



MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

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

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# PROJECT VALUATION REPORT



## Details of the property under consideration:

**Name of Developer: M/s. Nandan Buildcon Pvt. Ltd.**

**Name of Project: Nandan Carnival**

"Nandan Carnival", Proposed Residential Building on plot bearing on Plot No. 1A, Survey No. 39/40/41/P/42 to 49/A/B/1, Village – Adgaon, Taluka & District – Nashik, Pin Code – 422 003, State - Maharashtra, Country - India

Latitude Longitude: 20°01'40.5"N 73°51'16.0"E

**Intended User:  
Union Bank of India  
SAMB Fort Branch**

Bharat House, Ground Floor, 104, M. S. Marg Fort, Mumbai - 400 001  
State - Maharashtra, Country - India



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- |              |          |             |             |
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## Regd. Office

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

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## Vastukala Consultants (I) Pvt. Ltd.

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18/15-242-SSPPYU

Date: 18.05.2024

### PROJECT VALUATION REPORT

"Nandan Carnival", Proposed Residential Building on plot bearing on Plot No. 1A, Survey No. 39/40/41/P/42 to 49/A/B/1, Village – Adgaon, Taluka & District – Nashik, Pin Code – 422 003, State - Maharashtra, Country - India

Latitude Longitude: 20°01'40.5"N 73°51'16.0"E

**NAME OF DEVELOPER: M/s. Nandan Buildcon Pvt. Ltd.**

Pursuant to instructions from Union Bank of India, SAMB Fort Branch, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on **25<sup>th</sup> April 2024** for to assess Fair Market value of the property for SARFAESI (Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002) purpose.

**1. Location Details:**

Proposed Residential Building on plot bearing on Plot No. 1A, Survey No. 39/40/41/P/42 to 49/A/B/1, Village – Adgaon, Taluka & District – Nashik, Pin Code – 422 003. It is about 10.8 Km. travel distance from Nashik Railway station. Surface transport to the property is by buses, taxis & private vehicles. The property is in developing locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The area is higher middle class & developed.

**2. Developer Details:**

<b>Name of Developer</b>	<b>M/s. Nandan Buildcon Pvt. Ltd.</b>
<b>Project Registration Number</b>	<b>Nandan Carnival A Building – P51600012372 Nandan Carnival B Building – P51600012244 Nandan Carnival C Building – P51600005356</b>
<b>Register office address</b>	<b>M/s. Nandan Buildcon Pvt. Ltd.</b> Amar Business Park, Office No. 406 & 407, Survey No. 105/3, Baner Road, Opp. Sadanand Estate, Pune, District – Pune, Pin Code – 411 045, State - Maharashtra, Country – India
<b>Contact Numbers</b>	<u>Contact Person:</u> Mr. Shashi Bhosale (Sales Manager) Mobile No. 9011249977 Mr. Deepak Sonje (Manager) Mobile No. 9822197748 Mr. Shamkant Kotkar (Owner) Mobile No. 9823076277
<b>E – mail ID and Website</b>	

**3. Boundaries of the Property:**

Direction	Particulars
On or towards North	Mumbai – Agra Road & D-Mart Adgaon & Open Plot
On or towards South	Open Plot
On or towards East	Road & Open Plot
On or towards West	Road & Open Plot & Royal Residency



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**Regd. Office**

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

☎️ **+912247495919**

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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,**  
**Union Bank of India,**  
**SAMB Fort Branch,**  
 Bharat House, Ground Floor,  
 104, M. S. Marg Fort, Mumbai - 400 001,  
 State - Maharashtra, Country - India

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

General				
1.	Purpose for which the valuation is made		:	As per the request from Union Bank of India, SAMB Fort Branch to assess Fair Market value of the property for SARFAESI (Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002) purpose.
2.	a)	Date of inspection	:	25.04.2024
	b)	Date on which the valuation is made	:	18.05.2024
3.	List of documents produced for perusal			
	1. Copy of Deed of Conveyance dated 25.06.2020 b/w M/s. Nandan Buildcon Pvt. Ltd (The Owners) And M/s. Avenue Supermarts Limited (The Purchaser) through wide registered document No. NSN4/4254/2020, dated 25.06.2020.			
	2. Copy of Indenture of Mortgage (Without Possession) dated 28.05.2012 b/w M/s. Nandan Buildcon Pvt. Ltd (The Mortgagor or The Borrower) AND Bank of Baroda (The Bank or The Mortgagee) through wide registered document No. NSN3/5493/2012.			
	3. Copy of Indenture of Mortgage (Without Possession) dated 14.09.2012 b/w M/s. Nandan Buildcon Pvt. Ltd (The Mortgagor or The Borrower) AND Bank of Baroda (The Bank or The Mortgagee) through wide registered document No. NSN3/9355/2012.			
	4. Copy of Deed of Release dated 25.06.2020 b/w M/s. Nandan Buildcon Pvt. Ltd. (The Mortgagor) AND Bank of Baroda (The Mortgagee Bank) through wide registered document No. NSN/4/4253/2020.			
	5. Copy of Deed of Release dated 23.06.2023 b/w Bank of Baroda (The Releaser) AND M/s. Nandan Buildcon Pvt. Ltd. (The Releasee) through wide registered document No. NSN/1/6477/2023.			
	6. Copy of No Dues Letter and Charge Release Certificate by Bank of Baroda dated 21.06.2023 Document No. ZOSARB / 8 / 2023 / 332.			
	7. Copy of 7/12 extract & Mutation Entries 2012.			
	Sr. No.	Survey No	Date	Modification No.
	1	40	18.10.2011	14541/14542/14543
	2	41		
	3	42		
	4	43		
	5	44		
	6	45		
	7	46		
	8	47		
	9	48		
	10	49A		
	11	49B		
	Occupant Name			
	M/s. Nandan Buildcon Pvt. Ltd.			
	8. Copy of 7/12 extract & Mutation Entries 2022, dated 04.08.2021 latest Modification No. 18580, Occupant name M/s. Nandan Buildcon Pvt. Ltd.			
	9. Copy of Consent certificate No. MOCBHQ/ROHQ/Nashik/CE/CC/509, dated 14.08.2012 issued by Maharashtra Pollution Control Board.			



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	10. Copy of NHAI letter Regarding Demarcation & verification of ROW at Gutt No. 39 to 49, dated 18.12.2012 issued by National Highway Authority of India, Document No. NHAI/PIU/NSK/PNG/2012/3392.				
	11. Copy of Fire NOC No. NMC/FIRE/WS/II/87/2012 dated 15.06.2012, issued by Nashik Municipal Corporation.				
	12. Copy of NOC for converting Agricultural Land into Non- Agricultural for Residential / Commercial purpose dated 21.06.2012, issued by National Highway Authority of India, Document No. NHAI/PIU/NSK/NOC/PNG/2012/845.				
	13. Copy of Previous Owner Sale deed, Release deed, will etc.				
Sr. No.	Survey No	Document No	Seller	Purchaser	Date
1	39	NSN/3075/1990	Shri Sitaram Namdev Labhade	Mrs. Pushpavati E. Khernar	24.04.1990
2	39	NSN/2/5519/2007	Shri. Narayan Chikapa Rai.	Shri. Shamrao Keshav Kotkar	14.08.2007
3	40	NSK/2800/1981	Mr. Mangilal Shamsukha	Mr. Pravinchand Shaha	06.07.1981
4	40	NSN/1/4951/2007	Mr. Pravinchand Shaha	Shri. Shamrao Keshav Kotkar	31.05.2007
5	41	NSK/1510/1973		Mr. Purshotam Bhalerao	16.08.1973
6	41	NSN/13/336/2005	Shri. Shobana Giridharilal Munot	Mr. Nivrutti Pundalik Mate	19.01.2005
7	41	NSN/2/5520/2007	Shri. Shobana Giridharilal Munot	Shri. Shamrao Keshav Kotkar	14.08.2007
8	42	NSN/1/4952/2007	Shri. Madhurabai Bandu Mate	Shri. Shamrao Keshav Kotkar	31.05.2007
9	43	NSN/4077/1990	Mr. Ganpati Bhika Mate	Mr. Subhashchandra B. Mule	11.06.1990
10	43	NSN/3/6016/2003	Mr. Arun Murlidhar Bodhai	Mrs. Suvarna Prakash Bodake	18.12.2003
11	43	NSN/4/876/2007	Jhelyabai B. Dhikale, Ganugubai P. Dhikale, Satyabhama K Borade	Shri Runja Ganpat Mate	20.02.2007
12	43	NSN/4/1057/2008	Shri. Runja Ganpat Mate	Shri. Shamrao Keshav Kotkar	28.01.2008
13	43	NSN/1/4950/2007	Mr. Subhashchandra B. Mule	Shri. Shamrao Keshav Kotkar	31.05.2007
14	44		Mrs. Jijabai B. Patil	Mr. Manish H. Kamble	21.06.1994
15	44	NSN/2/2287/2008	Mr. Manish H. Kamble	Shri. Shamrao Keshav Kotkar	03.03.2008
16	45	NSN/2/4164/1992	Mr. Punja Dashrath Mate	Mrs. Sanjeevani H. Choudhari	17.12.1993
17	45		Mrs. Sanjeevani H. Choudhari	Shri. Yogesh B. Shirapure	23.07.1997
18	45	NSN/3/1830/2008	M/s. Godawari Urban Co. Op. Bank Ltd. Nashik, Main Branch	Shri. Yogesh B. Shirapure	21.02.2008
19	45	NSN/2/6290/2008	Mrs. Sanjeevani H. Choudhari	Shri. Shamrao Keshav Kotkar	08.07.2008
20	46		Shrimati. Tulashabai N. Mate	Shri. Yogesh B. Shirapure	14.05.1997
21	46	NSN/2/2281/2008	Shrimati. Tulashabai N. Mate & Family	Shri. Shamrao Keshav Kotkar	03.03.2008

22	47	NSN/4/876/2007	Jhelyabai B. Dhikale, Ganugubai P. Dhikale, Satyabhama K Borade	Shri Runja Ganpat Mate	20.02.2007
23	47	NSN/4/1058/2008	Shri Runja Ganpat Mate & Family	Shri. Shamrao Keshav Kotkar	28.01.2008
24	48	NSN/4/0853/2008	Shri Ranganath N. Mate & Family	Shri. Shamrao Keshav Kotkar	28.01.2009
25	49		Mrs. Malati Chandrakant Thakur		22.08.2003
26	49	NSN/2/578/1999	Mr. Madhukar Khandu Mate & Family	Shrimati. Malati Chandrakant Thakur	25.01.1999
14. Copy of RERA Certificate No. P51600012372 – Nandan Carnival A Building dated 09.09.2021 P51600012244 – Nandan Carnival B Building dated 18.05.2020 P51600005356 – Nandan Buildcon C Building dated 09.09.2021 Issued by Maharashtra Real Estate Regulatory Authority					
15. Copy of Sale Deed.					
Sr. No	Survey No	Document No	Date	Seller	Purchaser
1	39/41/46	NSN/5/8211/2011	14.10.2011	Mr. Shamakant Keshav Kotkar & Partners	M/s. Nandan Buildcon Pvt. Ltd.
2	40/42/43	NSN/5/8209/2011	14.10.2011	Mr. Shamakant Keshav Kotkar & Partners	M/s. Nandan Buildcon Pvt. Ltd.
3	43/44/45/47/48	NSN/5/8210/2011	14.10.2011	Mr. Shamakant Keshav Kotkar	M/s. Nandan Buildcon Pvt. Ltd.
4	43	NSN/4/4949/2012	16.05.2012	Mrs. Suvarna P. Bodake & Partner	M/s. Nandan Buildcon Pvt. Ltd.
5	49A	NSN/4/5975/2012	11.06.2012	Mr. Madhukar Khandu Mate & Family	M/s. Nandan Buildcon Pvt. Ltd.
6	48B	NSN/4/4251/2012	27.04.2012	Mr. Vishal Chandrakant Thakur	M/s. Nandan Buildcon Pvt. Ltd.
16. Copy of Investigation of title dated 18.07.2023 issued by Adv. P.R. Gujarathi.					
17. Copy of Flow of the Title of the said land dated 18.07.2023 issued by Adv. P.R. Gujarathi.					
18. Copy of Legal Title Report dated 18.07.2023 issued by Adv. P.R. Gujarathi.					
19. Copy of Commencement Certificate No. LND/BP/C2/185/2023 dated 18.08.2023 issued by Nashik Municipal Corporation. <b>Permission For Sub-Division + Residential</b>					
20. Copy of Commencement Certificate No. Town Planning Div. / Sub-Div/105/2020 dated 08.01.2020 issued by Nashik Municipal Corporation.					
21. Copy of Commencement Certificate No. LND/BP/C2/789/6822 dated 09.03.2017 issued by Nashik Municipal Corporation. <b>Permission For Residential</b>					
22. Copy of Commencement Certificate No. LND/BP/Panch/C5/581/3282 dated 24.09.2012 issued by Nashik Municipal Corporation. <b>Permission For Residential + Commercial + Group Housing Scheme.</b>					
23. Copy of Certificate of Incorporation dated 16.05.2008, issued by Registrar of Companies, Pune, Maharashtra.					
24. Copy of NA Certificate No. KM/K/3/2/RKA/SR/105/2019 dated 20.03.2020 issued by Resident Collector Nashik.					
25. Copy of NA Certificate No. MH/K-3/4/VSPK/281/2012 dated 29.08.2012 issued by Collector Nashik.					
26. Copy of Environment Clearance Certificate No. SEAC/2012/CR-03/TC-III dated 12.07.2016 issued by State level Environment Impact Assessment Authority.					
27. Copy of Approved plan dated 18.08.2023, document No. C-2/185/2023, issued by Nashik Municipal					

Corporation.	
<b>Approved Upto:</b>	
<b>Wings</b>	<b>No. of Floors</b>
Wing A	Ground Floor + Part Podium & Part 1 <sup>st</sup> Residential floor + 2 <sup>nd</sup> to 13 <sup>th</sup> Upper Floors.
Wing B	Ground Floor + Part Podium & Part 1 <sup>st</sup> Residential floor + 2 <sup>nd</sup> to 13 <sup>th</sup> Upper Floors.
Wing C	Ground Floor + Part Podium & Part 1 <sup>st</sup> Residential floor + 2 <sup>nd</sup> to 12 <sup>th</sup> Upper Floors.
Wing D	Podium + 1 <sup>st</sup> & 2 <sup>nd</sup> Floor (Row House)
28. Copy of Sanction Letter vide No. PCL/2024/LMF/0350 dated 08.05.2024 sanctioned by M/s. Prachay Capital.	
29. Copy of Indenture of Mortgage Deed through reg. Doc. No. NSN – 4/4842/2024 dated 09.05.2024 between M/s. Prachay Capital Private Limited (Lender / Mortgagee) and M/s. Nandan Buildcon Private Limited & M/s. Nandan Associates (Mortgagor).	
30. Copy of Lapsed Order vide No. MahaRERA/CC/LAO/1518/2024 dated 10.04.2024 issued by Maharashtra Real Estate Regulatory Authority.	
Project Name (With address & phone nos.)	: "Nandan Carnival", Proposed Residential Building on plot bearing on Plot No. 1A, Survey No. 39/40/41/P/42 to 49/A/B/1, Village – Adgaon, Taluka & District – Nashik, Pin Code – 422 003, State - Maharashtra, Country - India State - Maharashtra, Country – India
4. Name of the developer(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: <b>M/s. Nandan Buildcon Pvt. Ltd.</b>  Amar Business Park, Office No. 406 & 407, Survey No. 105/3, Baner Road, Opp. Sadanand Estate, Pune, District – Pune, Pin Code – 411 045, State - Maharashtra, Country – India  <b>Contact Person:</b> Mr. Shashi Bhosale (Sales Manager) Mobile No. 9011249977 Mr. Deepak Sonje (Manager) Mobile No. 9822197748 Mr. Shamkant Kotkar (Owner) Mobile No. 9823076277
5. Brief description of the property (Including Leasehold / freehold etc.):	
<b>About Project:</b> <b>MahaRERA Number:</b> P51600012372, P51600012244, P51600005356 Nandan Carnival, an abode of magnificent Apartments with all modern features required for a soulful living. Nestled amidst a posh locality, Adgaon in Nashik, this Residential haven flaunts a resort-like environment that effectively eases off the day's tiredness and makes you discover the difference between a concrete house and a loving home. The builders of the project, Nandan Buildcon Pvt Ltd have ensured that all homes at Nandan Carnival offer privacy and exclusivity to its inhabitants. It is a place that sets a contemporary lifestyle for its residents. The Nandan Carnival offers 288 luxurious, environmentally friendly 2 BHK and 3 BHK beautiful houses. Nandan Carnival in a thoughtfully designed project having world class amenities like 24Hrs Water Supply, 24Hrs Backup Electricity, Amphitheater, Basement Car Parking, CCTV Cameras, Club House, Community Hall, Cricket Court, Fire Safety, Gym, Health Facilities, Jogging Track, Landscaped Garden, Lift, Meditation Hall, Play Area, Rain Water Harvesting, Security Personnel, Senior Citizen Park and Swimming Pool. The project being at an awesome locality enjoys all the perks of a lavish lifestyle. It is legally approved by Nashik Municipal Corporation.	
<b>TYPE OF THE BUILDING:</b>	
<b>Wings</b>	<b>No. of Floors</b>
Wing A	Ground Floor + Part Podium & Part 1 <sup>st</sup> Residential floor + 2 <sup>nd</sup> to 13 <sup>th</sup> Upper Floors.
Wing B	Ground Floor + Part Podium & Part 1 <sup>st</sup> Residential floor + 2 <sup>nd</sup> to 13 <sup>th</sup> Upper Floors.
Wing C	Ground Floor + Part Podium & Part 1 <sup>st</sup> Residential floor + 2 <sup>nd</sup> to 12 <sup>th</sup> Upper Floors.

Wing D	Podium + 1 <sup>st</sup> & 2 <sup>nd</sup> Floor (Row House)
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**LEVEL OF COMPLETEION:**

Wings	Present stage of Construction	% of work completion
A	Till 12 <sup>th</sup> floor RCC slab is completed, 1 <sup>st</sup> to 8 <sup>th</sup> floor Block work is completed, 1 <sup>st</sup> to 5 <sup>th</sup> floor Plaster work, Gypsum work, Water proofing, plumbing concealing work is completed, 13 <sup>th</sup> floor 50% slab work is completed.	58.00 %
B	Till 5 <sup>th</sup> floor RCC slab is completed	21.00 %
C	Ground to 12 <sup>th</sup> floor RCC Slab work, block work, plaster work, gypsum work, water proofing work is completed, 1 <sup>st</sup> to 8 <sup>th</sup> floor kitchen platform, flooring, Toilet dadoing, Kitchen tiling, sanitary fitting, door & windows installation work is completed.	81.00 %
D	Work is not started yet	0.00%

**PROPOSED DATE OF COMPLETION & FUTURE LIFE:**

Expected completion date as informed as per RERA for Wing A is **30.12.2021**, for Wing B is **30.09.2020**. for Wing C is **30.12.2021**.

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

As per Approved Plan, Plot area after subdivision of the plot is as below:

Sr. No.	Survey No.	Plot No.	Total Plot Area in Sq. M.	Remark
1	39 to 49	1A	16,062.01	Building permission for the residential building & Owned by Nandan Buildcon Pvt. Ltd.
2	39 to 49	1B	13,653.95	Sold by Nandan Buildcon in the month January 2024
3	39 to 49	2	12,233.00	Sold to D - Mart
4	39 to 49	3	1,840.00	Part portion to Nandan Buildcon Pvt. Ltd.

**Remark:**

- As per site information, construction work is stand still since last 4 to 5 years.
- Project is developed on sub divided Plot No. 1A of Survey No. 39 to 49.
- Property is mortgage to Parchay Capital Pvt. Ltd. as per Mortgage deed dated 09.05.2024.
- Project lapsed order vide no. MahaRERA/CC/LAO/1518/2024 dated 10.04.2024 issued by Maharashtra Real Estate Regulatory Authority.

6.	Location of property	:	
	a) Plot No. / Survey No.	:	Plot No. 1A, Survey No. 39/40/41/P/42 to 49/A/B/1
	b) Door No.	:	Not applicable
	c) C. T.S. No. / Village	:	Village – Adgaon
	d) Ward / Taluka	:	Taluka – Nashik
	e) Mandal / District	:	District – Nashik
7.	Postal address of the property	:	"Nandan Carnival", Proposed Residential Building on plot bearing on Plot No. 1A, Survey No. 39/40/41/P/42 to 49/A/B/1, Village – Adgaon, Taluka & District – Nashik, Pin Code – 422 003, State - Maharashtra, Country - India
8.	City / Town	:	Village – Adgaon, Nashik
	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	:	Semi Urban					
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Village – Adgaon, Nashik Nashik Municipal Corporation.					
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No					
12.	In Case it is Agricultural land, any conversion to house site plots is contemplated	:	N.A.					
13.	<b>Boundaries of the property</b>		<b>As per Agreement</b> <b>As per Site Inspection</b>					
	North	As per attached table below	Mumbai – Agra Road & D-Mart Adgaon & Open Plot					
	South	As per attached table below	Open Plot					
	East	As per attached table below	Road & Open Plot					
	West	As per attached table below	Road & Open Plot & Royal Residency					
<b>Boundaries as per Documents:</b>								
	<b>39</b>	<b>40</b>	<b>41</b>	<b>42</b>	<b>43 (Part)</b>	<b>43 (Part)</b>		
<b>North</b>	12.0 M Wide Service Road	12.0 M Wide Service Road	12.0 M Wide Service Road	Gat No 41	Gat No 42	Gat No 42		
<b>South</b>	Gat No 41	Gat No 41	Gat No 42	Gat No 43	Gat No 44 & 45	Gat No 44 & 45		
<b>East</b>	Gat No. 38	Gat No 39	Gat No 40 & 18.00 M DP road	18.00 M wide DP road	18.00 M wide DP road	18.00 M wide DP road		
<b>West</b>	Gat No 40	Gat No 41	Gat No 459	Gat No 459	Gat No 459	Gat No 459		
	<b>43</b>	<b>44</b>	<b>45</b>	<b>46</b>	<b>47</b>	<b>48</b>	<b>49A</b>	<b>49B</b>
<b>North</b>	Gat No 42	Gat No 43	Gat No 43	Gat No 43	Gat No 45	Gat No 45	Gat No 46	Gat No 48 & Gat No 49 (Part)
<b>South</b>	Gat No 45	Gat No 46	Gat No 47,49	Gat No 46	Gat No 48	Gat No 48	Gat No 50	Gat No 50
<b>East</b>	Gat No 43 (Part)	Gat No 67	Gat No 44,46	Gat No 44	Gat No 67	Gat No 67	Gat No 49 (Part) & Gat No 48,47	Gat No 65 & 66
<b>West</b>	Gat No 43 (Part)	Gat No 45	Survey No 459	Gat No 45	Gat No 49	Gat No 49	Gat No 470	7.5 M Road
14.1	Dimensions of the site	:	N. A. as the land is irregular in shape					
			A As per the Deed      B Actuals					
	North	:	-      -					
	South	:	-      -					
	East	:	-      -					
	West	:	-      -					
14.2	Latitude, Longitude & Co-ordinates of property	:	20°01'40.5"N 73°51'16.0"E					
14.	Extent of the site	:	Net Plot area of Plot No. 1A = 16,062.01 Sq. M. (As per Approved Plan) Structure - As per table attached to the report					
15.	Extent of the site considered for Valuation (least of 14A& 14B)	:	Net Plot area of Plot No. 1A = 16,062.01 Sq. M. (As per Approved Plan)					



16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Structure - As per table attached to the report Building construction work is in progress.										
<b>II 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 dated 18.08.2023, document No. C-2/185/2023, issued by Executive Engineer Town Planning Nashik Municipal Corporation. <b>Approved Upto:</b>										
			<table border="1"> <thead> <tr> <th>Wings</th> <th>No. of Floors</th> </tr> </thead> <tbody> <tr> <td>Wing A</td> <td>Ground Floor + Part Podium &amp; Part 1<sup>st</sup> Residential floor + 2<sup>nd</sup> to 13<sup>th</sup> Upper Floors.</td> </tr> <tr> <td>Wing B</td> <td>Ground Floor + Part Podium &amp; Part 1<sup>st</sup> Residential floor + 2<sup>nd</sup> to 13<sup>th</sup> Upper Floors.</td> </tr> <tr> <td>Wing C</td> <td>Ground Floor + Part Podium &amp; Part 1<sup>st</sup> Residential floor + 2<sup>nd</sup> to 12<sup>th</sup> Upper Floors.</td> </tr> <tr> <td>Wing D</td> <td>Podium + 1<sup>st</sup> &amp; 2<sup>nd</sup> Floor (Row House)</td> </tr> </tbody> </table>	Wings	No. of Floors	Wing A	Ground Floor + Part Podium & Part 1 <sup>st</sup> Residential floor + 2 <sup>nd</sup> to 13 <sup>th</sup> Upper Floors.	Wing B	Ground Floor + Part Podium & Part 1 <sup>st</sup> Residential floor + 2 <sup>nd</sup> to 13 <sup>th</sup> Upper Floors.	Wing C	Ground Floor + Part Podium & Part 1 <sup>st</sup> Residential floor + 2 <sup>nd</sup> to 12 <sup>th</sup> Upper Floors.	Wing D	Podium + 1 <sup>st</sup> & 2 <sup>nd</sup> Floor (Row House)
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Wing D	Podium + 1 <sup>st</sup> & 2 <sup>nd</sup> Floor (Row House)												
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	:	9.00 Mt. wide Road										
14.	Is it a Land – Locked land?	:	No										
15.	Water potentiality	:	Municipal Water supply										
16.	Underground sewerage system	:	Connected to Municipal sewer										
17.	Is Power supply is available in the site	:	Yes										
18.	Advantages of the site	:	Located in developed area										
19.	Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-cost / tidal level must be incorporated)	:	N.A., the land falls under the residential zone										
<b>Part – A (Valuation of land)</b>													
1	Size of plot	:	Net Plot area of Plot No. 1A = 16,062.01 Sq. M. (As per Approved Plan)										
	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 (evidence thereof to be enclosed)	:	<b>Land Rate ₹ 7,300.00 per Sq. M. Residential Rate ₹ 31,200.00 per Sq. M.</b>										
5	Assessed / adopted rate of valuation	:	<b>As per table attached to the report</b>										
6	<b>Estimated value of land</b>	:	<b>As per table attached to the report</b>										
<b>Part – B (Valuation of Building)</b>													
1	Technical details of the building	:											
	a) Type of Building (Residential / Commercial / Industrial)	:	Residential										
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	R.C.C. Framed structure										
	c) Year of construction	:	Construction Work in progress.										
	d) Number of floors and height of each floor including basement, if any	:											
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Wing D	Podium + 1 <sup>st</sup> & 2 <sup>nd</sup> Floor (Row House)												
	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	:	Partly Good & Partly N.A. Building Construction work is in progress										
	ii. Interior – Excellent, Good, Normal, Poor	:	Partly Good & Partly N.A. Building Construction work is in progress										
	g) Date of issue and validity of layout of approved map	:	Copy of Approved plan dated 18.08.2023, document No. C-2/185/2023, issued by Executive Engineer Town Planning Nashik Municipal Corporation. <b>Approved Upto:</b> <table border="1"> <thead> <tr> <th>Wings</th> <th>No. of Floors</th> </tr> </thead> <tbody> <tr> <td>Wing A</td> <td>Ground Floor + Part Podium &amp; Part 1<sup>st</sup> Residential floor + 2<sup>nd</sup> to 13<sup>th</sup> Upper Floors.</td> </tr> <tr> <td>Wing B</td> <td>Ground Floor + Part Podium &amp; Part 1<sup>st</sup> Residential floor + 2<sup>nd</sup> to 13<sup>th</sup> Upper Floors.</td> </tr> <tr> <td>Wing C</td> <td>Ground Floor + Part Podium &amp; Part 1<sup>st</sup> Residential floor + 2<sup>nd</sup> to 12<sup>th</sup> Upper Floors.</td> </tr> <tr> <td>Wing D</td> <td>Podium + 1<sup>st</sup> &amp; 2<sup>nd</sup> Floor (Row House)</td> </tr> </tbody> </table>	Wings	No. of Floors	Wing A	Ground Floor + Part Podium & Part 1 <sup>st</sup> Residential floor + 2 <sup>nd</sup> to 13 <sup>th</sup> Upper Floors.	Wing B	Ground Floor + Part Podium & Part 1 <sup>st</sup> Residential floor + 2 <sup>nd</sup> to 13 <sup>th</sup> Upper Floors.	Wing C	Ground Floor + Part Podium & Part 1 <sup>st</sup> Residential floor + 2 <sup>nd</sup> to 12 <sup>th</sup> Upper Floors.	Wing D	Podium + 1 <sup>st</sup> & 2 <sup>nd</sup> Floor (Row House)
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	h) Approved map / plan issuing authority	:	Nashik Municipal Corporation.										
	i) Whether genuineness or authenticity of approved map / plan is verified	:	Verified										
	j) Any other comments by our empanelled valuers on authentic of approved plan	:	N.A.										

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

Sr. No.	Description	
1.	Foundation	: R.C.C. Footing
2.	Basement	: N.A.
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	: Partly Wooden Door & Partly Proposed Wooden Door
5.	RCC Works	: Yes
6.	Plastering	: Yes
7.	Flooring, Skirting, dado	: Partly Vitrified Tiles Flooring, Proposed Vitrified tiles flooring
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>	: N.A. Building Construction work is in progress
	a) No. of water closets and their type	:
	b) No. of wash basins	:
	c) No. of urinals	:
	d) No. of bath tubs	:
	e) Water meters, taps etc.	:
	f) Any other fixtures	:

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.	Panelling works	
8.	Aluminium works	
9.	Aluminium hand rails	
10.	False ceiling	

	Total		
Part – E (Miscellaneous)	:	Amount in ₹	
1. Separate toilet room	:	N.A. Building Construction work is in progress	
2. Separate lumber room	:		
3. Separate water tank / sump	:		
4. Trees, gardening	:		
	Total		
Part – F (Services)	:	Amount in ₹	
1. Water supply arrangements	:	N.A. Building Construction work is in progress	
2. Drainage arrangements	:		
3. Compound wall	:		
4. C.B. deposits, fittings etc.	:		
5. Pavement	:		
	Total		

**Total abstract of the entire property**

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

**Remark:**

1. As per site information, construction work is stand still since last 4 to 5 years.
2. Project is developed on sub divided Plot No. 1A of Survey No. 39 to 49.
3. Property is mortgage to Parchay Capital Pvt. Ltd. as per Mortgage deed dated 09.05.2024.
4. Project lapsed order vide no. MahaRERA/CC/LAO/1518/2024 dated 10.04.2024 issued by Maharashtra Real Estate Regulatory Authority.

**CONFIGURATION OF UNITS TO BE AS PER DEVELOPER'S INFORMATION**

The floor wise Area Statement of the Project is as table below:

Sr. No.	Tower No.	RERA Carpet Area in Sq. Ft.	Saleable Area in Sq. Ft.	Total No. of Units	No. of Sold Units	No. of Unsold Units
1	A	85,970.83	1,16,060.63	104.00	19.00	85.00
2	B	1,37,270.14	1,85,314.69	104.00	14.00	90.00
3	C	79,755.06	1,07,669.33	96.00	43.00	53.00
4	D	17,801.93	24,032.61	12.00	-	12.00
<b>TOTAL</b>		<b>3,20,797.97</b>	<b>4,33,077.26</b>	<b>316.00</b>	<b>76.00</b>	<b>240.00</b>



Since 1989

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

An ISO 9001 : 2015 Certified Company



**Wing A:****Work Completion Status:**

Floor	Work completion as on 25.04.2024	% of work is completed
Ground floor	Slab work is completed	50%
1 <sup>st</sup> floor	Slab work, block work, plaster work, gypsum work, water proofing, plumbing concealing work is completed	70%
2 <sup>nd</sup> floor	Slab work, block work, plaster work, gypsum work, water proofing, plumbing concealing work is completed	70%
3 <sup>rd</sup> floor	Slab work, block work, plaster work, gypsum work, water proofing, plumbing concealing work is completed	70%
4 <sup>th</sup> floor	Slab work, block work, plaster work, gypsum work, water proofing, plumbing concealing work is completed	70%
5 <sup>th</sup> floor	Slab work, block work, plaster work, gypsum work, water proofing, plumbing concealing work is completed	70%
6 <sup>th</sup> floor	Slab work, block work, plaster work, is completed	65%
7 <sup>th</sup> floor	Slab work, block work, plaster work, is completed	65%
8 <sup>th</sup> floor	Slab work, block work, plaster work, is completed	65%
9 <sup>th</sup> floor	Slab work is completed	50%
10 <sup>th</sup> floor	Slab work is completed	50%
11 <sup>th</sup> floor	Slab work is completed	50%
12 <sup>th</sup> floor	Slab work is completed	50%
13 <sup>th</sup> floor	50% Slab work is completed	25%
Terrace / OHT		0%

**Construction Area:**

Floor	Built Up Area in Sq. M.
Ground / Podium Floor	739.41
1 <sup>st</sup> Floor	692.64
2 <sup>nd</sup> Floor	739.41
3 <sup>rd</sup> Floor	752.18
4 <sup>th</sup> Floor	739.41
5 <sup>th</sup> Floor	752.18
6 <sup>th</sup> Floor	739.41
7 <sup>th</sup> Floor	752.18
8 <sup>th</sup> Floor	739.41
9 <sup>th</sup> Floor	752.18
10 <sup>th</sup> Floor	739.41
11 <sup>th</sup> Floor	752.18
12 <sup>th</sup> Floor	739.41
13 <sup>th</sup> Floor	752.18
Terrace/OHT	35.24
<b>TOTAL</b>	<b>10,416.83</b>

**Construction Cost of Wing A:**

Sr.	Floor	Built Up Area in Sq. M.	Rate per Sq. M.	Cost of Construction in ₹	% of work completed	Construction Cost Incurred as on date in ₹	Cost to be incurred in ₹
1	Ground / Podium Floor	739.41	25,000.00	1,84,85,250.00	50%	92,42,625.00	92,42,625.00
2	1st Floor	692.64	25,000.00	1,73,16,000.00	70%	1,21,21,200.00	51,94,800.00
3	2nd Floor	739.41	25,000.00	1,84,85,250.00	70%	1,29,39,675.00	55,45,575.00
4	3rd Floor	752.18	25,000.00	1,88,04,500.00	70%	1,31,63,150.00	56,41,350.00
5	4th Floor	739.41	25,000.00	1,84,85,250.00	70%	1,29,39,675.00	55,45,575.00
6	5th Floor	752.18	25,000.00	1,88,04,500.00	70%	1,31,63,150.00	56,41,350.00
7	6th Floor	739.41	25,000.00	1,84,85,250.00	65%	1,20,15,412.50	64,69,837.50
8	7th Floor	752.18	25,000.00	1,88,04,500.00	65%	1,22,22,925.00	65,81,575.00
9	8th Floor	739.41	25,000.00	1,84,85,250.00	65%	1,20,15,412.50	64,69,837.50
10	9th Floor	752.18	25,000.00	1,88,04,500.00	50%	94,02,250.00	94,02,250.00
11	10th Floor	739.41	25,000.00	1,84,85,250.00	50%	92,42,625.00	92,42,625.00
12	11th Floor	752.18	25,000.00	1,88,04,500.00	50%	94,02,250.00	94,02,250.00
13	12th Floor	739.41	25,000.00	1,84,85,250.00	50%	92,42,625.00	92,42,625.00
14	13th Floor	752.18	25,000.00	1,88,04,500.00	25%	47,01,125.00	1,41,03,375.00
15	OHT, LMR Area	35.24	25,000.00	8,81,000.00	0%	-	8,81,000.00
<b>TOTAL</b>		<b>10,416.83</b>		<b>26,04,20,750.00</b>	<b>58%</b>	<b>15,18,14,100.00</b>	<b>10,86,06,650.00</b>

**Other Expenditure Cost for Wing A: -**

Sr. No.	Particulars	Cost in ₹
1	Admin Cost	6% of Total cost of Construction
2	Professional Fees	5% of Total cost of Construction
3	Marketing Cost	3% of Total Income from project
4	Contingency Cost	3% of Total cost of Construction
<b>TOTAL</b>		<b>6,02,55,675.00</b>

**Flatwise Inventory Details:**

Sr. No.	Unit No.	Wing	Comp.	RERA Carpet Area (Sq. ft.)	Saleable Area (Sq. Ft.)	Sold / Unsold Inventory
1 & 2	101 & 104	A	2 BHK	1,660.00	2,241.00	Sold
3	102	A	2 BHK	1,391.35	1,878.33	Unsold
4	103	A	2 BHK	1,273.49	1,719.21	Unsold
5	105	A	2 BHK	1,273.49	1,719.21	Sold
6	106	A	2 BHK	1,273.49	1,719.21	Unsold
7	107	A	2 BHK	1,391.35	1,878.33	Unsold
8	108	A	2 BHK	1,391.35	1,878.33	Unsold
9	201	A	2 BHK	817.31	1,103.37	Sold
10	202	A	2 BHK	817.31	1,103.37	Unsold
11	203	A	2 BHK	754.45	1,018.51	Unsold
12	204	A	2 BHK	754.45	1,018.51	Unsold
13	205	A	2 BHK	754.45	1,018.51	Unsold
14	206	A	2 BHK	754.45	1,018.51	Unsold
15	207	A	2 BHK	817.31	1,103.37	Unsold
16	208	A	2 BHK	817.31	1,103.37	Unsold
17	301	A	2 BHK	841.21	1,135.63	Sold
18	302	A	2 BHK	841.21	1,135.63	Unsold
19	303	A	2 BHK	775.76	1,047.28	Unsold

Sr. No.	Unit No.	Wing	Comp.	RERA Carpet Area (Sq. ft.)	Saleable Area (Sq. Ft.)	Sold / Unsold Inventory
20	304	A	2 BHK	740.99	1,000.34	Sold
21	305	A	2 BHK	775.76	1,047.28	Unsold
22	306	A	2 BHK	775.76	1,047.28	Unsold
23	307	A	2 BHK	841.21	1,135.63	Unsold
24	308	A	2 BHK	804.93	1,086.66	Sold
25	401	A	2 BHK	817.31	1,103.37	Unsold
26	402	A	2 BHK	817.31	1,103.37	Unsold
27	403	A	2 BHK	754.45	1,018.51	Unsold
28	404	A	2 BHK	754.45	1,018.51	Unsold
29	405	A	2 BHK	754.45	1,018.51	Unsold
30	406	A	2 BHK	754.45	1,018.51	Unsold
31	407	A	2 BHK	817.31	1,103.37	Unsold
32	408	A	2 BHK	786.96	1,062.39	Sold
33	501	A	2 BHK	804.93	1,086.66	Sold
34	502	A	2 BHK	841.21	1,135.63	Unsold
35	503	A	2 BHK	775.76	1,047.28	Unsold
36	504	A	2 BHK	775.76	1,047.28	Sold
37	505	A	2 BHK	775.76	1,047.28	Unsold
38	506	A	2 BHK	775.76	1,047.28	Unsold
39	507	A	2 BHK	841.21	1,135.63	Unsold
40	508	A	2 BHK	841.21	1,135.63	Unsold
41	601	A	2 BHK	817.31	1,103.37	Sold
42	602	A	2 BHK	817.31	1,103.37	Unsold
43	603	A	2 BHK	754.45	1,018.51	Unsold
44	604	A	2 BHK	723.99	977.38	Sold
45	605	A	2 BHK	754.45	1,018.51	Sold
46	606	A	2 BHK	754.45	1,018.51	Unsold
47	607	A	2 BHK	817.31	1,103.37	Unsold
48	608	A	2 BHK	817.31	1,103.37	Unsold
49	701	A	2 BHK	804.93	1,086.66	Sold
50	702	A	2 BHK	804.93	1,086.66	Sold
51	703	A	2 BHK	775.76	1,047.28	Unsold
52	704	A	2 BHK	740.99	1,000.34	Sold
53	705	A	2 BHK	775.76	1,047.28	Sold
54	706	A	2 BHK	775.76	1,047.28	Unsold
55	707	A	2 BHK	841.21	1,135.63	Unsold
56	708	A	2 BHK	804.93	1,086.66	Sold
57	801	A	2 BHK	817.31	1,103.37	Unsold
58	802	A	2 BHK	817.31	1,103.37	Unsold
59	803	A	2 BHK	754.45	1,018.51	Unsold
60	804	A	2 BHK	754.45	1,018.51	Unsold
61	805	A	2 BHK	754.45	1,018.51	Unsold
62	806	A	2 BHK	754.45	1,018.51	Unsold
63	807	A	2 BHK	817.31	1,103.37	Unsold
64	808	A	2 BHK	817.31	1,103.37	Unsold
65	901	A	2 BHK	841.21	1,135.63	Unsold
66	902	A	2 BHK	841.21	1,135.63	Unsold
67	903	A	2 BHK	775.76	1,047.28	Unsold
68	904	A	2 BHK	775.76	1,047.28	Unsold
69	905	A	2 BHK	775.76	1,047.28	Unsold
70	906	A	2 BHK	775.76	1,047.28	Unsold

Sr. No.	Unit No.	Wing	Comp.	RERA Carpet Area (Sq. ft.)	Saleable Area (Sq. Ft.)	Sold / Unsold Inventory
71	907	A	2 BHK	841.21	1,135.63	Unsold
72	908	A	2 BHK	841.21	1,135.63	Sold
73	1001	A	2 BHK	817.31	1,103.37	Unsold
74	1002	A	2 BHK	817.31	1,103.37	Unsold
75	1003	A	2 BHK	754.45	1,018.51	Unsold
76	1004	A	2 BHK	754.45	1,018.51	Unsold
77	1005	A	2 BHK	754.45	1,018.51	Unsold
78	1006	A	2 BHK	754.45	1,018.51	Unsold
79	1007	A	2 BHK	817.31	1,103.37	Unsold
80	1008	A	2 BHK	817.31	1,103.37	Unsold
81	1101	A	2 BHK	841.21	1,135.63	Unsold
82	1102	A	2 BHK	841.21	1,135.63	Unsold
83	1103	A	2 BHK	775.76	1,047.28	Unsold
84	1104	A	2 BHK	775.76	1,047.28	Unsold
85	1105	A	2 BHK	775.76	1,047.28	Unsold
86	1106	A	2 BHK	775.76	1,047.28	Unsold
87	1107	A	2 BHK	841.21	1,135.63	Unsold
88	1108	A	2 BHK	841.21	1,135.63	Unsold
89	1201	A	2 BHK	817.31	1,103.37	Unsold
90	1202	A	2 BHK	817.31	1,103.37	Unsold
91	1203	A	2 BHK	754.45	1,018.51	Unsold
92	1204	A	2 BHK	754.45	1,018.51	Unsold
93	1205	A	2 BHK	754.45	1,018.51	Unsold
94	1206	A	2 BHK	754.45	1,018.51	Unsold
95	1207	A	2 BHK	817.31	1,103.37	Unsold
96	1208	A	2 BHK	817.31	1,103.37	Unsold
97	1301	A	2 BHK	841.21	1,135.63	Unsold
98	1302	A	2 BHK	841.21	1,135.63	Unsold
99	1303	A	2 BHK	775.76	1,047.28	Unsold
100	1304	A	2 BHK	775.76	1,047.28	Unsold
101	1305	A	2 BHK	775.76	1,047.28	Unsold
102	1306	A	2 BHK	775.76	1,047.28	Unsold
103	1307	A	2 BHK	890.49	1,202.17	Unsold
104	1308	A	2 BHK	890.49	1,202.17	Unsold
<b>TOTAL</b>				<b>85,970.83</b>	<b>1,16,060.63</b>	

**Unsold Flat Inventory:**

Sr. No.	Unit No.	Wing	Comp.	RERA Carpet Area (Sq. ft.)	Saleable Area (Sq. Ft.)	Rate per Sq. Ft. on Saleable Area	Value in ₹
1	102	A	2 BHK	1,391.35	1,878.33	3,000.00	56,34,986.00
2	103	A	2 BHK	1,273.49	1,719.21	3,000.00	51,57,630.00
3	106	A	2 BHK	1,273.49	1,719.21	3,000.00	51,57,630.00
4	107	A	2 BHK	1,391.35	1,878.33	3,000.00	56,34,986.00
5	108	A	2 BHK	1,391.35	1,878.33	3,000.00	56,34,986.00
6	202	A	2 BHK	817.31	1,103.37	3,000.00	33,10,108.00
7	203	A	2 BHK	754.45	1,018.51	3,000.00	30,55,517.00
8	204	A	2 BHK	754.45	1,018.51	3,000.00	30,55,517.00
9	205	A	2 BHK	754.45	1,018.51	3,000.00	30,55,517.00
10	206	A	2 BHK	754.45	1,018.51	3,000.00	30,55,517.00
11	207	A	2 BHK	817.31	1,103.37	3,000.00	33,10,108.00



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Sr. No.	Unit No.	Wing	Comp.	RERA Carpet Area (Sq. ft.)	Saleable Area (Sq. Ft.)	Rate per Sq. Ft. on Saleable Area	Value in ₹
12	208	A	2 BHK	817.31	1,103.37	3,000.00	33,10,108.00
13	302	A	2 BHK	841.21	1,135.63	3,000.00	34,06,887.00
14	303	A	2 BHK	775.76	1,047.28	3,000.00	31,41,834.00
15	305	A	2 BHK	775.76	1,047.28	3,000.00	31,41,834.00
16	306	A	2 BHK	775.76	1,047.28	3,000.00	31,41,834.00
17	307	A	2 BHK	841.21	1,135.63	3,000.00	34,06,887.00
18	401	A	2 BHK	817.31	1,103.37	3,000.00	33,10,108.00
19	402	A	2 BHK	817.31	1,103.37	3,000.00	33,10,108.00
20	403	A	2 BHK	754.45	1,018.51	3,000.00	30,55,517.00
21	404	A	2 BHK	754.45	1,018.51	3,000.00	30,55,517.00
22	405	A	2 BHK	754.45	1,018.51	3,000.00	30,55,517.00
23	406	A	2 BHK	754.45	1,018.51	3,000.00	30,55,517.00
24	407	A	2 BHK	817.31	1,103.37	3,000.00	33,10,108.00
25	502	A	2 BHK	841.21	1,135.63	3,000.00	34,06,887.00
26	503	A	2 BHK	775.76	1,047.28	3,000.00	31,41,834.00
27	505	A	2 BHK	775.76	1,047.28	3,000.00	31,41,834.00
28	506	A	2 BHK	775.76	1,047.28	3,000.00	31,41,834.00
29	507	A	2 BHK	841.21	1,135.63	3,000.00	34,06,887.00
30	508	A	2 BHK	841.21	1,135.63	3,000.00	34,06,887.00
31	602	A	2 BHK	817.31	1,103.37	3,000.00	33,10,108.00
32	603	A	2 BHK	754.45	1,018.51	3,000.00	30,55,517.00
33	606	A	2 BHK	754.45	1,018.51	3,000.00	30,55,517.00
34	607	A	2 BHK	817.31	1,103.37	3,000.00	33,10,108.00
35	608	A	2 BHK	817.31	1,103.37	3,000.00	33,10,108.00
36	703	A	2 BHK	775.76	1,047.28	3,000.00	31,41,834.00
37	706	A	2 BHK	775.76	1,047.28	3,000.00	31,41,834.00
38	707	A	2 BHK	841.21	1,135.63	3,000.00	34,06,887.00
39	801	A	2 BHK	817.31	1,103.37	3,000.00	33,10,108.00
40	802	A	2 BHK	817.31	1,103.37	3,000.00	33,10,108.00
41	803	A	2 BHK	754.45	1,018.51	3,000.00	30,55,517.00
42	804	A	2 BHK	754.45	1,018.51	3,000.00	30,55,517.00
43	805	A	2 BHK	754.45	1,018.51	3,000.00	30,55,517.00
44	806	A	2 BHK	754.45	1,018.51	3,000.00	30,55,517.00
45	807	A	2 BHK	817.31	1,103.37	3,000.00	33,10,108.00
46	808	A	2 BHK	817.31	1,103.37	3,000.00	33,10,108.00
47	901	A	2 BHK	841.21	1,135.63	3,000.00	34,06,887.00
48	902	A	2 BHK	841.21	1,135.63	3,000.00	34,06,887.00
49	903	A	2 BHK	775.76	1,047.28	3,000.00	31,41,834.00
50	904	A	2 BHK	775.76	1,047.28	3,000.00	31,41,834.00
51	905	A	2 BHK	775.76	1,047.28	3,000.00	31,41,834.00
52	906	A	2 BHK	775.76	1,047.28	3,000.00	31,41,834.00
53	907	A	2 BHK	841.21	1,135.63	3,000.00	34,06,887.00
54	1001	A	2 BHK	817.31	1,103.37	3,000.00	33,10,108.00
55	1002	A	2 BHK	817.31	1,103.37	3,000.00	33,10,108.00
56	1003	A	2 BHK	754.45	1,018.51	3,000.00	30,55,517.00
57	1004	A	2 BHK	754.45	1,018.51	3,000.00	30,55,517.00
58	1005	A	2 BHK	754.45	1,018.51	3,000.00	30,55,517.00
59	1006	A	2 BHK	754.45	1,018.51	3,000.00	30,55,517.00
60	1007	A	2 BHK	817.31	1,103.37	3,000.00	33,10,108.00
61	1008	A	2 BHK	817.31	1,103.37	3,000.00	33,10,108.00

Sr. No.	Unit No.	Wing	Comp.	RERA Carpet Area (Sq. ft.)	Saleable Area (Sq. Ft.)	Rate per Sq. Ft. on Saleable Area	Value in ₹
62	1101	A	2 BHK	841.21	1,135.63	3,000.00	34,06,887.00
63	1102	A	2 BHK	841.21	1,135.63	3,000.00	34,06,887.00
64	1103	A	2 BHK	775.76	1,047.28	3,000.00	31,41,834.00
65	1104	A	2 BHK	775.76	1,047.28	3,000.00	31,41,834.00
66	1105	A	2 BHK	775.76	1,047.28	3,000.00	31,41,834.00
67	1106	A	2 BHK	775.76	1,047.28	3,000.00	31,41,834.00
68	1107	A	2 BHK	841.21	1,135.63	3,000.00	34,06,887.00
69	1108	A	2 BHK	841.21	1,135.63	3,000.00	34,06,887.00
70	1201	A	2 BHK	817.31	1,103.37	3,000.00	33,10,108.00
71	1202	A	2 BHK	817.31	1,103.37	3,000.00	33,10,108.00
72	1203	A	2 BHK	754.45	1,018.51	3,000.00	30,55,517.00
73	1204	A	2 BHK	754.45	1,018.51	3,000.00	30,55,517.00
74	1205	A	2 BHK	754.45	1,018.51	3,000.00	30,55,517.00
75	1206	A	2 BHK	754.45	1,018.51	3,000.00	30,55,517.00
76	1207	A	2 BHK	817.31	1,103.37	3,000.00	33,10,108.00
77	1208	A	2 BHK	817.31	1,103.37	3,000.00	33,10,108.00
78	1301	A	2 BHK	841.21	1,135.63	3,000.00	34,06,887.00
79	1302	A	2 BHK	841.21	1,135.63	3,000.00	34,06,887.00
80	1303	A	2 BHK	775.76	1,047.28	3,000.00	31,41,834.00
81	1304	A	2 BHK	775.76	1,047.28	3,000.00	31,41,834.00
82	1305	A	2 BHK	775.76	1,047.28	3,000.00	31,41,834.00
83	1306	A	2 BHK	775.76	1,047.28	3,000.00	31,41,834.00
84	1307	A	2 BHK	890.49	1,202.17	3,000.00	36,06,496.00
85	1308	A	2 BHK	890.49	1,202.17	3,000.00	36,06,496.00
<b>TOTAL</b>				<b>70,396.75</b>	<b>95,035.61</b>		<b>28,51,06,837.00</b>

**Sold Flat Inventory:**

Sr. No.	Unit No.	Wing	Comp.	RERA Carpet Area (Sq. ft.)	Saleable Area (Sq. Ft.)	Agreement Value in ₹	Received Amount in ₹	Receivable Amount in ₹
1 & 2	101 & 104	A	2 BHK	1,660.00	2,241.00	90,00,000.00	61,06,905.00	28,93,095.00
3	105	A	2 BHK	1,273.49	1,719.21	42,32,229.00	4,85,013.00	37,47,216.00
4	201	A	2 BHK	817.31	1,103.37	39,25,200.00	17,66,340.00	21,58,860.00
5	301	A	2 BHK	841.21	1,135.63	38,87,500.00	1,94,006.00	36,93,494.00
6	304	A	2 BHK	740.99	1,000.34	37,71,088.00	23,45,225.00	14,25,863.00
7	308	A	2 BHK	804.93	1,086.66	39,66,425.00	23,83,121.00	15,83,304.00
8	408	A	2 BHK	786.96	1,062.39	36,36,375.00	32,50,825.00	3,85,550.00
9	501	A	2 BHK	804.93	1,086.66	41,71,425.00	23,87,207.00	17,84,218.00
10	504	A	2 BHK	775.76	1,047.28	38,65,488.00	15,83,484.00	22,82,004.00
11	601	A	2 BHK	817.31	1,103.37	41,03,439.00	-	41,03,439.00
12	604	A	2 BHK	723.99	977.38	30,81,000.00	22,57,338.00	8,23,662.00
13	605	A	2 BHK	754.45	1,018.51	32,01,279.00	3,32,565.00	28,68,714.00
14	701	A	2 BHK	804.93	1,086.66	30,68,925.00	20,21,443.00	10,47,482.00
15	702	A	2 BHK	804.93	1,086.66	39,90,000.00	24,81,366.00	15,08,634.00
16	704	A	2 BHK	740.99	1,000.34	38,65,488.00	23,89,218.00	14,76,270.00
17	705	A	2 BHK	775.76	1,047.28	36,98,400.00	48,502.00	36,49,898.00
18	708	A	2 BHK	804.93	1,086.66	29,42,500.00	20,53,143.00	8,89,357.00
19	908	A	2 BHK	841.21	1,135.63	29,78,492.00	2,00,000.00	27,78,492.00
<b>TOTAL</b>				<b>15,574.08</b>	<b>21,025.01</b>	<b>7,13,85,253.00</b>	<b>3,22,85,701.00</b>	<b>3,90,99,552.00</b>



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**Wing B:****Work Completion Status:**

Floor	Work completion as on 25.04.2024	% of work is completed
Ground floor	Slab work is completed	50%
1 <sup>st</sup> floor	Slab work is completed	50%
2 <sup>nd</sup> floor	Slab work is completed	50%
3 <sup>rd</sup> floor	Slab work is completed	50%
4 <sup>th</sup> floor	Slab work is completed	50%
5 <sup>th</sup> floor	Slab work is completed	50%
6 <sup>th</sup> floor		
7 <sup>th</sup> floor		
8 <sup>th</sup> floor		
9 <sup>th</sup> floor		
10 <sup>th</sup> floor		
11 <sup>th</sup> floor		
12 <sup>th</sup> floor		
13 <sup>th</sup> floor		
Terrace / OHT		

**Construction Area:**

Floor	Built Up Area in Sq. M.
Ground / Podium Floor	1,137.53
1 <sup>st</sup> Floor	1,032.81
2 <sup>nd</sup> Floor	1,137.53
3 <sup>rd</sup> Floor	1,131.64
4 <sup>th</sup> Floor	1,137.53
5 <sup>th</sup> Floor	1,131.64
6 <sup>th</sup> Floor	1,137.53
7 <sup>th</sup> Floor	1,131.64
8 <sup>th</sup> Floor	1,137.53
9 <sup>th</sup> Floor	1,131.64
10 <sup>th</sup> Floor	1,137.53
11 <sup>th</sup> Floor	1,131.64
12 <sup>th</sup> Floor	1,137.53
13 <sup>th</sup> Floor	1,131.64
Terrace / OHT	40.76
<b>TOTAL</b>	<b>15,826.12</b>

**Construction Cost:**

Sr.	Floor	Built Up Area in Sq. M.	Rate per Sq. M.	Cost of Construction in ₹	% of work completed	Construction Cost Incurred as on date in ₹	Cost to be incurred in ₹
1	Ground / Podium Floor	1,137.53	30,000.00	3,41,25,900.00	50%	1,70,62,950.00	1,70,62,950.00
2	1st Floor	1,032.81	30,000.00	3,09,84,300.00	50%	1,54,92,150.00	1,54,92,150.00
3	2nd Floor	1,137.53	30,000.00	3,41,25,900.00	50%	1,70,62,950.00	1,70,62,950.00
4	3rd Floor	1,131.64	30,000.00	3,39,49,200.00	50%	1,69,74,600.00	1,69,74,600.00
5	4th Floor	1,137.53	30,000.00	3,41,25,900.00	50%	1,70,62,950.00	1,70,62,950.00
6	5th Floor	1,131.64	30,000.00	3,39,49,200.00	50%	1,69,74,600.00	1,69,74,600.00
7	6th Floor	1,137.53	30,000.00	3,41,25,900.00	0%	-	3,41,25,900.00
8	7th Floor	1,131.64	30,000.00	3,39,49,200.00	0%	-	3,39,49,200.00
9	8th Floor	1,137.53	30,000.00	3,41,25,900.00	0%	-	3,41,25,900.00
10	9th Floor	1,131.64	30,000.00	3,39,49,200.00	0%	-	3,39,49,200.00
11	10th Floor	1,137.53	30,000.00	3,41,25,900.00	0%	-	3,41,25,900.00
12	11th Floor	1,131.64	30,000.00	3,39,49,200.00	0%	-	3,39,49,200.00
13	12th Floor	1,137.53	30,000.00	3,41,25,900.00	0%	-	3,41,25,900.00
14	13th Floor	1,131.64	30,000.00	3,39,49,200.00	0%	-	3,39,49,200.00
15	OHT, LMR Area	40.76	30,000.00	12,22,920.00	0%	-	12,22,920.00
<b>TOTAL</b>		<b>15,826.12</b>		<b>47,47,83,720.00</b>	<b>21%</b>	<b>10,06,30,200.00</b>	<b>37,41,53,520.00</b>

**Other Expenditure Cost for Wing B: -**

Sr. No.	Particulars	Cost in ₹
1	Admin Cost	6% of Total cost of Construction
2	Professional Fees	5% of Total cost of Construction
3	Marketing Cost	3% of Total Income from project
4	Contingency Cost	3% of Total cost of Construction
<b>TOTAL</b>		<b>9,17,06,643.00</b>

**Flatwise Inventory Details:**

Sr. No.	Unit No.	Wing	Comp.	RERA Carpet Area (Sq. ft.)	Saleable Area (Sq. Ft.)	Sold / Unsold Inventory
1	101	B	3 BHK	2,100.81	2,836.09	Sold
2	102	B	3 BHK	2,100.81	2,836.09	Sold
3	103	B	3 BHK	1,944.84	2,625.53	Sold
4	104	B	3 BHK	1,944.84	2,625.53	Unsold
5	105	B	3 BHK	1,252.14	1,690.39	Sold
6	106	B	3 BHK	1,944.84	2,625.53	Unsold
7	107	B	3 BHK	2,100.81	2,836.09	Unsold
8	108	B	3 BHK	2,100.81	2,836.09	Unsold
9	201	B	3 BHK	1,309.98	1,768.47	Unsold
10	202	B	3 BHK	1,309.98	1,768.47	Unsold
11	203	B	3 BHK	1,221.71	1,649.31	Unsold
12	204	B	3 BHK	1,221.71	1,649.31	Unsold
13	205	B	3 BHK	1,221.71	1,649.31	Unsold
14	206	B	3 BHK	1,221.71	1,649.31	Unsold
15	207	B	3 BHK	1,309.98	1,768.47	Unsold
16	208	B	3 BHK	1,309.98	1,768.47	Sold
17	301	B	3 BHK	1,318.37	1,779.81	Unsold
18	302	B	3 BHK	1,318.37	1,779.81	Unsold
19	303	B	3 BHK	1,230.11	1,660.65	Unsold
20	304	B	3 BHK	1,230.11	1,660.65	Unsold

Sr. No.	Unit No.	Wing	Comp.	RERA Carpet Area (Sq. ft.)	Saleable Area (Sq. Ft.)	Sold / Unsold Inventory
21	305	B	3 BHK	1,230.11	1,660.65	Sold
22	306	B	3 BHK	1,230.11	1,660.65	Unsold
23	307	B	3 BHK	1,318.37	1,779.81	Unsold
24	308	B	3 BHK	1,318.37	1,779.81	Unsold
25	401	B	3 BHK	1,309.98	1,768.47	Sold
26	402	B	3 BHK	1,309.98	1,768.47	Unsold
27	403	B	3 BHK	1,221.71	1,649.31	Unsold
28	404	B	3 BHK	1,221.71	1,649.31	Sold
29	405	B	3 BHK	1,221.71	1,649.31	Sold
30	406	B	3 BHK	1,221.71	1,649.31	Unsold
31	407	B	3 BHK	1,309.98	1,768.47	Unsold
32	408	B	3 BHK	1,309.98	1,768.47	Sold
33	501	B	3 BHK	1,318.37	1,779.81	Unsold
34	502	B	3 BHK	1,318.37	1,779.81	Unsold
35	503	B	3 BHK	1,230.11	1,660.65	Unsold
36	504	B	3 BHK	1,230.11	1,660.65	Unsold
37	505	B	3 BHK	1,230.11	1,660.65	Unsold
38	506	B	3 BHK	1,230.11	1,660.65	Unsold
39	507	B	3 BHK	1,318.37	1,779.81	Unsold
40	508	B	3 BHK	1,318.37	1,779.81	Sold
41	601	B	3 BHK	1,309.98	1,768.47	Unsold
42	602	B	3 BHK	1,309.98	1,768.47	Unsold
43	603	B	3 BHK	1,221.71	1,649.31	Unsold
44	604	B	3 BHK	1,221.71	1,649.31	Unsold
45	605	B	3 BHK	1,221.71	1,649.31	Unsold
46	606	B	3 BHK	1,221.71	1,649.31	Unsold
47	607	B	3 BHK	1,309.98	1,768.47	Unsold
48	608	B	3 BHK	1,309.98	1,768.47	Unsold
49	701	B	3 BHK	1,266.06	1,709.18	Sold
50	702	B	3 BHK	1,318.37	1,779.81	Unsold
51	703	B	3 BHK	1,230.11	1,660.65	Unsold
52	704	B	3 BHK	1,230.11	1,660.65	Unsold
53	705	B	3 BHK	1,180.06	1,593.08	Sold
54	706	B	3 BHK	1,230.11	1,660.65	Unsold
55	707	B	3 BHK	1,318.37	1,779.81	Unsold
56	708	B	3 BHK	1,318.37	1,779.81	Unsold
57	801	B	3 BHK	1,309.98	1,768.47	Unsold
58	802	B	3 BHK	1,309.98	1,768.47	Unsold
59	803	B	3 BHK	1,221.71	1,649.31	Unsold
60	804	B	3 BHK	1,180.06	1,593.08	Sold
61	805	B	3 BHK	1,221.71	1,649.31	Unsold
62	806	B	3 BHK	1,221.71	1,649.31	Unsold
63	807	B	3 BHK	1,309.98	1,768.47	Unsold
64	808	B	3 BHK	1,309.98	1,768.47	Unsold
65	901	B	3 BHK	1,318.37	1,779.81	Unsold
66	902	B	3 BHK	1,318.37	1,779.81	Unsold
67	903	B	3 BHK	1,230.11	1,660.65	Unsold
68	904	B	3 BHK	1,230.11	1,660.65	Unsold
69	905	B	3 BHK	1,230.11	1,660.65	Unsold
70	906	B	3 BHK	1,230.11	1,660.65	Unsold
71	907	B	3 BHK	1,318.37	1,779.81	Unsold

Sr. No.	Unit No.	Wing	Comp.	RERA Carpet Area (Sq. ft.)	Saleable Area (Sq. Ft.)	Sold / Unsold Inventory
72	908	B	3 BHK	1,318.37	1,779.81	Unsold
73	1001	B	3 BHK	1,309.98	1,768.47	Unsold
74	1002	B	3 BHK	1,309.98	1,768.47	Unsold
75	1003	B	3 BHK	1,221.71	1,649.31	Unsold
76	1004	B	3 BHK	1,221.71	1,649.31	Unsold
77	1005	B	3 BHK	1,221.71	1,649.31	Unsold
78	1006	B	3 BHK	1,221.71	1,649.31	Unsold
79	1007	B	3 BHK	1,309.98	1,768.47	Unsold
80	1008	B	3 BHK	1,309.98	1,768.47	Unsold
81	1101	B	3 BHK	1,318.37	1,779.81	Unsold
82	1102	B	3 BHK	1,318.37	1,779.81	Unsold
83	1103	B	3 BHK	1,230.11	1,660.65	Unsold
84	1104	B	3 BHK	1,230.11	1,660.65	Unsold
85	1105	B	3 BHK	1,230.11	1,660.65	Unsold
86	1106	B	3 BHK	1,230.11	1,660.65	Unsold
87	1107	B	3 BHK	1,318.37	1,779.81	Unsold
88	1108	B	3 BHK	1,318.37	1,779.81	Unsold
89	1201	B	3 BHK	1,309.98	1,768.47	Unsold
90	1202	B	3 BHK	1,309.98	1,768.47	Unsold
91	1203	B	3 BHK	1,221.71	1,649.31	Unsold
92	1204	B	3 BHK	1,221.71	1,649.31	Unsold
93	1205	B	3 BHK	1,221.71	1,649.31	Unsold
94	1206	B	3 BHK	1,221.71	1,649.31	Unsold
95	1207	B	3 BHK	1,309.98	1,768.47	Unsold
96	1208	B	3 BHK	1,309.98	1,768.47	Unsold
97	1301	B	3 BHK	1,318.37	1,779.81	Unsold
98	1302	B	3 BHK	1,318.37	1,779.81	Unsold
99	1303	B	3 BHK	1,230.11	1,660.65	Unsold
100	1304	B	3 BHK	1,230.11	1,660.65	Unsold
101	1305	B	3 BHK	1,230.11	1,660.65	Unsold
102	1306	B	3 BHK	1,230.11	1,660.65	Unsold
103	1307	B	3 BHK	1,318.37	1,779.81	Unsold
104	1308	B	3 BHK	1,318.37	1,779.81	Unsold
<b>TOTAL</b>				<b>1,37,270.14</b>	<b>1,85,314.69</b>	

**Unsold Flat Inventory:**

Sr. No.	Unit No.	Wing	Comp.	RERA Carpet Area (Sq. ft.)	Saleable Area (Sq. Ft.)	Rate per Sq. Ft. on Saleable Area	Value in ₹
1	104	B	3 BHK	1,944.84	2,625.53	3,000.00	78,76,600.00
2	106	B	3 BHK	1,944.84	2,625.53	3,000.00	78,76,600.00
3	107	B	3 BHK	2,100.81	2,836.09	3,000.00	85,08,280.00
4	108	B	3 BHK	2,100.81	2,836.09	3,000.00	85,08,280.00
5	201	B	3 BHK	1,309.98	1,768.47	3,000.00	53,05,414.00
6	202	B	3 BHK	1,309.98	1,768.47	3,000.00	53,05,414.00
7	203	B	3 BHK	1,221.71	1,649.31	3,000.00	49,47,942.00
8	204	B	3 BHK	1,221.71	1,649.31	3,000.00	49,47,942.00
9	205	B	3 BHK	1,221.71	1,649.31	3,000.00	49,47,942.00
10	206	B	3 BHK	1,221.71	1,649.31	3,000.00	49,47,942.00
11	207	B	3 BHK	1,309.98	1,768.47	3,000.00	53,05,414.00
12	301	B	3 BHK	1,318.37	1,779.81	3,000.00	53,39,418.00
13	302	B	3 BHK	1,318.37	1,779.81	3,000.00	53,39,418.00



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Sr. No.	Unit No.	Wing	Comp.	RERA Carpet Area (Sq. ft.)	Saleable Area (Sq. Ft.)	Rate per Sq. Ft. on Saleable Area	Value in ₹
14	303	B	3 BHK	1,230.11	1,660.65	3,000.00	49,81,945.00
15	304	B	3 BHK	1,230.11	1,660.65	3,000.00	49,81,945.00
16	306	B	3 BHK	1,230.11	1,660.65	3,000.00	49,81,945.00
17	307	B	3 BHK	1,318.37	1,779.81	3,000.00	53,39,418.00
18	308	B	3 BHK	1,318.37	1,779.81	3,000.00	53,39,418.00
19	402	B	3 BHK	1,309.98	1,768.47	3,000.00	53,05,414.00
20	403	B	3 BHK	1,221.71	1,649.31	3,000.00	49,47,942.00
21	406	B	3 BHK	1,221.71	1,649.31	3,000.00	49,47,942.00
22	407	B	3 BHK	1,309.98	1,768.47	3,000.00	53,05,414.00
23	501	B	3 BHK	1,318.37	1,779.81	3,000.00	53,39,418.00
24	502	B	3 BHK	1,318.37	1,779.81	3,000.00	53,39,418.00
25	503	B	3 BHK	1,230.11	1,660.65	3,000.00	49,81,945.00
26	504	B	3 BHK	1,230.11	1,660.65	3,000.00	49,81,945.00
27	505	B	3 BHK	1,230.11	1,660.65	3,000.00	49,81,945.00
28	506	B	3 BHK	1,230.11	1,660.65	3,000.00	49,81,945.00
29	507	B	3 BHK	1,318.37	1,779.81	3,000.00	53,39,418.00
30	601	B	3 BHK	1,309.98	1,768.47	3,000.00	53,05,414.00
31	602	B	3 BHK	1,309.98	1,768.47	3,000.00	53,05,414.00
32	603	B	3 BHK	1,221.71	1,649.31	3,000.00	49,47,942.00
33	604	B	3 BHK	1,221.71	1,649.31	3,000.00	49,47,942.00
34	605	B	3 BHK	1,221.71	1,649.31	3,000.00	49,47,942.00
35	606	B	3 BHK	1,221.71	1,649.31	3,000.00	49,47,942.00
36	607	B	3 BHK	1,309.98	1,768.47	3,000.00	53,05,414.00
37	608	B	3 BHK	1,309.98	1,768.47	3,000.00	53,05,414.00
38	702	B	3 BHK	1,318.37	1,779.81	3,000.00	53,39,418.00
39	703	B	3 BHK	1,230.11	1,660.65	3,000.00	49,81,945.00
40	704	B	3 BHK	1,230.11	1,660.65	3,000.00	49,81,945.00
41	706	B	3 BHK	1,230.11	1,660.65	3,000.00	49,81,945.00
42	707	B	3 BHK	1,318.37	1,779.81	3,000.00	53,39,418.00
43	708	B	3 BHK	1,318.37	1,779.81	3,000.00	53,39,418.00
44	801	B	3 BHK	1,309.98	1,768.47	3,000.00	53,05,414.00
45	802	B	3 BHK	1,309.98	1,768.47	3,000.00	53,05,414.00
46	803	B	3 BHK	1,221.71	1,649.31	3,000.00	49,47,942.00
47	805	B	3 BHK	1,221.71	1,649.31	3,000.00	49,47,942.00
48	806	B	3 BHK	1,221.71	1,649.31	3,000.00	49,47,942.00
49	807	B	3 BHK	1,309.98	1,768.47	3,000.00	53,05,414.00
50	808	B	3 BHK	1,309.98	1,768.47	3,000.00	53,05,414.00
51	901	B	3 BHK	1,318.37	1,779.81	3,000.00	53,39,418.00
52	902	B	3 BHK	1,318.37	1,779.81	3,000.00	53,39,418.00
53	903	B	3 BHK	1,230.11	1,660.65	3,000.00	49,81,945.00
54	904	B	3 BHK	1,230.11	1,660.65	3,000.00	49,81,945.00
55	905	B	3 BHK	1,230.11	1,660.65	3,000.00	49,81,945.00
56	906	B	3 BHK	1,230.11	1,660.65	3,000.00	49,81,945.00
57	907	B	3 BHK	1,318.37	1,779.81	3,000.00	53,39,418.00
58	908	B	3 BHK	1,318.37	1,779.81	3,000.00	53,39,418.00
59	1001	B	3 BHK	1,309.98	1,768.47	3,000.00	53,05,414.00
60	1002	B	3 BHK	1,309.98	1,768.47	3,000.00	53,05,414.00
61	1003	B	3 BHK	1,221.71	1,649.31	3,000.00	49,47,942.00
62	1004	B	3 BHK	1,221.71	1,649.31	3,000.00	49,47,942.00
63	1005	B	3 BHK	1,221.71	1,649.31	3,000.00	49,47,942.00
64	1006	B	3 BHK	1,221.71	1,649.31	3,000.00	49,47,942.00

Sr. No.	Unit No.	Wing	Comp.	RERA Carpet Area (Sq. ft.)	Saleable Area (Sq. Ft.)	Rate per Sq. Ft. on Saleable Area	Value in ₹
65	1007	B	3 BHK	1,309.98	1,768.47	3,000.00	53,05,414.00
66	1008	B	3 BHK	1,309.98	1,768.47	3,000.00	53,05,414.00
67	1101	B	3 BHK	1,318.37	1,779.81	3,000.00	53,39,418.00
68	1102	B	3 BHK	1,318.37	1,779.81	3,000.00	53,39,418.00
69	1103	B	3 BHK	1,230.11	1,660.65	3,000.00	49,81,945.00
70	1104	B	3 BHK	1,230.11	1,660.65	3,000.00	49,81,945.00
71	1105	B	3 BHK	1,230.11	1,660.65	3,000.00	49,81,945.00
72	1106	B	3 BHK	1,230.11	1,660.65	3,000.00	49,81,945.00
73	1107	B	3 BHK	1,318.37	1,779.81	3,000.00	53,39,418.00
74	1108	B	3 BHK	1,318.37	1,779.81	3,000.00	53,39,418.00
75	1201	B	3 BHK	1,309.98	1,768.47	3,000.00	53,05,414.00
76	1202	B	3 BHK	1,309.98	1,768.47	3,000.00	53,05,414.00
77	1203	B	3 BHK	1,221.71	1,649.31	3,000.00	49,47,942.00
78	1204	B	3 BHK	1,221.71	1,649.31	3,000.00	49,47,942.00
79	1205	B	3 BHK	1,221.71	1,649.31	3,000.00	49,47,942.00
80	1206	B	3 BHK	1,221.71	1,649.31	3,000.00	49,47,942.00
81	1207	B	3 BHK	1,309.98	1,768.47	3,000.00	53,05,414.00
82	1208	B	3 BHK	1,309.98	1,768.47	3,000.00	53,05,414.00
83	1301	B	3 BHK	1,318.37	1,779.81	3,000.00	53,39,418.00
84	1302	B	3 BHK	1,318.37	1,779.81	3,000.00	53,39,418.00
85	1303	B	3 BHK	1,230.11	1,660.65	3,000.00	49,81,945.00
86	1304	B	3 BHK	1,230.11	1,660.65	3,000.00	49,81,945.00
87	1305	B	3 BHK	1,230.11	1,660.65	3,000.00	49,81,945.00
88	1306	B	3 BHK	1,230.11	1,660.65	3,000.00	49,81,945.00
89	1307	B	3 BHK	1,318.37	1,779.81	3,000.00	53,39,418.00
90	1308	B	3 BHK	1,318.37	1,779.81	3,000.00	53,39,418.00
<b>TOTAL</b>				<b>1,17,323.51</b>	<b>1,58,386.74</b>		<b>47,51,60,222.00</b>

**Sold Flat Inventory:**

Sr. No.	Unit No.	Wing	Comp.	RERA Carpet Area (Sq. ft.)	Saleable Area (Sq. Ft.)	Agreement Value in ₹	Received Amount in ₹	Receivable Amount in ₹
1	101	B	3 BHK	2,100.81	2,836.09	55,75,200.00	-	55,75,200.00
2	102	B	3 BHK	2,100.81	2,836.09	55,75,200.00	-	55,75,200.00
3	103	B	3 BHK	1,944.84	2,625.53	52,08,400.00	-	52,08,400.00
4	105	B	3 BHK	1,252.14	1,690.39	64,35,500.00	8,93,195.00	55,42,305.00
5	208	B	3 BHK	1,309.98	1,768.47	63,80,970.00	10,95,243.00	52,85,727.00
6	305	B	3 BHK	1,230.11	1,660.65	28,19,322.00	2,00,000.00	26,19,322.00
7	401	B	3 BHK	1,309.98	1,768.47	45,77,981.00	-	45,77,981.00
8	404	B	3 BHK	1,221.71	1,649.31	44,69,277.00	-	44,69,277.00
9	405	B	3 BHK	1,221.71	1,649.31	56,69,077.00	97,003.00	55,72,074.00
10	408	B	3 BHK	1,309.98	1,768.47	62,57,000.00	97,003.00	61,59,997.00
11	508	B	3 BHK	1,318.37	1,779.81	63,80,970.00	-	63,80,970.00
12	701	B	3 BHK	1,266.06	1,709.18	63,80,970.00	22,33,340.00	41,47,630.00
13	705	B	3 BHK	1,180.06	1,593.08	37,52,300.00	10,41,583.00	27,10,717.00
14	804	B	3 BHK	1,180.06	1,593.08	50,28,150.00	22,06,456.00	28,21,694.00
<b>TOTAL</b>				<b>19,946.63</b>	<b>26,927.95</b>	<b>7,45,10,317.00</b>	<b>78,63,823.00</b>	<b>6,66,46,494.00</b>



**Wing C:****Work Completion Status:**

Floor	Work completion as on 25.04.2024	% of work is completed
Ground floor	Slab work, block work, plaster work, gypsum work, water proofing, door & windows installed, internal painting, electrical work is completed	90%
1 <sup>st</sup> floor	Slab work, block work, plaster work, gypsum work, water proofing, kitchen platform, flooring, Kitchen tiling, toilet dadoing, sanitary fitting, door & windows installed, internal painting, electrical work is completed	90%
2 <sup>nd</sup> floor	Slab work, block work, plaster work, gypsum work, water proofing, kitchen platform, flooring, Kitchen tiling, toilet dadoing, sanitary fitting, door & windows installed, internal painting, electrical work is completed	90%
3 <sup>rd</sup> floor	Slab work, block work, plaster work, gypsum work, water proofing, kitchen platform, flooring, Kitchen tiling, toilet dadoing, sanitary fitting plumbing concealing work is completed	85%
4 <sup>th</sup> floor	Slab work, block work, plaster work, gypsum work, water proofing, kitchen platform, flooring, Kitchen tiling, toilet dadoing, sanitary fitting	85%
5 <sup>th</sup> floor	Slab work, block work, plaster work, gypsum work, water proofing, kitchen platform, flooring, Kitchen tiling, toilet dadoing, sanitary fitting	85%
6 <sup>th</sup> floor	Slab work, block work, plaster work, gypsum work, water proofing, kitchen platform, flooring, Kitchen tiling, toilet dadoing, sanitary fitting	85%
7 <sup>th</sup> floor	Slab work, block work, plaster work, gypsum work, water proofing, kitchen platform, flooring, Kitchen tiling, toilet dadoing, sanitary fitting	85%
8 <sup>th</sup> floor	Slab work, block work, plaster work, gypsum work, water proofing, kitchen platform, flooring, Kitchen tiling, toilet dadoing, sanitary fitting	85%
9 <sup>th</sup> floor	Slab work, block work, plaster work, gypsum work, water proofing work is completed	70%
10 <sup>th</sup> floor	Slab work, block work, plaster work, gypsum work, water proofing work is completed	70%
11 <sup>th</sup> floor	Slab work, block work, plaster work, gypsum work, water proofing work is completed	70%
12 <sup>th</sup> floor	Slab work, block work, plaster work, gypsum work, water proofing work is completed	70%
Terrace / OHT	Slab work, block work, plaster work, gypsum work, water proofing work is completed	70%

**Construction Area:**

Floor	Built Up Area in Sq. M.
Ground / Podium Floor	739.41
1 <sup>st</sup> Floor	692.64
2nd Floor	739.41
3rd Floor	752.18
4th Floor	739.41
5th Floor	752.18
6th Floor	739.41
7th Floor	752.18
8th Floor	739.41
9 <sup>th</sup> Floor	752.18
10 <sup>th</sup> Floor	739.41
11 <sup>th</sup> Floor	752.18
12 <sup>th</sup> Floor	739.41
Terrace / OHT	40.92
<b>TOTAL</b>	<b>9,670.33</b>

**Construction Cost:**

Sr.	Floor	Built Up Area in Sq. M.	Rate per Sq. M.	Cost of Construction in ₹	% of work completed	Construction Cost Incurred as on date in ₹	Cost to be incurred in ₹
1	Ground / Podium Floor	739.41	30,000.00	2,21,82,300.00	90%	1,99,64,070.00	22,18,230.00
2	1 <sup>st</sup> Floor	692.64	30,000.00	2,07,79,200.00	90%	1,87,01,280.00	20,77,920.00
3	2nd Floor	739.41	30,000.00	2,21,82,300.00	90%	1,99,64,070.00	22,18,230.00
4	3rd Floor	752.18	30,000.00	2,25,65,400.00	85%	1,91,80,590.00	33,84,810.00
5	4th Floor	739.41	30,000.00	2,21,82,300.00	85%	1,88,54,955.00	33,27,345.00
6	5th Floor	752.18	30,000.00	2,25,65,400.00	85%	1,91,80,590.00	33,84,810.00
7	6th Floor	739.41	30,000.00	2,21,82,300.00	85%	1,88,54,955.00	33,27,345.00
8	7th Floor	752.18	30,000.00	2,25,65,400.00	85%	1,91,80,590.00	33,84,810.00
9	8th Floor	739.41	30,000.00	2,21,82,300.00	85%	1,88,54,955.00	33,27,345.00
10	9 <sup>th</sup> Floor	752.18	30,000.00	2,25,65,400.00	70%	1,57,95,780.00	67,69,620.00
11	10 <sup>th</sup> Floor	739.41	30,000.00	2,21,82,300.00	70%	1,55,27,610.00	66,54,690.00
12	11 <sup>th</sup> Floor	752.18	30,000.00	2,25,65,400.00	70%	1,57,95,780.00	67,69,620.00
13	12 <sup>th</sup> Floor	739.41	30,000.00	2,21,82,300.00	70%	1,55,27,610.00	66,54,690.00
14	OHT / LMR Area	40.92	30,000.00	12,27,510.00	70%	8,59,257.00	3,68,253.00
	<b>TOTAL</b>	<b>9,670.33</b>		<b>29,01,09,810.00</b>	<b>81%</b>	<b>23,62,42,092.00</b>	<b>5,38,67,718.00</b>

**Other Expenditure Cost for Wing C: -**

Sr. No.	Particulars	Cost in ₹
1	Admin Cost	6% of Total cost of Construction
2	Professional Fees	5% of Total cost of Construction
3	Marketing Cost	3% of Total Income from project
4	Contingency Cost	3% of Total cost of Construction
	<b>TOTAL</b>	<b>5,57,27,303.00</b>

**Flatwise Inventory Details:**

Sr. No.	Flat No.	Wing	Comp.	RERA Carpet Area (Sq. ft.)	Saleable Area (Sq. Ft.)	Sold / Unsold Inventory
1	101	C	2 BHK	1,391.35	1,878.33	Unsold
2	102	C	2 BHK	1,391.35	1,878.33	Unsold
3	103	C	2 BHK	1,273.49	1,719.21	Unsold
4	104	C	2 BHK	795.00	1,073.25	Sold
5	105	C	2 BHK	1,273.49	1,719.21	Sold
6	106	C	2 BHK	1391.35	1,878.33	Sold
7	107	C	2 BHK	1209.21	1,632.44	Sold
8	108	C	2 BHK	1,391.35	1,878.33	Unsold
9	201	C	2 BHK	817.31	1,103.37	Unsold
10	202	C	2 BHK	817.31	1,103.37	Unsold
11	203	C	2 BHK	754.45	1,018.51	Unsold
12	204	C	2 BHK	723.99	977.38	Sold
13	205	C	2 BHK	754.45	1,018.51	Sold
14	206	C	2 BHK	754.45	1,018.51	Sold
15	207	C	2 BHK	817.31	1,103.37	Unsold
16	208	C	2 BHK	817.31	1,103.37	Sold
17	301	C	2 BHK	845.73	1,141.73	Sold
18	302	C	2 BHK	841.21	1,135.63	Unsold
19	303	C	2 BHK	775.76	1,047.28	Unsold
20	304	C	2 BHK	775.76	1,047.28	Unsold
21	305	C	2 BHK	775.76	1,047.28	Sold
22	306	C	2 BHK	775.76	1,047.28	Unsold
23	307	C	2 BHK	841.21	1,135.63	Sold
24	308	C	2 BHK	804.93	1,086.66	Sold
25	401	C	2 BHK	817.31	1,103.37	Sold
26	402	C	2 BHK	817.31	1,103.37	Unsold
27	403	C	2 BHK	754.45	1,018.51	Unsold
28	404	C	2 BHK	723.99	977.38	Sold
29	405	C	2 BHK	723.99	977.38	Sold
30	406	C	2 BHK	761.34	1,027.81	Sold
31	407	C	2 BHK	826.89	1,116.30	Sold
32	408	C	2 BHK	786.96	1,062.39	Sold
33	501	C	2 BHK	841.21	1,135.63	Unsold
34	502	C	2 BHK	841.21	1,135.63	Unsold
35	503	C	2 BHK	775.76	1,047.28	Unsold
36	504	C	2 BHK	775.76	1,047.28	Sold
37	505	C	2 BHK	775.76	1,047.28	Sold
38	506	C	2 BHK	775.76	1,047.28	Unsold
39	507	C	2 BHK	841.21	1,135.63	Unsold
40	508	C	2 BHK	841.21	1,135.63	Sold
41	601	C	2 BHK	826.89	1,116.30	Sold
42	602	C	2 BHK	817.31	1,103.37	Unsold
43	603	C	2 BHK	754.45	1,018.51	Unsold
44	604	C	2 BHK	723.99	977.38	Sold
45	605	C	2 BHK	723.99	977.38	Sold
46	606	C	2 BHK	723.99	977.38	Sold
47	607	C	2 BHK	817.31	1,103.37	Unsold
48	608	C	2 BHK	786.96	1,062.39	Sold
49	701	C	2 BHK	804.93	1,086.66	Sold
50	702	C	2 BHK	841.21	1,135.63	Unsold

Sr. No.	Flat No.	Wing	Comp.	RERA Carpet Area (Sq. ft.)	Saleable Area (Sq. Ft.)	Sold / Unsold Inventory
51	703	C	2 BHK	775.76	1,047.28	Unsold
52	704	C	2 BHK	740.99	1,000.34	Sold
53	705	C	2 BHK	775.76	1,047.28	Sold
54	706	C	2 BHK	775.76	1,047.28	Unsold
55	707	C	2 BHK	804.93	1,086.66	Sold
56	708	C	2 BHK	804.93	1,086.66	Sold
57	801	C	2 BHK	786.96	1,062.39	Sold
58	802	C	2 BHK	817.31	1,103.37	Unsold
59	803	C	2 BHK	754.45	1,018.51	Unsold
60	804	C	2 BHK	754.45	1,018.51	Unsold
61	805	C	2 BHK	754.45	1,018.51	Sold
62	806	C	2 BHK	754.45	1,018.51	Unsold
63	807	C	2 BHK	817.31	1,103.37	Sold
64	808	C	2 BHK	817.31	1,103.37	Sold
65	901	C	2 BHK	841.21	1,135.63	Sold
66	902	C	2 BHK	841.21	1,135.63	Unsold
67	903	C	2 BHK	775.76	1,047.28	Unsold
68	904	C	2 BHK	775.76	1,047.28	Unsold
69	905	C	2 BHK	775.76	1,047.28	Unsold
70	906	C	2 BHK	775.76	1,047.28	Unsold
71	907	C	2 BHK	841.21	1,135.63	Unsold
72	908	C	2 BHK	841.21	1,135.63	Unsold
73	1001	C	2 BHK	817.31	1,103.37	Unsold
74	1002	C	2 BHK	817.31	1,103.37	Unsold
75	1003	C	2 BHK	754.45	1,018.51	Unsold
76	1004	C	2 BHK	754.45	1,018.51	Unsold
77	1005	C	2 BHK	754.45	1,018.51	Sold
78	1006	C	2 BHK	754.45	1,018.51	Unsold
79	1007	C	2 BHK	817.31	1,103.37	Sold
80	1008	C	2 BHK	817.31	1,103.37	Sold
81	1101	C	2 BHK	841.21	1,135.63	Sold
82	1102	C	2 BHK	841.21	1,135.63	Unsold
83	1103	C	2 BHK	775.76	1,047.28	Unsold
84	1104	C	2 BHK	775.76	1,047.28	Unsold
85	1105	C	2 BHK	775.76	1,047.28	Unsold
86	1106	C	2 BHK	775.76	1,047.28	Unsold
87	1107	C	2 BHK	841.21	1,135.63	Unsold
88	1108	C	2 BHK	841.21	1,135.63	Sold
89	1201	C	2 BHK	817.31	1,103.37	Unsold
90	1202	C	2 BHK	817.31	1,103.37	Unsold
91	1203	C	2 BHK	754.45	1,018.51	Unsold
92	1204	C	2 BHK	754.45	1,018.51	Unsold
93	1205	C	2 BHK	754.45	1,018.51	Sold
94	1206	C	2 BHK	754.45	1,018.51	Unsold
95	1207	C	2 BHK	817.31	1,103.37	Unsold
96	1208	C	2 BHK	817.31	1,103.37	Sold
<b>TOTAL</b>				<b>79,755.06</b>	<b>1,07,669.33</b>	

**Unsold Flat Inventory:**

Sr. No.	Unit No.	Wing	Comp.	RERA Carpet Area (Sq. ft.)	Saleable Area (Sq. Ft.)	Rate per Sq. Ft. on Saleable Area	Value in ₹
1	101	C	2 BHK	1,391.35	1,878.33	3,000.00	56,34,986.00
2	102	C	2 BHK	1,391.35	1,878.33	3,000.00	56,34,986.00
3	103	C	2 BHK	1,273.49	1,719.21	3,000.00	51,57,630.00
4	108	C	2 BHK	1,391.35	1,878.33	3,000.00	56,34,986.00
5	201	C	2 BHK	817.31	1,103.37	3,000.00	33,10,108.00
6	202	C	2 BHK	817.31	1,103.37	3,000.00	33,10,108.00
7	203	C	2 BHK	754.45	1,018.51	3,000.00	30,55,517.00
8	207	C	2 BHK	817.31	1,103.37	3,000.00	33,10,108.00
9	302	C	2 BHK	841.21	1,135.63	3,000.00	34,06,887.00
10	303	C	2 BHK	775.76	1,047.28	3,000.00	31,41,834.00
11	304	C	2 BHK	775.76	1,047.28	3,000.00	31,41,834.00
12	306	C	2 BHK	775.76	1,047.28	3,000.00	31,41,834.00
13	402	C	2 BHK	817.31	1,103.37	3,000.00	33,10,108.00
14	403	C	2 BHK	754.45	1,018.51	3,000.00	30,55,517.00
15	501	C	2 BHK	841.21	1,135.63	3,000.00	34,06,887.00
16	502	C	2 BHK	841.21	1,135.63	3,000.00	34,06,887.00
17	503	C	2 BHK	775.76	1,047.28	3,000.00	31,41,834.00
18	506	C	2 BHK	775.76	1,047.28	3,000.00	31,41,834.00
19	507	C	2 BHK	841.21	1,135.63	3,000.00	34,06,887.00
20	602	C	2 BHK	817.31	1,103.37	3,000.00	33,10,108.00
21	603	C	2 BHK	754.45	1,018.51	3,000.00	30,55,517.00
22	607	C	2 BHK	817.31	1,103.37	3,000.00	33,10,108.00
23	702	C	2 BHK	841.21	1,135.63	3,000.00	34,06,887.00
24	703	C	2 BHK	775.76	1,047.28	3,000.00	31,41,834.00
25	706	C	2 BHK	775.76	1,047.28	3,000.00	31,41,834.00
26	802	C	2 BHK	817.31	1,103.37	3,000.00	33,10,108.00
27	803	C	2 BHK	754.45	1,018.51	3,000.00	30,55,517.00
28	804	C	2 BHK	754.45	1,018.51	3,000.00	30,55,517.00
29	806	C	2 BHK	754.45	1,018.51	3,000.00	30,55,517.00
30	902	C	2 BHK	841.21	1,135.63	3,000.00	34,06,887.00
31	903	C	2 BHK	775.76	1,047.28	3,000.00	31,41,834.00
32	904	C	2 BHK	775.76	1,047.28	3,000.00	31,41,834.00
33	905	C	2 BHK	775.76	1,047.28	3,000.00	31,41,834.00
34	906	C	2 BHK	775.76	1,047.28	3,000.00	31,41,834.00
35	907	C	2 BHK	841.21	1,135.63	3,000.00	34,06,887.00
36	908	C	2 BHK	841.21	1,135.63	3,000.00	34,06,887.00
37	1001	C	2 BHK	817.31	1,103.37	3,000.00	33,10,108.00
38	1002	C	2 BHK	817.31	1,103.37	3,000.00	33,10,108.00
39	1003	C	2 BHK	754.45	1,018.51	3,000.00	30,55,517.00
40	1004	C	2 BHK	754.45	1,018.51	3,000.00	30,55,517.00
41	1006	C	2 BHK	754.45	1,018.51	3,000.00	30,55,517.00
42	1102	C	2 BHK	841.21	1,135.63	3,000.00	34,06,887.00
43	1103	C	2 BHK	775.76	1,047.28	3,000.00	31,41,834.00
44	1104	C	2 BHK	775.76	1,047.28	3,000.00	31,41,834.00
45	1105	C	2 BHK	775.76	1,047.28	3,000.00	31,41,834.00
46	1106	C	2 BHK	775.76	1,047.28	3,000.00	31,41,834.00
47	1107	C	2 BHK	841.21	1,135.63	3,000.00	34,06,887.00
48	1201	C	2 BHK	817.31	1,103.37	3,000.00	33,10,108.00
49	1202	C	2 BHK	817.31	1,103.37	3,000.00	33,10,108.00
50	1203	C	2 BHK	754.45	1,018.51	3,000.00	30,55,517.00

Sr. No.	Unit No.	Wing	Comp.	RERA Carpet Area (Sq. ft.)	Saleable Area (Sq. Ft.)	Rate per Sq. Ft. on Saleable Area	Value in ₹
51	1204	C	2 BHK	754.45	1,018.51	3,000.00	30,55,517.00
52	1206	C	2 BHK	754.45	1,018.51	3,000.00	30,55,517.00
53	1207	C	2 BHK	817.31	1,103.37	3,000.00	33,10,108.00
<b>TOTAL</b>				<b>44,357.15</b>	<b>59,882.16</b>		<b>17,96,46,468.00</b>

**Sold Flat Inventory:**

Sr. No.	Unit No.	Wing	Comp.	RERA Carpet Area (Sq. ft.)	Saleable Area (Sq. Ft.)	Agreement Value in ₹	Received Amount in ₹	Receivable Amount in ₹
1	104	C	2 BHK	795.00	1,073.25	41,95,500.00	22,78,336.00	19,17,164.00
2	105	C	2 BHK	1,273.49	1,719.21	33,62,493.00	-	33,62,493.00
3	106	C	2 BHK	1,391.35	1,878.33	27,50,000.00	4,03,634.00	23,46,366.00
4	107	C	2 BHK	1,209.21	1,632.44	39,31,789.00	25,62,202.00	13,69,587.00
5	204	C	2 BHK	723.99	977.38	36,37,200.00	18,05,438.00	18,31,762.00
6	205	C	2 BHK	754.45	1,018.51	28,27,500.00	-	28,27,500.00
7	206	C	2 BHK	754.45	1,018.51	30,29,700.00	-	30,29,700.00
8	208	C	2 BHK	817.31	1,103.37	30,42,500.00	5,00,000.00	25,42,500.00
9	301	C	2 BHK	845.73	1,141.73	26,00,000.00	6,69,240.00	19,30,760.00
10	305	C	2 BHK	775.76	1,047.28	28,19,322.00	-	28,19,322.00
11	307	C	2 BHK	841.21	1,135.63	28,66,888.00	-	28,66,888.00
12	308	C	2 BHK	804.93	1,086.66	40,68,925.00	40,68,925.00	-
13	401	C	2 BHK	817.31	1,103.37	29,33,283.00	3,50,000.00	25,83,283.00
14	404	C	2 BHK	723.99	977.38	36,83,550.00	34,99,372.00	1,84,178.00
15	405	C	2 BHK	723.99	977.38	36,15,879.00	20,73,498.00	15,42,381.00
16	406	C	2 BHK	761.34	1,027.81	26,00,000.00	25,21,000.00	79,000.00
17	407	C	2 BHK	826.89	1,116.30	28,00,000.00	27,13,000.00	87,000.00
18	408	C	2 BHK	786.96	1,062.39	33,21,000.00	28,22,706.00	4,98,294.00
19	504	C	2 BHK	775.76	1,047.28	34,65,488.00	-	34,65,488.00
20	505	C	2 BHK	775.76	1,047.28	28,67,500.00	-	28,67,500.00
21	508	C	2 BHK	841.21	1,135.63	41,71,425.00	-	41,71,425.00
22	601	C	2 BHK	826.89	1,116.30	29,42,000.00	12,63,817.00	16,78,183.00
23	604	C	2 BHK	723.99	977.38	36,38,127.00	28,95,383.00	7,42,744.00
24	605	C	2 BHK	723.99	977.38	38,01,279.00	35,20,875.00	2,80,404.00
25	606	C	2 BHK	723.99	977.38	35,44,500.00	33,67,275.00	1,77,225.00
26	608	C	2 BHK	786.96	1,062.39	31,03,439.00	26,37,924.00	4,65,515.00
27	701	C	2 BHK	804.93	1,086.66	40,68,925.00	32,79,626.00	7,89,299.00
28	704	C	2 BHK	740.99	1,000.34	36,04,000.00	30,63,400.00	5,40,600.00
29	705	C	2 BHK	775.76	1,047.28	28,67,500.00	-	28,67,500.00
30	707	C	2 BHK	804.93	1,086.66	41,43,750.00	31,08,186.00	10,35,564.00
31	708	C	2 BHK	804.93	1,086.66	41,71,425.00	32,56,404.00	9,15,021.00
32	801	C	2 BHK	786.96	1,062.39	30,21,000.00	28,99,959.00	1,21,041.00
33	805	C	2 BHK	754.45	1,018.51	28,27,500.00	5,00,000.00	23,27,500.00
34	807	C	2 BHK	817.31	1,103.37	30,42,500.00	-	30,42,500.00
35	808	C	2 BHK	817.31	1,103.37	30,42,500.00	5,00,000.00	25,42,500.00
36	901	C	2 BHK	841.21	1,135.63	32,01,600.00	-	32,01,600.00
37	1005	C	2 BHK	754.45	1,018.51	28,27,500.00	-	28,27,500.00
38	1007	C	2 BHK	817.31	1,103.37	30,42,500.00	-	30,42,500.00
39	1008	C	2 BHK	817.31	1,103.37	34,21,700.00	-	34,21,700.00
40	1101	C	2 BHK	841.21	1,135.63	29,78,492.00	1,00,000.00	28,78,492.00
41	1108	C	2 BHK	841.21	1,135.63	32,01,600.00	-	32,01,600.00
42	1205	C	2 BHK	754.45	1,018.51	27,47,631.00	-	27,47,631.00

Sr. No.	Unit No.	Wing	Comp.	RERA Carpet Area (Sq. ft.)	Saleable Area (Sq. Ft.)	Agreement Value in ₹	Received Amount in ₹	Receivable Amount in ₹
43	1208	C	2 BHK	817.31	1,103.37	29,55,837.00	-	29,55,837.00
<b>TOTAL</b>				<b>35,397.91</b>	<b>47,787.18</b>	<b>14,07,85,247.00</b>	<b>5,66,60,200.00</b>	<b>8,41,25,047.00</b>

**Wing D:****Work Completion Status:**

Floor	Work completion as on 25.04.2024	% of work is completed
Ground / Podium Floor	Work is not started yet	0%
1 <sup>st</sup> Floor		
2 <sup>nd</sup> Floor		
Terrace / OHT		

**Construction Area:**

Floor	Built Up Area in Sq. M.
Ground / Podium Floor	191.07
1 <sup>st</sup> Floor	812.10
2 <sup>nd</sup> Floor	724.63
<b>TOTAL</b>	<b>1,727.80</b>

**Construction Cost:**

Sr.	Floor	Built Up Area in Sq. M.	Rate per Sq. M.	Cost of Construction in ₹	% of work completed	Construction Cost Incurred as on date in ₹	Cost to be incurred in ₹
1	Ground Floor	191.07	30,000.00	57,32,100.00	0%	-	57,32,100.00
2	1 <sup>st</sup> Floor	812.10	30,000.00	2,43,63,000.00	0%	-	2,43,63,000.00
3	2 <sup>nd</sup> Floor	724.63	30,000.00	2,17,38,900.00	0%	-	2,17,38,900.00
<b>Total</b>		<b>1,727.80</b>		<b>5,18,34,000.00</b>	<b>0%</b>	<b>-</b>	<b>5,18,34,000.00</b>

**Other Expenditure Cost for Wing D: -**

Sr. No.	Particulars	Cost in ₹
1	Admin Cost	6% of Total cost of Construction
2	Professional Fees	5% of Total cost of Construction
3	Marketing Cost	2% of Total Income from project
4	Contingency Cost	3% of Total cost of Construction
<b>TOTAL</b>		<b>1,04,94,063.00</b>

**Flatwise Inventory Details:**

Sr. No.	Unit No.	Wing	Comp.	RERA Carpet Area (Sq. ft.)	Saleable Area (Sq. Ft.)	Sold / Unsold Inventory
1	R-1	D	Row House	1,483.49	2,002.72	Unsold
2	R-2	D	Row House	1,483.49	2,002.72	Unsold
3	R-3	D	Row House	1,483.49	2,002.72	Unsold
4	R-4	D	Row House	1,483.49	2,002.72	Unsold
5	R-5	D	Row House	1,483.49	2,002.72	Unsold
6	R-6	D	Row House	1,483.49	2,002.72	Unsold
7	R-7	D	Row House	1,483.49	2,002.72	Unsold
8	R-8	D	Row House	1,483.49	2,002.72	Unsold
9	R-9	D	Row House	1,483.49	2,002.72	Unsold
10	R-10	D	Row House	1,483.49	2,002.72	Unsold
11	R-11	D	Row House	1,483.49	2,002.72	Unsold
12	R-12	D	Row House	1,483.49	2,002.72	Unsold

Sr. No.	Unit No.	Wing	Comp.	RERA Carpet Area (Sq. ft.)	Saleable Area (Sq. Ft.)	Sold / Unsold Inventory
<b>TOTAL</b>				<b>17,801.93</b>	<b>24,032.61</b>	

**Unsold Inventory:**

Sr. No.	Unit No.	Wing	Comp.	RERA Carpet Area (Sq. ft.)	Saleable Area (Sq. Ft.)	Rate per Sq. Ft. on Saleable Area	Value in ₹
1	R-1	D	Row House	1,483.49	2,002.72	3,500.00	70,09,511.00
2	R-2	D	Row House	1,483.49	2,002.72	3,500.00	70,09,511.00
3	R-3	D	Row House	1,483.49	2,002.72	3,500.00	70,09,511.00
4	R-4	D	Row House	1,483.49	2,002.72	3,500.00	70,09,511.00
5	R-5	D	Row House	1,483.49	2,002.72	3,500.00	70,09,511.00
6	R-6	D	Row House	1,483.49	2,002.72	3,500.00	70,09,511.00
7	R-7	D	Row House	1,483.49	2,002.72	3,500.00	70,09,511.00
8	R-8	D	Row House	1,483.49	2,002.72	3,500.00	70,09,511.00
9	R-9	D	Row House	1,483.49	2,002.72	3,500.00	70,09,511.00
10	R-10	D	Row House	1,483.49	2,002.72	3,500.00	70,09,511.00
11	R-11	D	Row House	1,483.49	2,002.72	3,500.00	70,09,511.00
12	R-12	D	Row House	1,483.49	2,002.72	3,500.00	70,09,511.00
<b>TOTAL</b>				<b>17,801.93</b>	<b>24,032.61</b>		<b>8,41,14,132.00</b>



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**SUMMARY****Construction Cost:**

Sr. No.	Wing	Built Up Area in Sq. M.	Rate per Sq. M.	Cost of Construction in ₹	% of work completed	Construction Cost Incurred as on date in ₹	Cost to be incurred in ₹
1	A	10,416.83	30,000.00	31,25,04,900.00	58%	18,21,76,920.00	13,03,27,980.00
2	B	15,826.12	30,000.00	47,47,83,720.00	21%	10,06,30,200.00	37,41,53,520.00
3	C	9,670.33	30,000.00	29,01,09,810.00	81%	23,62,42,092.00	5,38,67,718.00
4	D	1,727.80	30,000.00	5,18,34,000.00	0%	-	5,18,34,000.00
<b>TOTAL</b>		<b>37,641.08</b>		<b>1,12,92,32,430.00</b>	<b>46%</b>	<b>51,90,49,212.00</b>	<b>61,01,83,218.00</b>

**Other Expenditure Cost:**

Sr. No.	Tower No.	Cost in ₹
1	A	6,02,55,675.00
2	B	9,17,06,643.00
3	C	5,57,27,303.00
4	D	1,04,94,063.00
<b>TOTAL</b>		<b>21,81,83,684.00</b>

**Unsold Flats Inventory's:**

Sr. No.	Wing	No. of Units	RERA Carpet Area in Sq. Ft.	Saleable Area in Sq. Ft.	Rate per Sq. Ft. on Saleable Area	Value in ₹
1	A	85.00	70,396.75	95,035.61	3,000.00	28,51,06,836.00
2	B	90.00	1,17,323.51	1,58,386.74	3,000.00	47,51,60,214.00
3	C	53.00	44,357.15	59,882.16	3,000.00	17,96,46,467.00
4	D	12.00	17,801.93	24,032.61	3,500.00	8,41,14,137.00
<b>TOTAL</b>		<b>240.00</b>	<b>2,49,879.35</b>	<b>3,37,337.12</b>		<b>1,02,40,27,654.00</b>

**Sold Flats Inventory's:**

Sr. No.	Wing	Comp.	No. of Flats	Total Saleable Area in Sq. Ft.	Agreement Value in ₹	Received Amount in ₹	Receivable Amount in ₹
1	A	2 BHK	18.00	20,926.09	7,13,85,253.00	3,22,85,701.00	3,90,99,552.00
2	B	3 BHK	14.00	27,460.63	7,45,10,317.00	78,63,823.00	6,66,46,494.00
3	C	2 BHK	43.00	48,008.18	14,07,85,247.00	5,66,60,200.00	8,41,25,047.00
<b>Total</b>			<b>75.00</b>	<b>96,394.90</b>	<b>28,66,80,817.00</b>	<b>9,68,09,724.00</b>	<b>18,98,71,093.00</b>

**Total Income from the Inventory's After 100% Completion**

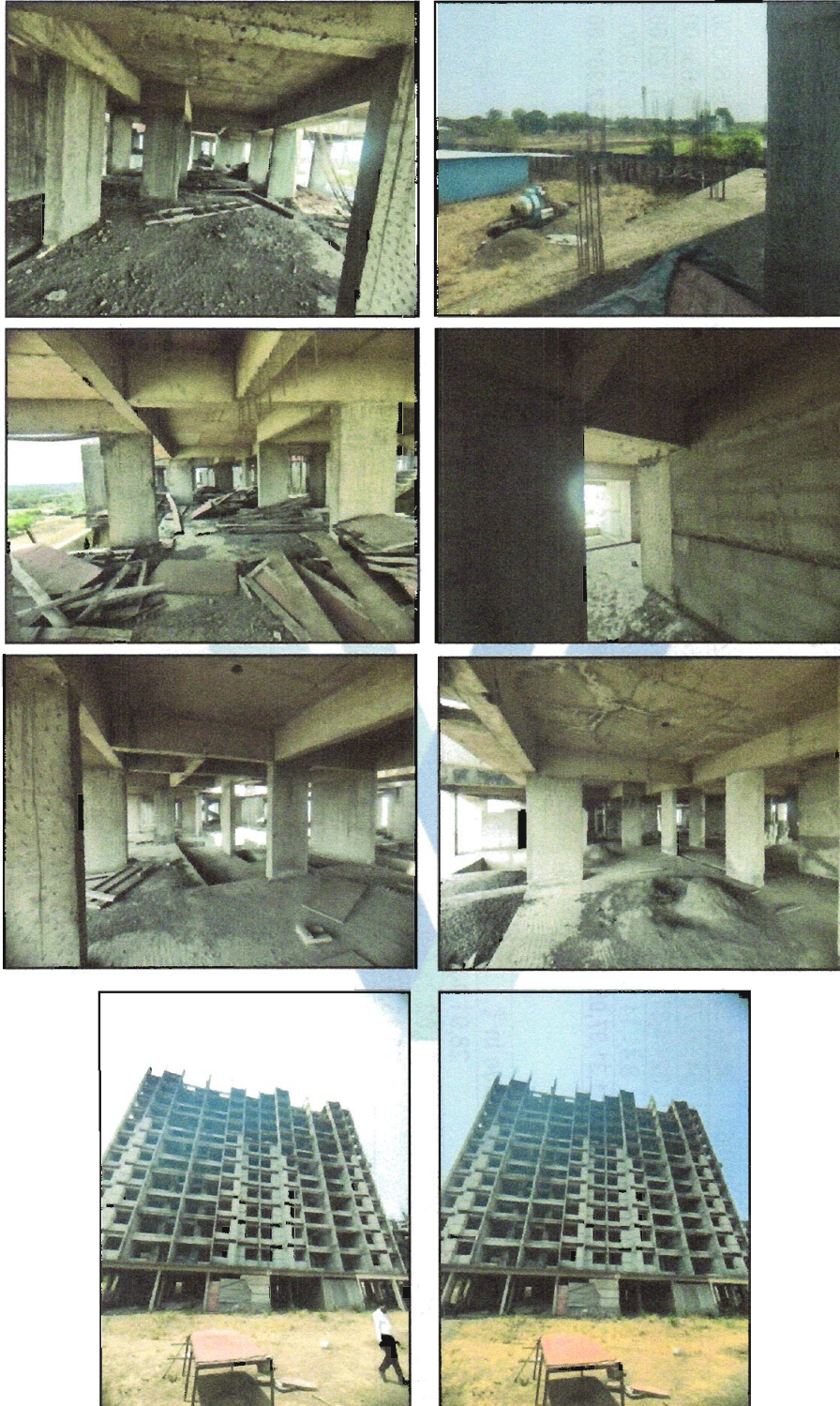
Sr. No.	Wing	Value of Unsold Inventory in ₹	Agreement Value of Sold Inventory in ₹	Total Income in ₹
1	A	28,51,06,836.00	7,13,85,253.00	35,64,92,089.00
2	B	47,51,60,214.00	7,45,10,317.00	54,96,70,531.00
3	C	17,96,46,467.00	14,07,85,247.00	32,04,31,714.00
4	D	8,41,14,137.00	-	8,41,14,137.00
<b>Total</b>		<b>102,40,27,654.00</b>	<b>28,66,80,817.00</b>	<b>131,07,08,471.00</b>

**Property Value as on Date**

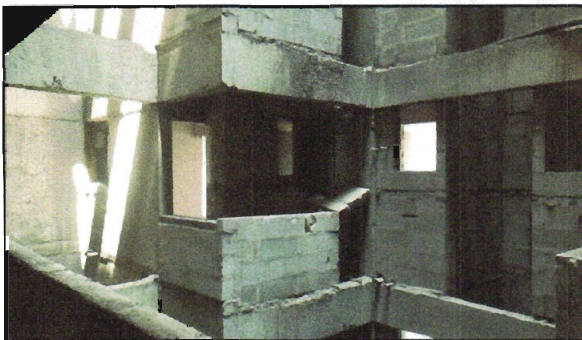
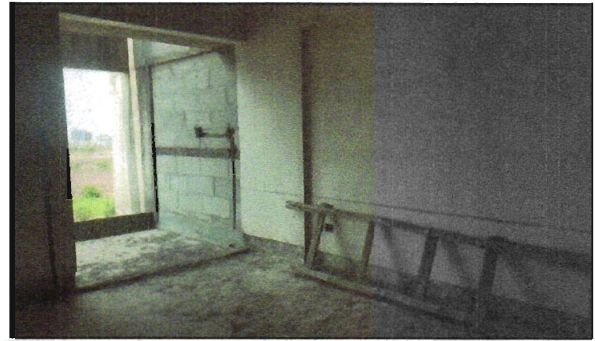
Sr. No.	Wing	No. of Units	RERA Carpet Area in Sq. Ft.	Saleable Area in Sq. Ft.	Value after 100% completion in ₹	Deduction of Amount Received in ₹	Deduction of balance cost of construction in ₹	Deduction of other expenditure Cost in ₹	Net Value in ₹	Developer Profit 25% on Net Value in ₹	Net Present Value in ₹
1	A	104.00	85,970.83	1,16,060.63	35,64,92,089.00	3,22,85,701.00	13,03,27,980.00	6,02,55,675.00	13,36,22,733.00	3,34,05,683.00	10,02,17,050.00
2	B	104.00	1,37,270.14	1,85,314.69	54,96,70,531.00	78,63,823.00	37,41,53,520.00	9,17,06,643.00	7,59,46,545.00	1,89,86,636.00	5,69,59,909.00
3	C	96.00	79,755.06	1,07,669.33	32,04,31,714.00	5,66,60,200.00	5,38,67,718.00	5,57,27,303.00	15,41,76,493.00	3,85,44,123.00	11,56,32,370.00
4	D	12.00	17,801.93	24,032.61	8,41,14,137.00	-	5,18,34,000.00	1,04,94,063.00	2,17,86,074.00	54,46,519.00	1,63,39,555.00
<b>TOTAL</b>		<b>316.00</b>	<b>3,20,797.97</b>	<b>4,33,077.26</b>	<b>1,31,07,08,471.00</b>	<b>9,68,09,724.00</b>	<b>61,01,83,218.00</b>	<b>21,81,83,684.00</b>	<b>38,55,31,845.00</b>	<b>9,63,82,961.00</b>	<b>28,91,48,884.00</b>

Particulars	Value in ₹	Value in Cr. ₹
Fair Market Value as on Date	28,91,48,884.00	28.91
Realizable Value as on Date	26,02,33,996.00	26.02
Distress Value as on Date	23,13,19,107.00	23.13

## Actual Site Photographs Wing A



## Actual Site Photographs Wing A



Since 1989

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

An ISO 9001 : 2015 Certified Company



## Actual Site Photographs Wing B



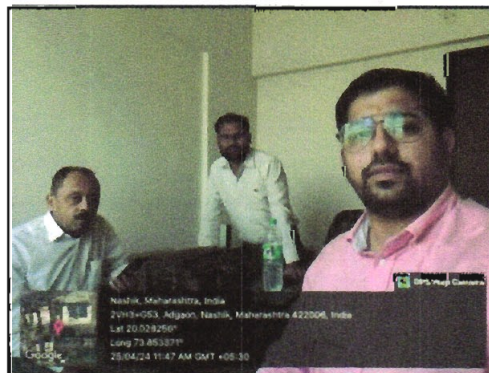
## Actual Site Photographs Wing B



## Actual Site Photographs Wing C



## Actual Site Photographs Wing C





## Route Map of the property


Site u/r



**Latitude Longitude: 20°01'40.5"N 73°51'16.0"E**


**Note:** The Blue line shows the route to site from nearest railway station (Nashik Road – 11.30 Km.)

**Ready Reckoner 2024 – 2025**



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 )

[Home](#)
[Valuation Guidelines](#) | [User Manual](#)

Year: 2024-2025 | Language: English

Selected District: Nashik | Select Taluka: Nashik | Select Village: Mauje Adgaon (Nashik Mahanagarpal)

Search By:  Survey No.  SubZones

Enter Survey No: 42 Search

उपविभाग	खुली जमीन	निवासी सरनिका	ऑफिस दुकाने	औद्योगिक	एकक (Rs./)	Attribute
2.10-हायवेच्या दक्षिणेकडील नाविकास विभागाच्या पश्चिमेकडील 24 मी दक्षिणेवर रस्ता	7300	31200	3588039000	0	चौ. मीटर	गट नंबर

**Registered Sales Instances**

120104 17-05-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : दु.नि. नाशिक 1 दस्ता क्रमांक : 120/2024 नोंदणी : Regn:83m
<b>गावाचे नाव : आडगांव</b>		
(1)विलेखाचा प्रकार	डीड ऑफ अपार्टमेंट	
(2)मोबदला	3057000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3057000	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:नाशिक म.न.पा.इतर वर्णन : इतर माहिती : इतर माहिती: मोजे आडगांव येथील सर्व्हे नंबर 770/2+459 या मिळकती पैकी बिनशेती प्लॉट क्रमांक 27-28+29 यांसी एकूण क्षेत्र 1653. चौ . मि . या मिळकतीवर बांधण्यात येत असलेल्या " रॉयल रेसिडेन्सी ' या प्रकल्पातील सहाव्या मजल्यावरील फ्लॉट क्रमांक 601(सहाशे एक)- ' बी ' विंग यांसी क्षेत्र 64.18 चौ. मी. अधिक बाल्कनी क्षेत्र 7.51 चौ. मी. चौ. मी.(चटई)ही मिळकत( ( Survey Number : 770/2+459 ; Plot Number : 27+28+29 ; ) )	
(5) क्षेत्रफळ	64.18 चौ.मीटर	
(6)आकारणी किंवा जुळी 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:-मे. सद्गुरू असोसिएट्स (भागीदारी संस्था) तर्फे भागीदार श्री . नितीन हरिकृष्ण पुरोहित, श्री मिशांक बळवंत खोरसिया, श्री. सुनील ठाकरशीभाई टांक , सौ. ज्योती सुनील टांक सर्वातर्फे . मु. श्री सुनील ठाकरशीभाई टांक वय:-38 पत्ता:-प्लॉट नं: ६०३, माळी नं: - इमारतीचे नाव: कान्हा विल्डींग , सम्राट बुन्दावन , ब्लॉक नं: जुना आडगांव नाका , रोड नं: पंचवटी, महाराष्ट्र, नाशिक. पिन कोड:-422003 पॅन नं:-ACUFS0650E	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-श्री. चंद्रकांत दौलत मुलमुले वय:-44, पत्ता:-प्लॉट नं: -, माळी नं: -, इमारतीचे नाव: सहजानंद अपार्टमेंट, ब्लॉक नं: महालक्ष्मी नगर, रोड नं: आडगांव, महाराष्ट्र, नाशिक. पिन कोड:-422003 पॅन नं:-AMYPM7567N 2): नाव:-सौ. रेखा चंद्रकांत मुलमुले वय:-39, पत्ता:-प्लॉट नं: -, माळी नं: -, इमारतीचे नाव: सहजानंद अपार्टमेंट, ब्लॉक नं: महालक्ष्मी नगर, रोड नं: आडगांव, महाराष्ट्र, नाशिक. पिन कोड:-422003 पॅन नं:-IFPPM6456A	
(9) दस्तऐवज करून दिल्याचा दिनांक	27/12/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	03/01/2024	
(11)अनुक्रमांक खेड व पृष्ठ	120/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	100	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील :-	मुल्यांकनाची आवश्यकता नाही कारण करारनामा अलाहिदा नोंदविला आहे कारणाचा तपशील करारनामा अलाहिदा नोंदविला आहे	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

**Registered Sales Instances**

1786104	<b>सूची क्र.2</b>	दुय्यम निबंधक : दु.नि. नाशिक 1
17-05-2024		दस्ता क्रमांक : 1786/2023
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोंदणी : Regn:83m
<b>गावाचे नाव : आडगांव</b>		
(1)विलेखान्चा प्रकार	अॅग्रीमेंट टू सेल	
(2)मोबदला	2911000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2911000	
(4) भू-मापन,पोटहिस्सा व परक्रमांक(असल्यास)	1) पालिकेचे नाव:नाशिक म.न.पा.इतर वर्णन : इतर माहिती: मौजे आडगांव येथील सर्व्हे नंबर 770/2+459 या मिळकती पैकी बिनशेती प्लॉट क्रमांक 27+28+29 यांसी एकूण क्षेत्र 1653. चौ. मि. या मिळकतीवर बांधण्यात येत असलेल्या " रॉयल रेसिडेन्सी " या प्रकल्पातील दुसऱ्या मजल्यावरील फ्लॉट क्रमांक 204 - ' बी ' विंग यांसी क्षेत्र 64.18 चौ. मी. अधिक बाल्कनी क्षेत्र 7.51 चौ. मी. (चर्टई) ही मिळकत ( ( Survey Number : 770/2+459 ; Plot Number : 27+28+29 ; ) )	
(5) क्षेत्रफळ	64.18 चौ.मीटर	
(6)आकारणी किंवा जुळी देण्यात असेल तेव्हा.		
(7) दस्तावेज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. सद्गुरू असोसिएट्स (भागीदारी संस्था) तर्फे भागीदार श्री. नितीन हरिकृष्ण पुरोहित, श्री मिशांक बळवंत खोरसिया, श्री. सुनील ठाकरशीभाई टांक, सौ. ज्योती सुनील टांक सर्वातर्फे ज. मु. श्री सुनील ठाकरशीभाई टांक वय:-36 पत्ता:-प्लॉट नं: 603, माळा नं: -, इमारतीचे नाव: काऱ्हा विल्डींग, सघट वृन्दावन, ब्लॉक नं: जुना आडगांव नाका, रोड नं: पंचवटी, महाराष्ट्र, नाशिक. पिन कोड:-422003 पॅन नं:-ACUFS0650E	
(8)दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सौ. पूनम जितेंद्र बैरागी वय:-42; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: चंद्रमाई, रेणुका माता मंदीर, रोड नं: सातपूर, महाराष्ट्र, नाशिक. पिन कोड:-422012 पॅन नं:-CCNJPB2138K 2): नाव:-श्री. जितेंद्र सुभाष बैरागी वय:-44, पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: चंद्रमाई, रेणुका माता मंदीर, रोड नं: सातपूर, महाराष्ट्र, नाशिक. पिन कोड:-422012 पॅन नं:-AUIPB3426M	
(9) दस्तावेज करून दिल्याचा दिनांक	04/02/2023	
(10)दस्ता नोंदणी केल्याचा दिनांक	17/02/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	1786/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	175000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	29200	
(14)शेरा		
मुल्यांकनासाठी विचारत घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

**Registered Sales Instances**

2697104 17-05-2024 Note:-Generated Through eSearch Module,For original report please contact: concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : दु.नि. नाशिक 1 दस्ता क्रमांक : 2697/2023 नोंदणी : Regn:83m
<b>गावाचे नाव : आडगांव</b>		
(1)वित्तखाचा प्रकार	अॅग्रीमेंट टू सेल	
(2)मोबदला	3057000	
(3) बाजारभाव(भाडेपट्टापान्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3057000	
(4) भू-मापन,पॅटहिरणी व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:नाशिक म.न.पा.इतर वर्णन : इतर माहिती: मौजे आडगांव येथील सर्व्हे नंबर 770/2+459 या मिळकती पैकी बिनशेती प्लॉट क्रमांक 27-28+29 यांसी एकूण क्षेत्र 1653.84 चौ. मि. या मिळकतीवर बांधण्यात येत असलेल्या " सॉयल रेसिडेन्सी " या प्रकारच्यातील पंचव्या मजल्यावरील प्लॉट क्रमांक 504 - ' बी ' विंग यांसी क्षेत्र 64.18 चौ. मी. अधिक बाल्कनी क्षेत्र 7.51 चौ. मी. चौ. मी.(चटई)ही मिळकत( ( Survey Number : 770/2+459 ; Plot Number : 27+28+29 ; ) )	
(5) क्षेत्रफळ	64.18 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या दिवस टिपण-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मै. सद्गुरू असेसिएट्स (भागीदारी संस्था) तर्फे भागीदार श्री. जितेंद्र हरिकृष्ण पुरोहित, श्री. मियांक बलवंत खोरसिया, श्री. सुनील ठाकरशीभाई टांक, सौ. ज्योती सुनील टांक सर्वातर्फे ज. मु. श्री सुनील ठाकरशीभाई टांक वय:-38 पत्ता:-प्लॉट नं: 603, भाळी नं: -, इमारतीचे नाव: कान्हा विल्डिंग, सम्राट बुन्दोवन, ब्लॉक नं: जुना आडगांव नाका, रोड नं: पंचवटी, महाराष्ट्र, नाशिक. पिन कोड:-422003 पॅन नं:-ACUFS0650E	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-श्री. दिलीप काशिनाथ भामरे वय:-52; पत्ता:-प्लॉट नं: -, भाळी नं: -, इमारतीचे नाव: पुजा झेरॉक्स, ब्लॉक नं: चांदरवरूप नगर, रोड नं: साक्री, महाराष्ट्र, धुळे. पिन कोड:-424304 पॅन नं:-AOXPB8785N 2): नाव:-सौ. मयुरी दिलीप भामरे वय:-46; पत्ता:-प्लॉट नं: -, भाळी नं: -, इमारतीचे नाव: पुजा झेरॉक्स, ब्लॉक नं: चांदरवरूप नगर, रोड नं: साक्री, महाराष्ट्र, धुळे. पिन कोड:-424304 पॅन नं:-AOHPB3015R	
(9) दस्तऐवज करून दिल्याचा दिनांक	13/03/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	15/03/2023	
(11)अनुक्रमांक खंड व पृष्ठ	2697/2023	
(12)बाजारभावाप्रमाणे नुद्दांक शुल्क	183500	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
शुल्कांकनासाठी विचारात घेतलेला तपशील :-		
नुद्दांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(ii) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

**Registered Sales Instances**

10386104 17-05-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : दु.नि. नाशिक 1 दस्ता क्रमांक : 10386/2023 नोंदणी : Regn:83m
<b>गावाचे नाव : आडगांव</b>		
(1)दिलेलेखाचा प्रकार	अँग्रीमेंट टू सेल	
(2)मोबदला	3000000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2500000	
(4) भू-मापन,पोटहिरा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:नाशिक म.न.पा.इतर वर्णन : इतर माहिती : इतर माहिती: मौजे आडगांव येथील सर्व्हे नंबर 770/2+459 या मिळकती पैकी बिनशेती प्लॉट क्रमांक 27+28-29 यांसी एकूण क्षेत्र 1653.84 चौ . मि . या मिळकतीवर बांधण्यात येत असलेल्या " रायल रेसिडेन्सी ' या प्रकल्पातील तळ मजल्यावरील प्लॉट क्रमांक जी - 102 - 'ए' विंग यांसी क्षेत्र 55.72 चौ . मी. अधिक बाल्कनी क्षेत्र 9.30 चौ . मी. चौ . मी.(चटई)ही मिळकत( ( Survey Number : 770/2+459 ; Plot Number : 27+28-29 ; ) )	
(5) क्षेत्रफळ	55.72 चौ.मीटर	
(6)आकारणी किंवा जुटी देण्यात असेल तेव्हा.		
(7) दस्तावेज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे . सद्गुरू असोसिएट्स (भागीदारी संस्था) तर्फे भागीदार श्री . नितीन हरिकृष्ण पुरोहित, श्री मिशांक बळवंत खोरसिया, श्री . सुनील ठाकरशीभाई टांक , सौ. ज्योती सुनील टांक सर्वातर्फे ज . मु . श्री सुनील ठाकरशीभाई टांक वय:-38 पत्ता:-प्लॉट नं: ६०३, माळा नं: - इमारतीचे नाव: कान्हा विल्डींग , सपाट वृन्दावन , ब्लॉक नं: जुना आडगांव नाका , रोड नं: पंचवटी, महाराष्ट्र, नाशिक. पिन कोड:-422003 पॅन नं:-ACUFS0650E	
(8)दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-श्री. बाबासाहेब कोंडीराम गोलवड वय:-46; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: साकार रो हाऊसेस , ब्लॉक नं: स्वामी समर्थ नगर, रोड नं: आडगांव, महाराष्ट्र, नाशिक. पिन कोड:-422003 पॅन नं:-ACNPG6588J 2): नाव:-सौ. अर्चना बाबासाहेब गोलवड वय:-40; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: साकार रो हाऊसेस , ब्लॉक नं: स्वामी समर्थ नगर, रोड नं: आडगांव, महाराष्ट्र, नाशिक. पिन कोड:-422003 पॅन नं:-BUSPG3105K	
(9) दस्तावेज करून दिल्याचा दिनांक	17/10/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	18/10/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	10386/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	180000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(1) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

**Registered Sales Instances**

2421:04 17-05-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : दु.नि. नाशिक 1 दस्ता क्रमांक : 2421/2024 नोदणी : Regn:83m
<b>गावाचे नाव : आडगांव</b>		
(1)विलेखाचा प्रकार	डीड ऑफ अपार्टमेंट	
(2)मोबदला	2700000	
(3) बाजारभाव(भाडेघटकाच्या बाबतितपटाकार आकारणी देतो की घटतेदार ते नमुद करावे)	2468500	
(4) भू-मापन,प्लेटहिस्सा व परक्रमांक(असल्यास)	1) पालिकेचे नाव:नाशिक म.न.पा.इतर वर्णन : इतर माहिती: , इतर माहिती: मौजे आडगांव येथील सर्व्हे नंबर 770/2+459 या मिळकती पैकी बिनशेती प्लॉट क्रमांक 27+28+29 यांसी एकुण क्षेत्र 1653.84 चौ . मि . या मिळकतीवर बांधण्यात येत असलेल्या " रॉयल रेसिडेन्सी ' या प्रकल्पातील चौथ्या मजल्यावरील फ्लॉट क्रमांक 402 - ' बी ' विंग यांसी क्षेत्र 64.18 चौ. मी. अधिक बाल्कनी क्षेत्र 7.51 चौ. मी. चौ. मी.(चटई)ही मिळकत( ( Survey Number : 770/2+459 ; Plot Number : 27-28+29 ; ) )	
(5) क्षेत्रफळ	64.18 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तावेज करून देणा-या लिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे . सद्गुरू असोसिएट्स (भागीदारी संस्था ) लॉफे भागीदार श्री . नितीन हरिकृष्ण पुरोहित, श्री मिशांक बलवंत खौरसिया, श्री . सुनील ठाकरशीभाई टांक , सौ. ज्योती सुनील टांक सर्वातर्फे ज . मु . श्री सुनील ठाकरशीभाई टांक वय:-38 पत्ता:-प्लॉट नं: 603, माळी नं: -, इमारतीचे नाव: कांढा बिल्डींग , सम्राट वृन्दावन , ब्लॉक नं: जुना आडगांव नाका , रोड नं: पंचवटी, महाराष्ट्र, नाशिक . पिन कोड:-412003 पॅन नं:-ACUPF0650E	
(8)दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-श्री. शरद छबू ठोके वय:-32; पत्ता:-प्लॉट नं: -, माळी नं: -, इमारतीचे नाव: रॉयल रेसिडेन्सी अपार्टमेंट, ब्लॉक नं: डी मार्ट च्या मागे , रोड नं: आडगांव, महाराष्ट्र, नाशिक . पिन कोड:-412003 पॅन नं:-AVQPT0322D 2): नाव:-सौ. पूजा शरद ठोके वय:-27; पत्ता:-प्लॉट नं: -, माळी नं: -, इमारतीचे नाव: रॉयल रेसिडेन्सी अपार्टमेंट, ब्लॉक नं: डी मार्ट च्या मागे , रोड नं: आडगांव, महाराष्ट्र, नाशिक . पिन कोड:-412003 पॅन नं:-BITPT3945H	
(9) दस्तावेज करून दिल्याचा दिनांक	27/02/2024	
(10)दस्ता नोंदणी केल्याचा दिनांक	05/03/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	2421/2024	
(12)बाजारभावाप्रमाणे नुदांक शुल्क	100	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100	
(14)शेरा		
मुल्यांकनासाठी विचारत घेतलेला तपशील:-	मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही	
मुदांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

**Price Indicators**

HOUSING.COM Buy In Nashik Adgaon Add Download App List Property Free Saved

Home / Nashik / Adgaon / Nandan Carnival B Building Last updated: Mar 30, 2024

**Nandan Carnival B Building** RERA




By NANDAN BUILDCON

GAT No. 39 To 49, Konark Nagar, Nashik, Nashik

₹54.71 L - 59.03 L | ₹4.46 K/sq.ft  
EMI starts at ₹28.97 K

Price excludes maintenance, floor rise c. See More

Become the first to Rate Contact Seller

3 BHK Apartment Configuration      Mar, 2019 Possession Starts      ₹4.46 K/sq.ft Avg. Price      1228 sq.ft. - 1325 sq.ft. (Carpet Area) Sizes

HOUSING.COM Buy In Nashik Adgaon Add Download App List Property Free Saved

Home / Nashik / Adgaon / Nandan Carnival C Building Last updated: Mar 29, 2024

**Nandan Carnival C Building** RERA

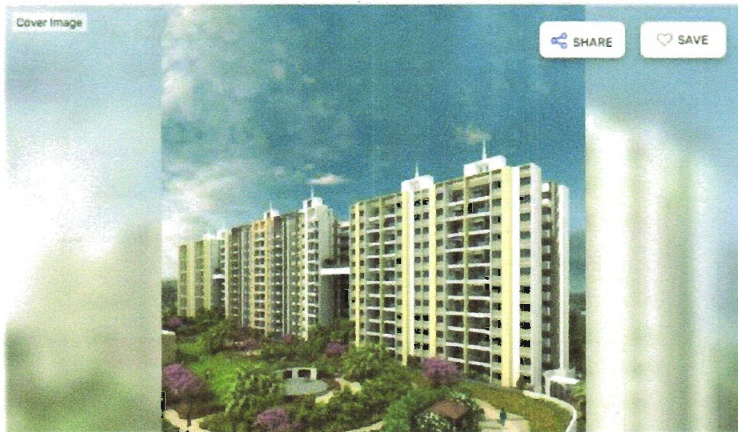
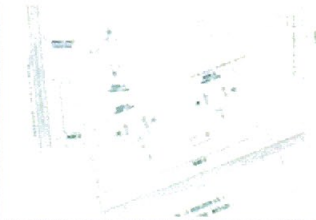

By NANDAN BUILDCON

GAT No. 39 To 49, Konark Nagar, Nashik, Nashik

₹33.9 L - 37.69 L | ₹4.46 K/sq.ft  
EMI starts at ₹17.95 K

Price excludes maintenance, floor rise c. See More

Become the first to Rate Contact Seller

2 BHK Apartment Configuration      Dec, 2019 Possession Starts      ₹4.46 K/sq.ft Avg. Price      761 sq.ft. - 846 sq.ft. (Carpet Area) Sizes



Since 1989

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

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**Price Indicators**

**commonfloor.com** Nashik Buy Locality or Builder or Project Name

Home > Nashik > Adgaon > Nandan Carnival > Details

## Nandan Carnival

By: **Nandan Buildcon Pvt Ltd** in **Adgaon**

**₹33.90 L onwards**

**OVERVIEW** LOCATION BUY RENT

Total Project Area	Total Units	BHK	Area
1.17 Acres	288 Units	2, 3 BHK	761 - 1600 sq. ft. (70.7 - 148.64 sq.m)
Possession	Price Range	Property Type	Launched Date
Dec-2021 (Ready-to-move)	₹ 33.90 L - 56 L	Apartment	Aug-2017

RERA ID **P51600005356**

[DOWNLOAD BROCHURE](#)

**NOBROKER** Buy/Sell/ Rent Your Property Sign-up Log in Menu

**3 BHK House For Sale in Malad West**

₹ 55 Lacs Negotiable

₹ 31,522/Month Estimated EMV

2,000 sq. ft.

Need Home Loan? [Apply Loan](#)

Home / Flats for Sale in Mumbai / Flats for Sale in Malad district / 3 BHK flat for sale in Malad district / Property Details

Photos Location

**3 Bedroom**

**3 Bathroom**

**1 Car**

**Car**

**Apr 15, 2024**

**Immediately**

**Independent House**

**Full Possession**

[Get Owner Details](#)

Report what was not correct in this property

Listed by Broker Sold Out Wrong Info



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**Price Indicators**

99 acres
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All Photos

Home > Projects in Nasik > Adgaon > Kanaklaxmi Leela Janak Apartments



### Kanaklaxmi Leela Janak Apartment

Adgaon, Nasik


View Number

REBA
No Brokerage
6 Top Facilities

CONSTRUCTION STATUS

### Under Construction

Completion in Dec, 2025



₹ 36.65 - 49.77 L + Charges

PRICE RANGE

2, 3 BHK Apartment

Download Brochure

2 BHK Apartment

Built-up Area  
1047 - 1049 sq.ft. (97.27 - 97.46 sq.m.)

₹ 36.65 - 36.72 L + Charges

3 BHK Apartment

Built-up Area  
1075 - 1422 sq.ft. (99.87 - 132.11 sq.m.)

₹ 37.63 - 49.77 L + Charges

### Floor Plans & Pricing

2 BHK Apartment
3 BHK Apar...

2 Floor Plans Available

1047 sq.ft. (97.27 sq.m.)

Built-up Area | 2 BHK

1049 sq.ft. (97.46 sq.m.)

Built-up Area | 2 BHK



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

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**Price Indicators**

**HOMES247** Nashik Enter a location, builder, ...

Home > New Projects in Nashik > Properties in Nashik > New Projects in Adgaon > N

**Nandan Carnival** ₹ 32.44 L - 65.94 L  
By Nandan Buildcon Pvt Ltd No Rating  
Adgaon, Nashik  
Status: Ready to Move

2, 3 BHK 927- 1884 sq.ft Total Units - 576



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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: 18.05.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Sharadkumar  
Chalikwar**  
Director

Digitally signed by Sharadkumar Chalikwar  
DN: cn=Sharadkumar Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
ou=Mumbai, email=cmd@vastukala.org,  
c=IN  
Date: 2024.05.18 17:41:09 +05'30'

  
Auth. Sign.

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

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



Since 1989

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

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**Annexure-I**

**DECLARATION FROM VALUERS**

I, hereby declare that:

- a. The information furnished in my valuation report dated 17.05.2024 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- b. I have no direct or indirect interest in the property valued;
- c. I/ my authorized representative have personally inspected the property on 25.04.2024. The work is not sub - contracted to any other valuer and carried out by myself.
- d. I have not been convicted of any offence and sentenced to a term of Imprisonment;
- e. I have not been found guilty of misconduct in my professional capacity.
- f. 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.
- g. 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.
- h. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure III - A signed copy of same to be taken and kept along with this declaration)
- i. I am registered under Section 34 AB of the Wealth Tax Act, 1957.
- j. I am Chairman & Managing Director of the company, who is competent to sign this valuation report.
- k. Further, I hereby provide the following information.



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Sr. No.	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration is developed by <b>M/s. Nandan Buildcon Pvt. Ltd.</b>
2.	Purpose of valuation and appointing authority	As per the request from Union Bank of India, SAMB Fort Branch to assess Market value of the property for SARFAESI (Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002) purpose.
3.	Identity of the valuer and any other experts involved in the valuation;	Sharadkumar B. Chalikwar – Regd. Valuer Manoj B. Chalikwar – Regd. Valuer Prayush P. Parekh – Senior Valuation Engineer Saiprasad Patil – Valuation Engineer
4.	Disclosure of valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment – 24.04.2024 Valuation Date – 16.05.2024 Date of Report – 16.05.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on 25.04.2024
7.	Nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> <li>• Market Survey at the time of site visit</li> <li>• Ready Reckoner rates / Circle rates</li> <li>• Online search for Registered Transactions</li> <li>• Online Price Indicators on real estate portals</li> <li>• Enquiries with Real estate consultants</li> <li>• Existing data of Valuation assignments carried out by us</li> </ul>
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparative Method
9.	Restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	Major factors that were taken into account during the valuation;	Current market conditions, demand and supply position, residential land size, location, sustained demand for residential land, all round development of commercial and residential application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

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

### **Value Subject to Change**

The subject appraisal exercise is based on prevailing market dynamics as on **18<sup>th</sup> May 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 advice because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

### **Information Supplied by Others**

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

### **Future Matters**

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

### **Map and Plans**

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

### **Site Details**

Based on 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 developer in the name of **M/s. Nandan Buildcon Pvt. Ltd.**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

### **Property Title**

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

### **Environmental Conditions**

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

### **Town Planning**

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

**Area**

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

**Condition & Repair**

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

**Valuation Methodology**

For the purpose of this valuation exercise, the valuation methodology used is Direct Comparison Approach Method and proposed Current Use / Existing Use premise is considered for this assignment.

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar properties in an open and competitive market and is particularly useful in estimating the value of the land and properties that are typically traded on a unit basis.

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

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

**Not a Structural Survey**

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

**Other**

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

**Legal**

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

**Property specific assumptions**

Based on inputs received from the client and site visit conducted, we understand that the subject property is currently in owner possession, contiguous land parcel.

**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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## MODEL CODE OF CONDUCT FOR VALUERS

{Adopted in line with Companies (Registered Valuers and Valuation Rules, 2017)}

All valuers empanelled with bank shall strictly adhere to the following code of conduct:

### Integrity and Fairness

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

### Professional Competence and Due Care

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

### Independence and Disclosure of Interest

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.
14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his / its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.
18. As an independent valuer, the valuer shall not charge success fee. (Success fees may be defined as a compensation / incentive paid to any third party for successful closure of transaction. In this case, approval of credit proposals).
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.



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**Confidentiality**

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

**Information Management**

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

**Gifts and hospitality:**

25. A valuer or his / its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.  
Explanation: For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).
26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself / itself, or to obtain or retain an advantage in the conduct of profession for himself / itself.

**Remuneration and Costs.**

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

**Occupation, employability and restrictions.**

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



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**DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE**

This exercise is to assess **Project Valuation** of the property under reference as on **18<sup>th</sup> May 2024**

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

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

Fundamental assumptions and conditions presumed in this definition are:

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

**DECLARATION OF PROFESSIONAL FEES CHARGED**

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

**VALUATION OF THE PROPERTY PREMISES**

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

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

**Sharadkumar  
Chalikwar**  
Director

Digitally signed by Sharadkumar Chalikwar  
DN: cn=Sharadkumar Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
ou=ffumbal, email=cmd@vastukala.org,  
c=IN  
Date: 2024.05.18 17:41:28 +05'30'

Auth. Sign.

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer  
Chartered Engineer (India)  
Reg. No. (N) CCIT/1-14/52/2008-09



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