
53	B-1902	1BHK	501.00	551.00	25,000.00	1,25,25,000.00
54	B-1903	2BHK	365.00	402.00	25,000.00	91,25,000.00
55	B-1904	2BHK	325.00	358.00	25,000.00	81,25,000.00
<b>TOTAL</b>			<b>24,753.00</b>	<b>27,234.00</b>		<b>61,88,25,000.00</b>

**Sale Building (Wing C):**

Sr. No.	Unit No.	Comp	RERA Carpet Area (In Sq. Ft.)	Built-up Area (In Sq. Ft.)	Rate / Sq. Ft. on Carpet Area	Value in ₹
1	C-101	1BHK	325.00	358.00	25,000.00	81,25,000.00
2	C-102	1BHK	365.00	402.00	25,000.00	91,25,000.00
3	C-103	2BHK	501.00	551.00	25,000.00	1,25,25,000.00
4	C-104	2BHK	509.00	560.00	25,000.00	1,27,25,000.00
5	C-201	1 BHK	325.00	358.00	25,000.00	81,25,000.00
6	C-202	1BHK	365.00	402.00	25,000.00	91,25,000.00
7	C-203	2BHK	501.00	551.00	25,000.00	1,25,25,000.00
8	C-204	2BHK	509.00	560.00	25,000.00	1,27,25,000.00
9	C-302	1BHK	365.00	402.00	25,000.00	91,25,000.00
10	C-303	2BHK	501.00	551.00	25,000.00	1,25,25,000.00
11	C-304	2BHK	509.00	560.00	25,000.00	1,27,25,000.00
12	C-402	1BHK	365.00	402.00	25,000.00	91,25,000.00
13	C-403	2BHK	501.00	551.00	25,000.00	1,25,25,000.00
14	C-404	2BHK	509.00	560.00	25,000.00	1,27,25,000.00
15	C-504	2BHK	509.00	560.00	25,000.00	1,27,25,000.00
16	C-602	1BHK	365.00	402.00	25,000.00	91,25,000.00
17	C-603	2BHK	501.00	551.00	25,000.00	1,25,25,000.00
18	C-604	2BHK	509.00	560.00	25,000.00	1,27,25,000.00
19	C-702	1BHK	365.00	402.00	25,000.00	91,25,000.00
20	C-703	2BHK	501.00	551.00	25,000.00	1,25,25,000.00
21	C-704	2BHK	509.00	560.00	25,000.00	1,27,25,000.00
22	C-804	2BHK	509.00	560.00	25,000.00	1,27,25,000.00
23	C-903	2BHK	501.00	551.00	25,000.00	1,25,25,000.00
24	C-904	2BHK	509.00	560.00	25,000.00	1,27,25,000.00
25	C-1004	2BHK	509.00	560.00	25,000.00	1,27,25,000.00
26	C-1102	1BHK	365.00	402.00	25,000.00	91,25,000.00
27	C-1104	2BHK	509.00	560.00	25,000.00	1,27,25,000.00
28	C-1402	1BHK	365.00	402.00	25,000.00	91,25,000.00
29	C-1404	2BHK	509.00	560.00	25,000.00	1,27,25,000.00
30	C-1501	1BHK	325.00	358.00	25,000.00	81,25,000.00
31	C-1503	1BHK	603.00	663.00	25,000.00	1,50,75,000.00
32	C-1504	2BHK	509.00	560.00	25,000.00	1,27,25,000.00
33	C-1601	1 BHK	325.00	358.00	25,000.00	81,25,000.00
34	C-1602	1BHK	365.00	402.00	25,000.00	91,25,000.00
35	C-1603	2BHK	501.00	551.00	25,000.00	1,25,25,000.00
36	C-1604	2BHK	509.00	560.00	25,000.00	1,27,25,000.00
37	C-1701	1BHK	325.00	358.00	25,000.00	81,25,000.00
38	C-1702	1BHK	365.00	402.00	25,000.00	91,25,000.00
39	C-1703	2BHK	501.00	551.00	25,000.00	1,25,25,000.00

Sr. No.	Unit No.	Comp	RERA Carpet Area (In Sq. Ft.)	Built-up Area (In Sq. Ft.)	Rate / Sq. Ft. on Carpet Area	Value in ₹
40	C-1704	2BHK	509.00	560.00	25,000.00	1,27,25,000.00
41	C-1801	1BHK	325.00	358.00	25,000.00	81,25,000.00
42	C-1802	1BHK	365.00	402.00	25,000.00	91,25,000.00
43	C-1803	2BHK	501.00	551.00	25,000.00	1,25,25,000.00
44	C-1804	2BHK	509.00	560.00	25,000.00	1,27,25,000.00
45	C-1901	1BHK	325.00	358.00	25,000.00	81,25,000.00
46	C-1902	1BHK	365.00	402.00	25,000.00	91,25,000.00
47	C-1903	2BHK	501.00	551.00	25,000.00	1,25,25,000.00
48	C-1904	2BHK	509.00	560.00	25,000.00	1,27,25,000.00
<b>TOTAL</b>			<b>21,422.00</b>	<b>23,574.00</b>		<b>53,55,50,000.00</b>

### Unsold Shops Inventory

Sr. No.	Wing	Unit No.	RERA Carpet Area (In Sq. Ft.)	Built-up Area (In Sq. Ft.)	Rate / Sq. Ft. on Carpet Area	Value in ₹
1	A	Shop 1	161.00	177.00	36,000.00	57,96,000.00
2	A	Shop 2	215.00	237.00	36,000.00	77,40,000.00
3	A	Shop 3	100.00	110.00	36,000.00	36,00,000.00
4	A	Shop 4	215.00	237.00	36,000.00	77,40,000.00
5	A	Shop 5	170.00	187.00	36,000.00	61,20,000.00
6	B	Shop 6	171.00	188.00	36,000.00	61,56,000.00
7	B	Shop 7	216.00	238.00	36,000.00	77,76,000.00
8	B	Shop 8	100.00	110.00	36,000.00	36,00,000.00
9	B	Shop 9	215.00	237.00	36,000.00	77,40,000.00
10	B	Shop 10	161.00	177.00	36,000.00	57,96,000.00
11	C	Shop 11	161.00	177.00	36,000.00	57,96,000.00
12	C	Shop 12	215.00	237.00	36,000.00	77,40,000.00
13	C	Shop 13	100.00	110.00	36,000.00	36,00,000.00
14	C	Shop 14	215.00	237.00	36,000.00	77,40,000.00
15	C	Shop 15	174.00	191.00	36,000.00	62,64,000.00
<b>TOTAL</b>			<b>2,589.00</b>	<b>2,850.00</b>		<b>9,32,04,000.00</b>

### Sold Flats Inventory

#### Sale Building (Wing A):

Sr. No.	Flat No.	Comp.	RERA Carpet Area (In Sq. Ft.)	Built-up Area (In Sq. Ft.)	Agreement Value (in ₹)	Received Amount in ₹	Receivable Amount in ₹
1	A-201	1BHK	325.00	358.00	78,75,700.00	15,75,140.00	63,00,560.00
2	A-301	1BHK	325.00	358.00	84,49,000.00	16,89,800.00	67,59,200.00
3	A-302	1BHK	365.00	402.00	86,00,000.00	47,30,000.00	38,70,000.00
4	A-303	2BHK	501.00	551.00	1,19,00,000.00	12,65,000.00	1,06,35,000.00
5	A-401	1BHK	325.00	358.00	73,99,000.00	40,69,451.00	33,29,549.00
6	A-402	1BHK	365.00	402.00	86,99,000.00	8,69,900.00	78,29,100.00
7	A-403	2BHK	501.00	551.00	1,18,99,000.00	11,89,900.00	1,07,09,100.00
8	A-404	2BHK	501.00	551.00	1,26,00,000.00	50,000.00	1,25,50,000.00
9	A-501	1BHK	325.00	358.00	79,00,000.00	15,80,000.00	63,20,000.00
10	A-502	1BHK	365.00	402.00	83,58,000.00	8,42,300.00	75,15,700.00
11	A-503	2BHK	501.00	551.00	1,18,99,000.00	65,54,450.00	53,44,550.00
12	A-504	2BHK	501.00	551.00	1,20,00,000.00	66,00,000.00	54,00,000.00
13	A-601	1BHK	325.00	358.00	74,99,000.00	31,49,900.00	43,49,100.00

Sr. No.	Flat No.	Comp.	RERA Carpet Area (In Sq. Ft.)	Built-up Area (In Sq. Ft.)	Agreement Value (in ₹)	Received Amount in ₹	Receivable Amount in ₹
14	A-701	1BHK	325.00	358.00	76,00,000.00	19,00,000.00	57,00,000.00
15	A-801	1BHK	325.00	358.00	76,00,000.00	10,60,000.00	65,40,000.00
16	A-802	1BHK	365.00	402.00	89,24,000.00	17,84,800.00	71,39,200.00
17	A-901	1BHK	325.00	358.00	76,00,000.00	41,80,000.00	34,20,000.00
18	A-902	1BHK	365.00	402.00	89,99,000.00	18,17,798.00	71,81,202.00
19	A-903	2BHK	501.00	551.00	1,21,00,000.00	66,42,900.00	54,57,100.00
20	A-904	2BHK	501.00	551.00	1,18,76,000.00	35,62,800.00	83,13,200.00
21	A-1001	1BHK	325.00	358.00	75,99,000.00	41,71,851.00	34,27,149.00
22	A-1002	1BHK	365.00	402.00	84,99,000.00	46,74,450.00	38,24,550.00
23	A-1003	2BHK	501.00	551.00	1,21,00,000.00	66,55,000.00	54,45,000.00
24	A-1004	2BHK	501.00	551.00	1,19,30,000.00	65,61,500.00	53,68,500.00
25	A-1101	1BHK	325.00	358.00	75,05,000.00	33,75,000.00	41,30,000.00
26	A-1103	2BHK	501.00	551.00	1,20,50,000.00	66,27,500.00	54,22,500.00
27	A-1104	2BHK	501.00	551.00	1,22,00,000.00	56,12,000.00	65,88,000.00
28	A-1201	1BHK	325.00	358.00	76,86,000.00	42,27,300.00	34,58,700.00
29	A-1202	1BHK	365.00	402.00	88,99,000.00	8,89,900.00	80,09,100.00
30	A-1203	2BHK	501.00	551.00	1,20,99,000.00	66,54,450.00	54,44,550.00
31	A-1204	2BHK	501.00	551.00	1,20,00,000.00	67,20,000.00	52,80,000.00
<b>TOTAL</b>			<b>12,643.00</b>	<b>13,915.00</b>	<b>30,23,43,700.00</b>	<b>11,12,83,090.00</b>	<b>19,10,60,610.00</b>

**Sale Building (Wing B):**

Sr. No.	Flat No.	Comp.	RERA Carpet Area (In Sq. Ft.)	Built-up Area (In Sq. Ft.)	Agreement Value (in ₹)	Received Amount in ₹	Receivable Amount in ₹
1	B-204	2BHK	325.00	358.00	74,50,000.00	40,97,500.00	33,52,500.00
2	B-303	2BHK	365.00	402.00	85,80,500.00	47,19,275.00	38,61,225.00
3	B-304	2BHK	325.00	358.00	73,99,000.00	4,00,000.00	69,99,000.00
4	B-404	2BHK	325.00	358.00	73,99,000.00	40,69,450.00	33,29,550.00
5	B-502	1BHK	501.00	551.00	1,19,00,000.00	65,45,000.00	53,55,000.00
6	B-503	2BHK	365.00	402.00	83,49,000.00	4,49,000.00	79,00,000.00
7	B-504	2BHK	325.00	358.00	74,29,000.00	40,85,950.00	33,43,050.00
8	B-703	2BHK	365.00	402.00	87,99,000.00	48,39,450.00	39,59,550.00
9	B-704	2BHK	325.00	358.00	76,00,000.00	48,39,450.00	27,60,550.00
10	B-804	2BHK	325.00	358.00	75,50,000.00	50,000.00	75,00,000.00
11	B-904	2BHK	325.00	358.00	75,78,500.00	41,57,175.00	34,21,325.00
12	B-1003	2BHK	365.00	402.00	84,50,000.00	46,47,500.00	38,02,500.00
13	B-1004	2BHK	325.00	358.00	76,00,000.00	11,85,000.00	64,15,000.00
14	B-1104	2BHK	325.00	358.00	75,49,000.00	41,59,499.00	33,89,501.00
15	B-1203	2BHK	365.00	402.00	84,99,000.00	46,82,949.00	38,16,051.00
16	B-1204	2BHK	325.00	358.00	75,49,000.00	41,51,950.00	33,97,050.00
17	B-1303	2BHK	365.00	402.00	93,00,000.00	18,60,000.00	74,40,000.00
18	B-1304	2BHK	325.00	358.00	74,47,500.00	40,96,125.00	33,51,375.00
19	B-1403	2BHK	365.00	402.00	92,05,000.00	18,40,000.00	73,65,000.00
<b>TOTAL</b>			<b>6,631.00</b>	<b>7,303.00</b>	<b>15,56,33,500.00</b>	<b>6,48,75,273.00</b>	<b>9,07,58,227.00</b>

**Sale Building (Wing C):**

Sr. No.	Flat No.	Comp.	RERA Carpet Area (In Sq. Ft.)	Built-up Area (In Sq. Ft.)	Agreement Value (in ₹)	Received Amount in ₹	Receivable Amount in ₹
1	C-301	1BHK	325.00	358.00	74,45,000.00	7,44,500.00	67,00,500.00
2	C-401	1BHK	325.00	358.00	77,00,000.00	7,70,000.00	69,30,000.00
3	C-501	1BHK	325.00	358.00	74,00,000.00	7,40,001.00	66,59,999.00
4	C-502	1BHK	365.00	402.00	85,00,000.00	8,50,000.00	76,50,000.00
5	C-503	2BHK	501.00	551.00	1,27,00,000.00	12,71,000.00	1,14,29,000.00
6	C-601	1BHK	325.00	358.00	76,00,000.00	7,60,000.00	68,40,000.00
7	C-701	1BHK	325.00	358.00	76,00,000.00	7,60,000.00	68,40,000.00
8	C-801	1BHK	325.00	358.00	80,50,000.00	8,05,000.00	72,45,000.00
9	C-802	1BHK	365.00	402.00	85,00,000.00	8,40,000.00	76,60,000.00
10	C-901	1 BHK	325.00	358.00	75,05,000.00	3,87,750.00	71,17,250.00
11	C-902	1BHK	365.00	402.00	88,00,000.00	8,70,000.00	79,30,000.00
12	C-1001	1BHK	325.00	358.00	76,07,000.00	7,60,700.00	68,46,300.00
13	C-1002	1BHK	365.00	402.00	87,00,000.00	8,70,000.00	78,30,000.00
14	C-1003	2BHK	501.00	551.00	1,22,00,000.00	12,20,000.00	1,09,80,000.00
15	C-1101	1BHK	325.00	358.00	76,00,000.00	25,000.00	75,75,000.00
16	C-1103	2BHK	501.00	551.00	1,20,00,000.00	1,00,000.00	1,19,00,000.00
17	C-1201	1BHK	325.00	358.00	75,00,000.00	1,00,000.00	74,00,000.00
18	C-1202	1BHK	365.00	402.00	87,80,000.00	8,78,000.00	79,02,000.00
19	C-1203	2BHK	501.00	551.00	1,25,30,000.00	6,26,500.00	1,19,03,500.00
20	C-1204	2BHK	509.00	560.00	1,22,00,000.00	20,000.00	1,21,80,000.00
21	C-1301	1BHK	325.00	358.00	74,00,000.00	4,20,000.00	69,80,000.00
22	C-1302	1BHK	365.00	402.00	88,00,000.00	8,88,000.00	79,12,000.00
23	C-1303	2BHK	501.00	551.00	1,21,00,000.00	12,10,000.00	1,08,90,000.00
24	C-1304	2BHK	509.00	560.00	1,22,58,000.00	12,25,800.00	1,10,32,200.00
25	C-1401	1BHK	325.00	358.00	78,99,000.00	7,89,900.00	71,09,100.00
26	C-1403	2BHK	501.00	551.00	1,22,99,000.00	8,29,900.00	1,14,69,100.00
<b>TOTAL</b>			<b>10,114.00</b>	<b>11,134.00</b>	<b>24,16,73,000.00</b>	<b>1,87,62,051.00</b>	<b>22,29,10,949.00</b>

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**TOTAL SUMMARY**

Particulars	No. of Units	RERA Carpet Area in Sq. Ft.	Rate in ₹	Market Value in ₹	Received Amount in ₹	Balance Amount in ₹
Unsold Flat in Wing A	45.00	19,431.00	25,000.00	48,57,75,000.00	-	-
Sold Flat in Wing A	31.00	12,643.00	-	30,23,43,700.00	11,12,83,090.00	19,10,60,610.00
Unsold Flat in Wing B	56.00	24,753.00	25,000.00	61,88,25,000.00	-	-
Sold Flat in Wing B	19.00	6,631.00	-	15,56,33,500.00	6,48,75,273.00	9,07,58,227.00
Unsold Flat in Wing C	61.00	21,422.00	25,000.00	53,55,50,000.00	-	-
Sold Flat in Wing C	26.00	10,114.00	-	24,16,73,000.00	1,87,62,051.00	22,29,10,949.00
Unsold Shops	15.00	2,589.00	36,000.00	9,32,04,000.00		
<b>Total</b>	<b>239.00</b>	<b>97,583.00</b>		<b>243,30,04,200.00</b>	<b>19,49,20,414.00</b>	<b>50,47,29,786.00</b>
Total Income from Sale in Cr.				243.30	19.49	50.47

**COST OF PROJECT**

Project expenses	Incurred Cost in ₹ Cr.	To be Incurred Cost in ₹ Cr.	Total (₹ in Cr.)
Land Stamp Duty Cost	0.00	-	0.00
Payment payable to Rehab Tenants (Rent Cost)	5.39	2.90	8.29
Construction Cost of Rehab Building	5.37	20.87	26.24
Construction Cost of Sale Building	5.06	46.48	51.54
Approval Cost of Fungible Cost & Development charges	4.97	28.96	33.93
Architect Cost, RCC & other Professional fees	1.47	5.53	3.89
Administrative Expenses			3.11
Marketing Expenses	3.38	3.92	7.30
Interest Cost	-	10.01	10.01
Contiguous Cost	-	2.33	2.33
<b>TOTAL COST</b>	<b>25.64</b>	<b>121.00</b>	<b>146.64</b>

➤ **Land Cost:**

As per Present Ready Reckoner rate the Project Land Value is ₹ 20.31 Cr. considering Land Rate @ ₹63,110.00 per Sq. M. & Net Plot Area of 3,217.80 Sq. M.

As per document cost of land & stamp duty cost is ₹ 100.00 i.e., ₹ 0.00 Cr. which is 0.00% of Total Project Cost.

Sr. No.	Agreement Name	Date	Particulars	Total Cost in ₹	Incurred Cost in ₹
1	Developer Agreement	24.06.2012	Stamp Duty	-	-
2			Reg. Fees	100.00	100.00
<b>TOTAL</b>				<b>100.00</b>	<b>100.00</b>



➤ **Payment Payable to Rehab Tenants (Rent Cost):**

Since it is a having some redevelopment flat from the date of shifting of 115 Tenants till handing over their respective new flats as per the Tenant Agreement. Further the rent keeps on increasing as per agreement. The existing Tenants has to be given total rental of ₹8,28,57,500.00 i.e., ₹8.28 Cr. Builder has paid ₹5.39 Cr. which is 5.65 % of Total Project Cost.

Existing Tenants Carpet Area & Rent per month for Flat are as follows:

Sr. No.	Particulars		Units
1	No. of Tenants	115.00	Nos.
2	Rent per Tenants per month	14,500.00	Rupees
3	Rent per Tenants per year	1,74,000.00	Rupees
4	Rent per Year	2,00,10,000.00	Rupees
5	Rent for 4 Years	8,00,40,000.00	Rupees
6	Brokerage per Tenant	14,500.00	Rupees
7	Brokerage cost	16,67,500.00	Rupees
8	Shifting & Other Cost per Tenant	10,000.00	Rupees
9	Shifting & Other Cost	11,50,000.00	Rupees
10	<b>Total Rent Cost</b>	<b>8,28,57,500.00</b>	<b>Rupees</b>

➤ **Building Cost of Construction for Rehab Building:**

Construction Area of Rehab Building = 8,835.59 Sq. M. i.e., 95,106.29 Sq. Ft.

Total estimated cost for construction of Building (includes cost of RCC work, manpower, lift, material, painting, finishing work, site development, etc.) is ₹23,85,60,930.00 i.e., ₹23.86 Cr. which comes ₹27,000.00 per Sq. M. on construction area for building and deep excavation & piling cost is ₹2,38,56,093.00 i.e., ₹2.39 Cr. which comes 10% of cost of construction.

Hence, total cost of construction (Cost of Construction of Building + Cost of Deep Excavation & Piling Cost) (₹23,85,60,930.00 + ₹2,38,56,093.00) is ₹26,24,17,023.00 i.e., ₹26.24Cr.

The total construction area is 8,835.59 Sq. M., projected cost of ₹26.24 Cr is 17.90% of total project cost

VCIPL opinion the construction cost of 27,000/- Per Sq. M. which is in line with Market-Trend.

Particulars	Rate per Sq. M.
<b>Excavation Work</b>	1,500.00
<b>Total RCC Work</b>	13,500.00
<b>Final Finishing Work</b>	7,000.00
<b>Other Work</b>	5,000.00
<b>Cost of Construction</b>	<b>27,000.00</b>
<b>Cost of Deep Excavation &amp; Piling Cost</b>	<b>10% of Cost of Construction</b>

➤ **Building Cost of Construction for Sale Building (Wing A, B & C):**

Total Construction area of Sale Building = 13,876.70 Sq. M. i.e., 1,49,368.80 Sq. Ft.

No. of Stack Parking = 115 Nos.

Total estimated cost for construction of Building (includes cost of RCC work, manpower, lift, material, painting, finishing work, site development, etc.) is ₹41,63,01,000.00 i.e., ₹41.63 Cr. which comes ₹30,000.00 per Sq. M. on construction area for building and deep excavation & piling cost is ₹4,16,30,100.00 i.e., ₹4.16 Cr. which comes 10% of cost of construction and cost for construction of stack car parking is ₹5,75,00,000.00 i.e., ₹5.75 Cr. which comes ₹5,00,000.00 per stack car parking.

Hence, total cost of construction (Cost of Construction of Building + Cost of Deep Excavation & Piling Cost + Cost of Stack Parking) (₹41,63,01,000.00 + ₹4,16,30,100.00 + ₹5,75,00,000.00) is ₹51,54,31,100.00 i.e., ₹51.54 Cr.

The total construction area is 13,876.70 Sq. M., projected cost of ₹51.54 Cr is 35.15% of total project cost

VCIPL opinion the construction cost of 30,000/- Per Sq. M. which is in line with Market-Trend.

Particulars	Rate per Sq. M.
Excavation Work	1,500.00
Total RCC Work	15,000.00
Final Finishing Work	8,000.00
Other Work	5,500.00
Cost of Construction	30,000.00
Cost of Deep Excavation & Piling Cost	10% of Cost of Construction
Stack Car Parking	5,00,000.00 per car parking

➤ **Approval Charges:**

The Total Approval Cost (Fungible Cost & Development Cess Premium & TDR Cost) as per architect letter will be ₹33,93,00,000.00 i.e., ₹33.93 Cr. which is 23.14% of Total Project Cost. Builder has paid ₹4.97 Cr. As per information provided by developer.

➤ **Architect Cost, RCC & Other Professional Charges:**

The total Architect charges of ₹3,88,92,406.00 i.e., ₹3.89 Cr. is 5% of total construction cost (Rehab Building & Sale Building) & it is line up with Market trend.

The professional charge consists of Architect & Legal which in market is in the range of 2% - 5% of Total Construction cost of the project.

➤ **Administrative Expenses:**

Salaries, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), cost of machineries and equipment including its hire and maintenance cost, consumables etc. All costs directly incurred to complete the construction of the entire phase of the project registered is estimated 4% of total construction cost (Rehab Building & Sale Building) which comes to ₹3,11,13,925.00 i.e., ₹3.11 Cr. The admin charges which in market is in the range of 2% - 4% of Total Construction cost of the project.

➤ **Marketing Expenses:**

Marketing costs directly incurred to complete the construction of the entire phase of the project registered is estimated at 3% of total Sale income from the project which comes to ₹7,31,65,356.00 i.e., ₹7.32 Cr. The marketing charge consists of brokerage & commission which in market is in the range of 1% - 3% of Total Sale income of the property.

➤ **Interest Costs:**

The Interest cost for the term loan is ₹10,00,50,000.00 i.e., ₹10.01 Cr., which is 6.82% of total project cost. As per information provided by the client.

➤ **Contingency Costs:**

The contingency charges estimated at 3% total construction cost (Rehab Building & Sale Building) which comes to ₹2,33,35,444.00 i.e., ₹2.33 Cr.

**PROFIT FROM THE PROJECT:**

Particulars	Amount (₹ in Cr.)
Gross Estimated Revenue	243.30
Less: Total projected Expenses	146.64
Estimated Surplus	96.66
Project Cost and Developer Profit	
Developer Profit @ 30% of estimated surplus	29.00
Net Surplus (3-4)	67.66
PV (discounted @ 8% for 3 years)	Rs. 53.71
Add:	
Expenses already incurred as on date	25.64
(As per the certified Trial Balance Sheet of the project)	
Less:	19.49
Present Value of the project potential/ Land Value as on Date	Rs. 59.86
The realizable value of the property	Rs. 53.87
Distress value of the property	Rs. 47.89
Carpet Area of Wing A & B	66,047.00
Carpet Area of Wing C	31,536.00
Proportionate Value of Wing A & B	Rs. 40.51
Proportionate Value of Wing C	Rs. 19.35

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## Actual Site Photographs





## Actual Site Photographs






## Actual Site Photographs








## Ready Reckoner 2023 – 2024



**Department of Registration & Stamps**  
Government of Maharashtra

**नोंदणी व मुद्रांक विभाग**  
महाराष्ट्र शासन



नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन

वाजारमूल्य दर पत्रक

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Year  
2023/2024

Annual Statement of Rates

Language  
English

Selected District:

Select Village:

Search By:  Survey No  Location

Select	उपविभाग	खुली जमीन	निवासी सदनिका	ऑफ़ीस	दुकाने	औद्योगिक	एकक (Rs./)
SurveyNo	53/251 -भुभाग: उत्तरेस वॉर्ड सीमा व गाव सीमा, पुर्वेस शेरे पंजाब कॉलनीचे पश्चिमेकडील दक्षिणोत्तर 18.30 मि.रुंद वि.यो. रस्ता, दक्षिणेस गावाची सीमा व पश्चिमेस द्रुतगती मार्ग.	63110	136260	156690	170320	136260	चौरस मीटर
SurveyNo	53/252B-भुभाग: मंजूर विकास योजना 2034 नुसार चे Natural Area या वापर विभागात समाविष्ट मिळकती.	31600	0	0	0	0	चौरस मीटर
SurveyNo	53/252B-भुभाग: मंजूर विकास योजना 2034 नुसारचे Natural Area या वापर विभागात समाविष्ट मिळकती.	0	0	0	0	0	NA
SurveyNo	53/252C-भूभाग:उत्तरेस मूल्यदर विभाग 53/252 ची हद्द, पूर्वेस महाकाली गुफा मार्ग व अंशतः हा गावाची सीमा, दक्षिणेस गावाची हद्द व पश्चिमेस शेरे पंजाब कॉलनीचे पश्चिमेकडील दक्षिण व उत्तर 18.30मी. रुंद विकास योजना रस्ता.	77690	154710	185180	201850	166840	चौरस मीटर
SurveyNo	53/252 -भुभाग: उत्तरेस जोगेश्वरी-विक्रोळी लिंक रोड, पुर्वेस महाकाली गुंफामार्ग व अंशतः गावाची सीमा, दक्षिणेस गावाची हद्द व पश्चिमेस शेरे पंजाब कॉलनीचे पश्चिमेकडील दक्षिण व उत्तर 18.30 मि.रुंद वि.यो. रस्ता.	91400	182010	217860	237470	196280	चौरस मीटर

1 2 3

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**Registered Sales Instances**

Index 2	
2783514 27/02/2022 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2
	दुय्यम निबंधक : सह दु.नि. अंधेरी 7 दस्त क्रमांक : 2783/2022 नोदणी : Regn:63m
<b>गावाचे नाव : मोगरा</b>	
(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	7400000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4753330.12
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं. फ्लॉट नं. 1611. माळा नं. 16 वा मजला. इमारतीचे नाव: श्री साईनाथ एस आर ए सी एच एस लिमिटेड. ब्लॉक नं. अंधेरी ईस्ट मुंबई 400069, रोड नं. पारसी पंचायत रोड (( C.T.S. Number : 198,199,213,214,215 : ))
(5) क्षेत्रफळ	313 चौ.फूट
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव.-स्टारविंग डेव्हलपर्स प्राईवेट लीमिटेड तर्फे संचालक जितेंद्र एन घोरा तर्फे पावर होल्डर प्रमोद एन घोरा - - वय-67 पत्ता-प्लॉट नं. ऑफिस नं. ५०९, माळा नं. पाचवा मजला , इमारतीचे नाव: कात्यायनी बिजनेस सेंटर , ब्लॉक नं. अंधेरी ईस्ट मुंबई 400093 , रोड नं. ऑफ महाकाली केव्ज रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400093 पॅन नं:-AAACE2177K
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव.-शशांक राजकुमार गुप्ता - - वय:-30; पत्ता:-प्लॉट नं. रूम नं. २, माळा नं: तळ मजला, इमारतीचे नाव: ११/ बी ओम साई राम सी एच एस लिमिटेड साई वाडी, ब्लॉक नं. अंधेरी ईस्ट मुंबई ४०००६९, रोड नं: तेली गल्ली एन एस फडके मार्ग, महाराष्ट्र, मुंबई. पिन कोड:-400069 पॅन नं:-AZJPG8645B 2): नाव.-शर्मिला राजकुमार गुप्ता - - वय:-51; पत्ता:-प्लॉट नं. रूम नं. २, माळा नं: तळ मजला, इमारतीचे नाव: ११/ बी ओम साई राम सी एच एस लिमिटेड साई वाडी, ब्लॉक नं. अंधेरी ईस्ट मुंबई ४०००६९, रोड नं: तेली गल्ली एन एस फडके मार्ग, महाराष्ट्र, मुंबई. पिन कोड:-400069 पॅन नं:-AMMPG2544F
(9) दस्तऐवज करून दिल्याचा दिनांक	16/02/2022
(10)दस्त नोंदणी केल्याचा दिनांक	16/02/2022
(11)अनुक्रमांक:खंड व पृष्ठ	2783/2022
(12)बाजारभावप्रमाणे मुद्रांक शुल्क	370000
(13)बाजारभावप्रमाणे नोंदणी शुल्क	30000

Index 2	
5997514 18/10/2021 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2
	दुय्यम निबंधक : सह दु.नि. अंधेरी 7 दस्त क्रमांक : 5997/2021 नोदणी : Regn:63m
<b>गावाचे नाव : अंधेरी</b>	
(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	25561440
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	17542360.29
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं. फ्लॉट नं 604 सी विंग, माळा नं: 6 वा मजला, इमारतीचे नाव: बजाज एमराल्ड बीरुडिंग, ब्लॉक नं. अंधेरी पूर्व मुंबई-69, रोड : एस एन रोड, इतर माहिती: सोबत एक कार पार्किंग,पार्किंग स्टॅक इन लोअर बेसमेंट(( C.T.S. Number : 684/A : ))
(5) क्षेत्रफळ	103.31 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव.-बजाज इनटरनॅशनल रिअल्टी प्रा ली तर्फे संचालक - ऑस्टिन सलदाना वय:-52 पत्ता-प्लॉट नं. 106/107, माळा नं: 10 वा मजला, इमारतीचे नाव: बजाज भवन, ब्लॉक नं. नरीमान पॉईंट मुंबई, रोड नं: जमनलाल बजाज मार्ग, महाराष्ट्र, MUMBAI. पिन कोड:-400021 पॅन नं:-AAECB3060C
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव.-सुयोग रमेश शेट वय:-53; पत्ता:-402, 4 था मजला, रजिषा मनोर, भाभा हॉस्पिटल बांदरा पश्चिम मुंबई, अलमेडा पार्क रोड, बांदरा वेस्ट, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400050 पॅन नं:-AKMPS1492E 2): नाव.-रोहिणी रमेश शेट वय:-74; पत्ता:-402, 4 था मजला, रजिषा मनोर, भाभा हॉस्पिटल बांदरा पश्चिम, अलमेडा पार्क रोड, बांदरा वेस्ट, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400050 पॅन नं:-AKAPS8911J
(9) दस्तऐवज करून दिल्याचा दिनांक	31/12/2020
(10)दस्त नोंदणी केल्याचा दिनांक	28/04/2021
(11)अनुक्रमांक:खंड व पृष्ठ	5997/2021
(12)बाजारभावप्रमाणे मुद्रांक शुल्क	512000
(13)बाजारभावप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	
मूल्यांकनासाठी विचारात घेतलेला तपशील :-	

### Price Indicators for Flats

Sr. No.	Project Name	Developer Name	RERA No.	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
1	Suparshwa Eternia	Suparshwa Estate	P51800007773	322.00	86,94,000.00	27,000.00
2	Blue Fortuna Phase II	Atul Projects India Pvt. Ltd.	P51800026518	600.00	1,65,00,000.00	27,500.00
3	Hill View CHS Ltd.	Jiraj Developers LLP	P51800007100	608.00	1,58,00,000.00	25,987.00

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Andheri East

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Suparshwa Eternia *Become first to Rate*

By SUPARSHWA GROUP

Andheri East, Western Suburbs, Mumbai

₹86.94 L | ₹27.00 K/sq.ft  
EMI starts at ₹43.16 K  
Price excludes maintenance, floor rise cost, stamp. See More

Contact Developer

Project Images

1BHK Apartment Configuration

Dec. 2019 Possession Starts

₹27.00 K/sq.ft Avg. Price

322.00 sq.ft. (Carpet Area) Size

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## Price Indicators for Flats

**magicbricks**
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home > Property for sale In Mumbai > Flats for Sale In Mumbai > Flats for Sale In Marol Maroshi > 2 BHK Flats for Sale In Marol Maroshi > 1000 Sq-ft

**₹1.65 Cr** Get ₹ 49,500 cashback on Home Loan

2 BHK 1000 Sq-ft Flat For Sale **Marol Maroshi, Mumbai**

2 Beds
 2 Baths
 1 Covered Parking
 Semi-Furnished

<p><b>Carpet Area</b> 600 sqft ▾ ₹ 27,500/sqft</p>	<p><b>Developer</b> <b>Atul Projects</b></p>	<p><b>Project</b> <b>Atul Blue Fortuna</b></p>
<p><b>Floor</b> 4 (Out of 13 Floors)</p>	<p><b>Transaction Type</b> <b>Resale</b></p>	<p><b>Status</b> <b>Ready to Move</b></p>
<p><b>Facing</b> <b>South</b></p>	<p><b>Lifts</b> <b>3</b></p>	<p><b>Furnished Status</b> <b>Semi-Furnished</b></p>

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**Jiraj Hill View CHSL**

By JIRAJ DEVELOPERS

Andheri West, Western Suburbs, Mumbai

**₹1.0 Cr - 1.58 Cr** | ₹26.00 K/sq.ft

EMI starts at ₹49.70 K

Price excludes maintenance, floor rise c... [See More](#)

Contact Developer

1, 2 BHK Apartments  
Configurations

Under Construction  
Possession Status

₹26.00 K/sq.ft  
Avg. Price

385.00 sq.ft. - 608.00 sq.ft.  
(Carpet Area)  
Sizes

## **Justification for price /rate**

The Market Value of the property is based on facts of markets discovered by us during our enquiries, however the government rate value in this case is less than the market value arrived by us. We are of the opinion that the value arrive by us will prove to be correct if an Auction of the subject property is carried out. As far as Market Value in Index II is concerned, it is not possible to comment on same, may be government rates are fixed by sampling during same point of time in part and whereas, Market values change every month.

In most of the cases the actual deal amount or Transaction value is not reflected in Index II because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market.

We hope this will satisfy your requirements.

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Valuation Report Prepared For: SBI / SME Center Borivali (West) Branch / UK IONA (8124/2305967) Page 41 of 51  
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: 15.12.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

**Manoj B. Chalikwar**


Registered Valuer

Chartered Engineer (India)

Reg. No. IBBI / RV / 07/2018/10366

Reg. No. CAT-I-F-1763

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

Auth. Sign. 

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

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(Annexure-I)

## DECLARATION-CUM-UNDERTAKING

I, Manoj Chalikwar son of Shri. Baburao Chalikwar do hereby solemnly affirm and state that:

- a. 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 15.12.2023 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 09.09.2023. 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. I have not been found guilty of misconduct in my professional capacity.
- j. 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;
- l. 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. <sup>®</sup>
- w. I am Chairman & Managing 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.

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	<b>Particulars</b>	<b>Valuer comment</b>
1.	Background information of the asset being valued;	The property under consideration is developed by M/s. Keemaya Build Pvt. Ltd.
2.	Purpose of valuation and appointing authority	As per request from State Bank of India, SME Centre Borivali (West) Branch to assess Fair Market value of the Project for bank loan purpose.
3.	Identity of the Valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Umang Ashwin Patel – Regd. Valuer Prayush P. Parekh – Senior Valuation Engineer Bhavika Chavan – Valuation Engineer
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 – 05.09.2023 Valuation Date – 15.12.2023 Date of Report – 15.12.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 09.09.2023
7.	Nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> <li>• Market Survey at the time of site visit</li> <li>• Ready Reckoner rates / Circle rates</li> <li>• Online search for Registered Transactions</li> <li>• Online Price Indicators on real estate portals</li> <li>• Enquiries with Real estate consultants</li> <li>• Existing data of Valuation assignments carried out by us</li> </ul>
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparative Method
9.	Restrictions on use of the report, if any;	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, residential land size, location, sustained demand for residential land, all round development of commercial and residential 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 **15<sup>th</sup> December 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 advice 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 documents / information 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 of **M/s. Keemaya Build 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**

Based on our discussion with the Client, we understand that the subject property is owned by **M/s. Keemaya Build 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 documents / 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 document 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

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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.

## 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

6. 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.
26. 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).
27. 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.**

28. 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.
29. 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.**

30. 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.
31. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

**Miscellaneous**

32. 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.
33. A valuer shall follow this code as amended or revised from time to time.

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### **DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE**

This exercise is to assess **Master Valuation** of the property under reference as on **15<sup>th</sup> December 2023**.

The term **Fair Market Value** is defined as

*“The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeably and for self-interest assuming that neither is under undue duress”.*

Fundamental assumptions and conditions presumed in this definition are: ®

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

### **DECLARATION OF PROFESSIONAL FEES CHARGED**

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

### **VALUATION OF THE PROPERTY PREMISES**

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for this particular purpose as per the details provided.

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

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**Director**

**Auth. Sign.**

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. IBBI / RV / 07/2018/10366

Reg. No. CAT-I-F-1763

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