

MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "The Views"

"The Views", Proposed High Rise Sale Residential Building No. 1 on Redevelopment of 512 Tenements of EWS Tenants Association (Revedelopment Building No. 244 to 307) on Plot Bearing C.T.S. No. 194A/9/10 & 194A/9/11 of Village - Ghatkopar, MHADA Colony, Pantnagar, Ghatkopar (East), Mumbai, PIN Code – 400 075, State - Maharashtra, Country - India

Latitude Longitude: 19°04'48.2"N 72°55'00.1"E

Valuation Done for:

State Bank of India

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

Vastukala Consultants (I) Pvt. Ltd.

**Mumbai • Delhi NCR • Indore • Aurangabad • Nanded
Raipur • Jaipur • Ahmedabad • Rajkot • Thane • Nashik**



MASTER VALUATION REPORT OF "The Views"

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NAME OF DEVELOPER: M/s. Agnel Developers

Pursuant to instructions from State Bank of India, Home Loan Sales, Project Approval Cell, BKC, Mumbai, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on 19th October 2021 for approval of Advance Processing Facility.

1. Location Details:

The property is situated at "The Views", Proposed High Rise Sale Residential Building No. 1 on Redevelopment of 512 Tenements of EWS Tenants Association (Revedelopment Building No. 244 to 307) on Plot Bearing C.T.S. No. 194A/9/10 & 194A/9/11 of Village - Ghatkopar, MHADA Colony, Pantnagar, Ghatkopar (East), Mumbai, PIN Code – 400 075, State - Maharashtra, Country - India. It is about 1.4 Km. travel distance from Ghatkopar Railway Station Central Railway line. Surface transport to the property is by buses, Auto, taxis & private vehicles. The property is in developed locality. The property is in developed locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The locality is middle class & developed.

2. Developer Details:

Name of builder	M/s. Agnel Developers	
Project Registration Number	Tower	RERA Project Number
	A & B	P51900031165
Register office address	M/s. Agnel Developers Office at 601, "Hallmark Business Plaza", Sant Dhyaneswar Marg, Near Guru Nanak Hospital, Bandra (East), Mumbai - 400 051, State - Maharashtra, Country - India	
Contact Numbers	Contact Person : Mr. Amit Gandhi (Finance Head - Mobile No. 7506503865) Mr. Kunal Panchamiya (CRM Head - Mobile No. 8291002851) Mr. Santosh Pathak (Sales Head - Mobile No. 9833812237)	
E - mail ID	amit.gandhi@adani.com kunal.panchamiya@adani.com	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Nallah & Internal Road
On or towards South	Internal Road
On or towards East	Eastern Express Highway
On or towards West	Open Plot & Adarsh Housing Society



Mumbai

121, 1st Floor, Ackruti Star,
Central Road, MIDC,
Andheri (E), Mumbai - 400 093,
(M.S.), INDIA

Tel. : +91 22 28371325
Fax : +91 22 28371324
mumbai@vastukala.org

Delhi NCR

L-306, Sispal Vihar,
AWHO Society, Sohna Road,
Sector - 49, Gurgaon,
Haryana - 122018, INDIA

Mobile : +91 9216912225
+91 9819670183
delhincr@vastukala.org

Nanded

28, S.G.G.S. -
Stadium Complex,
Gokul Nagar,
Nanded - 431 602, (M.S.), INDIA

Tel. : +91 2462 244288
+91 2462 239909
nanded@vastukala.org

Aurangabad

Plot No. 106, N-3, CIDCO,
Aurangabad - 431 005,
(M.S.), INDIA

Tel. : +91 240 2485151
Mobile: +91 9167204062
+91 9860863601
aurangabad@vastukala.org

Vastukala Consultants (I) Pvt. Ltd.121, 1st Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai - 400 093

To,

**The Branch Manager,
State Bank of India**Home Loans Sales, Project Approval Cell, Local Head Office, "Synergy",
5th Floor, C-6, 'G' Block,
Bandra Kurla Complex, Bandra (East),
Mumbai – 400 051, State - Maharashtra, Country - India**VALUATION REPORT (IN RESPECT OF MASTER VALUATION REPORT)**

I	General	
1.	Purpose for which the valuation is made	: As per request from State Bank of India, Home Loans Sales, Project Approval Cell, BKC to assess fair market value of the property for bank loan purpose.
2.	a)	Date of inspection : 19.10.2021
	b)	Date on which the valuation is made : 22.10.2021
3.	List of documents produced for perusal	
	1. Copy of Affidavit Cum Declaration of Mr. Sunil Bhat duly authorized by the promoter of the proposed project name The Views - Tower A & B date 06.10.2021 (As per RERA Site)	
	2. Copy of Deed of Retirement date 12.09.2018 b/w. Adani Infrastructure And Developers Pvt. Ltd. (the Continuing Partners) AND Housing Development and Infrastructure Ltd. (the Retiring Partner)	
	3. Copy of Deed of Sale date 27.06.2006 b/w. MIDC (the Authority) AND Pant Nagar Sainath CHSL (the Society)	
	4. Copy of Deed of Sale date 13.09.2005 b/w. MIDC (the Authority) AND Pant Nagar Samadhan CHSL (the Society)	
	5. Copy of Indenture of Lease date 21.06.2006 issued by MHADA (the Authority) AND Pant Nagar Yashodham CHSL (the Society)	
	6. Copy of Title Report date 21.01.2020 issued by M. T. Miskita & Company	
	7. Copy of Details of encumbrances date 21.09.2021 issued by M/s. Agnel Developers (As per RERA Site)	
	8. Copy of MAHARERA Registration Certificate of Project No. P51900031165 issued by Maharashtra Real Estate Regulatory Authority date 06.10.2021	
	9. Copy of Fire Brigade Letter No. FB / HR - R - VI / 115 date 01.02.2019 issued by Municipal Corporation of Greater Mumbai Fire Brigade	
	10. Copy of Commencement Certificate No. MH / EE / (BP) / GM / MHADA -1 / 404 / 2019 date 20.09.2019 issued by Executive Engineer / Building Permission Cell, Greater Mumbai / MHADA. In view of above the part Plinth C.C. upto 0.60 mtr. AGL for Tower -A and Tower -B as per approved IOA plans dated 07.11.2019 & as per Phase Programme Plan issued on date 09.08.2021 . This CC is valid upto 19.09.2022	
	11. Copy of Amended Plan Letter No. MH / EE / (BP) / GM / MHADA -1 / 404 / 2019 date 07.11.2019 issued by Executive Engineer / Building Permission Cell, Greater Mumbai / MHADA	
	12. Copy of Approved Plan No. MHADA -1 / 404 / 2019 date 07.11.2019 issued by Executive Engineer / Building Permission Cell, Greater Mumbai / MHADA	
	Approved upto:	
	Tower	Number of Floors



	A	2 Basements + Ground (part) + Stilt (part) + 1st to 6th upper floors.	
	B	2 Basements + Ground (part) + Stilt (part) + 1st to 7th upper floors.	
	Project Name (with address & phone nos.)	:	"The Views", Proposed High Rise Sale Residential Building No. 1 on Redevelopment of 512 Tenements of EWS Tenants Association (Revedelopment Building No. 244 to 307) on Plot Bearing C.T.S. No. 194A/9/10 & 194A/9/11 of Village - Ghatkopar, MHADA Colony, Pantnagar, Ghatkopar (East), Mumbai, PIN Code – 400 075, 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)	:	<p>M/s. Agnel Developers</p> <p>Address: Office at 601, "Hallmark Business Plaza", Sant Dhyaneshwar Marg, Near Guru Nanak Hospital, Bandra (East), Mumbai - 400 051, State - Maharashtra, Country - India</p> <p>Contact Person : Mr. Amit Gandhi (Finance Head - Mobile No. 7506503865) Mr. Kunal Panchamiya (CRM Head - Mobile No. 8291002851) Mr. Santosh Pathak (Sales Head - Mobile No. 9833812237)</p>
5.	Brief description of the property (Including Leasehold / freehold etc.)	:	
<p>About "The Views" Project: Adani The Views is an outstretched elegance development Mumbai, catapulting the innovative way of life. Flats at Adani The Views provides you with the sort of living that rejuvenate you, one which motivates someone to take up residence to the utmost. Adani The Views is diligently constructed with absolute comfort & the finest of features as they are an uncomplicated amalgam of modernity and ambiance. Adani The Views offers lavish 2 BHK, 3 BHK Flats. For those seeking quality and luxury living, this project is your ideal choice of investment or living. Get an exclusive opportunity to experience an Brilliantly design lifestyle with attractive pricing. Conceptualized and designed by the global talent in urban development working towards a vision to provide an urban-luxury living experience. Adani The Views has been registered via MahaRERA registration number: P51900031165 At this destination you'll find amenities like, etc. All daily conveniences like restaurants, schools, colleges, banks, ATMs are easy accessible from here.</p> <p>Location: Ghatkopar East has witnessed a tremendous growth in real estate development in recent years. The nearby Ghatkopar and Vidyavihar Stations connect you to the Central line of the Mumbai Suburban Network. The upcoming Versova-Andheri-Ghatkopar Metro will make travelling even more convenient for the daily commuters of this region. Chhatrapati Shivaji International Airport is also at a short driving distance from here. Tilak Road and Vallabh Baug Lane which are small market places are other few highlights of Ghatkopar. Many reputed schools, colleges, shopping malls, health centers and hospitals exist in this area thereby ensuring a smooth and convenient daily life..</p>			

TYPE OF THE BUILDING

Tower	Number of Floors
A	Proposed 2 Basements + Ground (part) + Stilt (part) + 1st to 21st upper floors as per information provided by builder. The building permission as on date is received till 2 Basements + Ground (part) + Stilt (part) + 1st to 6th upper floors.
B	Proposed 2 Basements + Ground (part) + Stilt (part) + 1st to 21st upper floors as per information provided by builder. The building permission as on date is received till 2 Basements + Ground (part) + Stilt (part) + 1st to 7th upper floors.

LEVEL OF COMPLETEION:

Tower	Present stage of Construction	Percentage of work completion
A & B	Foundation work is in progress.	0%

DATE OF COMPLETION & FUTURE LIFE:

Expected completion date as informed by builder is **December - 2025 (Tower A & B) (As per MAHARERA Certificate)**

PROPOSED PROJECT AMENITIES:

➤ Vitrified tiles flooring 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
➤ Gymnasium
➤ Garden
➤ Indoor Game
➤ Jogging Track
➤ Yoga Area
➤ Kids Play Area
➤ Mini Theatre
➤ Toddlers Play Area
➤ Fitness Centre
➤ Badminton Court
➤ Lounge & Seating Zone
➤ Multi Games Room
➤ Jacuzzi
➤ Meditation Area
➤ Cricket Pitch
➤ Banquet
➤ Swimming Pool

6.	Location of property	:	
	a) Plot No. / Survey No.	:	Survey No. 236-A
	b) Door No.	:	Not applicable
	c) C. T.S. No. / Village	:	C.T.S. No. 194A/9/10 & 194A/9/11 of Village - Ghatkopar

	d)	Ward / Taluka	:	-
	e)	Mandal / District	:	Mumbai Suburban District
7.		Postal address of the property	:	"The Views", Proposed High Rise Sale Residential Building No. 1 on Redevelopment of 512 Tenements of EWS Tenants Association (Revedelopment Building No. 244 to 307) on Plot Bearing C.T.S. No. 194A/9/10 & 194A/9/11 of Village - Ghatkopar, MHADA Colony, Pantnagar, Ghatkopar (East), Mumbai, PIN Code – 400 075, State - Maharashtra, Country - India
8.		City / Town	:	Ghatkopar, Mumbai
		Residential area	:	Yes
		Commercial area	:	No
		Industrial area	:	No
9.		Classification of the area	:	
	i)	High / Middle / Poor	:	Middle Class
	ii)	Urban / Semi Urban / Rural	:	Urban
10.		Coming under Corporation limit / Village Panchayat / Municipality	:	Village - Ghatkopar, Executive Engineer / Building Permission Cell, Greater Mumbai / MHADA
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.		Boundaries of the property		
		As per Documents	As per MAHARERA	As per Site
		North	Pantnagar MHADA Colony	Nallah & Internal Road
		South	40 Mtr. Wide Road	Internal Road
		East	Building No. 244, 246 & 248	Eastern Express Highway
		West	Building No. 264 & 265	Rehab Building Open Plot & Adarsh Housing Society
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°04'48.2"N 72°55'00.1"E	
14.		Extent of the site	Plot area - 18280.01 Sq. M. (As per RERA &	

		Documents) Structure - As per table attached to the report						
15.	Extent of the site considered for Valuation (least of 14A& 14B)	: Plot area - 18280.01 Sq. M. (As per RERA & Documents)						
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						
II CHARACTERISTICS OF THE SITE								
1.	Classification of locality	: 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?	: Copy of Approved Plan No. MHADA -1 / 404 / 2019 date 07.11.2019 issued by Executive Engineer / Building Permission Cell, Greater Mumbai / MHADA Approved upto:						
		<table border="1"> <thead> <tr> <th>Tower</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>2 Basements + Ground (part) + Stilt (part) + 1st to 6th upper floors.</td> </tr> <tr> <td>B</td> <td>2 Basements + Ground (part) + Stilt (part) + 1st to 7th upper floors.</td> </tr> </tbody> </table>	Tower	Number of Floors	A	2 Basements + Ground (part) + Stilt (part) + 1st to 6th upper floors.	B	2 Basements + Ground (part) + Stilt (part) + 1st to 7th upper floors.
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10.	Corner plot or intermittent plot?	: Intermittent						
11.	Road facilities	: Yes						
12.	Type of road available at present	: B. T. Road						
13.	Width of road – is it below 20 ft. or more than 20 ft.	: 12.20 Mtr. Wide Existing 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 public service purposes, road widening or applicability of CRZ provisions etc.(Distance from sea-cost / tidal level must be incorporated)	: No						
Part – A (Valuation of land)								
1	Size of plot	: Plot area - 18280.01 Sq. M. (As per RERA & Documents)						

	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 / transactions with respect to adjacent properties in the areas)	:	As per table attached to the report Details of recent transactions/online listings are attached with the report.						
4	Guideline rate obtained from the Register's Office (an evidence thereof to be enclosed)	:	₹ 1,57,490.00 per Sq. M. for Residential ₹ 79,850.00 per Sq. M. for Land						
5	Assessed / adopted rate of valuation	:	As per table attached to the report						
6	Estimated value of land	:	<table border="1"> <thead> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> </thead> <tbody> <tr> <td>18280.01</td> <td>79850</td> <td>145,96,58,799.00</td> </tr> </tbody> </table>	Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	18280.01	79850	145,96,58,799.00
Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)							
18280.01	79850	145,96,58,799.00							
Part – B (Valuation of Building)									
1	Technical details of the building	:							
	a) Type of Building (Residential / Commercial / Industrial)	:	Residential						
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	N.A. Building Construction work is in progress						
	c) Year of construction	:	N.A. Building Construction work is in progress						
	d) Number of floors and height of each floor including basement, if any	:							
	Tower		Number of Floors						
	A		Proposed 2 Basements + Ground (part) + Stilt (part) + 1st to 21st upper floors as per information provided by builder. The building permission as on date is received till 2 Basements + Ground (part) + Stilt (part) + 1st to 6th upper floors.						
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	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	:	Copy of Approved Plan No. MHADA -1 / 404 / 2019 date 07.11.2019 issued by Executive Engineer / Building Permission Cell, Greater Mumbai / MHADA						
	h) Approved map / plan issuing authority	:	Approved upto: <table border="1"> <thead> <tr> <th>Tower</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>2 Basements + Ground (part) + Stilt (part) + 1st to 6th upper floors.</td> </tr> <tr> <td>B</td> <td>2 Basements + Ground (part) + Stilt (part) + 1st to 7th upper floors.</td> </tr> </tbody> </table>	Tower	Number of Floors	A	2 Basements + Ground (part) + Stilt (part) + 1st to 6th upper floors.	B	2 Basements + Ground (part) + Stilt (part) + 1st to 7th upper floors.
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i)	Whether genuineness or authenticity of approved map / plan is verified	:	Yes
j)	Any other comments by our empanelled valuers on authentic of approved plan	:	No.

Specifications of construction (floor-wise) in respect of

Sr. No.	Description	:	
1.	Foundation	:	Proposed R.C.C. Footing
2.	Basement	:	N.A. Building Construction work is in progress
3.	Superstructure	:	Proposed as per IS Code requirements
4.	Joinery / Doors & Windows (Please furnish 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
2.	Compound Wall	:	
	Height	:	N.A. Building Construction work is in progress
	Length	:	
	Type of construction	:	
3.	Electrical installation	:	N.A. Building Construction work is in progress
	Type of wiring	:	
	Class of fittings (superior / ordinary / poor)	:	
	Number of light points	:	N.A. Building Construction work is in progress
	Fan points	:	
	Spare plug points	:	
	Any other item	:	-
4.	Plumbing installation	:	
	a) No. of water closets and their type	:	
	b) No. of wash basins	:	
	c) No. of urinals	:	
	d) No. of bath tubs	:	N.A. Building Construction work is in progress
	e) Water meters, taps etc.	:	
	f) Any other fixtures	:	

CONFIGURATION OF PROJECT AS PER DEVELOPER'S INFORMATION:

Remarks:

1. As per approved plan, there are total (Tower A, B, C & D) of building are proposed to be constructed in this project. Out of construction work of only Tower A & B building is going on at present. We have not been provided details of Tower C & D. Hence we have not considered the same for purpose of our valuation.

2. As per Approved Plan:

Tower	Proposed as per site information	As per Approved Plan						
A & B	Proposed 2 Basements + Ground (part) + Stilt (part) + 1st to 21st upper floors.	<p>Copy of Approved Plan No. MHADA -1 / 404 / 2019 date 07.11.2019 issued by Executive Engineer / Building Permission Cell, Greater Mumbai / MHADA.</p> <p>Approval upto:</p> <table border="1"> <thead> <tr> <th>Tower</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>2 Basements + Ground (part) + Stilt (part) + 1st to 6th upper floors.</td> </tr> <tr> <td>B</td> <td>2 Basements + Ground (part) + Stilt (part) + 1st to 7th upper floors.</td> </tr> </tbody> </table>	Tower	Number of Floors	A	2 Basements + Ground (part) + Stilt (part) + 1st to 6th upper floors.	B	2 Basements + Ground (part) + Stilt (part) + 1st to 7th upper floors.
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A	2 Basements + Ground (part) + Stilt (part) + 1st to 6th upper floors.							
B	2 Basements + Ground (part) + Stilt (part) + 1st to 7th upper floors.							

We have done the valuation of entire proposed construction, however the Market Values of the flats assessed in the reports which are not yet sanctioned are realized only after the approval of said plans by Competent Authority i.e. Executive Engineer / Building Permission Cell, Greater Mumbai / MHADA we have given the separate valuation of approved and proposed construction given by Builder only.

1a) Tower - A (Approved Inventory):

Sr. No.	Flat No.	Floor No.	Comp.	As per RERA Carpet Area in Sq. ft.	Balcony Area in Sq. ft.	Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total Area in ₹	Value of flat in ₹	Realizable Value in ₹	Expected Rent per month in ₹
1	102	1	3 BHK	908	21	929	1022	29800	2,76,84,200.00	2,62,99,990.00	57500
2	103	1	2 BHK	556	20	576	634	29800	1,71,64,800.00	1,63,06,560.00	36000
3	104	1	2 BHK	811	24	835	919	29800	2,48,83,000.00	2,36,38,850.00	52000
4	105	1	2 BHK	601	25	626	689	29800	1,86,54,800.00	1,77,22,060.00	39000
5	106	1	2 BHK	724	21	745	820	29800	2,22,01,000.00	2,10,90,950.00	46500
6	202	2	3 BHK	908	21	929	1022	29800	2,76,84,200.00	2,62,99,990.00	57500
7	203	2	2 BHK	556	20	576	634	29800	1,71,64,800.00	1,63,06,560.00	36000
8	204	2	2 BHK	811	24	835	919	29800	2,48,83,000.00	2,36,38,850.00	52000
9	205	2	2 BHK	601	25	626	689	29800	1,86,54,800.00	1,77,22,060.00	39000
10	206	2	2 BHK	724	21	745	820	29800	2,22,01,000.00	2,10,90,950.00	46500
11	302	3	3 BHK	908	21	929	1022	29800	2,76,84,200.00	2,62,99,990.00	57500
12	303	3	2 BHK	556	20	576	634	29800	1,71,64,800.00	1,63,06,560.00	36000
13	304	3	2 BHK	811	24	835	919	29800	2,48,83,000.00	2,36,38,850.00	52000
14	305	3	2 BHK	582	25	607	668	29800	1,80,88,600.00	1,71,84,170.00	37500
15	306	3	2 BHK	724	21	745	820	29800	2,22,01,000.00	2,10,90,950.00	46500
16	401	4	2 BHK	747	87	834	917	29800	2,48,53,200.00	2,36,10,540.00	52000
17	402	4	3 BHK	908	21	929	1022	29800	2,76,84,200.00	2,62,99,990.00	57500
18	403	4	2 BHK	556	20	576	634	29800	1,71,64,800.00	1,63,06,560.00	36000
19	404	4	2 BHK	811	24	835	919	29800	2,48,83,000.00	2,36,38,850.00	52000



Sr. No.	Flat No.	Floor No.	Comp.	As per RERA Carpet Area in Sq. ft.	Balcony Area in Sq. ft.	Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total Area in ₹	Value of flat in ₹	Realizable Value in ₹	Expected Rent per month in ₹
20	405	4	2 BHK	582	25	607	668	29800	1,80,88,600.00	1,71,84,170.00	37500
21	406	4	2 BHK	724	21	745	820	29800	2,22,01,000.00	2,10,90,950.00	46500
22	407	4	2 BHK	737	69	806	887	29800	2,40,18,800.00	2,28,17,860.00	50000
23	501	5	2 BHK	737	18	755	831	29800	2,24,99,000.00	2,13,74,050.00	47000
24	502	5	3 BHK	908	21	929	1022	29800	2,76,84,200.00	2,62,99,990.00	57500
25	503	5	2 BHK	556	20	576	634	29800	1,71,64,800.00	1,63,06,560.00	36000
26	504	5	2 BHK	811	24	835	919	29800	2,48,83,000.00	2,36,38,850.00	52000
27	505	5	2 BHK	582	25	607	668	29800	1,80,88,600.00	1,71,84,170.00	37500
28	506	5	2 BHK	724	21	745	820	29800	2,22,01,000.00	2,10,90,950.00	46500
29	507	5	2 BHK	726	20	746	821	29800	2,22,30,800.00	2,11,19,260.00	46500
30	601	6	2 BHK	737	18	755	831	29800	2,24,99,000.00	2,13,74,050.00	47000
31	602	6	3 BHK	908	21	929	1022	29800	2,76,84,200.00	2,62,99,990.00	57500
32	603	6	2 BHK	556	20	576	634	29800	1,71,64,800.00	1,63,06,560.00	36000
33	604	6	2 BHK	811	24	835	919	29800	2,48,83,000.00	2,36,38,850.00	52000
34	605	6	2 BHK	582	25	607	668	29800	1,80,88,600.00	1,71,84,170.00	37500
35	606	6	2 BHK	724	21	745	820	29800	2,22,01,000.00	2,10,90,950.00	46500
36	607	6	2 BHK	726	20	746	821	29800	2,22,30,800.00	2,11,19,260.00	46500
Total				25934	898	26832	29515		79,95,93,600.00	75,96,13,920.00	

1b) Tower - A (Proposed Inventory):

Sr. No.	Flat No.	Floor No.	Comp.	As per RERA Carpet Area in Sq. ft.	Balcony Area in Sq. ft.	Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total area in ₹	Value of flat in ₹	Realizable Value in ₹	Expected Rent per month in ₹
37	701	7	2 BHK	746	88	834	821	29800	2,22,30,800.00	2,11,19,260.00	46500
38	702	7	3 BHK	924	132	1056	1016	29800	2,75,35,200.00	2,61,58,440.00	57500
39	703	7	2 BHK	562	71	633	618	29800	1,67,47,600.00	1,59,10,220.00	35000
40	704	7	2 BHK	825	128	953	908	29800	2,45,85,000.00	2,33,55,750.00	51000
41	705	7	2 BHK	586	41	627	645	29800	1,74,62,800.00	1,65,89,660.00	36500
42	706	7	2 BHK	724	21	745	796	29800	2,15,75,200.00	2,04,96,440.00	45000
43	707	7	2 BHK	735	67	802	809	29800	2,19,03,000.00	2,08,07,850.00	45500
44	801	8	2 BHK	746	88	834	821	29800	2,22,30,800.00	2,11,19,260.00	46500
45	802	8	3 BHK	920	102	1022	1012	29800	2,74,16,000.00	2,60,45,200.00	57000
46	803	8	2 BHK	562	71	633	618	29800	1,67,47,600.00	1,59,10,220.00	35000
47	804	8	2 BHK	825	128	953	908	29800	2,45,85,000.00	2,33,55,750.00	51000
48	805	8	2 BHK	586	41	627	645	29800	1,74,62,800.00	1,65,89,660.00	36500
49	806	8	2 BHK	724	21	745	796	29800	2,15,75,200.00	2,04,96,440.00	45000

Sr. No.	Flat No.	Floor No.	Comp.	As per RERA Carpet Area in Sq. ft.	Balcony Area in Sq. ft.	Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total area in ₹	Value of flat in ₹	Realizable Value in ₹	Expected Rent per month in ₹
50	807	8	2 BHK	735	67	802	809	29800	2,19,03,000.00	2,08,07,850.00	45500
51	901	9	2 BHK	746	88	834	821	29800	2,22,30,800.00	2,11,19,260.00	46500
52	902	9	3 BHK	920	102	1022	1012	29800	2,74,16,000.00	2,60,45,200.00	57000
53	903	9	2 BHK	562	71	633	618	29800	1,67,47,600.00	1,59,10,220.00	35000
54	904	9	2 BHK	825	128	953	908	29800	2,45,85,000.00	2,33,55,750.00	51000
55	905	9	2 BHK	589	72	661	648	29800	1,75,52,200.00	1,66,74,590.00	36500
56	906	9	2 BHK	737	116	853	811	29800	2,19,62,600.00	2,08,64,470.00	46000
57	907	9	2 BHK	735	67	802	809	29800	2,19,03,000.00	2,08,07,850.00	45500
58	1001	10	2 BHK	746	88	834	821	29800	2,22,30,800.00	2,11,19,260.00	46500
59	1002	10	3 BHK	920	102	1022	1012	29800	2,74,16,000.00	2,60,45,200.00	57000
60	1003	10	2 BHK	562	71	633	618	29800	1,67,47,600.00	1,59,10,220.00	35000
61	1004	10	2 BHK	825	128	953	908	29800	2,45,85,000.00	2,33,55,750.00	51000
62	1005	10	2 BHK	589	59	648	648	29800	1,75,52,200.00	1,66,74,590.00	36500
63	1006	10	2 BHK	732	68	800	805	29800	2,18,13,600.00	2,07,22,920.00	45500
64	1007	10	2 BHK	735	67	802	809	29800	2,19,03,000.00	2,08,07,850.00	45500
65	1101	11	2 BHK	746	88	834	821	29800	2,22,30,800.00	2,11,19,260.00	46500
66	1102	11	3 BHK	920	102	1022	1012	29800	2,74,16,000.00	2,60,45,200.00	57000
67	1103	11	2 BHK	562	71	633	618	29800	1,67,47,600.00	1,59,10,220.00	35000
68	1104	11	2 BHK	825	128	953	908	29800	2,45,85,000.00	2,33,55,750.00	51000
69	1105	11	2 BHK	589	59	648	648	29800	1,75,52,200.00	1,66,74,590.00	36500
70	1106	11	2 BHK	732	68	800	805	29800	2,18,13,600.00	2,07,22,920.00	45500
71	1107	11	2 BHK	735	67	802	809	29800	2,19,03,000.00	2,08,07,850.00	45500
72	1201	12	2 BHK	746	88	834	821	29800	2,22,30,800.00	2,11,19,260.00	46500
73	1202	12	3 BHK	920	102	1022	1012	29800	2,74,16,000.00	2,60,45,200.00	57000
74	1203	12	2 BHK	562	71	633	618	29800	1,67,47,600.00	1,59,10,220.00	35000
75	1204	12	2 BHK	825	128	953	908	29800	2,45,85,000.00	2,33,55,750.00	51000
76	1205	12	2 BHK	589	59	648	648	29800	1,75,52,200.00	1,66,74,590.00	36500
77	1206	12	2 BHK	732	68	800	805	29800	2,18,13,600.00	2,07,22,920.00	45500
78	1207	12	2 BHK	735	67	802	809	29800	2,19,03,000.00	2,08,07,850.00	45500
79	1301	13	2 BHK	746	88	834	821	29800	2,22,30,800.00	2,11,19,260.00	46500
80	1302	13	3 BHK	920	102	1022	1012	29800	2,74,16,000.00	2,60,45,200.00	57000
81	1303	13	2 BHK	562	71	633	618	29800	1,67,47,600.00	1,59,10,220.00	35000
82	1304	13	2 BHK	825	128	953	908	29800	2,45,85,000.00	2,33,55,750.00	51000
83	1305	13	2 BHK	589	59	648	648	29800	1,75,52,200.00	1,66,74,590.00	36500
84	1306	13	2 BHK	732	68	800	805	29800	2,18,13,600.00	2,07,22,920.00	45500

Sr. No.	Flat No.	Floor No.	Comp.	As per RERA Carpet Area in Sq. ft.	Balcony Area in Sq. ft.	Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total area in ₹	Value of flat in ₹	Realizable Value in ₹	Expected Rent per month in ₹
85	1307	13	2 BHK	735	67	802	809	29800	2,19,03,000.00	2,08,07,850.00	45500
86	1401	14	2 BHK	746	88	834	821	29800	2,22,30,800.00	2,11,19,260.00	46500
87	1402	14	3 BHK	920	102	1022	1012	29800	2,74,16,000.00	2,60,45,200.00	57000
88	1403	14	2 BHK	562	71	633	618	29800	1,67,47,600.00	1,59,10,220.00	35000
89	1404	14	2 BHK	825	128	953	908	29800	2,45,85,000.00	2,33,55,750.00	51000
90	1405	14	2 BHK	589	59	648	648	29800	1,75,52,200.00	1,66,74,590.00	36500
91	1406	14	2 BHK	732	68	800	805	29800	2,18,13,600.00	2,07,22,920.00	45500
92	1407	14	2 BHK	735	67	802	809	29800	2,19,03,000.00	2,08,07,850.00	45500
93	1501	15	2 BHK	746	88	834	821	29800	2,22,30,800.00	2,11,19,260.00	46500
94	1502	15	3 BHK	920	102	1022	1012	29800	2,74,16,000.00	2,60,45,200.00	57000
95	1503	15	2 BHK	562	71	633	618	29800	1,67,47,600.00	1,59,10,220.00	35000
96	1504	15	2 BHK	825	128	953	908	29800	2,45,85,000.00	2,33,55,750.00	51000
97	1505	15	2 BHK	589	59	648	648	29800	1,75,52,200.00	1,66,74,590.00	36500
98	1506	15	2 BHK	732	68	800	805	29800	2,18,13,600.00	2,07,22,920.00	45500
99	1507	15	2 BHK	735	67	802	809	29800	2,19,03,000.00	2,08,07,850.00	45500
100	1601	16	2 BHK	746	88	834	821	29800	2,22,30,800.00	2,11,19,260.00	46500
101	1602	16	3 BHK	924	132	1056	1016	29800	2,75,35,200.00	2,61,58,440.00	57500
102	1603	16	2 BHK	562	71	633	618	29800	1,67,47,600.00	1,59,10,220.00	35000
103	1604	16	2 BHK	825	128	953	908	29800	2,45,85,000.00	2,33,55,750.00	51000
104	1605	16	2 BHK	589	72	661	648	29800	1,75,52,200.00	1,66,74,590.00	36500
105	1606	16	2 BHK	737	116	853	811	29800	2,19,62,600.00	2,08,64,470.00	46000
106	1607	16	2 BHK	735	67	802	809	29800	2,19,03,000.00	2,08,07,850.00	45500
107	1701	17	2 BHK	746	88	834	821	29800	2,22,30,800.00	2,11,19,260.00	46500
108	1702	17	3 BHK	920	102	1022	1012	29800	2,74,16,000.00	2,60,45,200.00	57000
109	1703	17	2 BHK	562	71	633	618	29800	1,67,47,600.00	1,59,10,220.00	35000
110	1704	17	2 BHK	825	128	953	908	29800	2,45,85,000.00	2,33,55,750.00	51000
111	1705	17	2 BHK	589	59	648	648	29800	1,75,52,200.00	1,66,74,590.00	36500
112	1706	17	2 BHK	732	68	800	805	29800	2,18,13,600.00	2,07,22,920.00	45500
113	1707	17	2 BHK	735	67	802	809	29800	2,19,03,000.00	2,08,07,850.00	45500
114	1801	18	2 BHK	746	88	834	821	29800	2,22,30,800.00	2,11,19,260.00	46500
115	1802	18	3 BHK	924	132	1056	1016	29800	2,75,35,200.00	2,61,58,440.00	57500
116	1803	18	2 BHK	562	71	633	618	29800	1,67,47,600.00	1,59,10,220.00	35000
117	1804	18	2 BHK	825	128	953	908	29800	2,45,85,000.00	2,33,55,750.00	51000
118	1805	18	2 BHK	589	72	661	648	29800	1,75,52,200.00	1,66,74,590.00	36500
119	1806	18	2 BHK	737	116	853	811	29800	2,19,62,600.00	2,08,64,470.00	46000

Sr. No.	Flat No.	Floor No.	Comp.	As per RERA Carpet Area in Sq. ft.	Balcony Area in Sq. ft.	Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total area in ₹	Value of flat in ₹	Realizable Value in ₹	Expected Rent per month in ₹
120	1807	18	2 BHK	735	67	802	809	29800	2,19,03,000.00	2,08,07,850.00	45500
121	1901	19	2 BHK	746	88	834	821	29800	2,22,30,800.00	2,11,19,260.00	46500
122	1902	19	3 BHK	920	102	1022	1012	29800	2,74,16,000.00	2,60,45,200.00	57000
123	1903	19	2 BHK	562	71	633	618	29800	1,67,47,600.00	1,59,10,220.00	35000
124	1904	19	2 BHK	825	128	953	908	29800	2,45,85,000.00	2,33,55,750.00	51000
125	1905	19	2 BHK	589	59	648	648	29800	1,75,52,200.00	1,66,74,590.00	36500
126	1906	19	2 BHK	732	68	800	805	29800	2,18,13,600.00	2,07,22,920.00	45500
127	1907	19	2 BHK	735	67	802	809	29800	2,19,03,000.00	2,08,07,850.00	45500
128	2001	20	2 BHK	746	88	834	821	29800	2,22,30,800.00	2,11,19,260.00	46500
129	2002	20	3 BHK	924	132	1056	1016	29800	2,75,35,200.00	2,61,58,440.00	57500
130	2003	20	2 BHK	562	71	633	618	29800	1,67,47,600.00	1,59,10,220.00	35000
131	2004	20	2 BHK	825	128	953	908	29800	2,45,85,000.00	2,33,55,750.00	51000
132	2005	20	2 BHK	589	72	661	648	29800	1,75,52,200.00	1,66,74,590.00	36500
133	2006	20	2 BHK	737	116	853	811	29800	2,19,62,600.00	2,08,64,470.00	46000
134	2007	20	2 BHK	735	67	802	809	29800	2,19,03,000.00	2,08,07,850.00	45500
135	2101	21	2 BHK	746	88	834	821	29800	2,22,30,800.00	2,11,19,260.00	46500
136	2102	21	3 BHK	920	102	1022	1012	29800	2,74,16,000.00	2,60,45,200.00	57000
137	2103	21	2 BHK	562	71	633	618	29800	1,67,47,600.00	1,59,10,220.00	35000
138	2104	21	2 BHK	825	128	953	908	29800	2,45,85,000.00	2,33,55,750.00	51000
139	2105	21	2 BHK	589	59	648	648	29800	1,75,52,200.00	1,66,74,590.00	36500
140	2106	21	2 BHK	732	68	800	805	29800	2,18,13,600.00	2,07,22,920.00	45500
141	2107	21	2 BHK	735	67	802	809	29800	2,19,03,000.00	2,08,07,850.00	45500
Total				76649	8979	85628	84314		2,28,41,40,200.00	2,16,99,33,190.00	

2a) Tower - B (Approved Inventory):

Sr. No.	Flat No.	Floor No.	Comp.	As per RERA Carpet Area in Sq. ft.	Balcony Area in Sq. ft.	Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total Area in ₹	Value of flat in ₹	Realizable Value in ₹	Expected Rent per month in ₹
1	102	1	2 BHK	724	21	745	820	29800	2,22,01,000.00	2,10,90,950.00	46500
2	103	1	2 BHK	601	25	626	689	29800	1,86,54,800.00	1,77,22,060.00	39000
3	104	1	2 BHK	811	24	835	919	29800	2,48,83,000.00	2,36,38,850.00	52000
4	105	1	2 BHK	556	20	576	634	29800	1,71,64,800.00	1,63,06,560.00	36000
5	106	1	3 BHK	908	21	929	1022	29800	2,76,84,200.00	2,62,99,990.00	57500
6	202	2	2 BHK	724	21	745	820	29800	2,22,01,000.00	2,10,90,950.00	46500
7	203	2	2 BHK	601	25	626	689	29800	1,86,54,800.00	1,77,22,060.00	39000
8	204	2	2 BHK	811	24	835	919	29800	2,48,83,000.00	2,36,38,850.00	52000

Sr. No.	Flat No.	Floor No.	Comp.	As per RERA Carpet Area in Sq. ft.	Balcony Area in Sq. ft.	Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total Area in ₹	Value of flat in ₹	Realizable Value in ₹	Expected Rent per month in ₹
9	205	2	2 BHK	556	20	576	634	29800	1,71,64,800.00	1,63,06,560.00	36000
10	206	2	3 BHK	908	21	929	1022	29800	2,76,84,200.00	2,62,99,990.00	57500
11	302	3	2 BHK	724	21	745	820	29800	2,22,01,000.00	2,10,90,950.00	46500
12	303	3	2 BHK	601	25	626	689	29800	1,86,54,800.00	1,77,22,060.00	39000
13	304	3	2 BHK	811	24	835	919	29800	2,48,83,000.00	2,36,38,850.00	52000
14	305	3	2 BHK	556	20	576	634	29800	1,71,64,800.00	1,63,06,560.00	36000
15	306	3	3 BHK	908	21	929	1022	29800	2,76,84,200.00	2,62,99,990.00	57500
16	401	4	2 BHK	706	69	775	853	29800	2,30,95,000.00	2,19,40,250.00	48000
17	402	4	2 BHK	724	21	745	820	29800	2,22,01,000.00	2,10,90,950.00	46500
18	403	4	2 BHK	601	25	626	689	29800	1,86,54,800.00	1,77,22,060.00	39000
19	404	4	2 BHK	811	24	835	919	29800	2,48,83,000.00	2,36,38,850.00	52000
20	405	4	2 BHK	556	20	576	634	29800	1,71,64,800.00	1,63,06,560.00	36000
21	406	4	3 BHK	908	21	929	1022	29800	2,76,84,200.00	2,62,99,990.00	57500
22	407	4	2 BHK	747	87	834	917	29800	2,48,53,200.00	2,36,10,540.00	52000
23	501	5	2 BHK	695	20	715	787	29800	2,13,07,000.00	2,02,41,650.00	44500
24	502	5	2 BHK	724	21	745	820	29800	2,22,01,000.00	2,10,90,950.00	46500
25	503	5	2 BHK	601	25	626	689	29800	1,86,54,800.00	1,77,22,060.00	39000
26	504	5	2 BHK	811	24	835	919	29800	2,48,83,000.00	2,36,38,850.00	52000
27	505	5	2 BHK	556	20	576	634	29800	1,71,64,800.00	1,63,06,560.00	36000
28	506	5	3 BHK	908	21	929	1022	29800	2,76,84,200.00	2,62,99,990.00	57500
29	507	5	2 BHK	737	18	755	831	29800	2,24,99,000.00	2,13,74,050.00	47000
30	601	6	2 BHK	695	20	715	787	29800	2,13,07,000.00	1,91,76,300.00	44500
31	602	6	2 BHK	724	21	745	820	29800	2,22,01,000.00	1,99,80,900.00	46500
32	603	6	2 BHK	601	25	626	689	29800	1,86,54,800.00	1,77,22,060.00	39000
33	604	6	2 BHK	811	24	835	919	29800	2,48,83,000.00	2,36,38,850.00	52000
34	605	6	2 BHK	556	20	576	634	29800	1,71,64,800.00	1,63,06,560.00	36000
35	606	6	3 BHK	908	21	929	1022	29800	2,76,84,200.00	2,62,99,990.00	57500
36	607	6	2 BHK	737	18	755	831	29800	2,24,99,000.00	2,13,74,050.00	47000
37	701	7	2 BHK	704	67	771	848	29800	2,29,75,800.00	2,18,27,010.00	48000
38	702	7	2 BHK	724	21	745	820	29800	2,22,01,000.00	2,10,90,950.00	46500
39	703	7	2 BHK	605	41	646	711	29800	1,92,50,800.00	1,82,88,260.00	40000
40	704	7	2 BHK	825	128	953	1048	29800	2,83,99,400.00	2,69,79,430.00	59000
41	705	7	2 BHK	562	71	633	696	29800	1,88,63,400.00	1,79,20,230.00	39500
42	706	7	3 BHK	924	132	1056	1162	29800	3,14,68,800.00	2,98,95,360.00	65500
43	707	7	2 BHK	746	88	834	917	29800	2,48,53,200.00	2,36,10,540.00	52000
Total				31007	1446	32453	35698		96,70,99,400.00	91,65,69,030.00	

2b) Tower - B (Proposed Inventory):

Sr. No.	Flat No.	Floor No.	Comp.	As per RERA Carpet Area in Sq. ft.	Balcony Area in Sq. ft.	Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total Area in ₹	Value of flat in ₹	Realizable Value in ₹	Expected Rent per month in ₹
44	801	8	2 BHK	704	67	771	774	29800	2,09,79,200.00	1,99,30,240.00	43500
45	802	8	2 BHK	724	21	745	796	29800	2,15,75,200.00	2,04,96,440.00	45000
46	803	8	2 BHK	605	41	646	666	29800	1,80,29,000.00	1,71,27,550.00	37500
47	804	8	2 BHK	825	128	953	908	29800	2,45,85,000.00	2,33,55,750.00	51000
48	805	8	2 BHK	562	71	633	618	29800	1,67,47,600.00	1,59,10,220.00	35000
49	806	8	3 BHK	920	102	1022	1012	29800	2,74,16,000.00	2,60,45,200.00	57000
50	807	8	2 BHK	746	88	834	821	29800	2,22,30,800.00	2,11,19,260.00	46500
51	901	9	2 BHK	704	67	771	774	29800	2,09,79,200.00	1,99,30,240.00	43500
52	902	9	2 BHK	738	116	854	812	29800	2,19,92,400.00	2,08,92,780.00	46000
53	903	9	2 BHK	608	72	680	669	29800	1,81,18,400.00	1,72,12,480.00	37500
54	904	9	2 BHK	825	128	953	908	29800	2,45,85,000.00	2,33,55,750.00	51000
55	905	9	2 BHK	562	71	633	618	29800	1,67,47,600.00	1,59,10,220.00	35000
56	906	9	3 BHK	920	102	1022	1012	29800	2,74,16,000.00	2,60,45,200.00	57000
57	907	9	2 BHK	746	88	834	821	29800	2,22,30,800.00	2,11,19,260.00	46500
58	1001	10	2 BHK	704	67	771	774	29800	2,09,79,200.00	1,99,30,240.00	43500
59	1002	10	2 BHK	733	68	801	806	29800	2,18,43,400.00	2,07,51,230.00	45500
60	1003	10	2 BHK	608	59	667	669	29800	1,81,18,400.00	1,72,12,480.00	37500
61	1004	10	2 BHK	825	128	953	908	29800	2,45,85,000.00	2,33,55,750.00	51000
62	1005	10	2 BHK	562	71	633	618	29800	1,67,47,600.00	1,59,10,220.00	35000
63	1006	10	3 BHK	920	102	1022	1012	29800	2,74,16,000.00	2,60,45,200.00	57000
64	1007	10	2 BHK	746	88	834	821	29800	2,22,30,800.00	2,11,19,260.00	46500
65	1101	11	2 BHK	704	67	771	774	29800	2,09,79,200.00	1,99,30,240.00	43500
66	1102	11	2 BHK	733	68	801	806	29800	2,18,43,400.00	2,07,51,230.00	45500
67	1103	11	2 BHK	608	59	667	669	29800	1,81,18,400.00	1,72,12,480.00	37500
68	1104	11	2 BHK	825	128	953	908	29800	2,45,85,000.00	2,33,55,750.00	51000
69	1105	11	2 BHK	562	71	633	618	29800	1,67,47,600.00	1,59,10,220.00	35000
70	1106	11	3 BHK	920	102	1022	1012	29800	2,74,16,000.00	2,60,45,200.00	57000
71	1107	11	2 BHK	746	88	834	821	29800	2,22,30,800.00	2,11,19,260.00	46500
72	1201	12	2 BHK	704	67	771	774	29800	2,09,79,200.00	1,99,30,240.00	43500
73	1202	12	2 BHK	733	68	801	806	29800	2,18,43,400.00	2,07,51,230.00	45500
74	1203	12	2 BHK	608	59	667	669	29800	1,81,18,400.00	1,72,12,480.00	37500
75	1204	12	2 BHK	825	128	953	908	29800	2,45,85,000.00	2,33,55,750.00	51000
76	1205	12	2 BHK	562	71	633	618	29800	1,67,47,600.00	1,59,10,220.00	35000
77	1206	12	3 BHK	920	102	1022	1012	29800	2,74,16,000.00	2,60,45,200.00	57000

Sr. No.	Flat No.	Floor No.	Comp.	As per RERA Carpet Area in Sq. ft.	Balcony Area in Sq. ft.	Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total Area in ₹	Value of flat in ₹	Realizable Value in ₹	Expected Rent per month in ₹
78	1207	12	2 BHK	746	88	834	821	29800	2,22,30,800.00	2,11,19,260.00	46500
79	1301	13	2 BHK	704	67	771	774	29800	2,09,79,200.00	1,99,30,240.00	43500
80	1302	13	2 BHK	733	68	801	806	29800	2,18,43,400.00	2,07,51,230.00	45500
81	1303	13	2 BHK	608	59	667	669	29800	1,81,18,400.00	1,72,12,480.00	37500
82	1304	13	2 BHK	825	128	953	908	29800	2,45,85,000.00	2,33,55,750.00	51000
83	1305	13	2 BHK	562	71	633	618	29800	1,67,47,600.00	1,59,10,220.00	35000
84	1306	13	3 BHK	920	102	1022	1012	29800	2,74,16,000.00	2,60,45,200.00	57000
85	1307	13	2 BHK	746	88	834	821	29800	2,22,30,800.00	2,11,19,260.00	46500
86	1401	14	2 BHK	704	67	771	774	29800	2,09,79,200.00	1,99,30,240.00	43500
87	1402	14	2 BHK	733	68	801	806	29800	2,18,43,400.00	2,07,51,230.00	45500
88	1403	14	2 BHK	608	59	667	669	29800	1,81,18,400.00	1,72,12,480.00	37500
89	1404	14	2 BHK	825	128	953	908	29800	2,45,85,000.00	2,33,55,750.00	51000
90	1405	14	2 BHK	562	71	633	618	29800	1,67,47,600.00	1,59,10,220.00	35000
91	1406	14	3 BHK	920	102	1022	1012	29800	2,74,16,000.00	2,60,45,200.00	57000
92	1407	14	2 BHK	746	88	834	821	29800	2,22,30,800.00	2,11,19,260.00	46500
93	1501	15	2 BHK	704	67	771	774	29800	2,09,79,200.00	1,99,30,240.00	43500
94	1502	15	2 BHK	733	68	801	806	29800	2,18,43,400.00	2,07,51,230.00	45500
95	1503	15	2 BHK	608	59	667	669	29800	1,81,18,400.00	1,72,12,480.00	37500
96	1504	15	2 BHK	825	128	953	908	29800	2,45,85,000.00	2,33,55,750.00	51000
97	1505	15	2 BHK	562	71	633	618	29800	1,67,47,600.00	1,59,10,220.00	35000
98	1506	15	3 BHK	920	102	1022	1012	29800	2,74,16,000.00	2,60,45,200.00	57000
99	1507	15	2 BHK	746	88	834	821	29800	2,22,30,800.00	2,11,19,260.00	46500
100	1601	16	2 BHK	704	67	771	774	29800	2,09,79,200.00	1,99,30,240.00	43500
101	1602	16	2 BHK	733	68	801	806	29800	2,18,43,400.00	2,07,51,230.00	45500
102	1603	16	2 BHK	608	59	667	669	29800	1,81,18,400.00	1,72,12,480.00	37500
103	1604	16	2 BHK	825	128	953	908	29800	2,45,85,000.00	2,33,55,750.00	51000
104	1605	16	2 BHK	562	71	633	618	29800	1,67,47,600.00	1,59,10,220.00	35000
105	1606	16	3 BHK	920	102	1022	1012	29800	2,74,16,000.00	2,60,45,200.00	57000
106	1607	16	2 BHK	746	88	834	821	29800	2,22,30,800.00	2,11,19,260.00	46500
107	1701	17	2 BHK	704	67	771	774	29800	2,09,79,200.00	1,99,30,240.00	43500
108	1702	17	2 BHK	733	68	801	806	29800	2,18,43,400.00	2,07,51,230.00	45500
109	1703	17	2 BHK	608	59	667	669	29800	1,81,18,400.00	1,72,12,480.00	37500
110	1704	17	2 BHK	825	128	953	908	29800	2,45,85,000.00	2,33,55,750.00	51000
111	1705	17	2 BHK	562	71	633	618	29800	1,67,47,600.00	1,59,10,220.00	35000
112	1706	17	3 BHK	920	102	1022	1012	29800	2,74,16,000.00	2,60,45,200.00	57000

Sr. No.	Flat No.	Floor No.	Comp.	As per RERA Carpet Area in Sq. ft.	Balcony Area in Sq. ft.	Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total Area in ₹	Value of flat in ₹	Realizable Value in ₹	Expected Rent per month in ₹
113	1707	17	2 BHK	746	88	834	821	29800	2,22,30,800.00	2,11,19,260.00	46500
114	1801	18	2 BHK	704	67	771	774	29800	2,09,79,200.00	1,99,30,240.00	43500
115	1802	18	2 BHK	733	68	801	806	29800	2,18,43,400.00	2,07,51,230.00	45500
116	1803	18	2 BHK	608	59	667	669	29800	1,81,18,400.00	1,72,12,480.00	37500
117	1804	18	2 BHK	825	128	953	908	29800	2,45,85,000.00	2,33,55,750.00	51000
118	1805	18	2 BHK	562	71	633	618	29800	1,67,47,600.00	1,59,10,220.00	35000
119	1806	18	3 BHK	920	102	1022	1012	29800	2,74,16,000.00	2,60,45,200.00	57000
120	1807	18	2 BHK	746	88	834	821	29800	2,22,30,800.00	2,11,19,260.00	46500
121	1901	19	2 BHK	704	67	771	774	29800	2,09,79,200.00	1,99,30,240.00	43500
122	1902	19	2 BHK	733	68	801	806	29800	2,18,43,400.00	2,07,51,230.00	45500
123	1903	19	2 BHK	608	59	667	669	29800	1,81,18,400.00	1,72,12,480.00	37500
124	1904	19	2 BHK	825	128	953	908	29800	2,45,85,000.00	2,33,55,750.00	51000
125	1905	19	2 BHK	562	71	633	618	29800	1,67,47,600.00	1,59,10,220.00	35000
126	1906	19	3 BHK	920	102	1022	1012	29800	2,74,16,000.00	2,60,45,200.00	57000
127	1907	19	2 BHK	746	88	834	821	29800	2,22,30,800.00	2,11,19,260.00	46500
128	2001	20	2 BHK	704	67	771	774	29800	2,09,79,200.00	1,99,30,240.00	43500
129	2002	20	2 BHK	733	68	801	806	29800	2,18,43,400.00	2,07,51,230.00	45500
130	2003	20	2 BHK	608	59	667	669	29800	1,81,18,400.00	1,72,12,480.00	37500
131	2004	20	2 BHK	825	128	953	908	29800	2,45,85,000.00	2,33,55,750.00	51000
132	2005	20	2 BHK	562	71	633	618	29800	1,67,47,600.00	1,59,10,220.00	35000
133	2006	20	3 BHK	920	102	1022	1012	29800	2,74,16,000.00	2,60,45,200.00	57000
134	2007	20	2 BHK	746	88	834	821	29800	2,22,30,800.00	2,11,19,260.00	46500
135	2101	21	2 BHK	704	67	771	774	29800	2,09,79,200.00	1,99,30,240.00	43500
136	2102	21	2 BHK	733	68	801	806	29800	2,18,43,400.00	2,07,51,230.00	45500
137	2103	21	2 BHK	608	59	667	669	29800	1,81,18,400.00	1,72,12,480.00	37500
138	2104	21	2 BHK	825	128	953	908	29800	2,45,85,000.00	2,33,55,750.00	51000
139	2105	21	2 BHK	562	71	633	618	29800	1,67,47,600.00	1,59,10,220.00	35000
140	2106	21	3 BHK	920	102	1022	1012	29800	2,74,16,000.00	2,60,45,200.00	57000
141	2107	21	2 BHK	746	88	834	821	29800	2,22,30,800.00	2,11,19,260.00	46500
Total				71365	8158	79523	78502		2,12,66,77,000.00	2,02,03,43,150.00	

Summary of the Project:

Tower	Comp.	Total Number of Flats	Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Market Value (₹)	Realizable Value in (₹)
A - Approved	2 BHK - 30	36	26832	29515	79,95,93,600.00	75,96,13,920.00
	3 BHK - 06					
	Total - 36					
A - Proposed	2 BHK - 90	105	85628	84314	2,28,41,40,200.00	2,16,99,33,190.00
	3 BHK - 15					
	Total - 105					
Total (a)		141	112460	113829	3,08,37,33,800.00	2,92,95,47,110.00
B - Approved	2 BHK - 36	43	32453	35698	96,70,99,400.00	91,65,69,030.00
	3 BHK - 07					
	Total - 43					
B - Proposed	2 BHK - 84	98	79523	78502	2,12,66,77,000.00	2,02,03,43,150.00
	3 BHK - 14					
	Total - 98					
Total (b)		141	111976	114200	3,09,37,76,400.00	2,93,69,12,180.00
Grand Total (a + b)		282	224436	228029	6,17,75,10,200.00	5,86,64,59,290.00

Particulars	Market Value (₹)
Full Faire Market Value After Completion	6,17,75,10,200.00
Realizable Value After Completion	5,86,64,59,290.00
Cost of Construction (Total Built up area x Rate) 228029 Sq. Ft. x ₹ 3000	68,40,87,000.00

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	

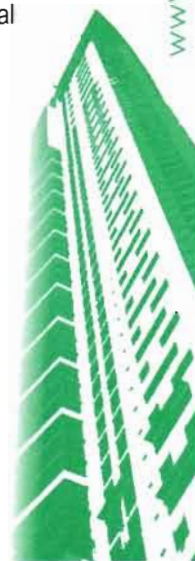
Part – E (Miscellaneous)		Amount in ₹
1.	Separate toilet room	N.A. Building Construction work is in progress
2.	Separate lumber room	
3.	Separate water tank / sump	
4.	Trees, gardening	
Total		

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 table attached to the report
Part – B	Building	
	Land development	
Part – C	Compound wall	
Part - D	Amenities	
Part – E	Pavement	
Part – F	Services	
Total Fair Market Value After Completion		₹ 6,17,75,10,200.00
Total Realizable Value After Completion		₹ 5,86,64,59,290.00

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparable, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a residential flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 26,000 to ₹ 31,000.00 per Sq. Ft. on Carpet area Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc. We estimate ₹ 29,800.00 per Sq. Ft. on Carpet Area for valuation.

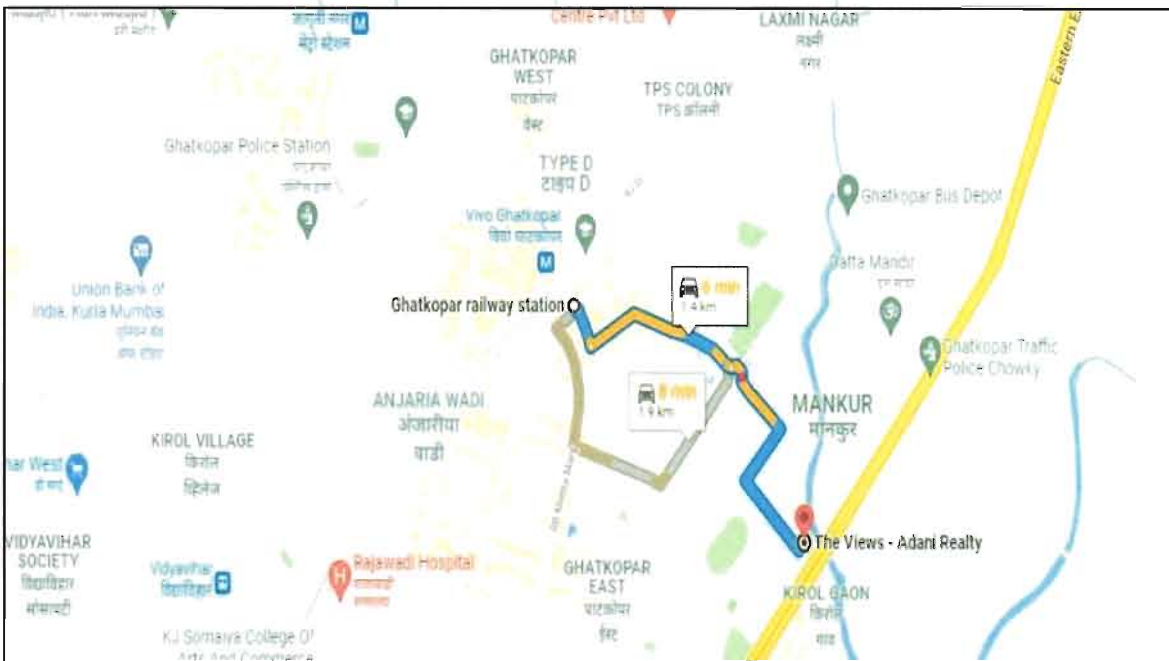


Actual Site Photographs



Route Map of the property

Site u/r



Latitude Longitude: 19°04'48.2"N 72°55'00.1"E

Note: The Blue line shows the route to site from nearest railway station (Ghatkopar – 1.4 Km.)




Vastukala Consultants (I) Pvt. Ltd.

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Ready Reckoner Rate



Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन

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Annual Statement of Rates

Selected District मुंबई(उपनगर)

Select Village घाटकोपर - कुर्ली

Search By Survey No Location

Enter Survey No

उपविभाग	खुली जमीन	निवासी सदनिका	वॉर्करीस	दुकाने	औद्योगिक	एकक (Rs.)	Attribute
102/484A-भुभाग: उत्तरेस , पश्चिमेस व दक्षिणेस गाव हद्द, पूर्वेस विद्याभवन रोड व पूर्व हुतगती मार्ग या मधील मिळकती.	75530	157490	173210	232800	157490	चौरस मीटर	वि.टी.एस. नंबर
102/484-भुभाग: उत्तरेस 27.45 मी रस्ता व अंशतः गाव हद्द, पूर्वेस गाव हद्द, दक्षिणेस हुतगती मार्ग व पश्चिमेस गाव हद्द.	79850	157490	173210	232800	157490	चौरस मीटर	वि.टी.एस. नंबर



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Sale Instance

13346369 18-10-2021 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. कुर्ता 1 दस्त क्रमांक : 13346/2021 नोटणी : Regn:63m
गावाचे नाव : घाटकोपर		
(1)वित्तसत्त्वा प्रकार	करारनामा	
(2)मोबदला	19000000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	14089842.85	
(4) भू-मापन प्रोटहिस्ता व परक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: 103, माळा नं: 1 ला मजला,सेल टॉवर ए विंग,एॅव्ही.ऑन, इमारतीचे नाव: आराध्या वन अर्थ, ब्लॉक नं: घाटकोपर एॅवेन्यू,पंतनगर, रोड : घाटकोपर पूर्व,मुंबई 400075, इतर माहिती: मौजे घाटकोपर,सदनिकेचे रेसा प्रमाणे क्षेत्रफळ 66.43 चौ. मी. कारपेट व बाल्कनीचे क्षेत्रफळ 12.91 चौ. मी.,सोबत एक कार पार्किंग स्पेस सहित((C.T.S. Number : 194 A :))	
(5) क्षेत्रफळ	73.07 चौ.मीटर	
(6)आकारणी किंवा जुटी ठेव्यात असेल तेव्हा		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मन रिअल्टर्स अँड होल्डिंग्स प्रा. लिमिटेड तर्फे ऑथोरिटी सिग्रेटरी दुर्गेश शिगणकर तर्फे मुख्यावर कीर्ती पोलाडिया वय:-58 पत्ता:-प्लॉट नं: ऑफिस, माळा नं: 12 वा मजला, इमारतीचे नाव: कुबल कमर्शियल कॉम्प्लेक्स, ब्लॉक नं: शॉपर्स स्टॉपच्या वर, चेन्नई पश्चिम, रोड नं: जी. एम. रोड, महाराष्ट्र, MUMBAI पिन कोड:-400089 पॅन नं:-AAACJ8232E	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-हर्षद लक्ष्मीदास कोठारी वय:-62; पत्ता:-प्लॉट नं: 904, माळा नं: .. इमारतीचे नाव: वरुण को. ऑप. ही. सो., ब्लॉक नं: 90 फीट रोड, शिवाजी टॅक्निकल स्कूल, पंतनगर, घाटकोपर , रोड नं: .. महाराष्ट्र, मुंबई, पिन कोड:-400075 पॅन नं:-AAHPK3089J 2): नाव:-कोठारी रिता हर्षद वय:-57; पत्ता:-प्लॉट नं: 904, माळा नं: .. इमारतीचे नाव: वरुण को. ऑप. ही. सो., ब्लॉक नं: 90 फीट रोड, शिवाजी टॅक्निकल स्कूल, पंतनगर, घाटकोपर , रोड नं: .. महाराष्ट्र, MUMBAI पिन कोड:-400075 पॅन नं:-ARYPK9724G	
(9) दस्तऐवज करून दिल्याचा दिनांक	27/08/2021	
(10)दस्त नोटणी केल्याचा दिनांक	27/08/2021	
(11)अनुक्रमांक.खंड व पृष्ठ	13346/2021	
(12)बाजारभावामागे मुदांक मूलक	950000	
(13)बाजारभावामागे नोटणी मूलक	30000	



Price Indicators

3 BHK Flat
for sale in Park Nagar, Mumbai

₹ 2.46 Cr
₹ 26,420 / sq-ft

929 Sq-ft
Carpet Area

3 BHK
3 Bathrooms

Amenities will be updated soon

Agent: Kishore Chugh
4500+ Buyers Served

[Contact Agent](#) [Save for Later](#)

Bedrooms: 3 See Dimensions	Bathrooms: 3	Balcony: 1	Pooja Room: 1
Super area: 1500 sq-ft (₹ 16,400/sq-ft)	Carpet area: 929 sq-ft (₹ 26,420/sq-ft)	Loading: 38%	
Transaction type: New Property Get Documents Verified	Floor: 13 (Out of 21 Floors)	Car parking: 1 Covered	Furnished status: Unfurnished

1.96 Cr @ 17,345 per sq-ft
Estimated EMI ₹ 1,56,546

2BHK 2Baths
Residential Apartment for Sale

₹ 17,345 per sq-ft [View Price Details](#)

Property (7)

- Area:** Super Built up area: 1130 sq-ft (104.98 sq-m) | Built Up area: 1072 sq-ft (99.59 sq-m) | Carpet area: 715 sq-ft (66.43 sq-m)
- Price:** ₹ 1.96 Crore+ Govt Charges & Tax @ 17,345 per sq-ft
- Floor Number:** 13th of 21 Floors
- Configuration:** 2 Bedrooms, 2 Bathrooms, No Balcony with Pooja Room
- Address:** The Views - Adani Realty, Ghatkopar (East), Central Mumbai suburbs
- Facing:** East
- Ownership:** Park/Garden
- Possession:** Dec 2024



Price Indicators

2.7 Cr @ 18,000 per sq ft. **2BHK, 2Baths**
 Estimated EMV ₹ 2,13,550
 Residential Apartment For Sale
 The Views - Adani Realty, Ghatkopar East, Central Mumbai suburb, Mumbai
 RERA STATUS: NOT AVAILABLE - Website: <https://maharegistry.maharashtra.gov.in>

Property (6)

Area
 Super Built up area: 1500 sq.ft. (139.95 sq.m.)
 Built Up area: 1429 sq.ft. (132.79 sq.m.)
 Carpet area: 953 sq.ft. (88.54 sq.m.)

Configuration
 2 Bedrooms, 2 Bathrooms, 1 Balcony with Pooja Room

Price
 ₹ 2.7 Crore + Govt Charges & Tax @ 18,000 per sq.ft. [View Price Details](#)

Address
 The Views - Adani Realty, Ghatkopar (East), Central Mumbai suburb

Floor Number
 18th of 21 Floors

Facing
 East

Overlooking
 Park/Garden

Possession
 Dec 2024

Adani The Views
 By Adani Realty
 Pant Nagar, Ghatkopar East, Mumbai - 400077

₹ 1.64 Cr Onwards
 Price See Offers & Details
[Connect Now](#) Call / Whatsapp / SMS +91 9769025551

Investor / Resale Flats Options Available

RERA

Configuration
 2 BHK, 3 BHK Flats
 Flats: See Listings

Carpet Area
 576 - 1056 Sq.ft
[View Floor Plan](#)

Possession
 December 2025

Construction Status
 New Launch

RERA No.
 PS1900031165



Price Indicators

3 BHK Flat
for sale in Pant Nagar, Mumbai

2.55 Cr 1000 Sq-ft 3 BHK
 = 25500 / sqft Carpet Area 3 Bathrooms

Amenities will be updated soon

Agent: Aman Kumar
 Certified Agent
 Trusted by users Genuine Listings Market Knowledge

Contact Agent Save for Later

Bedrooms 2 See Dimensions	Bathrooms 3	Balcony 1	Store Room 1
Super area 1350 sqft = 10,800 sqft	Carpet area 1000 sqft = 25,500 sqft	Loading 25%	
Transaction type New Property	Floor 18 (Out of 21 Floors)	Car parking 2 Covered	Furnished status Semi-Furnished

Aman Kumar Singh
 Certified Agent
 +91-91XXXXXX18
 Save for Later

3 BHK Flat
for sale in Pant Nagar, Mumbai

3.02 Cr 1056 Sq-ft 3 BHK
 = 28526 / sqft Carpet Area 3 Bathrooms

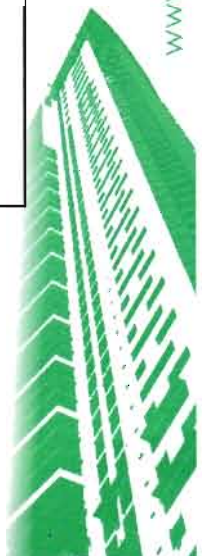
Amenities will be updated soon

Agent: Gaurav Panjabi
 100+ Buyers Served

Contact Agent Save for Later

Bedrooms 3 See Dimensions	Bathrooms 3	Balcony 1	Store Room 1
Super area 1640 sqft = 13,414 sqft	Carpet area 1056 sqft = 28,526 sqft	Loading 35%	
Transaction type New Property Get Documents Verified	Floor 15 (Out of 21 Floors)	Car parking 1 Covered	Furnished status Unfurnished

Gaurav Panjabi
 +91-98XXXXXX07
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Price Indicators

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Home · Property for sale in Mumbai · Flats for Sale in Mumbai · Flats for Sale in Pant Nagar · 2 BHK Flats for Sale in Pant Nagar · 1200 Sq-ft


1.96 Cr **2 BHK 1200 Sq-ft Flat for Sale in Pant...** **Agent: 4500+ Buyers Served**
 See Other Charges for sale in Pant Nagar, Mumbai **Kishore Chugh** [Contact Now](#)

PROPERTY DETAILS	LOCALITY DETAILS	PRICE TRENDS	AGENT DETAILS
	Bedrooms: 2 See Dimensions	Bathrooms: 2	Puja Room: 1
	Super area: 1200 sqft · 116.333/sqft	Carpet area: 715 sqft · 27.413/sqft	Loading: 40%
	Transaction type: New Property Get Documents Verified	Floor: 16 (Out of 21 Floors)	Car parking: 1 Covered
	Lifts: 2	Type of Ownership: Freehold	Furnished status: Unfurnished
		Facing: East	Overlooking: Garden/Park

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Home · Property for sale in Mumbai · Flats for Sale in Mumbai · Flats for Sale in Pant Nagar · 2 BHK Flats for Sale in Pant Nagar · 800 Sq-ft


1.75 Cr **2 BHK 800 Sq-ft Flat for Sale in Pant ...** **Agent Name: Aman Kumar Singh**
 See Other Charges for sale in Pant Nagar, Mumbai **Certified Agent** [Contact Now](#)
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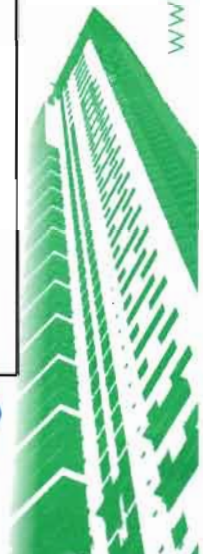
PROPERTY DETAILS	LOCALITY DETAILS	PRICE TRENDS	AGENT DETAILS
	Bedrooms: 2 See Dimensions	Bathrooms: 2	Balcony: 1
	Super area: 800 sqft · 17.500/sqft	Carpet area: 800 sqft · 21.875/sqft	Store Room: 1
	Transaction type: New Property Get Documents Verified	Floor: 18 (Out of 21 Floors)	Car parking: 1 Covered
	Lifts: 4	Type of Ownership: Freehold	Furnished status: Semi-Furnished
		Facing: East	Overlooking: Garden/Park, Pool, Main Road

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Home · Property for sale in Mumbai · Flats for Sale in Mumbai · Flats for Sale in Pant Nagar · 2 BHK Flats for Sale in Pant Nagar · 610 Sq-ft

1.60 Cr **2 BHK 610 Sq-ft Flat for Sale in Pant ...** **Agent Name: Aman Kumar Singh**
 See Other Charges for sale in Pant Nagar, Mumbai **Certified Agent** [Contact Now](#)
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PROPERTY DETAILS	LOCALITY DETAILS	PRICE TRENDS	AGENT DETAILS
	Bedrooms: 2 See Dimensions	Bathrooms: 2	Balcony: 1
	Super area: 610 sqft · 16.000/sqft	Carpet area: 610 sqft · 28.220/sqft	Store Room: 1
	Transaction type: New Property Get Documents Verified	Floor: 18 (Out of 21 Floors)	Car parking: 1 Covered
	Lifts: 4	Type of Ownership: Freehold	Furnished status: Semi-Furnished
		Facing: East	Overlooking: Garden/Park



Price Indicators Projects nearby Locality

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Home - Property for sale in Mumbai - Flats for Sale in Mumbai - Flats for Sale in Pant Nagar - 2 BHK Flats for Sale in Pant Nagar - 564 Sq Ft Property ID: 144122

1.07 Cr

[See Other Charges](#)

2 BHK 564 Sq-ft Flat for Sale in Pant ...

for sale in [Pant Nagar, Mumbai](#)

Agent Name: Kapil


3500+ Buyers Served

Certified Agent

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[Contact Now](#)

PROPERTY DETAILS



7 photos

LOCALITY DETAILS

PRICE TRENDS

Bedrooms: [See Dimensions](#)

Super area: 564 sqft + 0.18,972sqft

Transaction type: New Property

[Get Documents Verified](#)

Lifts: 4

AGENT DETAILS

Bathrooms: 2

Carpet area: 564 sqft + 0.18,972sqft

Floor: 7 (Out of 16 Floors)

Type of Ownership: Leasehold

Puja Room: 1

Car parking: 1 Covered

Facing: East

Overlooking: Main Road

Posted on: Oct 16, 21

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Home - Property for sale in Mumbai - Flats for Sale in Marolli - Flats for Sale in Pant Nagar - 2 BHK Flats for Sale in Pant Nagar - 708 Sq Ft Property ID: 1121949

1.40 Cr

[See Other Charges](#)

2 BHK 708 Sq-ft Flat for Sale in Mark...

for sale in [Pant Nagar, Mumbai](#)

Agent Name: Manish

Certified Agent

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[Contact Now](#)

PROPERTY DETAILS



1 photo

LOCALITY DETAILS

PRICE TRENDS

Bedrooms: [See Dimensions](#)

Super area: 708 sqft + 0.19,174sqft

Transaction type: New Property

[Get Documents Verified](#)

Lifts: 2

AGENT DETAILS

Bathrooms: 2

Carpet area: 650 sqft + 0.21,538sqft

Floor: 8 (Out of 16 Floors)

Type of Ownership: Freehold

Balcony: 1

Store Room: 1

Loading: 8%

Car parking: 1 Covered

Facing: West

Overlooking: Main Road

Posted on: Oct 17, 21

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Home - Property for sale in Mumbai - Flats for Sale in Pant Nagar - Flats for Sale in Pant Nagar - 2 BHK Flats for Sale in Pant Nagar - 459 Sq Ft Property ID: 144122

1.11 Cr

[See Other Charges](#)

2 BHK 459 Sq-ft Flat for Sale in Pant ...

for sale in [Pant Nagar, Mumbai](#)

Agent Name: Kapil


3500+ Buyers Served

Certified Agent

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PROPERTY DETAILS



Require Photos

LOCALITY DETAILS

PRICE TRENDS

Bedrooms: [See Dimensions](#)

Carpet area: 459 sqft + 0.24,248sqft

Transaction type: New Property

[Get Documents Verified](#)

AGENT DETAILS

Bathrooms: 2

Floor: 16 (Out of 16 Floors)

Car parking: 1 Covered

Furnished status: Unfurnished


Posted on: Oct 16, 21



Price Indicators Projects nearby Locality


99.0 Lac 1 BHK 700 Sq-ft Flat for Sale in Pant ...
for sale in Pant Nagar, Mumbai

Agent Name: Sunny Jani | 100+ Buyers Served
Certified Agent
Trusted by Users | Genuine Listings | Market Knowledge

PROPERTY DETAILS	LOCALITY DETAILS	PRICE TRENDS	AGENT DETAILS
	Bedroom: 1 See Dimensions Super area: 700 sqft + 214.140 sqft Transaction type: New Property Get Documents Verified Lifts: 2	Bathroom: 1 Carpet area: 481 sqft + 231.582 sqft Floor: 13 (Out of 16 Floors) Type of Ownership: Freehold	Loading: 31% Car parking: None Facing: East Furnished status: Unfurnished Overlooking: Main Road

1.32 Cr 2 BHK 1120 Sq-ft Flat
For Sale in Pant Nagar, Mumbai

Agent Name: Prakash | 3556+ Buyers Served
Certified Agent
Trusted by Users | Genuine Listings | Market Knowledge

PROPERTY DETAILS	PROJECT DETAILS	LOCALITY DETAILS	PRICE TRENDS	AGENT DETAILS
	Bedrooms: 2 See Dimensions Super area: 1120 sqft + 211.796 sqft Developer: Gurukrupa Realcon Builders & Developers Project: Gurukrupa Jayamam Transaction type: New Property Get Documents Verified	Bedrooms: 2 Carpet area: 672 sqft + 219.843 sqft	Loading: 40% Car parking: 1 Covered Furnished status: Unfurnished	

2.82 Cr 3 BHK Flat
for sale in Ghakopar East, Mumbai

1012 Sq-ft Carpet Area | 3 BHK | 3 Bathrooms

Agent: Jayesh Mehta | 1000+ Buyers Served

[Contact Agent](#) [Save for Later](#)



Price Indicators Projects nearby Locality

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Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Pant Nagar > 2 BHK Flats for Sale in Pant Nagar > 1120 Sq-ft

1.32 Cr

2 BHK 1120 Sq-ft Flat

[See Other Charges](#)

For Sale in [Pant Nagar, Mumbai](#)

Agent Name: **Prakash** | **3500+** Buyers Served

Certified Agent

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PROPERTY DETAILS
PROJECT DETAILS
LOCALITY DETAILS
PRICE TRENDS
AGENT DETAILS

6 photos

<p>Bedrooms 2 See Dimensions</p> <p>Super area 1120 sqft ~ 211.785 sqm</p> <p>Developer Gurukulrupa Resicon Builders & Developers</p> <p>Transaction type New Property Get Documents Verified</p>	<p>Bathrooms 2</p> <p>Carpet area 672 sqft ~ 124.843 sqm</p> <p>Project Gurukulrupa Jayantam</p> <p>Floor 10 (Out of 16 Floors)</p> <p>Car parking 1 Covered</p> <p>Furnished status Unfurnished</p>
---	--

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1.38 Cr

2 BHK 950 Sq-ft Flat for Sale in Pant ...

[See Other Charges](#)

for Sale in [Pant Nagar, Mumbai](#)

Agent Name: **Kajal** | **3500+** Buyers Served

Certified Agent

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PROPERTY DETAILS
LOCALITY DETAILS
PRICE TRENDS
AGENT DETAILS

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<p>Bedrooms 2 See Dimensions</p> <p>Super area 950 sqft ~ 173.000 sqm</p> <p>Transaction type New Property Get Documents Verified</p> <p>Lifts 2</p>	<p>Bathrooms 2</p> <p>Carpet area 616 sqft ~ 113.403 sqm</p> <p>Floor 16 (Out of 16 Floors)</p> <p>Car parking 1 Covered</p> <p>Type of Ownership Co-operative Society</p> <p>Facing North</p> <p>Overlooking Main Road</p>
--	--

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Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Pant Nagar > 2 BHK Flats for Sale in Pant Nagar > 560 Sq-ft

1.30 Cr

2 BHK 560 Sq-ft Flat for Sale in Pant ...

[See Other Charges](#)

for Sale in [Pant Nagar, Mumbai](#)

Agent Name: **Namesh** | **3000+** Buyers Served

Certified Agent

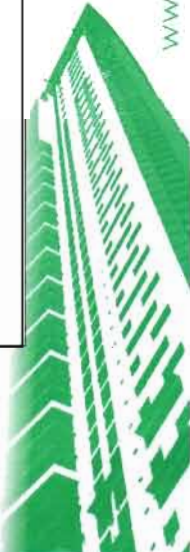
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PROPERTY DETAILS
LOCALITY DETAILS
PRICE TRENDS
AGENT DETAILS

6 photos

<p>Bedrooms 2 See Dimensions</p> <p>Super area 560 sqft ~ 103.040 sqm</p> <p>Transaction type New Property Get Documents Verified</p> <p>Type of Ownership Co-operative Society</p>	<p>Bathrooms 2</p> <p>Carpet area 348 sqft ~ 63.703 sqm</p> <p>Floor 8 (Out of 16 Floors)</p> <p>Facing East</p> <p>Overlooking Main Road</p>
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Price Indicators Projects nearby Locality

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Home - Property for Sale in Mumbai - Flats for Sale in Mumbai - Flats for Sale in Part Nagar - 3 BHK Flats for Sale in Part Nagar - 1419 Sq Ft

3 BHK Flat
for sale in Part Nagar, Mumbai

₹ 2.15 Cr **860 Sq-ft** **3 BHK**
₹ 25000 / sqft Carpet Area 3 Bathrooms

Amenities will be updated soon

Agent: **Vijay Kumar**
3500+ Buyers Served

[Contact Agent](#) [Save for Later](#)

HOUSING.COM Buy in Mumbai - 2 BHK Apartment

₹1.39 Cr EMI starts at: 69.01K

2 BHK Apartment
Mumbai - Part Nagar, Dhabukar East, Mumbai

750 sq.ft Built Up Area | 18.55 K/sq.ft Avg. Price | 2 BHK Configuration | 22nd Oct, 2022 Possession status | Lower of 15 Floors | East Facing | Unfurnished Furnishing

13 more

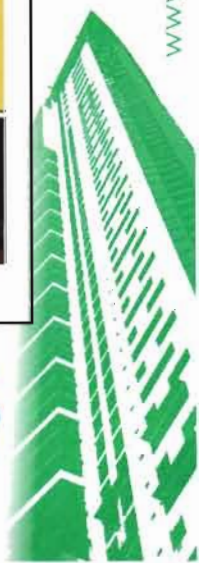
HOUSING.COM Buy in Mumbai - 3 BHK Apartment

₹2.27 Cr EMI starts at: 113 Lacs

3 BHK Apartment
Mumbai - Part Nagar, Dhabukar West, Mumbai

1400 sq.ft Built Up Area | 16.21 K/sq.ft Avg. Price | 3 BHK Configuration | 22nd Jul, 2022 Possession status | Higher of 15 Floors | East Facing | Unfurnished Furnishing

17 more



Price Indicators Projects nearby Locality

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1.24 Cr

2 BHK 685 Sq-ft Flat for Sale in Pant ...

[See Other Charges](#)

For Sale in **Pant Nagar, Mumbai**

Agent Name: **Pragnant Kalyekar** · 8000+ Buyers Served

Certified Agent

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Property ID: 34077184

Posted on: Oct 18, 21

4 photos

PROPERTY DETAILS	LOCALITY DETAILS	PRICE TRENDS	AGENT DETAILS
Bedrooms: 2 See Dimensions	Bathrooms: 2	Super area: 685 sqft · 0.18.102/sqft	Carpet area: 527 sqft · 0.23.529/sqft
Transaction type: New Property	Floor: 13 (Out of 22 Floors)	Car parking: 1 Open	Furnished status: Unfurnished
Lifts: 3	Type of Ownership: Freehold	Facing: North - East	Overlooking: Garden/Park, Main Road

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Home > Property for sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Pant Nagar > 2 BHK Flats for Sale in Pant Nagar > 609 Sq Ft

1.40 Cr

2 BHK 609 Sq-ft Flat

[See Other Charges](#)

For Sale in **Pant Nagar, Mumbai**

Agent: **Samir Chheda** · 8000+ Buyers Served

Certified Agent

[Contact Now](#)

Property ID: 34034721

Posted on: Oct 18, 21

1 photo

PROPERTY DETAILS	PROJECT DETAILS	LOCALITY DETAILS	PRICE TRENDS	AGENT DETAILS
Bedrooms: 2 See Dimensions	Bathrooms: 2	Balcony: 1	Super area: 609 sqft · 0.22.909/sqft	Carpet area: 609 sqft · 0.22.909/sqft
Developer: Kesar Group	Project: Kesar Scion	Status: Ready to Move	Transaction type: New Property	Floor: 8 (Out of 15 Floors)
				Car parking: 1 Open

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Home > Property for sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Pant Nagar > 2 BHK Flats for Sale in Pant Nagar > 1000 Sq Ft

1.45 Cr

2 BHK 1000 Sq-ft Flat for Sale in Pant...

[See Other Charges](#)

For Sale in **Pant Nagar, Mumbai**

Agent Name: **Sunny Jain** · 100+ Buyers Served

Certified Agent

Trusted by Users · Genuine Listings · Market Knowledge

[Contact Now](#)

Property ID: 37482277

Posted on: Oct 18, 21

6 photos

PROPERTY DETAILS	LOCALITY DETAILS	PRICE TRENDS	AGENT DETAILS
Bedrooms: 2 See Dimensions	Bathrooms: 2	Super area: 1000 sqft · 0.14.500/sqft	Carpet area: 645 sqft · 0.22.401/sqft
Transaction type: New Property	Floor: 5 (Out of 16 Floors)	Car parking: 1 Open	Furnished status: Unfurnished
Lifts: 2	Type of Ownership: Freehold	Facing: East	Overlooking: Main



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 : 22.10.2021

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
B. Chalikwar

Digitally signed by Sharadkumar B.
Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
ou=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2021.10.22 11:41:21 +05'30'



C.M.D.

Director

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

SBI Empanelment No.: SME/TCC/2017-18/942/178

The undersigned has inspected the property detailed in the Valuation Report dated _____

on _____. We are satisfied that the fair and reasonable market value of the property is

₹ _____ (Rupees _____

_____ only).

Date

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

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



(Annexure-I)

DECLARATION-CUM-UNDERTAKING

I, Sharadkumar 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 22.10.2021 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 09.09.2021. 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 AEAPC0117Q
- 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 registered under Section 34 AB of the Wealth Tax Act, 1957.
- v. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- w. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- x. I am Chairman & Managing Director of the company, who is competent to sign this valuation report.
- y. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- z. Further, I hereby provide the following information.



not be for the purpose of limiting his responsibility for the valuation report.

Date: 22.10.2021

Place: Mumbai

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
B. Chalikwar

Digitally signed by Sharadkumar B.
Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
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Director

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Sharadkumar B. Chalikwar

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Chartered Engineer (India)

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SBI Empanelment No.: SME/TCC/2017-18/942/178

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Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **22nd October 2021** and does not take into account any unforeseeable developments which could impact the same in the future.

Our Investigations

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

Assumptions

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

Information Supplied by Others

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

Future Matters

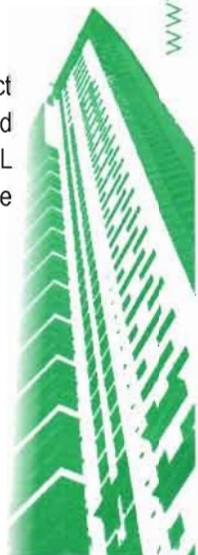
To the extent that the valuation includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based on the information known to VCIPL at the date of this document. VCIPL does not warrant that such statements are accurate or correct.

Map and Plans

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

Site Details

Based on inputs received from Client's representative and site visit conducted, we understand that the subject property is currently a Building Under Construction work is in progress contiguous and non-agricultural land parcel admeasuring as per table attached to the report and in the name **M/s. Agnel Developers**. 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. Agnel Developers**. For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

Environmental Conditions

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

Town Planning

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

Area

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

Condition & Repair

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

Valuation Methodology

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

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar



properties in an open and competitive market and is particularly useful in estimating the value of the land and properties that are typically traded on a unit basis.

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

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

Not a Structural Survey

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

Other

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

Legal

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

Property specific assumptions

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

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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



(Annexure - II)

MODEL CODE OF CONDUCT FOR VALUERS

Integrity and Fairness

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

Professional Competence and Due Care

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.

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

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



Remuneration and Costs.

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

Occupation, employability and restrictions.

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

Miscellaneous

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



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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 **22nd October 2021**.

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 knowledgeable and for self interest assuming that neither is under undue duress".

Fundamental assumptions and conditions presumed in this definition are: ^(R)

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.**

Sharadkumar
B. Chalikwar

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=CEO,
email=sharad@vastukala.org, c=IN,
Date: 2021.10.22 11:41:48 +05'30'


Director

C.M.D.



Sharadkumar B. Chalikwar

Govt. Reg. Valuer
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