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CIN: U74120MH2010PTC207869

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

# MASTER VALUATION REPORT



Details of the property under consideration:

**Name of Project: "Skylon Suburbia"**

"Skylon Suburbia", Proposed S. R. Scheme on Plot Bearing of C.T.S. No. 184 (pt), 189/8, 192, 192/1 to 10, 200 (pt), 200/1 & 3, 201, 201/1 to 9, 202, 202/1 to 11, 203, 203/1 to 6, 204, 204/1 to 5, 205, 205/1 to 12 /15A / 15B, 205/16 to 20, 206, 206/1 to 15, 207, 207/1 to 7, 208, 208/1 to 4, 209, 209/1 to 18, 210, 210/1 to 3, 211, 211/1 to 5, 212, 212/1 to 11, 213, 213/1 to 11, 214, 214/1 to 7, 215, 215/1 to 9, 216, 216/1 to 4, 217, 217/1 to 8 of Village – Malad at Malad (North), Hemukulani Cross Road No. 4, Iraniwadi, Bhagat Colony, Kandivali (West), Mumbai, PIN - 400 067, State - Maharashtra, Country - India

Latitude Longitude: 19°12'03.1"N 72°50'27.6"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



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**Regd. Office**

B1-001, U/B Floor, BOOMERANG, Chandivali Farm Road,  
Powai, Andheri East, **Mumbai:** 400072, (M.S), India

📞 +91 2247495919

✉️ [mumbai@vastukala.co.in](mailto:mumbai@vastukala.co.in)

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## MASTER VALUATION REPORT OF "Skylon Suburbia"

**"Skylon Suburbia", Proposed S. R. Scheme on Plot Bearing of C.T.S. No. 184 (pt), 189/8, 192, 192/1 to 10, 200 (pt), 200/1 & 3, 201, 201/1 to 9, 202, 202/1 to 11, 203, 203/1 to 6, 204, 204/1 to 5, 205, 205/1 to 12 /15A / 15B, 205/16 to 20, 206, 206/1 to 15, 207, 207/1 to 7, 208, 208/1 to 4, 209, 209/1 to 18, 210, 210/1 to 3, 211, 211/1 to 5, 212, 212/1 to 11, 213, 213/1 to 11, 214, 214/1 to 7, 215, 215/1 to 9, 216, 216/1 to 4, 217, 217/1 to 8 of Village – Malad at Malad (North), Hemukulani Cross Road No. 4, Iraniwadi, Bhagat Colony, Kandivali (West), Mumbai, PIN - 400 067, State - Maharashtra, Country - India**

**Latitude Longitude: 19°12'03.1"N 72°50'27.6"E**

### NAME OF DEVELOPER: M/s. Sai Krupa 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 **23<sup>rd</sup> April 2024** for approval of Advance Processing Facility.

#### 1. Location Details:

The property is situated at "Skylon Suburbia", Proposed S. R. Scheme on Plot Bearing of C.T.S. No. 184 (pt), 189/8, 192, 192/1 to 10, 200 (pt), 200/1 & 3, 201, 201/1 to 9, 202, 202/1 to 11, 203, 203/1 to 6, 204, 204/1 to 5, 205, 205/1 to 12 /15A / 15B, 205/16 to 20, 206, 206/1 to 15, 207, 207/1 to 7, 208, 208/1 to 4, 209, 209/1 to 18, 210, 210/1 to 3, 211, 211/1 to 5, 212, 212/1 to 11, 213, 213/1 to 11, 214, 214/1 to 7, 215, 215/1 to 9, 216, 216/1 to 4, 217, 217/1 to 8 of Village – Malad at Malad (North), Hemukulani Cross Road No. 4, Iraniwadi, Bhagat Colony, Kandivali (West), Mumbai, PIN - 400 067, State - Maharashtra, Country - India. It is about 1.6 KM. travel distance from Kandivali Railway Station of Western Railway line. Surface transport to the property is by buses, Auto, taxis & private vehicles. The property is in developed locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The locality is higher class & developed.

#### 2. Developer Details:

Name of builder	M/s. Sai Krupa Developers	
Project Registration Number	Project	RERA Project Number
	Skylon Suburbia	P51800034335
Register office address	M/s. Sai Krupa Developers Office at 105, "New Krishna Niwas", Roshan Nagar, Off Chandavarkar Road, Borivali (West), Mumbai, PIN - 400 092, State - Maharashtra, Country- India.	
Contact Numbers	Contact Person : Mr. Tejas K. Chheda (Builder Person – Mobile No. 9820437824) Mr. Harish Patel (Site HR) – Mobile No. - 9930325814	
E – mail ID & Website	harish.chheda@yahoo.com, www.harikopropeerties.com	

#### 3. Boundaries of the Property:

Direction	Particulars
On or towards North	Open Plot
On or towards South	Hemukulani Cross Road 4
On or towards East	Road & Skylon Spaces CHSL
On or towards West	Jai Mata Di Fabrication Works



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#### Regd. Office

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**Vastukala Consultants (I) Pvt. Ltd.**B1-001, U/B Floor, **Boomerang**, Chandivali Farm Road, Powai, Andheri (East), Mumbai – 400 072

To,

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

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 : 23.04.2024
	b)	Date on which the valuation is made : 24.04.2024
3.	List of documents produced for perusal	
	1. Copy of Legal Title Report date 01.03.2022 issued by Adv. Pravin Mehta And Miithi & Co.	
	2. Copy of Annual report on Statement of account date 15.02.2024 issued CA. Nitin Maru and Associates	
	3. Copy of Architect's Certificate date 07.02.2024 issued by Sanjay Neve & Associates	
	4. Copy of CA Certificate dated 15.02.2024 issued by CA. Ekta Navin Shah	
	5. Copy of Affidavit Cum Declaration of M/s. Sai Krupa Developers date 19.01.2023.	
	6. Copy of Confirmation deed dated 07.12.2009 presented by Associate of M/S. Saikrupa Developers, Mr. nikul H Mehata. (As per RERA Certificate)	
	7. Copy of MAHARERA Registration Certificate of Project No. P51800034335 issued by Maharashtra Real Estate Regulatory Authority date 10.10.2022. Last Modified date 27.02.2024.	
	8. Copy of Deed of Retirement Cum Admission between (1) Mr. Nikul Hemendra Mehta, (2) M/S. Hariko Properties LLP. (3) Mr. Harish Rajiv Chheda & (4) Mr. Komal Rajiv Chheda (Continuing Partner), AND Mr. Bhavesh Hemendra Mehta (The Retiring Partner) , Mrs. Neepa Nikul Mehta (The New Partner). Dated 15.11.2019.	
	9. Copy of Fire NOC dated 29.07.2021, Doc. No. FB / HR / RL / 64, Issued by Fire Brigade Municipal Corporation Of Greater Mumbai (MCGM).	
	10. Copy of Revision of LOI No. SRA / ENG / 2924 / RS / PL / LOI date 27.01.2021 issued by Slum Rehabilitation Authority (SRA)	
	11. Copy of IOA dated 17.08.2021, Doc. No. R-S / PVT / 0081 / 20170428 / Sale Building, issued by Slum Rehabilitation Authority (SRA).	
	12. Copy of Commencement Certificate No. R-S / PVT / 0081 / 20170428 / S date 21.01.2022 issued by Executive Engineer Slum Rehabilitation Authority (Sale Building)	



Since 1989

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	<p style="text-align: center;"><u>R-S/PVT/0081/20170428/S</u> <span style="float: right;"><b>3 OCT 2023</b></span></p> <p style="text-align: center;">This C.C is further extended from 3rd to 18.th upper floor for wing C &amp; D of sale Bldg as per approved amended plans dated 05/06/2023.</p> <p style="text-align: right;"><i>Panof</i> 03/10/2023 <b>Executive Engineer</b> Slum Rehabilitation Authority</p> <p style="text-align: center;"><u>R-S/PVT/0081/20170428/S</u> <span style="float: right;"><b>22 APR 2024</b></span></p> <p style="text-align: center;">This C.C is further extended for entire construction work from Gr to 23rd floor + LMR + OHT for wing 'A' &amp; 'B' and from 19th to 23rd floor + LMR + OHT for wing 'C' &amp; 'D' RCC frame work only as per approved amended plans dated 05/06/2023.</p> <p style="text-align: right;"><i>Panof</i> 22/04/2024 <b>Executive Engineer</b> Slum Rehabilitation Authority</p>						
	<p>13. Copy of Approved Plan No. R-S / PVT / 0081 / 20170428 / S date 05.06.2023 issued by Executive Engineer Slum Rehabilitation Authority (Number of Copies – Sixteen – Sheet No. 1/16 to 16/16)</p> <p><b>Approved upto:</b></p> <table border="1" data-bbox="344 1283 1401 1476"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>A, B &amp; D</td> <td>Basement + Ground (Part) + Stilt (Part) + 2 Podiums (1<sup>st</sup> &amp; 2<sup>nd</sup> Floors) + 3<sup>rd</sup> + 23<sup>rd</sup> upper floors.</td> </tr> <tr> <td>C</td> <td>Basement + Ground (Part) + Stilt (Part) + 2 Podiums (1<sup>st</sup> &amp; 2<sup>nd</sup> Floors) + 3<sup>rd</sup> + 22<sup>nd</sup> floors + 23<sup>rd</sup> floor (Fitness Centre)</td> </tr> </tbody> </table>	Wing	Number of Floors	A, B & D	Basement + Ground (Part) + Stilt (Part) + 2 Podiums (1 <sup>st</sup> & 2 <sup>nd</sup> Floors) + 3 <sup>rd</sup> + 23 <sup>rd</sup> upper floors.	C	Basement + Ground (Part) + Stilt (Part) + 2 Podiums (1 <sup>st</sup> & 2 <sup>nd</sup> Floors) + 3 <sup>rd</sup> + 22 <sup>nd</sup> floors + 23 <sup>rd</sup> floor (Fitness Centre)
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Project Name (with address & phone nos.)	: "Skylon Suburbia", Proposed S. R. Scheme on Plot Bearing of C.T.S. No. 184 (pt), 189/8, 192, 192/1 to 10, 200 (pt), 200/1 & 3, 201, 201/1 to 9, 202, 202/1 to 11, 203, 203/1 to 6, 204, 204/1 to 5, 205, 205/1 to 12 /15A / 15B, 205/16 to 20, 206, 206/1 to 15, 207, 207/1 to 7, 208, 208/1 to 4, 209, 209/1 to 18, 210, 210/1 to 3, 211, 211/1 to 5, 212, 212/1 to 11, 213, 213/1 to 11, 214, 214/1 to 7, 215, 215/1 to 9, 216, 216/1 to 4, 217, 217/1 to 8 of Village – Malad at Malad (North), Hemukulani Cross Road No. 4, Iraniwadi, Bhagat Colony, Kandivali (West), Mumbai, PIN - 400 067, 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><b>M/s. Sai Krupa Developers</b></p> <p><b>Address:</b> Office at 105, "New Krishna Niwas", Roshan Nagar, Off Chandavarkar Road, Borivali (West), Mumbai, PIN - 400 092, State - Maharashtra, Country- India..</p> <p><b>Contact Person :</b> Mr. Tejas K. Chheda (Builder Person – Mobile No. 9820437824) Mr. Harish Patel (Site HR – Mobile No. - 9930325814)</p>																	
5.	Brief description of the property (Including Leasehold / freehold etc.)																		
<p><b>About "Skylon Suburbia" Project:</b> Residential project, Skylon Suburbia in Mumbai is offering units for sale in Kandivali West. Check out some Apartment that suit your lifestyle and liking. Possession date of Skylon Suburbia is Dec, 2025. The property offers 1 BHK, 2 BHK units. As per the area plan, units are in the size range of 418.0 - 860.0 sq.ft.. The project by Hariko Properties LLP is set in 1.26 Acres . This residential project was launched in April 2022. It has 380 units. There is 1 building in this project. Contact for further details. Skylon Suburbia is located in Hemu Kalani Cross Road No 4, Iraniwadi, Kandivali West. Skylon Suburbia follows all rules as prescribed by the state RERA. All details are furnished on the RERA portal as well.ID is P51800034335.</p> <p><b>TYPE OF THE BUILDING:</b></p> <table border="1"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>A, B &amp; D</td> <td>Proposed Basement + Ground (Part) + Stilt (Part) + 2 Podiums (1<sup>st</sup> &amp; 2<sup>nd</sup> Floors) + 3<sup>rd</sup> + 23<sup>rd</sup> upper floors.</td> </tr> <tr> <td>C</td> <td>Proposed Basement + Ground (Part) + Stilt (Part) + 2 Podiums (1<sup>st</sup> &amp; 2<sup>nd</sup> Floors) + 3<sup>rd</sup> + 22<sup>nd</sup> floors + 23<sup>rd</sup> floor (Fitness Centre)</td> </tr> </tbody> </table> <p><b>LEVEL OF COMPLETEION:</b></p> <table border="1"> <thead> <tr> <th>Project</th> <th>Present stage of Construction</th> <th>Percentage of work completion</th> </tr> </thead> <tbody> <tr> <td>A to D</td> <td>RCC work upto 3<sup>rd</sup> floor slab is completed.</td> <td>15%</td> </tr> </tbody> </table> <p><b>DATE OF COMPLETION &amp; FUTURE LIFE:</b> Expected completion date as informed by builder is <b>December – 2027 (As per MAHARERA Certificate- Wing A to D)</b> Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance &amp; Structural repairs.</p> <p><b>PROPOSED PROJECT AMENITIES:</b></p> <table border="1"> <tbody> <tr> <td>&gt; Vitrified tiles flooring in all rooms</td> </tr> <tr> <td>&gt; Granite Kitchen platform with Stainless Steel Sink</td> </tr> <tr> <td>&gt; Powder coated aluminum sliding windows with M.S. Grills</td> </tr> <tr> <td>&gt; Laminated wooden flush doors with Safety door</td> </tr> <tr> <td>&gt; Concealed wiring</td> </tr> </tbody> </table>			Wing	Number of Floors	A, B & D	Proposed Basement + Ground (Part) + Stilt (Part) + 2 Podiums (1 <sup>st</sup> & 2 <sup>nd</sup> Floors) + 3 <sup>rd</sup> + 23 <sup>rd</sup> upper floors.	C	Proposed Basement + Ground (Part) + Stilt (Part) + 2 Podiums (1 <sup>st</sup> & 2 <sup>nd</sup> Floors) + 3 <sup>rd</sup> + 22 <sup>nd</sup> floors + 23 <sup>rd</sup> floor (Fitness Centre)	Project	Present stage of Construction	Percentage of work completion	A to D	RCC work upto 3 <sup>rd</sup> floor slab is completed.	15%	> 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
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	➤ Concealed plumbing		
	➤ Children's Play Area		
	➤ Clubhouse		
	➤ Jogging Track		
	➤ Gymnasium		
	➤ Swimming Pool		
	➤ Kids Play Area		
	➤ Fitness Centre		
	➤ Yoga & Meditation Area		
	➤ Library		
	➤ Infinity Pool with Deck		
	➤ Steam & Sauna		
	➤ Gazebo		
	➤ Minitheater		
	➤ Leading Lawn		
6.	Location of property	:	
	a) Plot No. / Survey No.	:	C.T.S. No. 184 (pt), 189/8, 192, 192/1 to 10, 200 (pt), 200/1 & 3, 201, 201/1 to 9, 202, 202/1 to 11, 203, 203/1 to 6, 204, 204/1 to 5, 205, 205/1 to 12 /15A / 15B, 205/16 to 20, 206, 206/1 to 15, 207, 207/1 to 7, 208, 208/1 to 4, 209, 209/1 to 18, 210, 210/1 to 3, 211, 211/1 to 5, 212, 212/1 to 11, 213, 213/1 to 11, 214, 214/1 to 7, 215, 215/1 to 9, 216, 216/1 to 4, 217, 217/1 to 8
	b) Door No.	:	Not applicable
	c) C. T.S. No. / Village	:	C.T.S. No. 184 (pt), 189/8, 192, 192/1 to 10, 200 (pt), 200/1 & 3, 201, 201/1 to 9, 202, 202/1 to 11, 203, 203/1 to 6, 204, 204/1 to 5, 205, 205/1 to 12 /15A / 15B, 205/16 to 20, 206, 206/1 to 15, 207, 207/1 to 7, 208, 208/1 to 4, 209, 209/1 to 18, 210, 210/1 to 3, 211, 211/1 to 5, 212, 212/1 to 11, 213, 213/1 to 11, 214, 214/1 to 7, 215, 215/1 to 9, 216, 216/1 to 4, 217, 217/1 to 8 of Village – Malad at Malad (North)
	d) Ward / Taluka	:	R / S - Ward
	e) Mandal / District	:	Mumbai Suburban District
7.	Postal address of the property	:	"Skylon Suburbia", Proposed S. R. Scheme on Plot Bearing of C.T.S. No. 184 (pt), 189/8, 192, 192/1 to 10, 200 (pt), 200/1 & 3, 201, 201/1 to 9, 202, 202/1 to 11, 203, 203/1 to 6, 204, 204/1 to 5, 205, 205/1 to 12 /15A / 15B, 205/16 to 20, 206, 206/1 to 15, 207, 207/1 to 7, 208, 208/1 to 4, 209, 209/1 to 18, 210, 210/1 to 3, 211, 211/1 to 5, 212, 212/1 to 11, 213, 213/1 to 11, 214, 214/1 to 7, 215, 215/1 to 9, 216, 216/1 to 4, 217, 217/1 to 8 of Village – Malad at Malad (North), Hemukalani Cross Road No. 4, Iraniwadi, Bhagat Colony, Kandivali (West), Mumbai, PIN -

				400 067, State - Maharashtra, Country - India	
8.	City / Town	:	Kandivali (West), 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	:	Executive Engineer Slum Rehabilitation Authority, Village – Malad at Malad (North)		
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No		
12.	In Case it is Agricultural land, any conversion to house site plots is contemplated	:	N.A.		
13.	<b>Boundaries of the property</b>		<b>As per Documents</b>	<b>As per RERA Certificate</b>	<b>As per Site</b>
	North		Rehab Krishna Niwas Apartment	Rehab Krishna Niwas Apartment	Open Plot
	South		Hemukulani Road No. 4	Hemukulani Road No. 4	Hemukulani Cross Road 4
	East		13.40 Mtr. Wide Proposed DP Road	13.40 Mtr. Wide Proposed DP Road	Road & Skylon Spaces CHSL
	West		Gokul Heights CHSL	Gokul Heights CHSL	Jai Mata Di Fabrication Works
14.1	Dimensions of the site		N. A. as the land is irregular in shape		
			A	B	
			As per the Deed	Actuals	
	North	:	-	-	
	South	:	-	-	
	East	:	-	-	
	West	:	-	-	
14.2	Latitude, Longitude & Co-ordinates of property	:	19°12'03.1"N 72°50'27.6"E		
14.	Extent of the site	:	Plot area – 5112.85 Sq. M. (As per Approved Plan & RERA Certificate) Structure - As per table attached to the report		
15.	Extent of the site considered for Valuation (least of 14A& 14B)	:	Plot area – 5112.85 Sq. M. (As per Approved Plan & RERA Certificate)		
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	<b>CHARACTERISTICS OF THE SITE</b>				
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. R-S / PVT / 0081 / 20170428 / S date 05.06.2023 issued by Executive Engineer Slum Rehabilitation Authority (Number of Copies – Sixteen – Sheet No. 1/16 to 16/16)  <b>Approved upto:</b>						
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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.	:	13.40 M. Wide Proposed D. P. 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.	<b>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)</b>	:	No						
<b>Part – A (Valuation of land)</b>									
1	Size of plot	:	Plot area – 5112.85 Sq. M. (As per Approved Plan & RERA Certificate)						
	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)	:	₹ 1,37,130.00 per Sq. M. for Residential ₹ 57,470.00 per Sq. M. for Land									
5	Assessed / adopted rate of valuation	:	<b>As per table attached to the report</b>									
6	<b>Estimated value of land</b>	:	<table border="1"> <thead> <tr> <th colspan="3">As per Approved Plan &amp; RERA Certificate</th> </tr> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> </thead> <tbody> <tr> <td>5112.85</td> <td>57,470</td> <td>29,38,35,490.00</td> </tr> </tbody> </table>	As per Approved Plan & RERA Certificate			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	5112.85	57,470	29,38,35,490.00
As per Approved Plan & RERA Certificate												
Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)										
5112.85	57,470	29,38,35,490.00										
<b>Part – B (Valuation of Building)</b>												
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	:										
	<table border="1"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>A, B &amp; D</td> <td>Proposed Basement + Ground (Part) + Stilt (Part) + 2 Podiums (1<sup>st</sup> &amp; 2<sup>nd</sup> Floors) + 3<sup>rd</sup> + 23<sup>rd</sup> upper floors.</td> </tr> <tr> <td>C</td> <td>Proposed Basement + Ground (Part) + Stilt (Part) + 2 Podiums (1<sup>st</sup> &amp; 2<sup>nd</sup> Floors) + 3<sup>rd</sup> + 22<sup>nd</sup> floors + 23<sup>rd</sup> floor (Fitness Centre)</td> </tr> </tbody> </table>	Wing	Number of Floors	A, B & D	Proposed Basement + Ground (Part) + Stilt (Part) + 2 Podiums (1 <sup>st</sup> & 2 <sup>nd</sup> Floors) + 3 <sup>rd</sup> + 23 <sup>rd</sup> upper floors.	C	Proposed Basement + Ground (Part) + Stilt (Part) + 2 Podiums (1 <sup>st</sup> & 2 <sup>nd</sup> Floors) + 3 <sup>rd</sup> + 22 <sup>nd</sup> floors + 23 <sup>rd</sup> floor (Fitness Centre)					
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	e) Plinth area floor-wise	:	<b>As per table attached to the report</b>									
	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. R-S / PVT / 0081 / 20170428 / S date 05.06.2023 issued by Executive Engineer Slum Rehabilitation Authority (Number of Copies – Sixteen – Sheet No. 1/16 to 16/16)									
	h) Approved map / plan issuing authority	:	<p>Approved upto:</p> <table border="1"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>A, B &amp; D</td> <td>Basement + Ground (Part) + Stilt (Part) + 2 Podiums (1<sup>st</sup> &amp; 2<sup>nd</sup> Floors) + 3<sup>rd</sup> + 23<sup>rd</sup> upper floors.</td> </tr> <tr> <td>C</td> <td>Basement + Ground (Part) + Stilt (Part) + 2 Podiums (1<sup>st</sup> &amp; 2<sup>nd</sup> Floors) + 3<sup>rd</sup> + 22<sup>nd</sup> floors + 23<sup>rd</sup> floor (Fitness Centre)</td> </tr> </tbody> </table>	Wing	Number of Floors	A, B & D	Basement + Ground (Part) + Stilt (Part) + 2 Podiums (1 <sup>st</sup> & 2 <sup>nd</sup> Floors) + 3 <sup>rd</sup> + 23 <sup>rd</sup> upper floors.	C	Basement + Ground (Part) + Stilt (Part) + 2 Podiums (1 <sup>st</sup> & 2 <sup>nd</sup> Floors) + 3 <sup>rd</sup> + 22 <sup>nd</sup> floors + 23 <sup>rd</sup> floor (Fitness Centre)			
Wing	Number of Floors											
A, B & D	Basement + Ground (Part) + Stilt (Part) + 2 Podiums (1 <sup>st</sup> & 2 <sup>nd</sup> Floors) + 3 <sup>rd</sup> + 23 <sup>rd</sup> upper floors.											
C	Basement + Ground (Part) + Stilt (Part) + 2 Podiums (1 <sup>st</sup> & 2 <sup>nd</sup> Floors) + 3 <sup>rd</sup> + 22 <sup>nd</sup> floors + 23 <sup>rd</sup> floor (Fitness Centre)											
	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.
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**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
<b>2.</b>	<b>Compound Wall</b>	:
	Height	: N.A. Building Construction work is in progress
	Length	:
	Type of construction	:
<b>3.</b>	<b>Electrical installation</b>	: N.A. Building Construction work is in progress
	Type of wiring	:
	Class of fittings (superior / ordinary / poor)	:
	Number of light points	: N.A. Building Construction work is in progress
	Fan points	:
	Spare plug points	:
	Any other item	: -
<b>4.</b>	<b>Plumbing installation</b>	:
	a) No. of water closets and their type	:
	b) No. of wash basins	:
	c) No. of urinals	:
	d) No. of bath tubs	: N.A. Building Construction work is in progress
	e) Water meters, taps etc.	:
	f) Any other fixtures	:

**CONFIGURATION OF PROJECT AS PER DEVELOPER'S INFORMATION:****1) Wings -A:**

Sr. No.	Flat No.	Floor No.	Comp	Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	301	3	1 BHK	430	473	23000	98,90,000	1,06,81,200	22500	15,13,600
2	302	3	1 BHK	434	477	23000	99,82,000	1,07,80,560	22500	15,27,680
3	303	3	1 BHK	416	458	23000	95,68,000	1,03,33,440	21500	14,64,320
4	401	4	1 BHK	430	473	23080	99,24,400	1,07,18,352	22500	15,13,600



Since 1989

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

An ISO 9001 : 2015 Certified Company



Sr. No.	Flat No.	Floor No.	Comp	Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
5	402	4	1 BHK	434	477	23080	1,00,16,720	1,08,18,058	22500	15,27,680
6	403	4	1 BHK	416	458	23080	96,01,280	1,03,69,382	21500	14,64,320
7	501	5	1 BHK	430	473	23160	99,58,800	1,07,55,504	22500	15,13,600
8	502	5	1 BHK	434	477	23160	1,00,51,440	1,08,55,555	22500	15,27,680
9	503	5	1 BHK	416	458	23160	96,34,560	1,04,05,325	21500	14,64,320
10	601	6	1 BHK	430	473	23240	99,93,200	1,07,92,656	22500	15,13,600
11	602	6	1 BHK	434	477	23240	1,00,86,160	1,08,93,053	22500	15,27,680
12	603	6	1 BHK	416	458	23240	96,67,840	1,04,41,267	22000	14,64,320
13	701	7	1 BHK	430	473	23320	1,00,27,600	1,08,29,808	22500	15,13,600
14	702	7	1 BHK	434	477	23320	1,01,20,880	1,09,30,550	23000	15,27,680
15	703	7	1 BHK	416	458	23320	97,01,120	1,04,77,210	22000	14,64,320
16	801	8	1 BHK	430	473	23400	1,00,62,000	1,08,66,960	22500	15,13,600
17	802	8	1 BHK	434	477	23400	1,01,55,600	1,09,68,048	23000	15,27,680
18	901	9	1 BHK	430	473	23480	1,00,96,400	1,09,04,112	22500	15,13,600
19	902	9	1 BHK	434	477	23480	1,01,90,320	1,10,05,546	23000	15,27,680
20	903	9	1 BHK	416	458	23480	97,67,680	1,05,49,094	22000	14,64,320
21	1001	10	1 BHK	430	473	23560	1,01,30,800	1,09,41,264	23000	15,13,600
22	1002	10	1 BHK	434	477	23560	1,02,25,040	1,10,43,043	23000	15,27,680
23	1003	10	1 BHK	416	458	23560	98,00,960	1,05,85,037	22000	14,64,320
24	1101	11	1 BHK	430	473	23640	1,01,65,200	1,09,78,416	23000	15,13,600
25	1102	11	1 BHK	434	477	23640	1,02,59,760	1,10,80,541	23000	15,27,680
26	1103	11	1 BHK	416	458	23640	98,34,240	1,06,20,979	22000	14,64,320
27	1201	12	1 BHK	430	473	23720	1,01,99,600	1,10,15,568	23000	15,13,600
28	1202	12	1 BHK	434	477	23720	1,02,94,480	1,11,18,038	23000	15,27,680
29	1203	12	1 BHK	416	458	23720	98,67,520	1,06,56,922	22000	14,64,320
30	1301	13	1 BHK	430	473	23800	1,02,34,000	1,10,52,720	23000	15,13,600
31	1302	13	1 BHK	434	477	23800	1,03,29,200	1,11,55,536	23000	15,27,680
32	1303	13	1 BHK	416	458	23800	99,00,800	1,06,92,864	22500	14,64,320
33	1401	14	1 BHK	430	473	23880	1,02,68,400	1,10,89,872	23000	15,13,600
34	1402	14	1 BHK	434	477	23880	1,03,63,920	1,11,93,034	23500	15,27,680
35	1403	14	1 BHK	416	458	23880	99,34,080	1,07,28,806	22500	14,64,320
36	1501	15	1 BHK	430	473	23960	1,03,02,800	1,11,27,024	23000	15,13,600
37	1502	15	1 BHK	434	477	23960	1,03,98,640	1,12,30,531	23500	15,27,680
38	1601	16	1 BHK	430	473	24040	1,03,37,200	1,11,64,176	23500	15,13,600
39	1602	16	1 BHK	434	477	24040	1,04,33,360	1,12,68,029	23500	15,27,680

Sr. No.	Flat No.	Floor No.	Comp	Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
40	1603	16	1 BHK	416	458	24040	1,00,00,640	1,08,00,691	22500	14,64,320
41	1701	17	1 BHK	430	473	24120	1,03,71,600	1,12,01,328	23500	15,13,600
42	1702	17	1 BHK	434	477	24120	1,04,68,080	1,13,05,526	23500	15,27,680
43	1703	17	1 BHK	416	458	24120	1,00,33,920	1,08,36,634	22500	14,64,320
44	1801	18	1 BHK	430	473	24200	1,04,06,000	1,12,38,480	23500	15,13,600
45	1802	18	1 BHK	434	477	24200	1,05,02,800	1,13,43,024	23500	15,27,680
46	1803	18	1 BHK	416	458	24200	1,00,67,200	1,08,72,576	22500	14,64,320
47	1901	19	1 BHK	430	473	24280	1,04,40,400	1,12,75,632	23500	15,13,600
48	1902	19	1 BHK	434	477	24280	1,05,37,520	1,13,80,522	23500	15,27,680
49	1903	19	1 BHK	416	458	24280	1,01,00,480	1,09,08,518	22500	14,64,320
50	2001	20	1 BHK	430	473	24360	1,04,74,800	1,13,12,784	23500	15,13,600
51	2002	20	1 BHK	434	477	24360	1,05,72,240	1,14,18,019	24000	15,27,680
52	2003	20	1 BHK	416	458	24360	1,01,33,760	1,09,44,461	23000	14,64,320
53	2101	21	1 BHK	430	473	24440	1,05,09,200	1,13,49,936	23500	15,13,600
54	2102	21	1 BHK	434	477	24440	1,06,06,960	1,14,55,517	24000	15,27,680
55	2103	21	1 BHK	416	458	24440	1,01,67,040	1,09,80,403	23000	14,64,320
56	2201	22	1 BHK	430	473	24520	1,05,43,600	1,13,87,088	23500	15,13,600
57	2202	22	1 BHK	434	477	24520	1,06,41,680	1,14,93,014	24000	15,27,680
58	2203	22	1 BHK	416	458	24520	1,02,00,320	1,10,16,346	23000	14,64,320
59	2301	23	1 BHK	430	473	24600	1,05,78,000	1,14,24,240	24000	15,13,600
60	2302	23	1 BHK	434	477	24600	1,06,76,400	1,15,30,512	24000	15,27,680
61	2303	23	1 BHK	416	458	24600	1,02,33,600	1,10,52,288	23000	14,64,320
<b>Total</b>				<b>26048</b>	<b>28653</b>		<b>62,00,42,240</b>	<b>66,96,45,619</b>		<b>9,16,88,960</b>

## 2) Wing -B:

Sr. No.	Flat No.	Floor No.	Comp	Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	301	3	1 BHK	429	472	23000	98,67,000	1,06,56,360	22000	15,10,080
2	302	3	1 BHK	429	472	23000	98,67,000	1,06,56,360	22000	15,10,080
3	303	3	2 BHK	642	706	23000	1,47,66,000	1,59,47,280	33000	22,59,840
4	304	3	2 BHK	612	673	23000	1,40,76,000	1,52,02,080	31500	21,54,240
5	305	3	1 BHK	434	477	23000	99,82,000	1,07,80,560	22500	15,27,680
6	306	3	1 BHK	426	469	23000	97,98,000	1,05,81,840	22000	14,99,520
7	401	4	1 BHK	429	472	23080	99,01,320	1,06,93,426	22500	15,10,080
8	402	4	1 BHK	429	472	23080	99,01,320	1,06,93,426	22500	15,10,080
9	403	4	2 BHK	642	706	23080	1,48,17,360	1,60,02,749	33500	22,59,840
10	404	4	2 BHK	612	673	23080	1,41,24,960	1,52,54,957	32000	21,54,240
11	405	4	1 BHK	434	477	23080	1,00,16,720	1,08,18,058	22500	15,27,680
12	406	4	1 BHK	426	469	23080	98,32,080	1,06,18,646	22000	14,99,520
13	501	5	1 BHK	429	472	23160	99,35,640	1,07,30,491	22500	15,10,080
14	502	5	1 BHK	429	472	23160	99,35,640	1,07,30,491	22500	15,10,080
15	503	5	2 BHK	642	706	23160	1,48,68,720	1,60,58,218	33500	22,59,840
16	504	5	2 BHK	612	673	23160	1,41,73,920	1,53,07,834	32000	21,54,240
17	505	5	1 BHK	434	477	23160	1,00,51,440	1,08,55,555	22500	15,27,680
18	506	5	1 BHK	426	469	23160	98,66,160	1,06,55,453	22000	14,99,520
19	601	6	1 BHK	429	472	23240	99,69,960	1,07,67,557	22500	15,10,080
20	602	6	1 BHK	429	472	23240	99,69,960	1,07,67,557	22500	15,10,080
21	603	6	2 BHK	642	706	23240	1,49,20,080	1,61,13,686	33500	22,59,840
22	604	6	2 BHK	612	673	23240	1,42,22,880	1,53,60,710	32000	21,54,240
23	605	6	1 BHK	434	477	23240	1,00,86,160	1,08,93,053	22500	15,27,680
24	606	6	1 BHK	426	469	23240	99,00,240	1,06,92,259	22500	14,99,520
25	701	7	1 BHK	429	472	23320	1,00,04,280	1,08,04,622	22500	15,10,080
26	702	7	1 BHK	429	472	23320	1,00,04,280	1,08,04,622	22500	15,10,080
27	703	7	2 BHK	642	706	23320	1,49,71,440	1,61,69,155	33500	22,59,840
28	704	7	2 BHK	612	673	23320	1,42,71,840	1,54,13,587	32000	21,54,240
29	705	7	1 BHK	434	477	23320	1,01,20,880	1,09,30,550	23000	15,27,680
30	706	7	1 BHK	426	469	23320	99,34,320	1,07,29,066	22500	14,99,520
31	801	8	1 BHK	429	472	23400	1,00,38,600	1,08,41,688	22500	15,10,080
32	803	8	3 BHK	746	821	23400	1,74,56,400	1,88,52,912	39500	26,25,920
33	804	8	2 BHK	612	673	23400	1,43,20,800	1,54,66,464	32000	21,54,240
34	805	8	1 BHK	434	477	23400	1,01,55,600	1,09,68,048	23000	15,27,680

Sr. No.	Flat No.	Floor No.	Comp	Carpet Area in Sq. FL	Built up Area in Sq. FL	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
35	806	8	1 BHK	426	469	23400	99,68,400	1,07,65,872	22500	14,99,520
36	901	9	1 BHK	429	472	23480	1,00,72,920	1,08,78,754	22500	15,10,080
37	902	9	1 BHK	429	472	23480	1,00,72,920	1,08,78,754	22500	15,10,080
38	903	9	2 BHK	642	706	23480	1,50,74,160	1,62,80,093	34000	22,59,840
39	904	9	2 BHK	612	673	23480	1,43,69,760	1,55,19,341	32500	21,54,240
40	905	9	1 BHK	434	477	23480	1,01,90,320	1,10,05,546	23000	15,27,680
41	906	9	1 BHK	426	469	23480	1,00,02,480	1,08,02,678	22500	14,99,520
42	1001	10	1 BHK	429	472	23560	1,01,07,240	1,09,15,819	22500	15,10,080
43	1002	10	1 BHK	429	472	23560	1,01,07,240	1,09,15,819	22500	15,10,080
44	1003	10	2 BHK	642	706	23560	1,51,25,520	1,63,35,562	34000	22,59,840
45	1004	10	2 BHK	612	673	23560	1,44,18,720	1,55,72,218	32500	21,54,240
46	1005	10	1 BHK	434	477	23560	1,02,25,040	1,10,43,043	23000	15,27,680
47	1006	10	1 BHK	426	469	23560	1,00,36,560	1,08,39,485	22500	14,99,520
48	1101	11	1 BHK	429	472	23640	1,01,41,560	1,09,52,885	23000	15,10,080
49	1102	11	1 BHK	429	472	23640	1,01,41,560	1,09,52,885	23000	15,10,080
50	1103	11	2 BHK	642	706	23640	1,51,76,880	1,63,91,030	34000	22,59,840
51	1104	11	2 BHK	612	673	23640	1,44,67,680	1,56,25,094	32500	21,54,240
52	1105	11	1 BHK	434	477	23640	1,02,59,760	1,10,80,541	23000	15,27,680
53	1106	11	1 BHK	426	469	23640	1,00,70,640	1,08,76,291	22500	14,99,520
54	1201	12	1 BHK	429	472	23720	1,01,75,880	1,09,89,950	23000	15,10,080
55	1202	12	1 BHK	429	472	23720	1,01,75,880	1,09,89,950	23000	15,10,080
56	1203	12	2 BHK	642	706	23720	1,52,28,240	1,64,46,499	34500	22,59,840
57	1204	12	2 BHK	612	673	23720	1,45,16,640	1,56,77,971	32500	21,54,240
58	1205	12	1 BHK	434	477	23720	1,02,94,480	1,11,18,038	23000	15,27,680
59	1206	12	1 BHK	426	469	23720	1,01,04,720	1,09,13,098	22500	14,99,520
60	1301	13	1 BHK	429	472	23800	1,02,10,200	1,10,27,016	23000	15,10,080
61	1302	13	1 BHK	429	472	23800	1,02,10,200	1,10,27,016	23000	15,10,080
62	1303	13	2 BHK	642	706	23800	1,52,79,600	1,65,01,968	34500	22,59,840
63	1304	13	2 BHK	612	673	23800	1,45,65,600	1,57,30,848	33000	21,54,240
64	1305	13	1 BHK	434	477	23800	1,03,29,200	1,11,55,536	23000	15,27,680
65	1306	13	1 BHK	426	469	23800	1,01,38,800	1,09,49,904	23000	14,99,520
66	1401	14	1 BHK	429	472	23880	1,02,44,520	1,10,64,082	23000	15,10,080
67	1402	14	1 BHK	429	472	23880	1,02,44,520	1,10,64,082	23000	15,10,080
68	1403	14	2 BHK	642	706	23880	1,53,30,960	1,65,57,437	34500	22,59,840
69	1404	14	2 BHK	612	673	23880	1,46,14,560	1,57,83,725	33000	21,54,240

Sr. No.	Flat No.	Floor No.	Comp	Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
70	1405	14	1 BHK	434	477	23880	1,03,63,920	1,11,93,034	23500	15,27,680
71	1406	14	1 BHK	426	469	23880	1,01,72,880	1,09,86,710	23000	14,99,520
72	1503	15	2 BHK	642	706	23960	1,53,82,320	1,66,12,906	34500	22,59,840
73	1504	15	2 BHK	612	673	23960	1,46,63,520	1,58,36,602	33000	21,54,240
74	1505	15	1 BHK	434	477	23960	1,03,98,640	1,12,30,531	23500	15,27,680
75	1506	15	1 BHK	426	469	23960	1,02,06,960	1,10,23,517	23000	14,99,520
76	1601	16	1 BHK	429	472	24040	1,03,13,160	1,11,38,213	23000	15,10,080
77	1602	16	1 BHK	429	472	24040	1,03,13,160	1,11,38,213	23000	15,10,080
78	1603	16	2 BHK	642	706	24040	1,54,33,680	1,66,68,374	34500	22,59,840
79	1604	16	2 BHK	612	673	24040	1,47,12,480	1,58,89,478	33000	21,54,240
80	1605	16	1 BHK	434	477	24040	1,04,33,360	1,12,68,029	23500	15,27,680
81	1606	16	1 BHK	426	469	24040	1,02,41,040	1,10,60,323	23000	14,99,520
82	1701	17	1 BHK	429	472	24120	1,03,47,480	1,11,75,278	23500	15,10,080
83	1702	17	1 BHK	429	472	24120	1,03,47,480	1,11,75,278	23500	15,10,080
84	1703	17	2 BHK	642	706	24120	1,54,85,040	1,67,23,843	35000	22,59,840
85	1704	17	2 BHK	612	673	24120	1,47,61,440	1,59,42,355	33000	21,54,240
86	1705	17	1 BHK	434	477	24120	1,04,68,080	1,13,05,526	23500	15,27,680
87	1706	17	1 BHK	426	469	24120	1,02,75,120	1,10,97,130	23000	14,99,520
88	1801	18	1 BHK	429	472	24200	1,03,81,800	1,12,12,344	23500	15,10,080
89	1802	18	1 BHK	429	472	24200	1,03,81,800	1,12,12,344	23500	15,10,080
90	1803	18	2 BHK	642	706	24200	1,55,36,400	1,67,79,312	35000	22,59,840
91	1804	18	2 BHK	612	673	24200	1,48,10,400	1,59,95,232	33500	21,54,240
92	1805	18	1 BHK	434	477	24200	1,05,02,800	1,13,43,024	23500	15,27,680
93	1806	18	1 BHK	426	469	24200	1,03,09,200	1,11,33,936	23000	14,99,520
94	1901	19	1 BHK	429	472	24280	1,04,16,120	1,12,49,410	23500	15,10,080
95	1902	19	1 BHK	429	472	24280	1,04,16,120	1,12,49,410	23500	15,10,080
96	1903	19	2 BHK	642	706	24280	1,55,87,760	1,68,34,781	35000	22,59,840
97	1904	19	2 BHK	612	673	24280	1,48,59,360	1,60,48,109	33500	21,54,240
98	1905	19	1 BHK	434	477	24280	1,05,37,520	1,13,80,522	23500	15,27,680
99	1906	19	1 BHK	426	469	24280	1,03,43,280	1,11,70,742	23500	14,99,520
100	2001	20	1 BHK	429	472	24360	1,04,50,440	1,12,86,475	23500	15,10,080
101	2002	20	1 BHK	429	472	24360	1,04,50,440	1,12,86,475	23500	15,10,080
102	2003	20	2 BHK	642	706	24360	1,56,39,120	1,68,90,250	35000	22,59,840
103	2004	20	2 BHK	612	673	24360	1,49,08,320	1,61,00,986	33500	21,54,240
104	2005	20	1 BHK	434	477	24360	1,05,72,240	1,14,18,019	24000	15,27,680
105	2006	20	1 BHK	426	469	24360	1,03,77,360	1,12,07,549	23500	14,99,520

Sr. No.	Flat No.	Floor No.	Comp	Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
106	2101	21	1 BHK	429	472	24440	1,04,84,760	1,13,23,541	23500	15,10,080
107	2102	21	1 BHK	429	472	24440	1,04,84,760	1,13,23,541	23500	15,10,080
108	2103	21	2 BHK	642	706	24440	1,56,90,480	1,69,45,718	35500	22,59,840
109	2104	21	2 BHK	612	673	24440	1,49,57,280	1,61,53,862	33500	21,54,240
110	2105	21	1 BHK	434	477	24440	1,06,06,960	1,14,55,517	24000	15,27,680
111	2106	21	1 BHK	426	469	24440	1,04,11,440	1,12,44,355	23500	14,99,520
112	2201	22	1 BHK	429	472	24520	1,05,19,080	1,13,60,606	23500	15,10,080
113	2202	22	1 BHK	429	472	24520	1,05,19,080	1,13,60,606	23500	15,10,080
114	2203	22	2 BHK	642	706	24520	1,57,41,840	1,70,01,187	35500	22,59,840
115	2204	22	2 BHK	612	673	24520	1,50,06,240	1,62,06,739	34000	21,54,240
116	2205	22	1 BHK	434	477	24520	1,06,41,680	1,14,93,014	24000	15,27,680
117	2206	22	1 BHK	426	469	24520	1,04,45,520	1,12,81,162	23500	14,99,520
118	2302	23	1 BHK	429	472	24600	1,05,53,400	1,13,97,672	23500	15,10,080
119	2303	23	2 BHK	642	706	24600	1,57,93,200	1,70,56,656	35500	22,59,840
120	2304	23	2 BHK	612	673	24600	1,50,55,200	1,62,59,616	34000	21,54,240
121	2305	23	1 BHK	434	477	24600	1,06,76,400	1,15,30,512	24000	15,27,680
122	2306	23	1 BHK	426	469	24600	1,04,79,600	1,13,17,968	23500	14,99,520
<b>Total</b>				<b>60800</b>	<b>66880</b>		<b>1,44,66,89,520</b>	<b>1,56,24,24,682</b>		<b>21,40,16,000</b>

## 3) Wing -C:

Sr. No.	Flat No.	Floor No.	Comp	Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	301	3	1 BHK	431	474	23000	99,13,000	1,07,06,040	22500	15,17,120
2	302	3	1 BHK	431	474	23000	99,13,000	1,07,06,040	22500	15,17,120
3	303	3	1 BHK	432	475	23000	99,36,000	1,07,30,880	22500	15,20,640
4	304	3	1 BHK	426	469	23000	97,98,000	1,05,81,840	22000	14,99,520
5	401	4	1 BHK	431	474	23080	99,47,480	1,07,43,278	22500	15,17,120
6	402	4	1 BHK	431	474	23080	99,47,480	1,07,43,278	22500	15,17,120
7	403	4	1 BHK	432	475	23080	99,70,560	1,07,68,205	22500	15,20,640
8	404	4	1 BHK	426	469	23080	98,32,080	1,06,18,646	22000	14,99,520
9	501	5	1 BHK	431	474	23160	99,81,960	1,07,80,517	22500	15,17,120
10	502	5	1 BHK	431	474	23160	99,81,960	1,07,80,517	22500	15,17,120
11	503	5	1 BHK	432	475	23160	1,00,05,120	1,08,05,530	22500	15,20,640
12	504	5	1 BHK	426	469	23160	98,66,160	1,06,55,453	22000	14,99,520



Sr. No.	Flat No.	Floor No.	Comp	Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
13	601	6	1 BHK	431	474	23240	1,00,16,440	1,08,17,755	22500	15,17,120
14	602	6	1 BHK	431	474	23240	1,00,16,440	1,08,17,755	22500	15,17,120
15	603	6	1 BHK	432	475	23240	1,00,39,680	1,08,42,854	22500	15,20,640
16	604	6	1 BHK	426	469	23240	99,00,240	1,06,92,259	22500	14,99,520
17	701	7	1 BHK	431	474	23320	1,00,50,920	1,08,54,994	22500	15,17,120
18	702	7	1 BHK	431	474	23320	1,00,50,920	1,08,54,994	22500	15,17,120
19	703	7	1 BHK	432	475	23320	1,00,74,240	1,08,80,179	22500	15,20,640
20	704	7	1 BHK	426	469	23320	99,34,320	1,07,29,066	22500	14,99,520
21	801	8	1 BHK	431	474	23400	1,00,85,400	1,08,92,232	22500	15,17,120
22	802	8	1 BHK	431	474	23400	1,00,85,400	1,08,92,232	22500	15,17,120
23	901	9	1 BHK	431	474	23480	1,01,19,880	1,09,29,470	23000	15,17,120
24	902	9	1 BHK	431	474	23480	1,01,19,880	1,09,29,470	23000	15,17,120
25	903	9	1 BHK	432	475	23480	1,01,43,360	1,09,54,829	23000	15,20,640
26	904	9	1 BHK	426	469	23480	1,00,02,480	1,08,02,678	22500	14,99,520
27	1001	10	1 BHK	431	474	23560	1,01,54,360	1,09,66,709	23000	15,17,120
28	1002	10	1 BHK	431	474	23560	1,01,54,360	1,09,66,709	23000	15,17,120
29	1003	10	1 BHK	432	475	23560	1,01,77,920	1,09,92,154	23000	15,20,640
30	1004	10	1 BHK	426	469	23560	1,00,36,560	1,08,39,485	22500	14,99,520
31	1101	11	1 BHK	431	474	23640	1,01,88,840	1,10,03,947	23000	15,17,120
32	1102	11	1 BHK	431	474	23640	1,01,88,840	1,10,03,947	23000	15,17,120
33	1103	11	1 BHK	432	475	23640	1,02,12,480	1,10,29,478	23000	15,20,640
34	1104	11	1 BHK	426	469	23640	1,00,70,640	1,08,76,291	22500	14,99,520
35	1201	12	1 BHK	431	474	23720	1,02,23,320	1,10,41,186	23000	15,17,120
36	1202	12	1 BHK	431	474	23720	1,02,23,320	1,10,41,186	23000	15,17,120
37	1203	12	1 BHK	432	475	23720	1,02,47,040	1,10,66,803	23000	15,20,640
38	1204	12	1 BHK	426	469	23720	1,01,04,720	1,09,13,098	22500	14,99,520
39	1301	13	1 BHK	431	474	23800	1,02,57,800	1,10,78,424	23000	15,17,120
40	1302	13	1 BHK	431	474	23800	1,02,57,800	1,10,78,424	23000	15,17,120
41	1303	13	1 BHK	432	475	23800	1,02,81,600	1,11,04,128	23000	15,20,640
42	1304	13	1 BHK	426	469	23800	1,01,38,800	1,09,49,904	23000	14,99,520
43	1401	14	1 BHK	431	474	23880	1,02,92,280	1,11,15,662	23000	15,17,120
44	1402	14	1 BHK	431	474	23880	1,02,92,280	1,11,15,662	23000	15,17,120
45	1403	14	1 BHK	432	475	23880	1,03,16,160	1,11,41,453	23000	15,20,640
46	1404	14	1 BHK	426	469	23880	1,01,72,880	1,09,86,710	23000	14,99,520
47	1501	15	1 BHK	431	474	23960	1,03,26,760	1,11,52,901	23000	15,17,120

Sr. No.	Flat No.	Floor No.	Comp	Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
48	1502	15	1 BHK	431	474	23960	1,03,26,760	1,11,52,901	23000	15,17,120
49	1601	16	1 BHK	431	474	24040	1,03,61,240	1,11,90,139	23500	15,17,120
50	1602	16	1 BHK	431	474	24040	1,03,61,240	1,11,90,139	23500	15,17,120
51	1603	16	1 BHK	432	475	24040	1,03,85,280	1,12,16,102	23500	15,20,640
52	1604	16	1 BHK	426	469	24040	1,02,41,040	1,10,60,323	23000	14,99,520
53	1701	17	1 BHK	431	474	24120	1,03,95,720	1,12,27,378	23500	15,17,120
54	1702	17	1 BHK	431	474	24120	1,03,95,720	1,12,27,378	23500	15,17,120
55	1703	17	1 BHK	432	475	24120	1,04,19,840	1,12,53,427	23500	15,20,640
56	1704	17	1 BHK	426	469	24120	1,02,75,120	1,10,97,130	23000	14,99,520
57	1801	18	1 BHK	431	474	24200	1,04,30,200	1,12,64,616	23500	15,17,120
58	1802	18	1 BHK	431	474	24200	1,04,30,200	1,12,64,616	23500	15,17,120
59	1803	18	1 BHK	432	475	24200	1,04,54,400	1,12,90,752	23500	15,20,640
60	1804	18	1 BHK	426	469	24200	1,03,09,200	1,11,33,936	23000	14,99,520
61	1901	19	1 BHK	431	474	24280	1,04,64,680	1,13,01,854	23500	15,17,120
62	1902	19	1 BHK	431	474	24280	1,04,64,680	1,13,01,854	23500	15,17,120
63	1903	19	1 BHK	432	475	24280	1,04,88,960	1,13,28,077	23500	15,20,640
64	1904	19	1 BHK	426	469	24280	1,03,43,280	1,11,70,742	23500	14,99,520
65	2001	20	1 BHK	431	474	24360	1,04,99,160	1,13,39,093	23500	15,17,120
66	2002	20	1 BHK	431	474	24360	1,04,99,160	1,13,39,093	23500	15,17,120
67	2003	20	1 BHK	432	475	24360	1,05,23,520	1,13,65,402	23500	15,20,640
68	2004	20	1 BHK	426	469	24360	1,03,77,360	1,12,07,549	23500	14,99,520
69	2101	21	1 BHK	431	474	24440	1,05,33,640	1,13,76,331	23500	15,17,120
70	2102	21	1 BHK	431	474	24440	1,05,33,640	1,13,76,331	23500	15,17,120
71	2103	21	1 BHK	432	475	24440	1,05,58,080	1,14,02,726	24000	15,20,640
72	2104	21	1 BHK	426	469	24440	1,04,11,440	1,12,44,355	23500	14,99,520
73	2201	22	1 BHK	431	474	24520	1,05,68,120	1,14,13,570	24000	15,17,120
74	2202	22	1 BHK	431	474	24520	1,05,68,120	1,14,13,570	24000	15,17,120
75	2203	22	1 BHK	432	475	24520	1,05,92,640	1,14,40,051	24000	15,20,640
76	2204	22	1 BHK	426	469	24520	1,04,45,520	1,12,81,162	23500	14,99,520
<b>Total</b>				<b>32684</b>	<b>35952</b>		<b>77,67,09,120</b>	<b>83,88,45,849</b>		<b>11,50,47,680</b>

## 4) Wing -D:

Sr. No.	Flat No.	Floor No.	Comp	Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	301	3	1 BHK	430	473	23000	98,90,000	1,06,81,200	22500	15,13,600
2	302	3	1 BHK	430	473	23000	98,90,000	1,06,81,200	22500	15,13,600
3	303	3	2 BHK	605	666	23000	1,39,15,000	1,50,28,200	31500	21,29,600
4	304	3	2 BHK	642	706	23000	1,47,66,000	1,59,47,280	33000	22,59,840
5	305	3	1 BHK	429	472	23000	98,67,000	1,06,56,360	22000	15,10,080
6	306	3	1 BHK	418	460	23000	96,14,000	1,03,83,120	21500	14,71,360
7	401	4	1 BHK	430	473	23080	99,24,400	1,07,18,352	22500	15,13,600
8	402	4	1 BHK	430	473	23080	99,24,400	1,07,18,352	22500	15,13,600
9	403	4	2 BHK	605	666	23080	1,39,63,400	1,50,80,472	31500	21,29,600
10	404	4	2 BHK	642	706	23080	1,48,17,360	1,60,02,749	33500	22,59,840
11	405	4	1 BHK	429	472	23080	99,01,320	1,06,93,426	22500	15,10,080
12	406	4	1 BHK	418	460	23080	96,47,440	1,04,19,235	21500	14,71,360
13	501	5	1 BHK	430	473	23160	99,58,800	1,07,55,504	22500	15,13,600
14	502	5	1 BHK	430	473	23160	99,58,800	1,07,55,504	22500	15,13,600
15	503	5	2 BHK	605	666	23160	1,40,11,800	1,51,32,744	31500	21,29,600
16	504	5	2 BHK	642	706	23160	1,48,68,720	1,60,58,218	33500	22,59,840
17	505	5	1 BHK	429	472	23160	99,35,640	1,07,30,491	22500	15,10,080
18	506	5	1 BHK	418	460	23160	96,80,880	1,04,55,350	22000	14,71,360
19	601	6	1 BHK	430	473	23240	99,93,200	1,07,92,656	22500	15,13,600
20	602	6	1 BHK	430	473	23240	99,93,200	1,07,92,656	22500	15,13,600
21	603	6	2 BHK	605	666	23240	1,40,60,200	1,51,85,016	31500	21,29,600
22	604	6	2 BHK	642	706	23240	1,49,20,080	1,61,13,686	33500	22,59,840
23	605	6	1 BHK	429	472	23240	99,69,960	1,07,67,557	22500	15,10,080
24	606	6	1 BHK	418	460	23240	97,14,320	1,04,91,466	22000	14,71,360
25	701	7	1 BHK	430	473	23320	1,00,27,600	1,08,29,808	22500	15,13,600
26	702	7	1 BHK	430	473	23320	1,00,27,600	1,08,29,808	22500	15,13,600
27	703	7	2 BHK	605	666	23320	1,41,08,600	1,52,37,288	31500	21,29,600
28	704	7	2 BHK	642	706	23320	1,49,71,440	1,61,69,155	33500	22,59,840
29	705	7	1 BHK	429	472	23320	1,00,04,280	1,08,04,622	22500	15,10,080
30	706	7	1 BHK	418	460	23320	97,47,760	1,05,27,581	22000	14,71,360
31	801	8	1 BHK	430	473	23400	1,00,62,000	1,08,66,960	22500	15,13,600
32	802	8	1 BHK	430	473	23400	1,00,62,000	1,08,66,960	22500	15,13,600
33	803	8	2 BHK	605	666	23400	1,41,57,000	1,52,89,560	32000	21,29,600

Sr. No.	Flat No.	Floor No.	Comp	Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
34	806	8	1 BHK	418	460	23400	97,81,200	1,05,63,696	22000	14,71,360
35	901	9	1 BHK	430	473	23480	1,00,96,400	1,09,04,112	22500	15,13,600
36	902	9	1 BHK	430	473	23480	1,00,96,400	1,09,04,112	22500	15,13,600
37	903	9	2 BHK	605	666	23480	1,42,05,400	1,53,41,832	32000	21,29,600
38	904	9	2 BHK	642	706	23480	1,50,74,160	1,62,80,093	34000	22,59,840
39	905	9	1 BHK	429	472	23480	1,00,72,920	1,08,78,754	22500	15,10,080
40	906	9	1 BHK	418	460	23480	98,14,640	1,05,99,811	22000	14,71,360
41	1001	10	1 BHK	430	473	23560	1,01,30,800	1,09,41,264	23000	15,13,600
42	1002	10	1 BHK	430	473	23560	1,01,30,800	1,09,41,264	23000	15,13,600
43	1003	10	2 BHK	605	666	23560	1,42,53,800	1,53,94,104	32000	21,29,600
44	1004	10	2 BHK	642	706	23560	1,51,25,520	1,63,35,562	34000	22,59,840
45	1005	10	1 BHK	429	472	23560	1,01,07,240	1,09,15,819	22500	15,10,080
46	1006	10	1 BHK	418	460	23560	98,48,080	1,06,35,926	22000	14,71,360
47	1101	11	1 BHK	430	473	23640	1,01,65,200	1,09,78,416	23000	15,13,600
48	1102	11	1 BHK	430	473	23640	1,01,65,200	1,09,78,416	23000	15,13,600
49	1103	11	2 BHK	605	666	23640	1,43,02,200	1,54,46,376	32000	21,29,600
50	1104	11	2 BHK	642	706	23640	1,51,76,880	1,63,91,030	34000	22,59,840
51	1105	11	1 BHK	429	472	23640	1,01,41,560	1,09,52,885	23000	15,10,080
52	1106	11	1 BHK	418	460	23640	98,81,520	1,06,72,042	22000	14,71,360
53	1201	12	1 BHK	430	473	23720	1,01,99,600	1,10,15,568	23000	15,13,600
54	1202	12	1 BHK	430	473	23720	1,01,99,600	1,10,15,568	23000	15,13,600
55	1203	12	2 BHK	605	666	23720	1,43,50,600	1,54,98,648	32500	21,29,600
56	1204	12	2 BHK	642	706	23720	1,52,28,240	1,64,46,499	34500	22,59,840
57	1205	12	1 BHK	429	472	23720	1,01,75,880	1,09,89,950	23000	15,10,080
58	1206	12	1 BHK	418	460	23720	99,14,960	1,07,08,157	22500	14,71,360
59	1301	13	1 BHK	430	473	23800	1,02,34,000	1,10,52,720	23000	15,13,600
60	1302	13	1 BHK	430	473	23800	1,02,34,000	1,10,52,720	23000	15,13,600
61	1303	13	2 BHK	605	666	23800	1,43,99,000	1,55,50,920	32500	21,29,600
62	1304	13	2 BHK	642	706	23800	1,52,79,600	1,65,01,968	34500	22,59,840
63	1305	13	1 BHK	429	472	23800	1,02,10,200	1,10,27,016	23000	15,10,080
64	1306	13	1 BHK	418	460	23800	99,48,400	1,07,44,272	22500	14,71,360
65	1401	14	1 BHK	430	473	23880	1,02,68,400	1,10,89,872	23000	15,13,600
66	1402	14	1 BHK	430	473	23880	1,02,68,400	1,10,89,872	23000	15,13,600
67	1403	14	2 BHK	605	666	23880	1,44,47,400	1,56,03,192	32500	21,29,600
68	1404	14	2 BHK	642	706	23880	1,53,30,960	1,65,57,437	34500	22,59,840

Sr. No.	Flat No.	Floor No.	Comp	Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
69	1405	14	1 BHK	429	472	23880	1,02,44,520	1,10,64,082	23000	15,10,080
70	1406	14	1 BHK	418	460	23880	99,81,840	1,07,80,387	22500	14,71,360
71	1501	15	1 BHK	430	473	23960	1,03,02,800	1,11,27,024	23000	15,13,600
72	1502	15	1 BHK	430	473	23960	1,03,02,800	1,11,27,024	23000	15,13,600
73	1503	15	2 BHK	605	666	23960	1,44,95,800	1,56,55,464	32500	21,29,600
74	1506	15	1 BHK	418	460	23960	1,00,15,280	1,08,16,502	22500	14,71,360
75	1601	16	1 BHK	430	473	24040	1,03,37,200	1,11,64,176	23500	15,13,600
76	1602	16	1 BHK	430	473	24040	1,03,37,200	1,11,64,176	23500	15,13,600
77	1603	16	2 BHK	605	666	24040	1,45,44,200	1,57,07,736	32500	21,29,600
78	1604	16	2 BHK	642	706	24040	1,54,33,680	1,66,68,374	34500	22,59,840
79	1605	16	1 BHK	429	472	24040	1,03,13,160	1,11,38,213	23000	15,10,080
80	1606	16	1 BHK	418	460	24040	1,00,48,720	1,08,52,618	22500	14,71,360
81	1701	17	1 BHK	430	473	24120	1,03,71,600	1,12,01,328	23500	15,13,600
82	1702	17	1 BHK	430	473	24120	1,03,71,600	1,12,01,328	23500	15,13,600
83	1703	17	2 BHK	605	666	24120	1,45,92,600	1,57,60,008	33000	21,29,600
84	1704	17	2 BHK	642	706	24120	1,54,85,040	1,67,23,843	35000	22,59,840
85	1705	17	1 BHK	429	472	24120	1,03,47,480	1,11,75,278	23500	15,10,080
86	1706	17	1 BHK	418	460	24120	1,00,82,160	1,08,88,733	22500	14,71,360
87	1801	18	1 BHK	430	473	24200	1,04,06,000	1,12,38,480	23500	15,13,600
88	1802	18	1 BHK	430	473	24200	1,04,06,000	1,12,38,480	23500	15,13,600
89	1803	18	2 BHK	605	666	24200	1,46,41,000	1,58,12,280	33000	21,29,600
90	1804	18	2 BHK	642	706	24200	1,55,36,400	1,67,79,312	35000	22,59,840
91	1805	18	1 BHK	429	472	24200	1,03,81,800	1,12,12,344	23500	15,10,080
92	1806	18	1 BHK	418	460	24200	1,01,15,600	1,09,24,848	23000	14,71,360
93	1901	19	1 BHK	430	473	24280	1,04,40,400	1,12,75,632	23500	15,13,600
94	1902	19	1 BHK	430	473	24280	1,04,40,400	1,12,75,632	23500	15,13,600
95	1903	19	2 BHK	605	666	24280	1,46,89,400	1,58,64,552	33000	21,29,600
96	1904	19	2 BHK	642	706	24280	1,55,87,760	1,68,34,781	35000	22,59,840
97	1905	19	1 BHK	429	472	24280	1,04,16,120	1,12,49,410	23500	15,10,080
98	1906	19	1 BHK	418	460	24280	1,01,49,040	1,09,60,963	23000	14,71,360
99	2001	20	1 BHK	430	473	24360	1,04,74,800	1,13,12,784	23500	15,13,600
100	2002	20	1 BHK	430	473	24360	1,04,74,800	1,13,12,784	23500	15,13,600
101	2003	20	2 BHK	605	666	24360	1,47,37,800	1,59,16,824	33000	21,29,600
102	2004	20	2 BHK	642	706	24360	1,56,39,120	1,68,90,250	35000	22,59,840
103	2005	20	1 BHK	429	472	24360	1,04,50,440	1,12,86,475	23500	15,10,080
104	2006	20	1 BHK	418	460	24360	1,01,82,480	1,09,97,078	23000	14,71,360

Sr. No.	Flat No.	Floor No.	Comp	Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
105	2101	21	1 BHK	430	473	24440	1,05,09,200	1,13,49,936	23500	15,13,600
106	2102	21	1 BHK	430	473	24440	1,05,09,200	1,13,49,936	23500	15,13,600
107	2103	21	2 BHK	605	666	24440	1,47,86,200	1,59,69,096	33500	21,29,600
108	2104	21	2 BHK	642	706	24440	1,56,90,480	1,69,45,718	35500	22,59,840
109	2105	21	1 BHK	429	472	24440	1,04,84,760	1,13,23,541	23500	15,10,080
110	2106	21	1 BHK	418	460	24440	1,02,15,920	1,10,33,194	23000	14,71,360
111	2201	22	1 BHK	430	473	24520	1,05,43,600	1,13,87,088	23500	15,13,600
112	2202	22	1 BHK	430	473	24520	1,05,43,600	1,13,87,088	23500	15,13,600
113	2203	22	2 BHK	605	666	24520	1,48,34,600	1,60,21,368	33500	21,29,600
114	2204	22	2 BHK	642	706	24520	1,57,41,840	1,70,01,187	35500	22,59,840
115	2205	22	1 BHK	429	472	24520	1,05,19,080	1,13,60,606	23500	15,10,080
116	2206	22	1 BHK	418	460	24520	1,02,49,360	1,10,69,309	23000	14,71,360
117	2301	23	1 BHK	430	473	24600	1,05,78,000	1,14,24,240	24000	15,13,600
118	2302	23	1 BHK	430	473	24600	1,05,78,000	1,14,24,240	24000	15,13,600
119	2303	23	2 BHK	605	666	24600	1,48,83,000	1,60,73,640	33500	21,29,600
120	2304	23	2 BHK	642	706	24600	1,57,93,200	1,70,56,656	35500	22,59,840
121	2305	23	1 BHK	429	472	24600	1,05,53,400	1,13,97,672	23500	15,10,080
<b>Total</b>				<b>59474</b>	<b>65421</b>		<b>1,41,54,03,840</b>	<b>1,52,86,36,147</b>		<b>20,93,48,480</b>

**Summary of the Project:**

Wing	Comp.	Total Number of Flats	Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value After Completion in ₹
A	1 BHK - 61	61	26048	28653	62,00,42,240.00	66,96,45,619.00
B	1 BHK - 80 2 BHK - 41 3 BHK - 01	122	60800	66880	1,44,66,89,520.00	1,56,24,24,682.00
C	1 BHK - 76	76	32684	35952	77,67,09,120.00	83,88,45,849.00
D	1 BHK - 81 2 BHK - 40	121	59474	65421	1,41,54,03,840.00	1,52,86,36,147.00
Total		<b>380</b>	<b>179006</b>	<b>196906</b>	<b>4,25,88,44,720.00</b>	<b>4,59,95,52,297.00</b>
Refuge Floor – 8 <sup>th</sup> & 15 <sup>th</sup> Floor – Flat No. 3 (A – Wing)						
Refuge Floor – 8 <sup>th</sup> Floor – Flat No. 2, 15 <sup>th</sup> Floor – Flat No. 1 & 2 and 23 <sup>rd</sup> floor – Flat No. 1 (B – Wing)						
Refuge Floor – 8 <sup>th</sup> & 15 <sup>th</sup> Floor – Flat No. 3 & 4 (C – Wing)						
Refuge Floor – 8 <sup>th</sup> & 15 <sup>th</sup> Floor – Flat No. 4 & 5 and 23 <sup>rd</sup> floor – Flat No. 6 (D – Wing)						

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	4,25,88,44,720.00
Final Realizable Value After Completion in ₹	4,59,95,52,297.00
Cost of Construction (Total Built up area x Rate) 196906 Sq. Ft. x ₹ 3000.00	59,07,18,000.00

Wing	Percentage of work done as on date	Built up area in Sq. Ft.	Total Cost Of Construction	Cost of construction as of today
A to D	15	196906	59,07,18,000.00	8,86,07,700.00

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	:	
<b>Realizable Value / Fair Market Value as on date in ₹</b>		:	<b>₹ 4,25,88,44,720.00</b>
<b>Final Realizable Value After Completion in ₹</b>		:	<b>₹ 4,59,95,52,297.00</b>

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 ₹ 22,000.00 to ₹ 25,000.00 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 ₹ 23,000.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.



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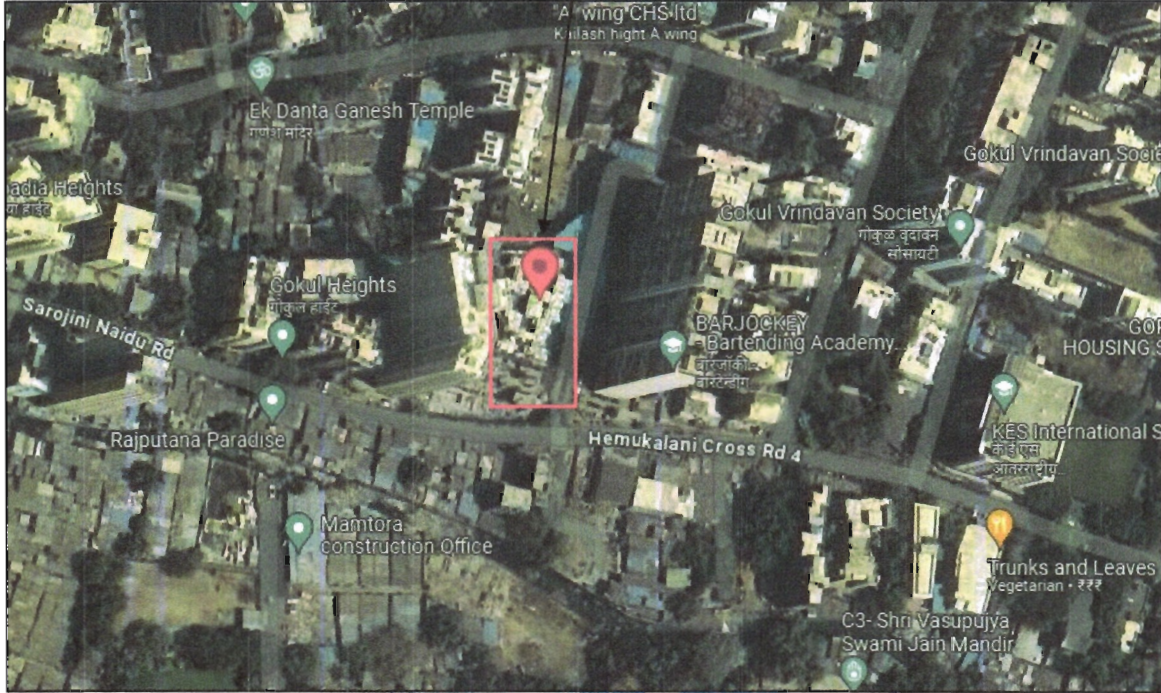


## Actual Site Photographs



## Route Map of the property

Site u/r



**Latitude Longitude: 19°12'03.1"N 72°50'27.6"E**

**Note:** The Blue line shows the route to site from nearest Railway station (Kandivali – 1.6 KM.)




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## Ready Reckoner Rate



Department of Registration and Stamp  
Government of Maharashtra

नोंदणी व मुद्रांक विभाग  
महाराष्ट्र शासन



**Annual Statement of Rates Ver. 2.0**  
**( बाजारमूल्य दर पत्रक आवृत्ती 2.0 )**

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[User Manual](#)

Year: 2024-2025 Language: English

Selected District: MumbaiSubUrban

Select Village: मालाड (उत्तर) ( बोरीवली )

Search By:  Survey No.  Location

Enter Survey No: 217 Search

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
84/315-मुभाग. उत्तरेस गावाची सीमा, दुर्वेस एस. व्ही. रोड, दक्षिणेस वाई सीमा व पश्चिमेस लिंक रोड.	67470	137130	157220	171410	137130	बी. मीटर	सि.टी.एस. नंबर

**Sales Instance**

8837388	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि. बोरीवली 5
24-04-2024		दस्त क्रमांक : 6837/2024
Note:-Generated Through eSearch Module. For original report please contact concern SRO office.		नोंदणी : Regn.63m
<b>गावाचे नाव : मालाड</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	14288125	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	9806029.17	
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असत्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: फ्लॉट नं 1503,डी विंग, माळा नं: 15वा मजला, इमारतीचे नाव: स्कायलोन सबर्बिया, ब्लॉक नं: हेमुकलानी क्रॉस रोड नं. 4,ईराणीवाडी, रोड : कांदीवली पश्चिम,मुम्बई 400067, इतर माहिती: फ्लॉट कार्पेट एरिया 605चौ फुट व बिल्ट अप एरिया 665.50चौ फुट रेरा प्रमाणे व एक कार पार्किंग स्पेक - विलेज मालाड उत्तर(( C.T.S. Number : 184, 189/8, 192, 200 to 217 ; ))	
(5) क्षेत्रफळ	61.84 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करुन देणा-या लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असत्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-साई कृपा डेव्हलपर्सचे भागीदार कोमल रवजी छेड़ा तर्फे मुखल्यार मितेश बी भट्ट वय:-43 पत्ता:-फ्लॉट नं: 105, माळा नं: 1ला मजला , इमारतीचे नाव: न्यु कृष्णा निवास , ब्लॉक नं: रोशन नगर, वसई विकास बँकच्या वरती , रोड नं: बोरीवली पश्चिम, मुम्बई , महाराष्ट्र, MUMBAI. पिन कोड:-400092 पॅन नं:-AAFFS3096K	
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असत्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-आशित विनोद छेड़ा वय:-36; पत्ता:-फ्लॉट नं: एफ-203, माळा नं: -, इमारतीचे नाव: वेस्ट अव्हेन्यू सीएचएस लि. , ब्लॉक नं: स्टेशन रोड, सिव्हिक सेंटर समोर , रोड नं: नालासोपारा पश्चिम, पालघर , महाराष्ट्र, ठाणे. पिन कोड:-401203 पॅन नं:-AGVPC5513D 2): नाव:-ममता आशित छेड़ा वय:-35; पत्ता:-फ्लॉट नं: एफ-203, माळा नं: -, इमारतीचे नाव: वेस्ट अव्हेन्यू सीएचएस लि. , ब्लॉक नं: स्टेशन रोड, सिव्हिक सेंटर समोर , रोड नं: नालासोपारा पश्चिम, पालघर , महाराष्ट्र, ठाणे. पिन कोड:-401203 पॅन नं:-BQCPS3498D	
(9) दस्तऐवज करुन दिल्याचा दिनांक	10/04/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	10/04/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	6837/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	857300	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-:		

**Sales Instance**

2924368	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि. बोरीवली 3
24-04-2024		दस्त क्रमांक : 2924/2023
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोदणी : Regn:63m
<b>गावाचे नाव : मालाड</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	9263000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	7107447.9	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: फ्लॅट नं: 1901,डी विंग, माळा नं: 19वा मजला, इमारतीचे नाव: स्कायलॉन सबर्बिया, ब्लॉक नं: हेमुकलानी क्रॉस रोड नं 4,इराणीवाडी, रोड : कांदिवली पश्चिम,मुंबई 400067, इतर माहिती: फ्लॅट कार्पेट एरिया 430 चौ फुट व बिल्ट अघ एरिया 473 चौ फुट रेरा प्रमाणे व एक कार पार्किंग स्पेस विलेज मालाड उत्तर(( C.T.S. Number : 184, 198/8, 192, 200 to 217 ; ))	
(5) क्षेत्रफळ	43.95 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-साई कृया डेव्हलपर्सचे भागीदार हरीश रवजी छेडा तर्फे मुखत्यार पन्डील हरीश छेडा वय:-35 पत्ता:-फ्लॉट नं: 105, माळा नं: 1ला मजला, इमारतीचे नाव: सु.कृष्णा निवास, ब्लॉक नं: रोशन नगर, वसई विकास बँकच्या वरती, रोड नं: बोरीवली पश्चिम, मुंबई, महाराष्ट्र, MUMBAI पिन कोड:-400092 फॅन नं:-AAFFS3096K	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-विनीता मुरलीधर चांडा वय:-26; पत्ता:-फ्लॉट नं: 1806, माळा नं: १८वा मजला, इमारतीचे नाव: देवी स्मृती एसआरए सीएचएस लि, ब्लॉक नं: भद्रन नगर, खजुरिया टॉक रोड, रोड नं: मालाड पश्चिम,मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400064 फॅन नं:-CIYPC8061R 2): नाव:-विवेक ब्यास वय:-33; पत्ता:-फ्लॉट नं: 1806, माळा नं: १८वा मजला, इमारतीचे नाव: देवी स्मृती एसआरए सीएचएस लि, ब्लॉक नं: भद्रन नगर, खजुरिया टॉक रोड, रोड नं: मालाड पश्चिम,मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400064 फॅन नं:-AGFPV4310H	
(9) दस्तऐवज करून दिल्याचा दिनांक	10/03/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	10/03/2023	
(11)अनुक्रमांक, खंड व पृष्ठ	2924/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	555800	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	

**Sales Instance**

3002388	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि. बोरीवली 5
24-04-2024		दस्त क्रमांक : 3002/2024
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोंदणी : Regn:63m
<b>गावाचे नाव : मालाड</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	9108750	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	6821921.21	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(अस्त्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: फ्लॉट नं.1001,सी विंग, माळा नं: 10वा मजला, इमारतीचे नाव: स्वायलोन सबर्बिया, ब्लॉक नं: हेमुकलानी क्रॉस रोड नं. 4,ईराणीवाडी, रोड : कांदीवली पश्चिम,मुम्बई 400067, इतर माहिती: फ्लॉट कार्पेट एरिया 431 चौ फुट व बिल्ट अप एरिया 474.1 चौ फुट रेरा प्रमाणे व एक कार पार्किंग स्पेस - विलोज मालाड उत्तर(( C.T.S. Number : 184, 189/8, 192, 200 to 217 ; ) )	
(5) क्षेत्रफळ	44.06 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणाऱ्या/लिहून ठेवणाऱ्या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-साई कृष्ण डेव्हलपर्सचे भागीदार हरीश स्वप्नी छेडा लॉक मुखत्यार मिनेश बी भट्ट वय:-43 पत्ता:-फ्लॉट नं: 105, माळा नं: 1ला मजला, इमारतीचे नाव: न्यु कृष्ण निवास, ब्लॉक नं: रोशन नगर, वसई विकास बँकच्या तरती, रोड नं: बोखिली पश्चिम, मुम्बई, महाराष्ट्र, MUMBAL पिन कोड:-400092 फॅन नं:-AAFFS3096K	
(8)दस्तऐवज करून घेणाऱ्या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-निसर्ग कमलेश झवेरी वय:-33; पत्ता:-फ्लॉट नं: सी-1401, माळा नं: 14वा मजला, इमारतीचे नाव: स्वायलोन स्पेसेस, ब्लॉक नं: हेमु कलानी रोड नं 4,इराणीवाडी, रोड नं: कांदीवली पश्चिम, मुम्बई, महाराष्ट्र, मुम्बई. पिन कोड:-400067 फॅन नं:-ABAPZ3114H 2): नाव:-मधु कमलेश झवेरी वय:-56; पत्ता:-फ्लॉट नं: सी-1401, माळा नं: 14वा मजला, इमारतीचे नाव: स्वायलोन स्पेसेस, ब्लॉक नं: हेमु कलानी रोड नं 4,इराणीवाडी, रोड नं: कांदीवली पश्चिम,मुम्बई, महाराष्ट्र, मुम्बई. पिन कोड:-400067 फॅन नं:-AAHPZ8556D	
(9) दस्तऐवज करून दिल्याचा दिनांक	14/02/2024	
(10)दस्ता नोंदणी केल्याचा दिनांक	14/02/2024	
(11)अनुक्रमांक:खंड व पुछ	3002/2024	
(12)बाजारभावप्रमाणे मुद्रांक शुल्क	546525	
(13)बाजारभावप्रमाणे नोंदणी शुल्क	30000	

## Sales Instance


4595388		<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि. बोरीवली 5
24-04-2024			दस्त क्रमांक : 4595/2024
Note:-Generated Through eSearch Module, For original report please contact concern SRO office.			नोंदणी : Regn:63m
<b>गावाचे नाव : मालाड</b>			
(1) विलेखाचा प्रकार	करारनामा		
(2) मोबदला	9020550		
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	6569212.65		
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:-मुंबई मनपाइतर वर्णन :सदनिका नं: फ्लॉट नं 1104, सी विंग, माळा नं: 11वा मजला, इमारतीचे नाव: स्कायलोन सबर्बिया, ब्लॉक नं: हेमुकलानी क्रॉस रोड नं. 4, ईराणीवाडी, रोड : कांदीवली पश्चिम, मुम्बई 400067, इतर माहिती: फ्लॉट कार्पेट एरिया 426चौ फुट व बिल्ट अप एरिया 468.6चौ फुट रेरा प्रमाणे- विलेज मालाड उत्तर-----महाराष्ट्र शासन यांचा आदेश क्र.मुद्रांक-2021/ अनौ.सं.क्र.12/प्र.क्र.107/म-1(धोरण)दिनांक 31/03/2021 नुसार सदरच्या दस्त ऐवजास 4% मुद्रांक शुल्क भरण्यात आले व 1% मेट्रोसेस अधीभार भरला असून महिलांकरीता 1% मुद्रांक शुल्काची सवलत देण्यात आलेली आहे. (( C.T.S. Number : 184, 189/8, 192, 200 to 217 ; ))		
(5) क्षेत्रफळ	43.55 चौ.मीटर		
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.			
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-साई कृपा डेव्हलपर्सचे भागीदार हरीश रवजी छेडा तर्फे मुखत्यार मिर्देश बी भट्ट वय:-43 पत्ता:-फ्लॉट नं: 105, माळा नं: 1ला मजला , इमारतीचे नाव: न्यू कृष्णा निवास , ब्लॉक नं: रोशन नगर, वसई विकास बँकच्या वरती, रोड नं: बोरीवली पश्चिम, मुम्बई , महाराष्ट्र, MUMBAI. पिन कोड:-400092 पॅन नं:-AAFFS3096K		
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-प्रकृती देवप्रसाद वैदय वय:-43; पत्ता:-फ्लॉट नं: 18, माळा नं: -, इमारतीचे नाव: जय रश्मि भुवन , ब्लॉक नं: शंकर गल्ली , रोड नं: कांदीवली पश्चिम, मुम्बई , महाराष्ट्र, MUMBAI. पिन कोड:-400067 पॅन नं:-ADZPV4902E 2): नाव:-हंसा देवप्रसाद वैदय वय:-66; पत्ता:-फ्लॉट नं: 18, माळा नं: -, इमारतीचे नाव: जय रश्मि भुवन , ब्लॉक नं: शंकर लेन, रोड नं: कांदीवली पश्चिम, मुम्बई , महाराष्ट्र, MUMBAI. पिन कोड:-400067 पॅन नं:-ADFPV4744G		
(9) दस्तऐवज करून दिल्याचा दिनांक	11/03/2024		
(10) दस्त नोंदणी केल्याचा दिनांक	14/03/2024		
(11) अनुक्रमांक, खंड व पृष्ठ	4595/2024		
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	451100		
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000		

## Price Indicators

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2 BHK 1027 Sq-ft Flat For Sale **Kandivali West, Mumbai**



+11 Photos

2 Beds 2 Baths 1 Covered Parking Unfurnished

Carpet Area 642 sqft ~ ₹ 22,897/sqft	Developer <b>Sai Krupa Developers</b>	Project <b>Skylon Suburbia</b>
Floor <b>10 (Out of 23 Floors)</b>	Transaction Type <b>New Property</b>	Facing <b>West</b>
Lifts <b>2</b>	Furnished Status <b>Unfurnished</b>	Car Parking <b>1 Covered</b>

Contact Agent
Get Phone No.

👤 Last contact made 97 days ago


### More Details

Price Breakup	<b>₹1.47 Cr</b>
Booking Amount	<b>₹ 5.0 Lac</b>
Address	<b>Kandivali West, Mumbai, Kandivali West, Mumbai - Western Mumbai, Maharashtra</b>
Landmarks	<b>Iraniwadi</b>

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Home Loans ▾

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2 BHK 650 Sq-ft Flat For Sale **Kandivali West, Mumbai**



+8 Photos

2 Beds 2 Baths 1 Covered Parking Unfurnished

Carpet Area 630 sqft ~ ₹ 21,270/sqft	Developer <b>Sai Krupa Developers</b>	Project <b>Skylon Suburbia</b>
Floor <b>14 (Out of 21 Floors)</b>	Transaction Type <b>New Property</b>	Facing <b>West</b>
Lifts <b>2</b>	Furnished Status <b>Unfurnished</b>	Car Parking <b>1 Covered</b>





## Price Indicators

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Sell ▾
Home Loans ▾

Home > Property in Mumbai > Kandivali West > Apartment in Kandivali West > 1 BHK > 680 Sq-ft

**₹95.0 Lac** [EMI - ₹43k](#) | [Can I afford it?](#)

1 BHK 680 Sq-ft Flat For Sale **Kandivali West, Mumbai**

+13 Photos

🛏 1 Bed
🚿 2 Baths
🚗 1 Covered Parking
🏠 Unfurnished

<b>Carpet Area</b> 416 sqft • ₹22,837/sqft	<b>Developer</b> <a href="#">Sai Krupa Developers</a>	<b>Project</b> <a href="#">Skylon Suburbia</a>
<b>Floor</b> 19 (Out of 21 Floors)	<b>Transaction Type</b> New Property	<b>Facing</b> East
<b>Lifts</b> 3	<b>Furnished Status</b> Unfurnished	<b>Car Parking</b> 1 Covered

East Facing Property

Contact Agent

Get Phone No.

👤 Last contact made 75 days ago

### More Details

Price Breakup	₹95 Lac   ₹4,75,000 Approx. Registration Charges   ₹5 Per sq. Unit Monthly
Booking Amount	₹5.0 Lac
RERA ID	P51800034335
Address	<b>Hemu Kalani Cross Road No 4, Iraniwadi, Kandivali West, Western Suburbs, Mumbai, Kandivali West, Mumbai - Western Mumbai, Maharashtra</b>

## Price Indicators

Home / Mumbai / Western Suburbia / Kandivali West / Skylon Suburbia

Skylon Suburbia REERA

By HARIKO PROPERTIES LLP

Hemu Kalani Cross Road No 4, Iraniwadi, Kandivali West, Western Suburbis, Mumbai

₹91.96 L - 1.89 Cr | ₹22.00 K/sq.ft  
EMI starts at ₹45.00 K

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

Contact Developer

Cover Image SHARE SAVE

1.2 BHK Apartments Configurations

Dec. 2025 Possession Starts

₹22.00 K/sq.ft Avg. Price

418.00 sq.ft - 460.00 sq.ft (Carpet Area) Sizes

20 more

PropertyOK<sup>®</sup>  
Connecting people & property perfectly

Search Locations and Projects Here

Home > Property Listing > Flats in Mumbai Suburban > SKYLON SUBURBIA - Kandivali West, Mumbai

Available-Sale Residential

SKYLON SUBURBIA - Kandivali West, Mumbai

By SAI KRUPA DEVELOPERS

SKYLON SUBURBIA, Sambhav Darshan, Hemu Colony, Irani Wadi, Kandivali West, Mumbai, Maharashtra, India

Contact Seller

1 BHK | 418 - 434 (SqFt)  
91.96 Lac - 95.48 Lac

2 BHK | 605 - 660 (SqFt)  
1.33 Cr - 1.89 Cr

Contact Builder

Skylon Suburbia Kandivali West Photos 1/4

## Price Indicators

**Ghar.tv** Select City Search Post Property Post Requirement

New Projects in Mumbai / New Projects in Kandivali West / New Projects in Irani Wadi / Skylon Suburbia

### Skylon Suburbia

By: Hariko Properties  
Irani Wadi, Kandivali West, Mumbai - 400067

**₹ 87 Lakhs Onwards**  
Price See Offers & Deals  
[Connect Now](#)

Disclaimer: \* Prices are indicative:

- Investor / Resale Options Available.

**Recent Transactions**

11th Apr 2023	₹ 76.22L	Area: 430 Sq. Ft.
---------------	----------	-------------------

[View All Skylon Suburbia Govt Registered Transaction Details](#)

<b>Configuration</b> 1 BHK, 2 BHK & Jodi Flats Flats See Listings	<b>Carpet Area</b> 416 Sq.ft. · 1080 Sq.ft <a href="#">View Floor Plan</a>	<b>Possession</b> December 2025
---	--	------------------------------------

**Construction Status**  
Under Construction

**PROPTIGER** Mumbai Enter a location, builder, project or RERA ID

India Property > Property in Mumbai > Property in Kandivali West

### Skylon Suburbia

by Hariko Properties  
Kandivali West, Mumbai [show on map](#)

[Download Brochures](#)

2 BHK Apartment	418 - 860 sq ft Carpet Area	₹ 91.96 L - ₹ 1.89 Cr Builder Price <a href="#">See inclusions</a>
-----------------	--------------------------------	--

## Price Indicators

**Sai Krupa Skylon Suburbia** **Kandivali** **Mumbai** **By Sai Krupa Developers**

**CONFIGURATIONS FOR SAI KRUPA SKYLON SUBURBIA**

Configuration	Area	Price
<b>1 BHK</b> 1 living room, kitchen, 1 bedrooms, 2 bathrooms	412.15 ft <sup>2</sup>	₹99.00 L
<b>2 BHK</b> 1 living room, kitchen, 2 bedrooms, 2 bathrooms	605.03 ft <sup>2</sup>	₹1.64 Cr

**PROPERTYPISTOL.com**

Home > Skylon Suburbia, Kandivali West

**Skylon Suburbia**

Apartment by **Hariko Properties LLP**

4, Kandivali, Hemu Colony, Irani Wadi, Santosh Nagar, Mumbai, Maharashtra, India

**INR 91.96 Lacs**

Zero Brokerage Best Price Guarantee Know More

Configurations: **1 BHK, 2 BHK** Possession Date: **Dec 2025**

Built up Area: **On request** Carpet Area: **416 - 860 Sq Ft**

Min. Price per Sqft: **INR 22.11 K per Sqft.**



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## Price Indicators Projects nearby Locality

**NOBROKER** Pay Rent **Post Your Property** Sign up Login

**2 BHK Flat In Pratap Cress By Inspira And Jpy For Sale In Malad West** **₹ 1.71 Crores**  
100% negotiable **₹ 99,007/Month**  
Estimated EMI **944**  
Sq.ft Need Home Loan?  
**Apply Now**

Near BHK Play Ground, Navy Colony, Liberty Garden, Malad West, Mumbai

Home / Flats for Sale in Mumbai / Flats for Sale in Malad west / 2BHK Flat for Sale in Malad west / Property Details

Photos Location

+10

ShareList

- 2 Bedroom**  
100% of Bedroom
- 2 Bathroom**  
100% of Bathroom
- 1 Balcony**
- Bike and Car**  
Heating

**Oct 23, 2023**  
Posted On

**Apr 22, 2020**  
Posted On

**Pratap Cress By Ins...**  
Project Name

**Full**  
Property Status

**Verified Availability**

**Contact** **Book Virtual Tour**

**magicbricks** Buy Rent Sell Home Loans

**₹ 2.46 Cr** EMI - ₹ 11111 | [Can I afford it?](#) **PREMIUM PROJECT**

**2 BHK 836 Sq-ft Flat For Sale** [Kandivali West, Mumbai](#)

**2 Beds** **2 Baths** **1 Balcony** **Unfurnished**

<b>Carpet Area</b> <b>836 sqft</b> <small>₹ 29-426/sqft</small>	<b>Developer</b> <a href="#">Dimple realtors Pvt. Ltd.</a>	<b>Project</b> <a href="#">73 East</a>	<b>Transaction Type</b> <b>New Property</b>
<b>Furnished Status</b> <b>Unfurnished</b>	<b>Age Of Construction</b> <b>Under Construction</b>		



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## Price Indicators Projects nearby Locality

magicbricks
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Rent ▾
Sell ▾
Home Loans ▾

**₹1.72 Cr** | EMI - ₹ 78k | [Get pre-approved loan](#)

2 BHK 728 Sq-ft Flat For Sale **Kandivali West, Mumbai**



🛏 2 Beds   🚿 2 Baths   🏠 Unfurnished

Carpet Area  
**728 sqft** • ₹ 23,626/sqft

Developer  
**Shreeji Sharan Group of Companies**

Project  
**Shreeji Alkyam**

Transaction Type  
**New Property**

Furnished Status  
**Unfurnished**

Age Of Construction  
**Under Construction**

📷 1 Photos

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Home / Mumbai / Western Suburbs / Kandivali West / Rock Highland

Last updated: Apr 23, 2021

### Rock Highland REDA

By ORIGIN CORP


Rock Highland, Next to SBI Bank, Opp. Joy Ice-Cream, Sahyadri Nagar, Shin Hanuman Mandir Road, Charkop, Kandivali (W), Western Suburbs, Mumbai

₹1.43 Cr - 2.04 Cr | ₹21.50 K/sq.ft

EMI starts at ₹70,98 K

Basic Price Onwards


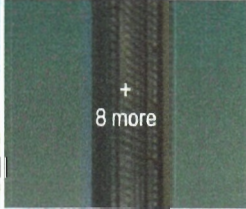
Contact Developer



Cover Image

SHARE

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8 more

2, 3 BHK Apartments Configurations

Dec. 2026 Possession Starts

₹21.50 K/sq.ft Avg. Price

665.00 sq.ft. - 950.00 sq.ft. (Carpet Area) Sizes



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## Price Indicators Projects nearby Locality

**HOUSING.COM** Buy in Mumbai

Kandivali West

Home / Mumbai / Western Suburbs / Kandivali West / Amisha Kohinoor Kandivali CHSL

**Amisha Kohinoor Kandivali CHSL** REBA

₹84.41 L - 1.36 Cr | ₹23.00 K/sq.ft  
EMI starts at ₹41.91 K

By AMISHA CONSTRUCTIONS

Kandivali West, Western Suburbs, Mumbai

Price excludes maintenance. Floor rate is. [See More](#)

[Write a Review](#) [Contact Developer](#)

Cover image

GROUND FLOOR PLAN

LOCATION PLAN

1.2 BHK Apartments Configurations

Apr. 2022 Possession Starts

₹23.00 K/sq.ft Avg. Price

367.00 sq.ft. - 692.00 sq.ft. (Carpet Area) Sizes

**NOIBROKER** Pay Rent Post Your Property Sign up Log in Menu

**3 BHK Flat in Ashwin Sheth Edmont For Sale** Resale

Near Paarth Hospital, Patel Nagar, Kandivali West, Mumbai

₹2.96 Crores Negotiable

₹1.7 Lacs/Month Estimated EMI

1,440 Sq. Ft.

Need Home Loan? [Apply Loan](#)

Home / Flats for Sale in Mumbai / Flats for Sale in Kandivali west / 3bhk Flat for Sale in Kandivali west / Property Det...

Photos Location

Shortlist

3 Bedroom No. of Bedroom

3 Bathroom No. of Bathroom

1 Balcony

Bike and Car Parking

Feb 12, 2024 Posted On

Apr 24, 2025 Possession

Ashwin Sheth Edm... -partment

Full Possibilities

[Contact](#) [Book Virtual Meet](#) Verified Availability

Report what was not correct in this property

## Price Indicators Projects nearby Locality

HOUSING.COM Buy in Mumbai

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Home / Mumbai / Western Suburbs / Kandivali West / Paradigm Revive Last updated: Apr 10, 2024

### Paradigm Revive REERA


By PARADIGM REALTY  
Wing B, Kandivali, Memu Lobby, Bhugal Lobby, Kandivali West, Western Suburbs, Mumbai

₹90.0 L - 1.98 Cr | ₹21.69 K/sq.ft  
EMI starts at ₹44.68 K  
Basic Price

Contact Developer



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+  
2 more

**1, 3 BHK Apartments**  
Configurations

**Dec, 2024**  
Possession Starts

**₹21.69 K/sq.ft**  
Avg. Price

**415.00 sq.ft. - 913.00 sq.ft.**  
(Carpet Area)  
Sizes

HOUSING.COM Buy in Mumbai

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Home / Mumbai / Western Suburbs / Kandivali West / Rock Highland Last updated: Apr 23, 2024

### Rock Highland REERA


By ORIGIN CORP  
Rock Highland, Next to SBI Bank, Opp. Joy Ice-Cream, Sahyadri Nagar, Shri Hanuman Mandir Road, Charkop, Kandivali (W), Western Suburbs, Mumbai

₹1.43 Cr - 2.04 Cr | ₹21.50 K/sq.ft  
EMI starts at ₹70.98 K  
Basic Price Onwards

Contact Developer



SHARE SAVE



+  
8 more

**2, 3 BHK Apartments**  
Configurations

**Dec, 2026**  
Possession Starts

**₹21.50 K/sq.ft**  
Avg. Price

**665.00 sq.ft. - 950.00 sq.ft.**  
(Carpet Area)  
Sizes



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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 : 24.04.2024

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

**Manoj  
Chalikwar**

**Director**

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.04.24 18:27:13 +05'30'



**Auth. Sign.**

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

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 24.04.2024 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 23.04.2024. 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



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

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

	<b>Particulars</b>	<b>Valuer comment</b>
1.	Background information of the asset being valued;	The property under consideration was purchased by <b>M/s. Sai Krupa Developers</b>
2.	Purpose of valuation and appointing authority	As per request from State Bank of India, Home Loans Sales, Project Approval Cell, BKC to assess fair market value of the property for bank loan purpose.
3.	Identity of the Valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Bhavika Chavan – Valuation Engineer Saiprasad Patil - Processing Officer Vinita Surve – Processing Manager
4.	Disclosure of Valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment – 23.04.2024 Valuation Date - 24.04.2024 Date of Report - 24.04.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 23.04.2024
7.	Nature and sources of the information used or relied upon;	Market Survey at the time of site visit Ready Reckoner rates / Circle rates Online search for Registered Transactions Online Price Indicators on real estate portals Enquiries with Real estate consultants Existing data of Valuation assignments carried out by us
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparative Method
9.	Restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	Major factors that were taken into account during the valuation;	Current market conditions, demand and supply position, industrial land size, location, sustained demand for industrial land, all round development of commercial and industrial application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

## **Assumptions, Disclaimers, Limitations & Qualifications**

### **Value Subject to Change**

The subject appraisal exercise is based on prevailing market dynamics as on **24<sup>th</sup> April 2024** 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. Sai Krupa Developers**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.



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### Property Title

Based on our discussion with the Client, we understand that the subject property is owned by **M/s. Sai Krupa 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



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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.



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**(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.



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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.



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

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

### Remuneration and Costs.

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

### Occupation, employability and restrictions.

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

### Miscellaneous

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

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj  
Chalikwar

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Digitally signed by Manoj Chalikwar  
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