



VASTUKALA
Unlocking Excellence

www.vastukala.co.in

MSME Reg No: UDYAM-MH-18-0083617
An ISO 9001 : 2015 Certified Company
CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "Codename Younique"

"Codename Younique", Proposed Redevelopment of existing Building Nos. 1,2,3 & 4A known as "Om Trimurti CHS Ltd." on Plot bearing C.T.S. No. 458/A of Village – Kurla – III, Sion Trombay Road, Eastern Express Highway, Sion – Chunabhatti (East), Mumbai, PIN - 400 022, State - Maharashtra, Country – India.

Latitude Longitude: 19°03'04.9"N 72°52'27.6"E

Intended User:

**State Bank of India
RACPC Sion Branch**

B-603 & 604, Kohinoor City, Commercial-1, 6th Floor, Kirod Road, Off L.B.S. Marg, Kurla (West), Mumbai, Pin Code - 400 070, State - Maharashtra, Country - India.

Our Pan India Presence at :

- | | | | |
|------------|--------|-----------|-----------|
| Nanded | Thane | Ahmedabad | Delhi NCR |
| Mumbai | Nashik | Rajkot | Raipur |
| Aurangabad | Pune | Indore | Jaipur |

Regd. Office

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

+91 2247495919

mumbai@vastukala.co.in

www.vastukala.co.in



Vastukala Consultants (I) Pvt. Ltd.

www.vastukala.co.in

Page 2 of 60
Vastu/SBI/Mumbai/06/2024/9200/2306842
21/02-286-SSPV
Date: 21.06.2024

**MASTER VALUATION REPORT
OF
"Codename Younique"**

"Codename Younique", Proposed Redevelopment of existing Building Nos. 1,2,3 & 4A known as "Om Trimurti CHS Ltd." on Plot bearing C.T.S. No. 458/A of Village – Kurla – III, Sion Trombay Road, Eastern Express Highway, Sion – Chunabhatti (East), Mumbai, PIN - 400 022, State - Maharashtra, Country – India.

Latitude Longitude: 19°12'59.8"N 72°48'51.1"E

NAME OF DEVELOPER: M/s. Sheth Smarthomes LLP.

Pursuant to instructions from State Bank of India, Home Loan Sales, Project Approval Cell, BKC, Mumbai, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on **11th June 2024** for approval of Advance Processing Facility.

1. Location Details:

The property is situated at **"Codename Younique"**, Proposed Redevelopment of existing Building No. 1,2,3 & 4A known as "Om Trimurti CHS Ltd." on Plot bearing C.T.S. No. 458/A of Village – Kurla – III, Sion Trombay Road, Eastern Express Highway, Sion – Chunabhatti (East), Mumbai, PIN - 400 022, State - Maharashtra, Country – India. It is about 1 Km. travel distance from Chunabhatti railway station of Harbour line. Surface transport to the property is by buses, Auto, taxis & private vehicles. The property is in developed locality. 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 locality is middle class & developed.

2. Developer Details:

Name of builder	M/s. Bhairav Smile Infra Projects	
Project Registration Number	Project	RERA Project Number
	Codename Younique	P51800056060
Register office address	M/s. Sheth Smarthomes LLP. Address: Office at S7-4, 7 th Floor, A - Wing, "Pinnacle Bussiness Park" , Mahakali Caves Road, Andheri (East), Mumbai, Pin – 400 093, State - Maharashtra, Country – India.	
Contact Numbers	Contact Person : Mr. Ketan (Builder Person - Mobile No. 9699917904) Mr. Sachin (Sales Manager - Mobile No – 9820729994)	
E – mail ID & Website	ketan.s@sheth-realty.com	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Open Plot & Road
On or towards South	Bhaktidham Mandir Road / Eastern Express Highway
On or towards East	Trimurti Road & Arihant Residency
On or towards West	Institute for Design of Electrical, Aasra Building & Gulmohar Lane



Our Pan India Presence at :

- Nanded
- Thane
- Ahmedabad
- Delhi NCR
- Mumbai
- Nashik
- Rajkot
- Raipur
- Aurangabad
- Pune
- Indore
- Jaipur

Regd. Office

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

+91 2247495919
 mumbai@vastukala.co.in
 www.vastukala.co.in



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

To,
The Branch Manager,
State Bank of India
 RACPC Sion Branch
 B-603 & 604, Kohinoor City, Commercial-1, 6th Floor, Kirol Road,
 Off L.B.S. Marg, Kurla (West), Mumbai, Pin Code - 400 070,
 State - Maharashtra, Country - India

VALUATION REPORT (IN RESPECT OF MASTER VALUATION REPORT)

I	General	
1.	Purpose for which the valuation is made	: As per request from State Bank of India, RACPC Sion Branch to assess fair market value of the property for bank loan purpose.
2.	a)	Date of inspection : 11.06.2024
	b)	Date on which the valuation is made : 21.06.2024
3.	List of documents produced for perusal	
	1.	Copy of Legal Title Report Ref. No. DV16131/24-25 date 18.04.2024 issued by Adv. Dhaval Vussonji
	2.	Copy of LLP Agreement Cum Deed of Admission date 17.11.2023
	3.	Copy of Leave and License Agreement No. 18268 / 2022 date 04.11.2022 b/w. Vivritl Capital Pvt. Ltd. (the Licensor) AND SCM Ventures LLP (the Licensee)
	4.	Copy of Redevelopment Agreement date 10.10.2022 b/w. Om Trimurti Co-Operative Housing Society Ltd. (The Society) AND M/s. Sheth Smarthomes Pvt.Ltd. (The Developer). Doc. No. Kurla-3 / 17918 / 2022.
	5.	Copy of Specific Power of Attorney from Mrs. Devaki Sachin Bhide to Mrs Ketaki Ashutosh Ghare NEE Ketaki Gajanan Patwardhan. Date 07.07.2022, Doc No. Kurla – 1 / 12530 / 2022.
	6.	Copy of Specific Power of Attorney from Om Trimurti Co-Operative Housing Soc.Limited. (The Society) to Sheth Smarthomes Private Limited (SSPL - Developer). Date 31.01.2024, Doc No. Kurla – 3 / 2135 / 2024.
	7.	Copy of Height Clearanced NOC No. AAI/RHQ/WR/DoAS/Auth./SNCR/WEST/B/030122/657853/81/39-42, date 03.07.2023 issued by Airports Authority of India.
	8.	Copy of LLP Agreement Cum deed of Admission, date 11.11.2023.
	9.	Copy of Affidavit-cum Declaration date 30.09.2023
	10.	Copy of Environment Clearance Certificate No. SIA / MH / INFRA2 / 451869/ 2023 date 08.02.2024, issued by Government of India Ministry of Environment, Forest and Climate Change.
	11.	Copy of MAHARERA Registration Certificate of Project No. P51800056060 issued by Maharashtra Real Estate Regulatory Authority date 10.05.2024. Last Modified date 08.05.2024.
	12.	Copy of MHADA Offer Letter No. CO/MB/REE/NOC/F-1444/856/2023, dated 24.03.2023, issue by MHADA
	13.	Copy of Architect's Certificate date 13.04.2024, issued by Ar. Kishore R. Lotlikar
	14.	Copy of Engineer's Certificate date 31.03.2024, issued by Er. David Adamson India Pvt.Ltd.
	15.	Copy of CA Certificate date 20.04.2024, issued by CA. Abhishek Parikh & Associates
	16.	Copy of Commencement Certificate No. MH / EE (BP) / GM / MHADA – 23 / 1371 / 2024 / CC / 1 / New dated 28.03.2024 issued by Executive Engineer Building Permission Cell / Greater Mumbai, MHADA This C.C. is issued for work upto plinth for Phase – I of Wing C (part), Wing - D, E, F & G (part) as per approved IOA plans dated 15.12.2023. This C.C. is valid upto 27.03.2025
	17.	Copy of Intimation of Approval (IOA) No. MH / EE (B.P) / GM / MHADA-23 / 137 / 2023 date 15.12.2023,



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



	issued by Executive Engineer Building Permission Cell / Greater Mumbai, MHADA.	
18.	Copy of Approved IOA Plan No. MH / EE (B.P) / GM / MHADA-23 / 1371 / 2023 dated 15.12.2023 issued by Executive Engineer Building Permission Cell / Greater Mumbai, MHADA	
	Approved upto:	
	Wing	Number of Floors
	A to G	3 Basements + Ground (Part) + Stilt (Part) + 1st & 2nd Floors (Part Residential / Part Podiums) + 3rd to 23rd Upper Floors.
	Project Name (with address & phone nos.)	: "Codename Younique" , Proposed Redevelopment of existing Building Nos. 1,2,3 & 4A known as "Om Trimurti CHS Ltd." on Plot bearing C.T.S. No. 458/A of Village – Kurla – III, Sion Trombay Road, Eastern Express Highway, Sion – Chunabhatti (East), Mumbai, PIN - 400 022, State - Maharashtra, Country – India.
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: M/s. Sheth Smarthomes LLP. Address: Office at S7-4, 7 th Floor, A - Wing, " Pinnacle Business Park ", Mahakali Caves Road, Andheri (East), Mumbai, Pin – 400 093, State - Maharashtra, Country – India. Contact Person : Mr. Ketan (Builder Person - Mobile No. 9699917904) Mr. Sachin (Sales Manager - Mobile No – 9820729994)
5.	Brief description of the property (Including Leasehold / freehold etc.)	:
	About "Codename Younique" Sheth Sion Codename Younique is a Project by Sheth & Aakshya Realty situated in the most premium location of Sion, Eastern Express Highway, Trimurti Road, Samarth Nagar offers 2 & 3 BHK Flats with the availability of Jodi Apartments. Also get Floor Plan, Price Sheet, RERA ID, Reviews, Possession Timeline, Construction Status, Location Advantages, Address, Amenities & Specifications. Sheth Younique Sion has 7 wings of 23 Storeys. Codename YOUNIQUE by Sheth Realty Mumbai is a newly launched project in the Central Mumbai, offering spacious apartments in a mid-range budget. This affordable luxury project brings you apartments in Sion, which are scheduled for possession in Dec, 2028. Codename YOUNIQUE Central Mumbai is a RERA-registered project with registration number P51800056060. Codename YOUNIQUE Sion has single tower, with 23 floors each and 513 units to offer. This project is spread over an area of 2 acres. With all the basic amenities available, Codename YOUNIQUE offers comfort and a lifestyle at a reasonable price.	
	TYPE OF THE BUILDING	
	Wing	Number of Floors
	A to G	Proposed 3 Basements + Ground (Part) + Stilt (Part) + 1st & 2nd Floors (Part Residential / Part Podiums) + 3rd to 23rd Upper Floors.

LEVEL OF COMPLETEION:		
Wing	Present stage of Construction	Percentage of work completion
A to G	Excavation work is in process.	0%

DATE OF COMPLETION & FUTURE LIFE:
Expected completion date as informed by builder is **December - 2028 (As per MAHARERA Certificate - Wing A to G)**

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

PROPOSED PROJECT AMENITIES:

➤ Vitrified tiles flooring in all rooms	➤ Banquet Hall
➤ Granite Kitchen platform with Stainless Steel Sink	➤ Party Lawn
➤ Powder coated aluminum sliding windows with M.S. Grills	➤ Gymnasium / Fitness Centre
➤ Laminated wooden flush doors with Safety door	➤ Jogging Track / Walking Track
➤ Concealed wiring	➤ Swimming Pool
➤ Concealed plumbing	➤ Cycle / Skating Track
➤ Gymnasium	➤ Seating Garden
➤ Garden	➤ Pet Park
➤ Club House	➤ Senior Citizen's Seating
➤ Kids Play Area	➤ Kids Play Area
➤ Children's Play Zone	➤ Multipurpose Sports Court
➤ Zumba Deck	➤ Meditation Deck
➤ Dances & Party Deck	➤ Reflexology Pathway
➤ Landscape Garden	➤ Changing Rooms
➤ Skyplex	➤ Sky Cabanas
➤ Yoga Lawn	➤ Cycle / Skating Track
➤ Zen Garden	➤ Seating Garden
➤ Juice Bar	➤ Pet Park

6.	Location of property	:	
	a) Plot No. / Survey No.	:	C.T.S. No. 458/A
	b) Door No.	:	Not applicable
	c) C. T.S. No. / Village	:	C.T.S. No. 458/A of Village – Kurla – III
	d) Ward / Taluka	:	-
	e) Mandal / District	:	Mumbai District
7.	Postal address of the property	:	“Codename Younique” , Proposed Redevelopment of existing Building Nos. 1,2,3 & 4A known as “Om Trimurti CHS Ltd.” on Plot bearing C.T.S. No. 458/A of Village – Kurla – III, Sion Trombay Road, Eastern Express Highway, Sion – Chunabhatti (East), Mumbai, PIN - 400 022, State - Maharashtra, Country – India
8.	City / Town	:	Sion – Chunabhatti, Mumbai
	Residential area	:	Yes
	Commercial area	:	No
	Industrial area	:	No
9.	Classification of the area	:	-
	i) High / Middle / Poor	:	Middle Class

	ii) Urban / Semi Urban / Rural	:	Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Executive Engineer Building Permission Cell, Greater Mumbai (MHADA), Village – Kurla - III
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No
12.	In Case it is Agricultural land, any conversion to house site plots is contemplated	:	N.A.
13.	Boundaries of the property		
	As per Documents		As per RERA Certificate
	As per Site		
	North	C.T.S. No. 459, 634A, 635A, 635/A/1.	C.T.S. No. 459, 634A, 635A, 635A-1.
	South	CTS No 458B and 18.30 Mtr. Existing Road	CTS No 458B and 18.30 Mtr. Existing Road
	East	18.30 Mtr. Existing Road	18.30 Mtr. Existing Road
	West	CTS No. 627	CTS No. 627
			Open Plot & Road
			Bhaktidham Mandir Road / Eastern Express Highway
			Trimurti Road & Arihant Residency
			Institute for Design of Electrical, Aasra Building & Gulmohar Lane
14.1	Dimensions of the site	:	N. A. as the land is irregular in shape
			A
			B
			As per the Deed
			Actuals
	North	:	-
	South	:	-
	East	:	-
	West	:	-
14.2	Latitude, Longitude & Co-ordinates of property	:	19°03'04.9"N 72°52'27.6"E
14.	Extent of the site	:	Plot area – 6705.26 Sq.M. (As per Approved Plan & RERA Certificate) Structure - As per table attached to the report
15.	Extent of the site considered for Valuation (least of 14A& 14B)	:	Plot area – 6705.26 Sq. M. (As per Approved Plan & RERA Certificate) Structure - As per table attached to the report
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	N.A. Building Construction work not yet started
II	CHARACTERSTICS OF THE SITE		
1.	Classification of locality	:	Middle class
2.	Development of surrounding areas	:	Good
3.	Possibility of frequent flooding/ sub-merging	:	No
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	:	All available near by
5.	Level of land with topographical conditions	:	Plain
6.	Shape of land	:	Irregular
7.	Type of use to which it can be put	:	For residential purpose
8.	Any usage restriction	:	Residential
9.	Is plot in town planning approved layout?	:	Copy of Approved IOA Plan No. MH / EE

			(B.P) / GM / MHADA-23 / 1371 / 2023 dated 15.12.2023 issued by Executive Engineer Building Permission Cell / Greater Mumbai, MHADA Approved upto:									
			<table border="1"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>A to G</td> <td>3 Basements + Ground (Part) + Stilt (Part) + 1st & 2nd Floors (Part Residential / Part Podiums) + 3rd to 23rd Upper Floors.</td> </tr> </tbody> </table>	Wing	Number of Floors	A to G	3 Basements + Ground (Part) + Stilt (Part) + 1 st & 2 nd Floors (Part Residential / Part Podiums) + 3 rd to 23 rd Upper Floors.					
Wing	Number of Floors											
A to G	3 Basements + Ground (Part) + Stilt (Part) + 1 st & 2 nd Floors (Part Residential / Part Podiums) + 3 rd to 23 rd Upper Floors.											
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 M. Wide Existing MG Road									
14.	Is it a Land – Locked land?	:	No									
15.	Water potentiality	:	Municipal Water supply									
16.	Underground sewerage system	:	Connected to Municipal sewer									
17.	Is Power supply is available in the site	:	Yes									
18.	Advantages of the site	:	Located in developed area									
19.	Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc.(Distance from sea-cost / tidal level must be incorporated)	:	No									
Part – A (Valuation of land)												
1	Size of plot	:	Plot area – 6705.26 Sq. M. (As per Approved Plan & RERA Certificate)									
	North & South	:	-									
	East & West	:	-									
2	Total extent of the plot	:	As per table attached to the report									
3	Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	As per table attached to the report Details of recent transactions/online listings are attached with the report.									
4	Guideline rate obtained from the Register's Office (an evidence thereof to be enclosed)	:	₹ 1,25,170.00 per Sq. M. for Residential ₹ 49,960.00 per Sq. M. for Land									
5	Assessed / adopted rate of valuation	:	As per table attached to the report									
6	Estimated value of land	:	<table border="1"> <thead> <tr> <th colspan="3">As per Approved Plan</th> </tr> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> </thead> <tbody> <tr> <td>6705.26</td> <td>49,960.00</td> <td>33,49,94,790.00</td> </tr> </tbody> </table>	As per Approved Plan			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	6705.26	49,960.00	33,49,94,790.00
As per Approved Plan												
Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)										
6705.26	49,960.00	33,49,94,790.00										
Part – B (Valuation of Building)												
1	Technical details of the building	:										
	a) Type of Building (Residential / Commercial / Industrial)	:	Residential									
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	N.A. Building Construction work not yet started									

	c) Year of construction	:	N.A. Building Construction work not yet started				
	d) Number of floors and height of each floor including basement, if any	:					
	Wing		Number of Floors				
	A to G		Proposed 3 Basements + Ground (Part) + Stilt (Part) + 1st & 2nd Floors (Part Residential / Part Podiums) + 3rd to 23rd Upper Floors.				
	e) Plinth area floor-wise	:	As per table attached to the report				
	f) Condition of the building	:					
	i) Exterior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work not yet started				
	ii) Interior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work not yet started				
	g) Date of issue and validity of layout of approved map	:	Copy of Approved IOA Plan No. MH / EE (B.P) / GM / MHADA-23 / 1371 / 2023 dated 15.12.2023 issued by Executive Engineer Building Permission Cell / Greater Mumbai, MHADA				
	h) Approved map / plan issuing authority	:	Approved upto:				
			<table border="1"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>A to G</td> <td>3 Basements + Ground (Part) + Stilt (Part) + 1st & 2nd Floors (Part Residential / Part Podiums) + 3rd to 23rd floors.</td> </tr> </tbody> </table>	Wing	Number of Floors	A to G	3 Basements + Ground (Part) + Stilt (Part) + 1 st & 2 nd Floors (Part Residential / Part Podiums) + 3 rd to 23 rd floors.
Wing	Number of Floors						
A to G	3 Basements + Ground (Part) + Stilt (Part) + 1 st & 2 nd Floors (Part Residential / Part Podiums) + 3 rd to 23 rd floors.						
	i) Whether genuineness or authenticity of approved map / plan is verified	:	Yes				
	j) Any other comments by our empanelled valuers on authentic of approved plan	:	No.				

Specifications of construction (floor-wise) in respect of

Sr. No.	Description	:	
1.	Foundation	:	Proposed R.C.C. Footing
2.	Basement	:	N.A. Building Construction work not yet started
3.	Superstructure	:	Proposed as per IS Code requirements
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber	:	Proposed
5.	RCC Works	:	N.A. Building Construction work not yet started
6.	Plastering	:	N.A. Building Construction work not yet started
7.	Flooring, Skirting, dado	:	N.A. Building Construction work not yet started
8.	Special finish as marble, granite, wooden paneling, grills etc.	:	N.A. Building Construction work not yet started
9.	Roofing including weather proof course	:	N.A. Building Construction work not yet started
10.	Drainage	:	Proposed
2.	Compound Wall	:	
	Height	:	N.A. Building Construction work not yet started

	Length	:	
	Type of construction	:	
3.	Electrical installation	:	N.A. Building Construction work not yet started
	Type of wiring	:	
	Class of fittings (superior / ordinary / poor)	:	
	Number of light points	:	N.A. Building Construction work not yet started
	Fan points	:	
	Spare plug points	:	
	Any other item	:	-
4.	Plumbing installation	:	
	a) No. of water closets and their type	:	
	b) No. of wash basins	:	
	c) No. of urinals	:	
	d) No. of bath tubs	:	N.A. Building Construction work not yet started
	e) Water meters, taps etc.	:	
	f) Any other fixtures	:	

CONFIGURATION OF PROJECT AS PER DEVELOPER'S INFORMATION:

1) Wing – A:

Sr. No.	Flat No.	Floor No.	Comp.	As per Architect Carpet Area in Sq. ft.	Balocny Area in Sq. ft.	Dry Balcony Area in Sq. ft.	Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	102	1	3 BHK	931	0	0	931	1024	Land Owner's Share				32,77,120
2	103	1	2 BHK	665	0	0	665	732					23,40,800
3	202	2	3 BHK	931	0	0	931	1024					32,77,120
4	203	2	2 BHK	665	0	0	665	732					23,40,800
5	301	3	2 BHK	667	25	16	708	779	29080	2,05,88,640	2,18,23,958	45500	24,92,160
6	302	3	3 BHK	931	0	0	931	1024	Land Owner's Share				32,77,120
7	303	3	2 BHK	665	0	0	665	732					23,40,800
8	401	4	2 BHK	667	25	16	708	779	29160	2,06,45,280	2,18,83,997	45500	24,92,160
9	402	4	3 BHK	931	0	0	931	1024	Land Owner's Share				32,77,120
10	403	4	2 BHK	665	0	0	665	732					23,40,800
11	501	5	2 BHK	667	25	16	708	779	29240	2,07,01,920	2,19,44,035	45500	24,92,160
12	502	5	3 BHK	941	36	16	993	1092	Land Owner's Share				34,95,360
13	503	5	2 BHK	675	34	10	719	791	29240	2,10,23,560	2,22,84,974	46500	25,30,880
14	601	6	2 BHK	667	25	16	708	779	29320	2,07,58,560	2,20,04,074	46000	24,92,160
15	602	6	3 BHK	941	36	16	993	1092	29320	2,91,14,760	3,08,61,646	64500	34,95,360
16	603	6	2 BHK	675	34	10	719	791	29320	2,10,81,080	2,23,45,945	46500	25,30,880
17	701	7	2 BHK	667	25	16	708	779	29400	2,08,15,200	2,20,64,112	46000	24,92,160
18	702	7	3 BHK	941	36	16	993	1092	29400	2,91,94,200	3,09,45,852	64500	34,95,360
19	703	7	2 BHK	675	34	10	719	791	Land Owner's Share				25,30,880
20	801	8	2 BHK	667	25	16	708	779	29480	2,08,71,840	2,21,24,150	46000	24,92,160
21	802	8	3 BHK	941	36	16	993	1092	Land Owner's Share				34,95,360

Sr. No.	Flat No.	Floor No.	Comp.	As per Architect Carpet Area in Sq. ft.	Balocny Area in Sq. ft.	Dry Balcony Area in Sq. ft.	Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
22	901	9	2 BHK	667	25	16	708	779	29560	2,09,28,480	2,21,84,189	46000	24,92,160
23	902	9	3 BHK	941	36	16	993	1092	29560	2,93,53,080	3,11,14,265	65000	34,95,360
24	903	9	2 BHK	675	34	10	719	791	29560	2,12,53,640	2,25,28,858	47000	25,30,880
25	1001	10	2 BHK	667	25	16	708	779	29640	2,09,85,120	2,22,44,227	46500	24,92,160
26	1002	10	3 BHK	941	36	16	993	1092	Land Owner's Share				34,95,360
27	1003	10	2 BHK	675	34	10	719	791	29640	2,13,11,160	2,25,89,830	47000	25,30,880
28	1101	11	2 BHK	667	25	16	708	779	29720	2,10,41,760	2,23,04,266	46500	24,92,160
29	1102	11	3 BHK	941	36	16	993	1092	29720	2,95,11,960	3,12,82,678	65000	34,95,360
30	1103	11	2 BHK	675	34	10	719	791	29720	2,13,68,680	2,26,50,801	47000	25,30,880
31	1201	12	2 BHK	667	25	16	708	779	29800	2,10,98,400	2,23,64,304	46500	24,92,160
32	1202	12	3 BHK	941	36	16	993	1092	29800	2,95,91,400	3,13,66,884	65500	34,95,360
33	1203	12	2 BHK	675	34	10	719	791	29800	2,14,26,200	2,27,11,772	47500	25,30,880
34	1301	13	2 BHK	667	25	16	708	779	29880	2,11,55,040	2,24,24,342	46500	24,92,160
35	1302	13	3 BHK	941	36	16	993	1092	29880	2,96,70,840	3,14,51,090	65500	34,95,360
36	1303	13	2 BHK	675	34	10	719	791	29880	2,14,83,720	2,27,72,743	47500	25,30,880
37	1401	14	2 BHK	667	25	16	708	779	29960	2,12,11,680	2,24,84,381	47000	24,92,160
38	1402	14	3 BHK	941	36	16	993	1092	29960	2,97,50,280	3,15,35,297	65500	34,95,360
39	1403	14	2 BHK	675	34	10	719	791	29960	2,15,41,240	2,28,33,714	47500	25,30,880
40	1501	15	2 BHK	667	25	16	708	779	30040	2,12,68,320	2,25,44,419	47000	24,92,160
41	1502	15	3 BHK	941	36	16	993	1092	30040	2,98,29,720	3,16,19,503	66000	34,95,360
42	1601	16	2 BHK	667	25	16	708	779	30120	2,13,24,960	2,26,04,458	47000	24,92,160
43	1602	16	3 BHK	941	36	16	993	1092	30120	2,99,09,160	3,17,03,710	66000	34,95,360

Sr. No.	Flat No.	Floor No.	Comp.	As per Architect Carpet Area in Sq. ft.	Balcony Area in Sq. ft.	Dry Balcony Area in Sq. ft.	Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
44	1603	16	2 BHK	675	34	10	719	791	30120	2,16,56,280	2,29,55,657	48000	25,30,880
45	1701	17	2 BHK	667	25	16	708	779	30200	2,13,81,600	2,26,64,496	47000	24,92,160
46	1702	17	3 BHK	941	36	16	993	1092	30200	2,99,88,600	3,17,87,916	66000	34,95,360
47	1703	17	2 BHK	675	34	10	719	791	30200	2,17,13,800	2,30,16,628	48000	25,30,880
48	1801	18	2 BHK	667	25	16	708	779	30280	2,14,38,240	2,27,24,534	47500	24,92,160
49	1802	18	3 BHK	941	36	16	993	1092	30280	3,00,68,040	3,18,72,122	66500	34,95,360
50	1803	18	2 BHK	675	34	10	719	791	30280	2,17,71,320	2,30,77,599	48000	25,30,880
51	1901	19	2 BHK	667	25	16	708	779	30360	2,14,94,880	2,27,84,573	47500	24,92,160
52	1902	19	3 BHK	941	36	16	993	1092	30360	3,01,47,480	3,19,56,329	66500	34,95,360
53	1903	19	2 BHK	675	34	10	719	791	30360	2,18,28,840	2,31,38,570	48000	25,30,880
54	2001	20	2 BHK	667	25	16	708	779	30440	2,15,51,520	2,28,44,611	47500	24,92,160
55	2002	20	3 BHK	941	36	16	993	1092	30440	3,02,26,920	3,20,40,535	67000	34,95,360
56	2003	20	2 BHK	675	34	10	719	791	30440	2,18,86,360	2,31,99,542	48500	25,30,880
57	2101	21	2 BHK	667	25	16	708	779	30520	2,16,08,160	2,29,04,650	47500	24,92,160
58	2102	21	3 BHK	941	36	16	993	1092	30520	3,03,06,360	3,21,24,742	67000	34,95,360
59	2103	21	2 BHK	675	34	10	719	791	30520	2,19,43,880	2,32,60,513	48500	25,30,880
60	2201	22	2 BHK	667	25	16	708	779	30600	2,16,64,800	2,29,64,688	48000	24,92,160
61	2202	22	3 BHK	941	36	16	993	1092	30600	3,03,85,800	3,22,08,948	67000	34,95,360
62	2203	22	2 BHK	675	34	10	719	791	30600	2,20,01,400	2,33,21,484	48500	25,30,880
63	2301	23	2 BHK	667	25	16	708	779	30680	2,17,21,440	2,30,24,726	48000	24,92,160
64	2302	23	3 BHK	941	36	16	993	1092	30680	3,04,65,240	3,22,93,154	67500	34,95,360
65	2303	23	2 BHK	675	34	10	719	791	30680	2,20,58,920	2,33,82,455	48500	25,30,880
Total				49745	1787	810	52342	57576		1,26,71,19,760	1,34,31,46,946		18,42,43,840

2) Wing B:

Sr. No.	Flat No.	Floor No.	Comp.	As per Architect Carpet Area in Sq. ft.	Balocny Area in Sq. ft.	Dry Balcony Area in Sq. ft.	Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	101	1	3 BHK	1084	40	15	1139	1253	29000	3,30,31,000	3,50,12,860	73000	40,09,280
2	102	1	3 BHK	931	61	16	1008	1109		Land Owner's Share			35,48,160
3	201	2	3 BHK	1084	40	15	1139	1253	29000	3,30,31,000	3,50,12,860	73000	40,09,280
4	202	2	3 BHK	931	61	16	1008	1109		Land Owner's Share			35,48,160
5	301	3	3 BHK	1084	40	15	1139	1253	29080	3,31,22,120	3,51,09,447	73000	40,09,280
6	302	3	3 BHK	931	61	16	1008	1109		Land Owner's Share			35,48,160
7	303	3	2 BHK	614	0	17	631	694		Land Owner's Share			22,21,120
8	401	4	3 BHK	1084	40	15	1139	1253	29160	3,32,13,240	3,52,06,034	73500	40,09,280
9	402	4	3 BHK	931	61	16	1008	1109		Land Owner's Share			35,48,160
10	403	4	2 BHK	614	0	17	631	694		Land Owner's Share			22,21,120
11	501	5	3 BHK	1084	40	15	1139	1253	29240	3,33,04,360	3,53,02,622	73500	40,09,280
12	502	5	3 BHK	931	61	16	1008	1109		Land Owner's Share			35,48,160
13	503	5	2 BHK	614	0	17	631	694		Land Owner's Share			22,21,120
14	601	6	3 BHK	1084	40	15	1139	1253	29320	3,33,95,480	3,53,99,209	73500	40,09,280
15	602	6	3 BHK	931	61	16	1008	1109		Land Owner's Share			35,48,160
16	603	6	2 BHK	614	0	17	631	694		Land Owner's Share			22,21,120
17	701	7	3 BHK	1084	40	15	1139	1253	29400	3,34,86,600	3,54,95,796	74000	40,09,280
18	702	7	3 BHK	931	61	16	1008	1109	29400	2,96,35,200	3,14,13,312	65500	35,48,160
19	703	7	2 BHK	614	0	17	631	694	29400	1,85,51,400	1,96,64,484	41000	22,21,120
20	801	8	3.5 BHK	1202	40	15	1257	1383	29480	3,70,56,360	3,92,79,742	82000	44,24,640
21	803	8	2 BHK	646	0	17	663	729	29480	1,95,45,240	2,07,17,954	43000	23,33,760

Sr. No.	Flat No.	Floor No.	Comp.	As per Architect Carpet Area in Sq. ft.	Balcony Area in Sq. ft.	Dry Balcony Area in Sq. ft.	Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
22	901	9	3 BHK	1084	40	15	1139	1253	29560	3,36,68,840	3,56,88,970	74500	40,09,280
23	902	9	3 BHK	931	61	16	1008	1109	29560	2,97,96,480	3,15,84,269	66000	35,48,160
24	903	9	2 BHK	614	0	17	631	694	29560	1,86,52,360	1,97,71,502	41000	22,21,120
25	1001	10	3 BHK	1084	40	15	1139	1253	29640	3,37,59,960	3,57,85,558	74500	40,09,280
26	1002	10	3 BHK	931	61	16	1008	1109	29640	2,98,77,120	3,16,69,747	66000	35,48,160
27	1003	10	2 BHK	614	0	17	631	694	29640	1,87,02,840	1,98,25,010	41500	22,21,120
28	1101	11	3 BHK	1084	40	15	1139	1253	29720	3,38,51,080	3,58,82,145	75000	40,09,280
29	1102	11	3 BHK	931	61	16	1008	1109	29720	2,99,57,760	3,17,55,226	66000	35,48,160
30	1103	11	2 BHK	614	0	17	631	694	29720	1,87,53,320	1,98,78,519	41500	22,21,120
31	1201	12	3 BHK	1084	40	15	1139	1253	29800	3,39,42,200	3,59,78,732	75000	40,09,280
32	1202	12	3 BHK	931	61	16	1008	1109	29800	3,00,38,400	3,18,40,704	66500	35,48,160
33	1203	12	2 BHK	614	0	17	631	694	29800	1,88,03,800	1,99,32,028	41500	22,21,120
34	1301	13	3 BHK	1084	40	15	1139	1253	29880	3,40,33,320	3,60,75,319	75000	40,09,280
35	1302	13	3 BHK	931	61	16	1008	1109	29880	3,01,19,040	3,19,26,182	66500	35,48,160
36	1303	13	2 BHK	614	0	17	631	694	29880	1,88,54,280	1,99,85,537	41500	22,21,120
37	1401	14	3 BHK	1084	40	15	1139	1253	29960	3,41,24,440	3,61,71,906	75500	40,09,280
38	1402	14	3 BHK	931	61	16	1008	1109	29960	3,01,99,680	3,20,11,661	66500	35,48,160
39	1403	14	2 BHK	614	0	17	631	694	29960	1,89,04,760	2,00,39,046	41500	22,21,120
40	1502	15	2 BHK	792	40	16	848	933	30040	2,54,73,920	2,70,02,355	56500	29,84,960
41	1503	15	2 BHK	614	0	17	631	694	30040	1,89,55,240	2,00,92,554	42000	22,21,120
42	1601	16	3 BHK	1084	40	15	1139	1253	30120	3,43,06,680	3,63,65,081	76000	40,09,280
43	1602	16	3 BHK	931	61	16	1008	1109	30120	3,03,60,960	3,21,82,618	67000	35,48,160

Sr. No.	Flat No.	Floor No.	Comp.	As per Architect Carpet Area in Sq. ft.	Balcony Area in Sq. ft.	Dry Balcony Area in Sq. ft.	Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
44	1603	16	2 BHK	614	0	17	631	694	30120	1,90,05,720	2,01,46,063	42000	22,21,120
45	1701	17	3 BHK	1084	40	15	1139	1253	30200	3,43,97,800	3,64,61,668	76000	40,09,280
46	1702	17	3 BHK	931	61	16	1008	1109	30200	3,04,41,600	3,22,68,096	67000	35,48,160
47	1703	17	2 BHK	614	0	17	631	694	30200	1,90,56,200	2,01,99,572	42000	22,21,120
48	1801	18	3 BHK	1084	40	15	1139	1253	30280	3,44,88,920	3,65,58,255	76000	40,09,280
49	1802	18	3 BHK	931	61	16	1008	1109	30280	3,05,22,240	3,23,53,574	67500	35,48,160
50	1803	18	2 BHK	614	0	17	631	694	30280	1,91,06,680	2,02,53,081	42000	22,21,120
51	1901	19	3 BHK	1084	40	15	1139	1253	30360	3,45,80,040	3,66,54,842	76500	40,09,280
52	1902	19	3 BHK	931	61	16	1008	1109	30360	3,06,02,880	3,24,39,053	67500	35,48,160
53	1903	19	2 BHK	614	0	17	631	694	30360	1,91,57,160	2,03,06,590	42500	22,21,120
54	2001	20	3 BHK	1084	40	15	1139	1253	30440	3,46,71,160	3,67,51,430	76500	40,09,280
55	2002	20	3 BHK	931	61	16	1008	1109	30440	3,06,83,520	3,25,24,531	68000	35,48,160
56	2003	20	2 BHK	614	0	17	631	694	30440	1,92,07,640	2,03,60,098	42500	22,21,120
57	2101	21	3 BHK	1084	40	15	1139	1253	30520	3,47,62,280	3,68,48,017	77000	40,09,280
58	2102	21	3 BHK	931	61	16	1008	1109	30520	3,07,64,160	3,26,10,010	68000	35,48,160
59	2103	21	2 BHK	614	0	17	631	694	30520	1,92,58,120	2,04,13,607	42500	22,21,120
60	2201	22	3 BHK	1084	40	15	1139	1253	30600	3,48,53,400	3,69,44,604	77000	40,09,280
61	2202	22	3 BHK	931	61	16	1008	1109	30600	3,08,44,800	3,26,95,488	68000	35,48,160
62	2203	22	2 BHK	614	0	17	631	694	30600	1,93,08,600	2,04,67,116	42500	22,21,120
63	2301	23	3 BHK	1084	40	15	1139	1253	30680	3,49,44,520	3,70,41,191	77000	40,09,280
64	2302	23	3 BHK	931	61	16	1008	1109	30680	3,09,25,440	3,27,80,966	68500	35,48,160
65	2303	23	2 BHK	614	0	17	631	694	30680	1,93,59,080	2,05,20,625	43000	22,21,120
Total				57235	2201	1039	60475	66523		1,55,34,50,440	1,64,66,57,466		21,28,72,000



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



3) Wing C:

Sr. No.	Flat No.	Floor No.	Comp.	As per Architect Carpet Area in Sq. ft.	Balcony Area in Sq. ft.	Dry Balcony Area in Sq. ft.	Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	102	1	2 BHK	671	29	15	715	787	29000	2,07,35,000	2,19,79,100	46000	25,16,800
2	103	1	3 BHK	920	0	0	920	1012	Land Owner's Share				32,38,400
3	202	2	2 BHK	671	29	15	715	787	29000	2,07,35,000	2,19,79,100	46000	25,16,800
4	203	2	3 BHK	920	0	0	920	1012	Land Owner's Share				32,38,400
5	301	3	2 BHK	670	25	17	712	783	29080	2,07,04,960	2,19,47,258	45500	25,06,240
6	302	3	2 BHK	671	29	15	715	787	29080	2,07,92,200	2,20,39,732	46000	25,16,800
7	303	3	3 BHK	920	0	0	920	1012	Land Owner's Share				32,38,400
8	304	3	2 BHK	687	0	10	697	767	29080	2,02,68,760	2,14,84,886	45000	24,53,440
9	401	4	2 BHK	670	25	17	712	783	29160	2,07,61,920	2,20,07,635	46000	25,06,240
10	402	4	2 BHK	671	29	15	715	787	29160	2,08,49,400	2,21,00,364	46000	25,16,800
11	403	4	3 BHK	920	0	0	920	1012	Land Owner's Share				32,38,400
12	404	4	2 BHK	687	0	10	697	767	29160	2,03,24,520	2,15,43,991	45000	24,53,440
13	501	5	2 BHK	670	25	17	712	783	29240	2,08,18,880	2,20,68,013	46000	25,06,240
14	502	5	2 BHK	671	29	15	715	787	29240	2,09,06,600	2,21,60,996	46000	25,16,800
15	503	5	3 BHK	920	0	0	920	1012	Land Owner's Share				32,38,400
16	504	5	2 BHK	687	0	10	697	767	29240	2,03,80,280	2,16,03,097	45000	24,53,440
17	601	6	3 BHK	1353	55	32	1440	1584	Land Owner's Share				50,68,800
18	603	6	3 BHK	920	0	0	920	1012	Land Owner's Share				32,38,400
19	604	7	2 BHK	687	0	10	697	767	29320	2,04,36,040	2,16,62,202	45000	24,53,440
20	701	7	2 BHK	670	25	17	712	783	Land Owner's Share				25,06,240

Sr. No.	Flat No.	Floor No.	Comp.	As per Architect Carpet Area in Sq. ft.	Balcony Area in Sq. ft.	Dry Balcony Area in Sq. ft.	Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
21	702	7	2 BHK	671	29	15	715	787	Land Owner's Share				25,16,800
22	703	7	3 BHK	920	0	0	920	1012					32,38,400
23	704	7	2 BHK	687	0	10	697	767	29400	2,04,91,800	2,17,21,308	45500	24,53,440
24	801	8	2 BHK	670	25	17	712	783	29480	2,09,89,760	2,22,49,146	46500	25,06,240
25	802	8	2.5 BHK	821	29	15	865	952	29480	2,55,00,200	2,70,30,212	56500	30,44,800
26	804	8	2 BHK	687	0	10	697	767	29480	2,05,47,560	2,17,80,414	45500	24,53,440
27	901	9	2 BHK	670	25	17	712	783	29560	2,10,46,720	2,23,09,523	46500	25,06,240
28	902	9	2 BHK	671	29	15	715	787	29560	2,11,35,400	2,24,03,524	46500	25,16,800
29	903	9	3 BHK	920	0	0	920	1012	Land Owner's Share				32,38,400
30	904	9	2 BHK	687	0	10	697	767	29560	2,06,03,320	2,18,39,519	45500	24,53,440
31	1001	10	2 BHK	670	25	17	712	783	29640	2,11,03,680	2,23,69,901	46500	25,06,240
32	1002	10	2 BHK	671	29	15	715	787	29640	2,11,92,600	2,24,64,156	47000	25,16,800
33	1003	10	3 BHK	920	0	0	920	1012	Land Owner's Share				32,38,400
34	1004	10	2 BHK	687	0	10	697	767	29640	2,06,59,080	2,18,98,625	45500	24,53,440
35	1101	11	2 BHK	670	25	17	712	783	29720	2,11,60,640	2,24,30,278	46500	25,06,240
36	1102	11	2 BHK	671	29	15	715	787	29720	2,12,49,800	2,25,24,788	47000	25,16,800
37	1103	11	3 BHK	920	0	0	920	1012	Land Owner's Share				32,38,400
38	1104	11	2 BHK	687	0	10	697	767	29720	2,07,14,840	2,19,57,730	45500	24,53,440
39	1201	12	2 BHK	670	25	17	712	783	29800	2,12,17,600	2,24,90,656	47000	25,06,240
40	1202	12	2 BHK	671	29	15	715	787	29800	2,13,07,000	2,25,85,420	47000	25,16,800
41	1203	12	3 BHK	920	0	0	920	1012	Land Owner's Share				32,38,400

Sr. No.	Flat No.	Floor No.	Comp.	As per Architect Carpet Area in Sq. ft.	Balcony Area in Sq. ft.	Dry Balcony Area in Sq. ft.	Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
42	1204	12	2 BHK	687	0	10	697	767	29800	2,07,70,600	2,20,16,836	46000	24,53,440
43	1301	13	2 BHK	670	25	17	712	783	29880	2,12,74,560	2,25,51,034	47000	25,06,240
44	1302	13	2 BHK	671	29	15	715	787	29880	2,13,64,200	2,26,46,052	47000	25,16,800
45	1303	13	3 BHK	932	29	10	971	1068	29880	2,90,13,480	3,07,54,289	64000	34,17,920
46	1304	13	2 BHK	687	0	10	697	767	29880	2,08,26,360	2,20,75,942	46000	24,53,440
47	1401	14	2 BHK	670	25	17	712	783	29960	2,13,31,520	2,26,11,411	47000	25,06,240
48	1402	14	2 BHK	671	29	15	715	787	29960	2,14,21,400	2,27,06,684	47500	25,16,800
49	1403	14	3 BHK	932	29	10	971	1068	29960	2,90,91,160	3,08,36,630	64000	34,17,920
50	1404	14	2 BHK	687	0	10	697	767	29960	2,08,82,120	2,21,35,047	46000	24,53,440
51	1501	15	2 BHK	670	25	17	712	783	30040	2,13,88,480	2,26,71,789	47000	25,06,240
52	1503	15	2 BHK	733	29	10	772	849	30040	2,31,90,880	2,45,82,333	51000	27,17,440
53	1504	15	2 BHK	687	0	10	697	767	30040	2,09,37,880	2,21,94,153	46000	24,53,440
54	1601	16	2 BHK	670	25	17	712	783	30120	2,14,45,440	2,27,32,166	47500	25,06,240
55	1602	16	2 BHK	671	29	15	715	787	30120	2,15,35,800	2,28,27,948	47500	25,16,800
56	1603	16	3 BHK	932	29	10	971	1068	30120	2,92,46,520	3,10,01,311	64500	34,17,920
57	1604	16	2 BHK	687	0	10	697	767	30120	2,09,93,640	2,22,53,258	46500	24,53,440
58	1701	17	2 BHK	670	25	17	712	783	30200	2,15,02,400	2,27,92,544	47500	25,06,240
59	1702	17	2 BHK	671	29	15	715	787	30200	2,15,93,000	2,28,88,580	47500	25,16,800
60	1703	17	3 BHK	932	29	10	971	1068	30200	2,93,24,200	3,10,83,652	65000	34,17,920
61	1704	17	2 BHK	687	0	10	697	767	30200	2,10,49,400	2,23,12,364	46500	24,53,440
62	1801	18	2 BHK	670	25	17	712	783	30280	2,15,59,360	2,28,52,922	47500	25,06,240
63	1802	18	2 BHK	671	29	15	715	787	30280	2,16,50,200	2,29,49,212	48000	25,16,800
64	1803	18	3 BHK	932	29	10	971	1068	30280	2,94,01,880	3,11,65,993	65000	34,17,920

Sr. No.	Flat No.	Floor No.	Comp.	As per Architect Carpet Area in Sq. ft.	Balcony Area in Sq. ft.	Dry Balcony Area in Sq. ft.	Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
65	1804	18	2 BHK	687	0	10	697	767	30280	2,11,05,160	2,23,71,470	46500	24,53,440
66	1901	19	2 BHK	670	25	17	712	783	30360	2,16,16,320	2,29,13,299	47500	25,06,240
67	1902	19	2 BHK	671	29	15	715	787	30360	2,17,07,400	2,30,09,844	48000	25,16,800
68	1903	19	3 BHK	932	29	10	971	1068	30360	2,94,79,560	3,12,48,334	65000	34,17,920
69	1904	19	2 BHK	687	0	10	697	767	30360	2,11,60,920	2,24,30,575	46500	24,53,440
70	2001	20	2 BHK	670	25	17	712	783	30440	2,16,73,280	2,29,73,677	48000	25,06,240
71	2002	20	2 BHK	671	29	15	715	787	30440	2,17,64,600	2,30,70,476	48000	25,16,800
72	2003	20	3 BHK	932	29	10	971	1068	30440	2,95,57,240	3,13,30,674	65500	34,17,920
73	2004	20	2 BHK	687	0	10	697	767	30440	2,12,16,680	2,24,89,681	47000	24,53,440
74	2101	21	2 BHK	670	25	17	712	783	30520	2,17,30,240	2,30,34,054	48000	25,06,240
75	2102	21	2 BHK	671	29	15	715	787	30520	2,18,21,800	2,31,31,108	48000	25,16,800
76	2103	21	3 BHK	932	29	10	971	1068	30520	2,96,34,920	3,14,13,015	65500	34,17,920
77	2104	21	2 BHK	687	0	10	697	767	30520	2,12,72,440	2,25,48,786	47000	24,53,440
78	2201	22	2 BHK	670	25	17	712	783	30600	2,17,87,200	2,30,94,432	48000	25,06,240
79	2202	22	2 BHK	671	29	15	715	787	30600	2,18,79,000	2,31,91,740	48500	25,16,800
80	2203	22	3 BHK	932	29	10	971	1068	30600	2,97,12,600	3,14,95,356	65500	34,17,920
81	2204	22	2 BHK	687	0	10	697	767	30600	2,13,28,200	2,26,07,892	47000	24,53,440
82	2302	23	3 BHK	1353	55	32	1440	1584					50,68,800
83	2303	23	4 BHK	1634	29	20	1683	1851					59,24,160
Total				63621	1484	1007	66112	72723		1,49,58,75,600	1,58,56,28,136		23,27,14,240

Land Owner's Share



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



4) Wing D:

Sr. No.	Flat No.	Floor No.	Comp.	As per Architect Carpet Area in Sq. ft.	Balocny Area in Sq. ft.	Dry Balcony Area in Sq. ft.	Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	102	1	3 BHK	834	25	10	869	956	29000	2,52,01,000	2,67,13,060	55500	30,58,880
2	202	2	3 BHK	834	25	10	869	956	29000	2,52,01,000	2,67,13,060	55500	30,58,880
3	203	2	2 BHK	643	24	10	677	745	29000	1,96,33,000	2,08,10,980	43500	23,83,040
4	301	3	2 BHK	614	0	10	624	686	Land Owner's Share				21,96,480
5	302	3	3 BHK	834	25	10	869	956					30,58,880
6	303	3	2 BHK	643	24	10	677	745	29080	1,96,87,160	2,08,68,390	43500	23,83,040
7	401	4	2 BHK	614	0	10	624	686	Land Owner's Share				21,96,480
8	402	4	3 BHK	834	25	10	869	956					30,58,880
9	403	4	2 BHK	643	24	10	677	745	29160	1,97,41,320	2,09,25,799	43500	23,83,040
10	501	5	2 BHK	614	0	10	624	686	Land Owner's Share				21,96,480
11	502	5	3 BHK	834	25	10	869	956					30,58,880
12	503	5	2 BHK	643	24	10	677	745	29240	1,97,95,480	2,09,83,209	43500	23,83,040
13	601	6	2 BHK	614	0	10	624	686	Land Owner's Share				21,96,480
14	602	6	3 BHK	834	25	10	869	956					29320
15	603	6	2 BHK	643	24	10	677	745	29320	1,98,49,640	2,10,40,618	44000	23,83,040
16	701	7	2 BHK	614	0	10	624	686	Land Owner's Share				21,96,480
17	702	7	3 BHK	834	25	10	869	956					29400
18	703	7	2 BHK	643	24	10	677	745	29400	1,99,03,800	2,10,98,028	44000	23,83,040
19	801	8	2 BHK	614	0	10	624	686	29480	1,83,95,520	1,94,99,251	40500	21,96,480
20	802	8	3 BHK	834	25	10	869	956	29480	2,56,18,120	2,71,55,207	56500	30,58,880

Sr. No.	Flat No.	Floor No.	Comp.	As per Architect Carpet Area in Sq. ft.	Balocny Area in Sq. ft.	Dry Balcony Area in Sq. ft.	Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
21	901	9	2 BHK	614	0	10	624	686	29560	1,84,45,440	1,95,52,166	40500	21,96,480
22	902	9	3 BHK	834	25	10	869	956	29560	2,56,87,640	2,72,28,898	56500	30,58,880
23	903	9	2 BHK	643	24	10	677	745	29560	2,00,12,120	2,12,12,847	44000	23,83,040
24	1001	10	2 BHK	614	0	10	624	686	29640	1,84,95,360	1,96,05,082	41000	21,96,480
25	1002	10	3 BHK	834	25	10	869	956	29640	2,57,57,160	2,73,02,590	57000	30,58,880
26	1003	10	2 BHK	643	24	10	677	745	29640	2,00,66,280	2,12,70,257	44500	23,83,040
27	1101	11	2 BHK	614	0	10	624	686	29720	1,85,45,280	1,96,57,997	41000	21,96,480
28	1102	11	3 BHK	834	25	10	869	956	29720	2,58,26,680	2,73,76,281	57000	30,58,880
29	1103	11	2 BHK	643	24	10	677	745	29720	2,01,20,440	2,13,27,666	44500	23,83,040
30	1201	12	2 BHK	614	0	10	624	686	29800	1,85,95,200	1,97,10,912	41000	21,96,480
31	1202	12	3 BHK	834	25	10	869	956	29800	2,58,96,200	2,74,49,972	57000	30,58,880
32	1203	12	2 BHK	643	24	10	677	745	29800	2,01,74,600	2,13,85,076	44500	23,83,040
33	1301	13	2 BHK	614	0	10	624	686	29880	1,86,45,120	1,97,63,827	41000	21,96,480
34	1302	13	3 BHK	834	25	10	869	956	29880	2,59,65,720	2,75,23,663	57500	30,58,880
35	1303	13	2 BHK	643	24	10	677	745	29880	2,02,28,760	2,14,42,486	44500	23,83,040
36	1401	14	2 BHK	614	0	10	624	686	29960	1,86,95,040	1,98,16,742	41500	21,96,480
37	1402	14	3 BHK	834	25	10	869	956	29960	2,60,35,240	2,75,97,354	57500	30,58,880
38	1403	14	2 BHK	643	24	10	677	745	29960	2,02,82,920	2,14,99,895	45000	23,83,040
39	1501	15	2 BHK	614	0	10	624	686	30040	1,87,44,960	1,98,69,658	41500	21,96,480
40	1503	15	2 BHK	643	24	10	677	745	30040	2,03,37,080	2,15,57,305	45000	23,83,040
41	1601	16	2 BHK	614	0	10	624	686	30120	1,87,94,880	1,99,22,573	41500	21,96,480
42	1602	16	3 BHK	834	25	10	869	956	30120	2,61,74,280	2,77,44,737	58000	30,58,880

Sr. No.	Flat No.	Floor No.	Comp.	As per Architect Carpet Area in Sq. ft.	Balocny Area in Sq. ft.	Dry Balcony Area in Sq. ft.	Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
43	1603	16	2 BHK	643	24	10	677	745	30120	2,03,91,240	2,16,14,714	45000	23,83,040
44	1701	17	2 BHK	614	0	10	624	686	30200	1,88,44,800	1,99,75,488	41500	21,96,480
45	1702	17	3 BHK	834	25	10	869	956	30200	2,62,43,800	2,78,18,428	58000	30,58,880
46	1703	17	2 BHK	643	24	10	677	745	30200	2,04,45,400	2,16,72,124	45000	23,83,040
47	1801	18	2 BHK	614	0	10	624	686	30280	1,88,94,720	2,00,28,403	41500	21,96,480
48	1802	18	3 BHK	834	25	10	869	956	30280	2,63,13,320	2,78,92,119	58000	30,58,880
49	1803	18	2 BHK	643	24	10	677	745	30280	2,04,99,560	2,17,29,534	45500	23,83,040
50	1901	19	2 BHK	614	0	10	624	686	30360	1,89,44,640	2,00,81,318	42000	21,96,480
51	1902	19	3 BHK	834	25	10	869	956	30360	2,63,82,840	2,79,65,810	58500	30,58,880
52	1903	19	2 BHK	643	24	10	677	745	30360	2,05,53,720	2,17,86,943	45500	23,83,040
53	2001	20	2 BHK	614	0	10	624	686	30440	1,89,94,560	2,01,34,234	42000	21,96,480
54	2002	20	3 BHK	834	25	10	869	956	30440	2,64,52,360	2,80,39,502	58500	30,58,880
55	2003	20	2 BHK	643	24	10	677	745	30440	2,06,07,880	2,18,44,353	45500	23,83,040
56	2101	21	2 BHK	614	0	10	624	686	30520	1,90,44,480	2,01,87,149	42000	21,96,480
57	2102	21	3 BHK	834	25	10	869	956	30520	2,65,21,880	2,81,13,193	58500	30,58,880
58	2103	21	2 BHK	643	24	10	677	745	30520	2,06,62,040	2,19,01,762	45500	23,83,040
59	2201	22	2 BHK	614	0	10	624	686	30600	1,90,94,400	2,02,40,064	42000	21,96,480
60	2202	22	3 BHK	834	25	10	869	956	30600	2,65,91,400	2,81,86,884	58500	30,58,880
61	2203	22	2 BHK	643	24	10	677	745	30600	2,07,16,200	2,19,59,172	45500	23,83,040
62	2301	23	2 BHK	614	0	10	624	686	30680	1,91,44,320	2,02,92,979	42500	21,96,480
63	2302	23	3 BHK	834	25	10	869	956	30680	2,66,60,920	2,82,60,575	59000	30,58,880
64	2303	23	2 BHK	643	24	10	677	745	30680	2,07,70,360	2,20,16,582	46000	23,83,040
Total				44745	1054	640	46439	51083		1,21,83,54,960	1,29,14,56,258		16,34,65,280

5) Wing E:

Sr. No.	Flat No.	Floor No.	Comp.	As per Architect Carpet Area in Sq. ft.	Balocny Area in Sq. ft.	Dry Balocny Area in Sq. ft.	Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	103	1	2 BHK	674	0	10	684	752	29000	1,98,36,000	2,10,26,160	44000	24,07,680
2	202	2	2 BHK	673	0	10	683	751	29000	1,98,07,000	2,09,95,420	43500	24,04,160
3	203	2	2 BHK	674	0	10	684	752	29000	1,98,36,000	2,10,26,160	44000	24,07,680
4	301	3	2 BHK	670	25	10	705	776	29080	2,05,01,400	2,17,31,484	45500	24,81,600
5	302	3	2 BHK	673	0	10	683	751	29080	1,98,61,640	2,10,53,338	44000	24,04,160
6	303	3	2 BHK	674	0	10	684	752	29080	1,98,90,720	2,10,84,163	44000	24,07,680
7	304	3	2 BHK	670	25	10	705	776	29080	2,05,01,400	2,17,31,484	45500	24,81,600
8	401	4	2 BHK	670	25	10	705	776	29160	2,05,57,800	2,17,91,268	45500	24,81,600
9	402	4	2 BHK	673	0	10	683	751	29160	1,99,16,280	2,11,11,257	44000	24,04,160
10	403	4	2 BHK	674	0	10	684	752	29160	1,99,45,440	2,11,42,166	44000	24,07,680
11	404	4	2 BHK	670	25	10	705	776	29160	2,05,57,800	2,17,91,268	45500	24,81,600
12	501	5	2 BHK	670	25	10	705	776					24,81,600
13	502	5	2 BHK	673	0	10	683	751					24,04,160
Land Owner's Share													
14	503	5	2 BHK	674	0	10	684	752	29240	2,00,00,160	2,12,00,170	44000	24,07,680
15	504	5	2 BHK	670	25	10	705	776	29240	2,06,14,200	2,18,51,052	45500	24,81,600
16	601	6	2 BHK	670	25	10	705	776	29320	2,06,70,600	2,19,10,836	45500	24,81,600
17	602	6	2 BHK	673	0	10	683	751	29320	2,00,25,560	2,12,27,094	44000	24,04,160
18	603	6	2 BHK	674	0	10	684	752	29320	2,00,54,880	2,12,58,173	44500	24,07,680
19	604	6	2 BHK	670	25	10	705	776	29320	2,06,70,600	2,19,10,836	45500	24,81,600

Sr. No.	Flat No.	Floor No.	Comp.	As per Architect Carpet Area in Sq. ft.	Balocny Area in Sq. ft.	Dry Balcony Area in Sq. ft.	Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
20	701	7	2 BHK	670	25	10	705	776	29400	2,07,27,000	2,19,70,620	46000	24,81,600
21	702	7	2 BHK	673	0	10	683	751	29400	2,00,80,200	2,12,85,012	44500	24,04,160
22	703	7	2 BHK	674	0	10	684	752	29400	2,01,09,600	2,13,16,176	44500	24,07,680
23	704	7	2 BHK	670	25	10	705	776	29400	2,07,27,000	2,19,70,620	46000	24,81,600
24	801	8	2 BHK	670	25	10	705	776	29480	2,07,83,400	2,20,30,404	46000	24,81,600
25	802	8	2 BHK	673	0	10	683	751	29480	2,01,34,840	2,13,42,930	44500	24,04,160
26	804	8	2 BHK	682	25	14	721	793	29480	2,12,55,080	2,25,30,385	47000	25,37,920
27	901	9	2 BHK	670	25	10	705	776	29560	2,08,39,800	2,20,90,188	46000	24,81,600
28	902	9	2 BHK	673	0	10	683	751	29560	2,01,89,480	2,14,00,849	44500	24,04,160
29	903	9	2 BHK	674	0	10	684	752	29560	2,02,19,040	2,14,32,182	44500	24,07,680
30	904	9	2 BHK	670	25	10	705	776	29560	2,08,39,800	2,20,90,188	46000	24,81,600
31	1001	10	2 BHK	670	25	10	705	776	29640	2,08,96,200	2,21,49,972	46000	24,81,600
32	1002	10	2 BHK	673	0	10	683	751	29640	2,02,44,120	2,14,58,767	44500	24,04,160
33	1003	10	2 BHK	674	0	10	684	752	29640	2,02,73,760	2,14,90,186	45000	24,07,680
34	1004	10	2 BHK	670	25	10	705	776	29640	2,08,96,200	2,21,49,972	46000	24,81,600
35	1101	11	2 BHK	670	25	10	705	776	29720	2,09,52,600	2,22,09,756	46500	24,81,600
36	1102	11	2 BHK	673	0	10	683	751	29720	2,02,98,760	2,15,16,686	45000	24,04,160
37	1103	11	2 BHK	674	0	10	684	752	29720	2,03,28,480	2,15,48,189	45000	24,07,680
38	1104	11	2 BHK	670	25	10	705	776	29720	2,09,52,600	2,22,09,756	46500	24,81,600
39	1201	12	2 BHK	670	25	10	705	776	29800	2,10,09,000	2,22,69,540	46500	24,81,600
40	1202	12	2 BHK	673	0	10	683	751	29800	2,03,53,400	2,15,74,604	45000	24,04,160

Sr. No.	Flat No.	Floor No.	Comp.	As per Architect Carpet Area in Sq. ft.	Balocny Area in Sq. ft.	Dry Balcony Area in Sq. ft.	Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
41	1203	12	2 BHK	674	0	10	684	752	29800	2,03,83,200	2,16,06,192	45000	24,07,680
42	1204	12	2 BHK	670	25	10	705	776	29800	2,10,09,000	2,22,69,540	46500	24,81,600
43	1301	13	2 BHK	670	25	10	705	776	29880	2,10,65,400	2,23,29,324	46500	24,81,600
44	1302	13	2 BHK	673	0	10	683	751	29880	2,04,08,040	2,16,32,522	45000	24,04,160
45	1303	13	2 BHK	674	0	10	684	752	29880	2,04,37,920	2,16,64,195	45000	24,07,680
46	1304	13	2 BHK	670	25	10	705	776	29880	2,10,65,400	2,23,29,324	46500	24,81,600
47	1401	14	2 BHK	670	25	10	705	776	29960	2,11,21,800	2,23,89,108	46500	24,81,600
48	1402	14	2 BHK	673	0	10	683	751	29960	2,04,62,680	2,16,90,441	45000	24,04,160
49	1403	14	2 BHK	674	0	10	684	752	29960	2,04,92,640	2,17,22,198	45500	24,07,680
50	1404	14	2 BHK	670	25	10	705	776	29960	2,11,21,800	2,23,89,108	46500	24,81,600
51	1501	15	2 BHK	670	25	10	705	776	30040	2,11,78,200	2,24,48,892	47000	24,81,600
52	1502	15	2 BHK	673	0	10	683	751	30040	2,05,17,320	2,17,48,359	45500	24,04,160
53	1504	15	2 BHK	670	25	10	705	776	30040	2,11,78,200	2,24,48,892	47000	24,81,600
54	1601	16	2 BHK	670	25	10	705	776	30120	2,12,34,600	2,25,08,676	47000	24,81,600
55	1602	16	2 BHK	673	0	10	683	751	30120	2,05,71,960	2,18,06,278	45500	24,04,160
56	1603	16	2 BHK	674	0	10	684	752	30120	2,06,02,080	2,18,38,205	45500	24,07,680
57	1604	16	2 BHK	670	25	10	705	776	30120	2,12,34,600	2,25,08,676	47000	24,81,600
58	1701	17	2 BHK	670	25	10	705	776	30200	2,12,91,000	2,25,68,460	47000	24,81,600
59	1702	17	2 BHK	673	0	10	683	751	30200	2,06,26,600	2,18,64,196	45500	24,04,160
60	1703	17	2 BHK	674	0	10	684	752	30200	2,06,56,800	2,18,96,208	45500	24,07,680
61	1704	17	2 BHK	670	25	10	705	776	30200	2,12,91,000	2,25,68,460	47000	24,81,600
62	1801	18	2 BHK	670	25	10	705	776	30280	2,13,47,400	2,26,28,244	47000	24,81,600
63	1802	18	2 BHK	673	0	10	683	751	30280	2,06,81,240	2,19,22,114	45500	24,04,160

Sr. No.	Flat No.	Floor No.	Comp.	As per Architect Carpet Area in Sq. ft.	Balocny Area in Sq. ft.	Dry Balcony Area in Sq. ft.	Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
64	1803	18	2 BHK	674	0	10	684	752	30280	2,07,11,520	2,19,54,211	45500	24,07,680
65	1804	18	2 BHK	670	25	10	705	776	30280	2,13,47,400	2,26,28,244	47000	24,81,600
66	1901	19	2 BHK	670	25	10	705	776	30360	2,14,03,800	2,26,88,028	47500	24,81,600
67	1902	19	2 BHK	673	0	10	683	751	30360	2,07,35,880	2,19,80,033	46000	24,04,160
68	1903	19	2 BHK	674	0	10	684	752	30360	2,07,66,240	2,20,12,214	46000	24,07,680
69	1904	19	2 BHK	670	25	10	705	776	30360	2,14,03,800	2,26,88,028	47500	24,81,600
70	2001	20	2 BHK	670	25	10	705	776	30440	2,14,60,200	2,27,47,812	47500	24,81,600
71	2002	20	2 BHK	673	0	10	683	751	30440	2,07,90,520	2,20,37,951	46000	24,04,160
72	2003	20	2 BHK	674	0	10	684	752	30440	2,08,20,960	2,20,70,218	46000	24,07,680
73	2004	20	2 BHK	670	25	10	705	776	30440	2,14,60,200	2,27,47,812	47500	24,81,600
74	2101	21	2 BHK	670	25	10	705	776	30520	2,15,16,600	2,28,07,596	47500	24,81,600
75	2102	21	2 BHK	673	0	10	683	751	30520	2,08,45,160	2,20,95,870	46000	24,04,160
76	2103	21	2 BHK	674	0	10	684	752	30520	2,08,75,680	2,21,28,221	46000	24,07,680
77	2104	21	2 BHK	670	25	10	705	776	30520	2,15,16,600	2,28,07,596	47500	24,81,600
78	2201	22	2 BHK	670	25	10	705	776	30600	2,15,73,000	2,28,67,380	47500	24,81,600
79	2202	22	2 BHK	673	0	10	683	751	30600	2,08,99,800	2,21,53,788	46000	24,04,160
80	2203	22	2 BHK	674	0	10	684	752	30600	2,09,30,400	2,21,86,224	46000	24,07,680
81	2204	22	2 BHK	670	25	10	705	776	30600	2,15,73,000	2,28,67,380	47500	24,81,600
82	2301	23	2 BHK	670	25	10	705	776	30680	2,16,29,400	2,29,27,164	48000	24,81,600
83	2302	23	2 BHK	673	0	10	683	751	30680	2,09,54,440	2,22,11,706	46500	24,04,160
84	2303	23	2 BHK	674	0	10	684	752	30680	2,09,85,120	2,22,44,227	46500	24,07,680
85	2304	23	2 BHK	670	25	10	705	776	30680	2,16,29,400	2,29,27,164	48000	24,81,600
Total				57112	1050	854	59016	64918		1,72,11,65,840	1,82,44,35,790		20,77,36,320

6) Wing F:

Sr. No.	Flat No.	Floor No.	Comp.	As per Architect Carpet Area in Sq. ft.	Dry Balcony Area in Sq. ft.	Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	102	1	3 BHK	1005	17	1022	1124	Land Owner's Share				35,97,440
2	103	1	3 BHK	995	23	1018	1120					35,83,360
3	202	2	3 BHK	1005	17	1022	1124					35,97,440
4	203	2	3 BHK	995	23	1018	1120					35,83,360
5	301	3	2 BHK	647	17	664	730					23,37,280
6	302	3	3 BHK	1005	17	1022	1124					35,97,440
7	303	3	3 BHK	995	23	1018	1120					35,83,360
8	401	4	2 BHK	647	17	664	730					23,37,280
9	402	4	3 BHK	1005	17	1022	1124					35,97,440
10	403	4	3 BHK	995	23	1018	1120					35,83,360
11	501	5	2 BHK	647	17	664	730					23,37,280
12	502	5	3 BHK	1005	17	1022	1124					35,97,440
13	503	5	3 BHK	995	23	1018	1120					35,83,360
14	601	6	2 BHK	647	17	664	730					23,37,280
15	602	6	3 BHK	1005	17	1022	1124					35,97,440
16	603	6	3 BHK	995	23	1018	1120					35,83,360
17	701	7	2 BHK	647	17	664	730	29400	1,95,21,600	2,06,92,896	43000	23,37,280
18	702	7	3 BHK	1005	17	1022	1124	Land Owner's Share				35,97,440
19	703	7	3 BHK	995	23	1018	1120					35,83,360
20	801	8	2 BHK	647	17	664	730					23,37,280

Sr. No.	Flat No.	Floor No.	Comp.	As per Architect Carpet Area in Sq. ft.	Dry Balcony Area in Sq. ft.	Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
21	803	8	4 BHK	1212	23	1235	1359	Land Owner's Share				43,47,200
22	901	9	2 BHK	647	17	664	730	29560	1,96,27,840	2,08,05,510	43500	23,37,280
23	902	9	3 BHK	1005	17	1022	1124	Land Owner's Share				35,97,440
24	903	9	3 BHK	995	23	1018	1120	Land Owner's Share				35,83,360
25	1001	10	2 BHK	647	17	664	730	29640	1,96,80,960	2,08,61,818	43500	23,37,280
26	1002	10	3 BHK	1005	17	1022	1124	Land Owner's Share				35,97,440
27	1003	10	3 BHK	995	23	1018	1120	Land Owner's Share				35,83,360
28	1101	11	2 BHK	647	17	664	730	29720	1,97,34,080	2,09,18,125	43500	23,37,280
29	1102	11	3 BHK	1005	17	1022	1124	Land Owner's Share				35,97,440
30	1103	11	3 BHK	995	23	1018	1120	Land Owner's Share				35,83,360
31	1201	12	2 BHK	647	17	664	730	29800	1,97,87,200	2,09,74,432	43500	23,37,280
32	1202	12	3 BHK	1005	17	1022	1124	Land Owner's Share				35,97,440
33	1203	12	3 BHK	995	23	1018	1120	Land Owner's Share				35,83,360
34	1301	13	2 BHK	647	17	664	730	29880	1,98,40,320	2,10,30,739	44000	23,37,280
35	1302	13	3 BHK	1005	17	1022	1124	Land Owner's Share				35,97,440
36	1303	13	3 BHK	995	23	1018	1120	Land Owner's Share				35,83,360
37	1401	14	2 BHK	647	17	664	730	29960	1,98,93,440	2,10,87,046	44000	23,37,280
38	1402	14	3 BHK	1005	17	1022	1124	Land Owner's Share				35,97,440
39	1403	14	3 BHK	995	23	1018	1120	Land Owner's Share				35,83,360
40	1501	15	2 BHK	647	17	664	730	30040	1,99,46,560	2,11,43,354	44000	23,37,280
41	1503	15	3 BHK	995	23	1018	1120	Land Owner's Share				35,83,360
42	1601	16	2 BHK	647	17	664	730	30120	1,99,99,680	2,11,99,661	44000	23,37,280

Sr. No.	Flat No.	Floor No.	Comp.	As per Architect Carpet Area in Sq. ft.	Dry Balcony Area in Sq. ft.	Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
43	1602	16	3 BHK	1005	17	1022	1124		Land Owner's Share			35,97,440
44	1603	16	3 BHK	995	23	1018	1120					35,83,360
45	1701	17	2 BHK	647	17	664	730	30200	2,00,52,800	2,12,55,968	44500	23,37,280
46	1702	17	3 BHK	1005	17	1022	1124		Land Owner's Share			35,97,440
47	1703	17	3 BHK	995	23	1018	1120					35,83,360
48	1801	18	2 BHK	647	17	664	730	30280	2,01,05,920	2,13,12,275	44500	23,37,280
49	1802	18	3 BHK	1005	17	1022	1124		Land Owner's Share			35,97,440
50	1803	18	3 BHK	995	23	1018	1120					35,83,360
51	1901	19	2 BHK	647	17	664	730	30360	2,01,59,040	2,13,68,582	44500	23,37,280
52	1902	19	3 BHK	1005	17	1022	1124		Land Owner's Share			35,97,440
53	1903	19	3 BHK	995	23	1018	1120					35,83,360
54	2001	20	2 BHK	647	17	664	730	30440	2,02,12,160	2,14,24,890	44500	23,37,280
55	2002	20	3 BHK	1005	17	1022	1124		Land Owner's Share			35,97,440
56	2003	20	3 BHK	995	23	1018	1120					35,83,360
57	2101	21	2 BHK	647	17	664	730	30520	2,02,65,280	2,14,81,197	45000	23,37,280
58	2102	21	3 BHK	1005	17	1022	1124		Land Owner's Share			35,97,440
59	2103	21	3 BHK	995	23	1018	1120					35,83,360
60	2201	22	2 BHK	647	17	664	730	30600	2,03,18,400	2,15,37,504	45000	23,37,280
61	2202	22	3 BHK	1005	17	1022	1124		Land Owner's Share			35,97,440
62	2203	22	3 BHK	995	23	1018	1120					35,83,360
63	2301	23	2 BHK	647	17	664	730	30680	2,03,71,520	2,15,93,811	45000	23,37,280
64	2302	23	3 BHK	1005	17	1022	1124		Land Owner's Share			35,97,440
65	2303	23	3 BHK	995	23	1018	1120					35,83,360
Total				57794	1243	59037	64941		31,95,16,800	33,86,87,808		20,78,10,240

7) Wing G:

Sr. No.	Flat No.	Floor No.	Comp.	As per Architect Carpet Area in Sq. ft.	Balocny Area in Sq. ft.	Dry Balcony Area in Sq. ft.	Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	103	1	3 BHK	992	0	24	1016	1118	Land Owner's Share				35,76,320
2	104	1	3 BHK	1060	33	16	1109	1220					39,03,680
3	203	2	3 BHK	992	0	24	1016	1118					35,76,320
4	204	2	3 BHK	1060	33	16	1109	1220					39,03,680
5	301	3	2 BHK	634	0	10	644	708	29080	1,87,27,520	1,98,51,171	41500	22,66,880
6	302	3	2 BHK	677	27	17	721	793	Land Owner's Share				25,37,920
7	303	3	3 BHK	992	0	24	1016	1118					35,76,320
8	304	3	3 BHK	1060	33	16	1109	1220					39,03,680
9	401	4	2 BHK	634	0	10	644	708					29160
10	402	4	2 BHK	677	27	17	721	793	Land Owner's Share				25,37,920
11	403	4	3 BHK	992	0	24	1016	1118					35,76,320
12	404	4	3 BHK	1060	33	16	1109	1220					39,03,680
13	501	5	2 BHK	634	0	10	644	708					29240
14	502	5	2 BHK	677	27	17	721	793	Land Owner's Share				25,37,920
15	503	5	3 BHK	992	0	24	1016	1118					35,76,320
16	504	5	3 BHK	1060	33	16	1109	1220					39,03,680
17	601	6	2 BHK	634	0	10	644	708					29320
18	602	6	2 BHK	677	27	17	721	793	Land Owner's Share				25,37,920
19	603	6	3 BHK	992	0	24	1016	1118					35,76,320
20	604	6	3 BHK	1060	33	16	1109	1220					39,03,680

Sr. No.	Flat No.	Floor No.	Comp.	As per Architect Carpet Area in Sq. ft.	Balocny Area in Sq. ft.	Dry Balcony Area in Sq. ft.	Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
21	701	7	2 BHK	634	0	10	644	708	29400	1,89,33,600	2,00,69,616	42000	22,66,880
22	702	7	2 BHK	677	27	17	721	793	29400	2,11,97,400	2,24,69,244	47000	25,37,920
23	703	7	3 BHK	992	0	24	1016	1118	Land Owner's Share				35,76,320
24	704	7	3 BHK	1060	33	16	1109	1220					39,03,680
25	801	8	2 BHK	634	0	10	644	708	29480	1,89,85,120	2,01,24,227	42000	22,66,880
26	802	8	2 BHK	717	27	17	761	837	Land Owner's Share				26,78,720
27	804	8	3 BHK	1060	33	16	1109	1220					39,03,680
28	901	9	2 BHK	634	0	10	644	708	29560	1,90,36,640	2,01,78,838	42000	22,66,880
29	902	9	2 BHK	677	27	17	721	793	29560	2,13,12,760	2,25,91,526	47000	25,37,920
30	903	9	3 BHK	992	0	24	1016	1118	Land Owner's Share				35,76,320
31	904	9	3 BHK	1060	33	16	1109	1220					39,03,680
32	1001	10	2 BHK	634	0	10	644	708	29640	1,90,88,160	2,02,33,450	42000	22,66,880
33	1002	10	2 BHK	677	27	17	721	793	29640	2,13,70,440	2,26,52,666	47000	25,37,920
34	1003	10	3 BHK	992	0	24	1016	1118	Land Owner's Share				35,76,320
35	1004	10	3 BHK	1060	33	16	1109	1220					39,03,680
36	1101	11	2 BHK	634	0	10	644	708	29720	1,91,39,680	2,02,88,061	42500	22,66,880
37	1102	11	2 BHK	677	27	17	721	793	29720	2,14,28,120	2,27,13,807	47500	25,37,920
38	1103	11	3 BHK	992	0	24	1016	1118	Land Owner's Share				35,76,320
39	1104	11	3 BHK	1060	33	16	1109	1220					39,03,680
40	1201	12	2 BHK	634	0	10	644	708	29800	1,91,91,200	2,03,42,672	42500	22,66,880
41	1202	12	2 BHK	677	27	17	721	793	29800	2,14,85,800	2,27,74,948	47500	25,37,920

Sr. No.	Flat No.	Floor No.	Comp.	As per Architect Carpet Area in Sq. ft.	Balocny Area in Sq. ft.	Dry Balcony Area in Sq. ft.	Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
42	1203	12	3 BHK	992	0	24	1016	1118	Land Owner's Share				35,76,320
43	1204	12	3 BHK	1060	33	16	1109	1220	Land Owner's Share				39,03,680
44	1301	13	2 BHK	634	0	10	644	708	29880	1,92,42,720	2,03,97,283	42500	22,66,880
45	1302	13	2 BHK	677	27	17	721	793	29880	2,15,43,480	2,28,36,089	47500	25,37,920
46	1303	13	3 BHK	992	0	24	1016	1118	Land Owner's Share				35,76,320
47	1304	13	3 BHK	1060	33	16	1109	1220	Land Owner's Share				39,03,680
48	1401	14	2 BHK	634	0	10	644	708	29960	1,92,94,240	2,04,51,894	42500	22,66,880
49	1402	14	2 BHK	677	27	17	721	793	29960	2,16,01,160	2,28,97,230	47500	25,37,920
50	1403	14	3 BHK	992	0	24	1016	1118	Land Owner's Share				35,76,320
51	1404	14	3 BHK	1060	33	16	1109	1220	Land Owner's Share				39,03,680
52	1501	15	2 BHK	634	0	10	644	708	30040	1,93,45,760	2,05,06,506	42500	22,66,880
53	1502	15	1 BHK	495	27	17	539	593	30040	1,61,91,560	1,71,63,054	36000	18,97,280
54	1504	15	3 BHK	1060	33	16	1109	1220	Land Owner's Share				39,03,680
55	1601	16	2 BHK	634	0	10	644	708	30120	1,93,97,280	2,05,61,117	43000	22,66,880
56	1602	16	2 BHK	677	27	17	721	793	30120	2,17,16,520	2,30,19,511	48000	25,37,920
57	1603	16	3 BHK	992	0	24	1016	1118	Land Owner's Share				35,76,320
58	1604	16	3 BHK	1060	33	16	1109	1220	Land Owner's Share				39,03,680
59	1701	17	2 BHK	634	0	10	644	708	30200	1,94,48,800	2,06,15,728	43000	22,66,880
60	1702	17	2 BHK	677	27	17	721	793	30200	2,17,74,200	2,30,80,652	48000	25,37,920
61	1703	17	3 BHK	992	0	24	1016	1118	Land Owner's Share				35,76,320
62	1704	17	3 BHK	1060	33	16	1109	1220	Land Owner's Share				39,03,680
63	1801	18	2 BHK	634	0	10	644	708	30280	1,95,00,320	2,06,70,339	43000	22,66,880
64	1802	18	2 BHK	677	27	17	721	793	30280	2,18,31,880	2,31,41,793	48000	25,37,920

Sr. No.	Flat No.	Floor No.	Comp.	As per Architect Carpet Area in Sq. ft.	Balocny Area in Sq. ft.	Dry Balcony Area in Sq. ft.	Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
65	1803	18	3 BHK	992	0	24	1016	1118	Land Owner's Share				35,76,320
66	1804	18	3 BHK	1060	33	16	1109	1220					39,03,680
67	1901	19	2 BHK	634	0	10	644	708	30360	1,95,51,840	2,07,24,950	43000	22,66,880
68	1902	19	2 BHK	677	27	17	721	793	30360	2,18,89,560	2,32,02,934	48500	25,37,920
69	1903	19	3 BHK	992	0	24	1016	1118	Land Owner's Share				35,76,320
70	1904	19	3 BHK	1060	33	16	1109	1220					39,03,680
71	2001	20	2 BHK	634	0	10	644	708	30440	1,96,03,360	2,07,79,562	43500	22,66,880
72	2002	20	2 BHK	677	27	17	721	793	30440	2,19,47,240	2,32,64,074	48500	25,37,920
73	2003	20	3 BHK	992	0	24	1016	1118	Land Owner's Share				35,76,320
74	2004	20	3 BHK	1060	33	16	1109	1220					39,03,680
75	2101	21	2 BHK	634	0	10	644	708	30520	1,96,54,880	2,08,34,173	43500	22,66,880
76	2102	21	2 BHK	677	27	17	721	793	30520	2,20,04,920	2,33,25,215	48500	25,37,920
77	2103	21	3 BHK	992	0	24	1016	1118	Land Owner's Share				35,76,320
78	2104	21	3 BHK	1060	33	16	1109	1220					39,03,680
79	2201	22	2 BHK	634	0	10	644	708	30600	1,97,06,400	2,08,88,784	43500	22,66,880
80	2202	22	2 BHK	677	27	17	721	793	30600	2,20,62,600	2,33,86,356	48500	25,37,920
81	2203	22	3 BHK	992	0	24	1016	1118	Land Owner's Share				35,76,320
82	2204	22	3 BHK	1060	33	16	1109	1220					39,03,680
83	2301	23	2 BHK	634	0	10	644	708	30680	1,97,57,920	2,09,43,395	43500	22,66,880
84	2302	23	2 BHK	677	27	17	721	793	30680	2,21,20,280	2,34,47,497	49000	25,37,920
85	2303	23	3 BHK	992	0	24	1016	1118	Land Owner's Share				35,76,320
86	2304	23	3 BHK	1060	33	16	1109	1220					39,03,680
Total				72601	1326	1439	75366	82903		77,95,10,440	82,62,81,066		26,52,88,320

Summary of the Project:

A - Wing						
Particulars	Comp.	Total Number of Flats	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Market Value (₹)	Realizable Value in (₹)
Sale	2 BHK - 37 3 BHK - 16	53	42260	46486	1,26,71,19,760.00	1,34,31,46,946.00
Rehab	2 BHK - 05 3 BHK - 07	12	10082	11090	-	-
Total (A)		65	52342	57576	1,26,71,19,760.00	1,34,31,46,946.00
B - Wing						
Sale	2 BHK - 18 3 BHK - 36 3.5 BHK - 01	55	51903	57093	1,55,34,50,440.00	1,64,66,57,466.00
Rehab	2 BHK - 04 3 BHK - 06	10	8572	9429	-	-
Total (B)		65	60475	66523	1,55,34,50,440.00	1,64,66,57,466.00
C - Wing						
Sale	2 BHK - 57 2.5 BHK - 01 3 BHK - 09	67	50002	55002	1,49,58,75,600.00	1,58,56,28,136.00
Rehab	2 BHK - 02 3 BHK - 13 4 BHK - 01	16	16110	17721	-	-
Total (C)		83	66112	72723	1,49,58,75,600.00	1,58,56,28,136.00
D - Wing						
Sale	2 BHK - 37 3 BHK - 19	56	40712	44783	1,21,83,54,960.00	1,29,14,56,258.00
Rehab	2 BHK - 05 3 BHK - 03	08	5727	6300	-	-
Total (D)		64	46439	51083	1,21,83,54,960.00	1,29,14,56,258.00
E - Wing						
Sale	2 BHK - 83	83	57628	63391	1,72,11,65,840.00	1,82,44,35,790.00
Rehab	2 BHK - 02	02	1388	1527	-	-
Total (E)		85	59016	64918	1,72,11,65,840.00	1,82,44,35,790.00
F - Wing						
Sale	2 BHK - 16	16	10624	11686	31,95,16,800.00	33,86,87,808.00
Rehab	2 BHK - 05 3 BHK - 43 4 BHK - 01	49	48413	53254	-	-
Total (F)		65	59037	64941	31,95,16,800.00	33,86,87,808.00
G - Wing						
Sale	1 BHK - 01 2 BHK - 36 3 BHK - 01	38	28987	28586	77,95,10,440.00	82,62,81,066.00
Rehab	2 BHK - 05 3 BHK - 43	48	45734	50307	-	-
Total (G)		86	75366	82903	77,95,10,440.00	82,62,81,066.00
Total (A to G)		513	418787	460667	8,35,49,93,840.00	8,85,62,93,470.00
Refuge Floor – 8th & 15th Floors – Flat No. 3 (Wing – A, E & G)						
Refuge Floor – 8th & 15th Floors – Flat No. 2 (Wing – B & F)						
Refuge Floor – 8th Floor – Flat No. 3 & 15th Floor – Flat No. 2 (Wing – C & D)						

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	8,35,49,93,840.00
Final Realizable Value After Completion in ₹	8,85,62,93,470.00
Cost of Construction (Total Built up area x Rate) 460667 Sq. Ft. x ₹ 3200.00	1,47,41,31,520.00

Part – C (Extra Items)	Amount in ₹
1. Portico	N.A. Building Construction work not yet started
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 not yet started
2. Glazed tiles	
3. Extra sinks and bath tub	
4. Marble / ceramic tiles flooring	
5. Interior decorations	
6. Architectural elevation works	
7. Paneling works	
8. Aluminum works	
9. Aluminum hand rails	
10. False ceiling	
Total	

Part – E (Miscellaneous)	Amount in ₹
1. Separate toilet room	N.A. Building Construction work not yet started
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 not yet started
2. Drainage arrangements	
3. Compound wall	
4. C.B. deposits, fittings etc.	
5. Pavement	
Total	

Total abstract of the entire property

Part – A	Land	:	As per table attached to the report
Part – B	Building	:	
	Land development	:	
Part – C	Compound wall	:	
Part - D	Amenities	:	
Part – E	Pavement	:	
Part – F	Services	:	
Realizable Value / Fair Market Value as on date in ₹			₹ 8,35,49,93,840.00
Final Realizable Value After Completion in ₹			₹ 8,85,62,93,470.00

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparable, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a residential flat, we have adopted Sale Comparison Approach Method for the purpose of valuation .The Price for similar type of property in the nearby vicinity is in the range of ₹ 28,500.00 to ₹ 32,500.00 per Sq. Ft. on Carpet area Considering the rate with attached report, current market conditions , demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc. We estimate ₹ 29,000.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company

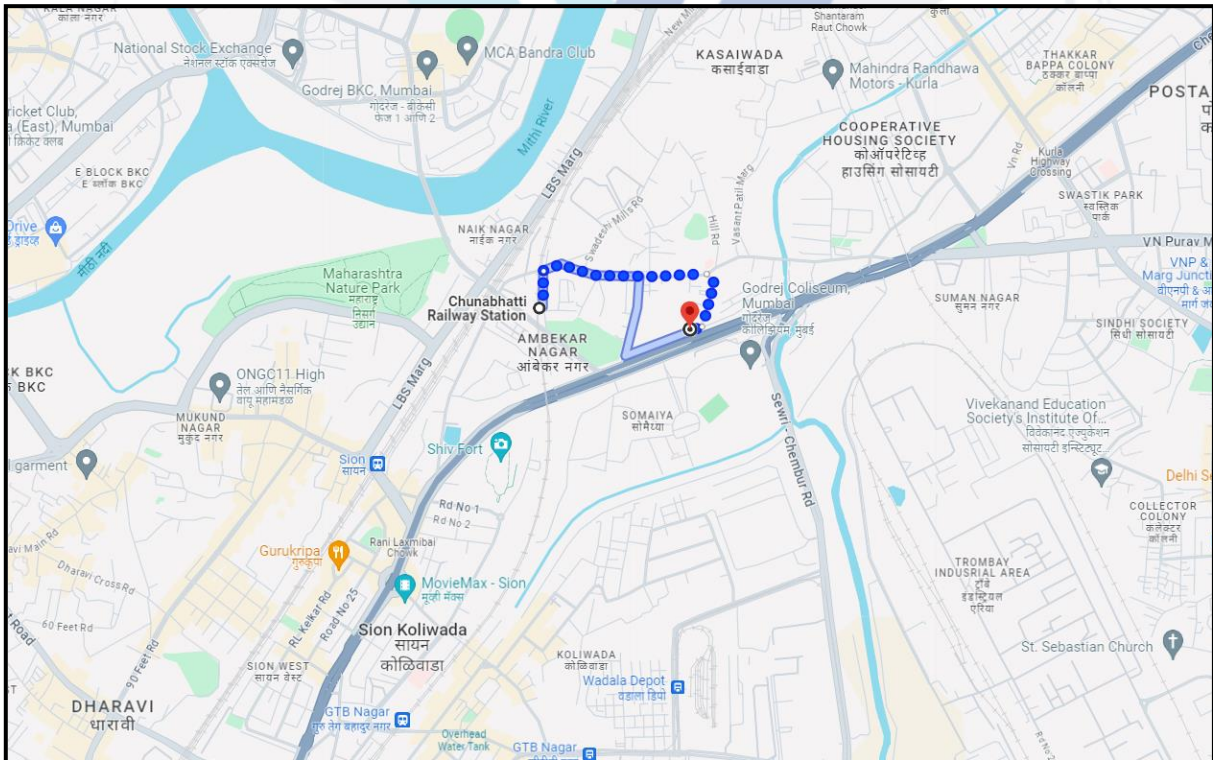
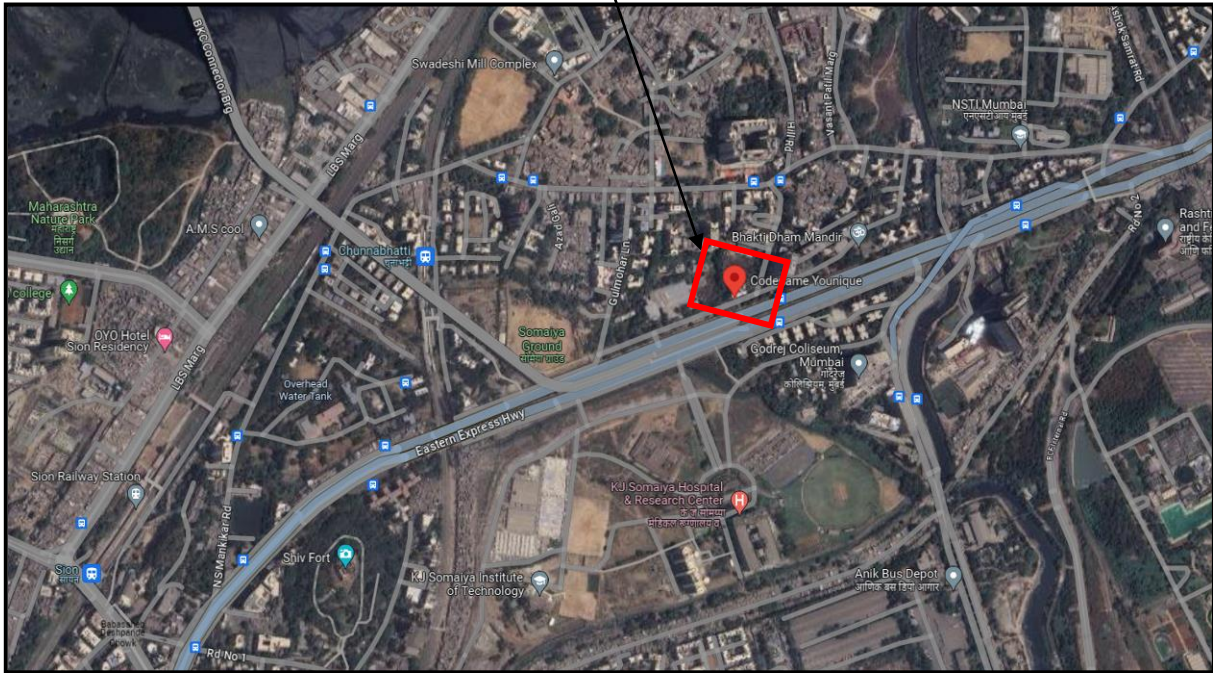


Actual Site Photographs



Route Map of the property

Site u/r



Latitude Longitude: 19°03'04.9"N 72°52'27.6"E

Note: The Blue line shows the route to site from nearest Railway station (Chunabhathi – 1.00 Km.)




Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company




Ready Reckoner Rate



Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



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

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

Year Language

Selected District

Select Village

Search By Survey No. Location

Select	उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)
SurveyNo	107/513 -भुभाग : स.गो.बर्वे मार्गाच्या उत्तरेकडील मुल्यदर विभाग क्र.513 A चे क्षेत्र बगळून राहिलेला भुभाग.	31050	69280	79670	86600	69280	चौ. मीटर
SurveyNo	107/514 -भुभाग: स.गो.बर्वे मार्गाच्या दक्षिणेकडील गावाचा सर्व भूभाग.	49960	125170	143940	178000	125170	चौ. मीटर
SurveyNo	107/515-भुभाग: कुर्ला रेल्वे स्टेशन (पुर्व) चे द्रुतगती मार्ग यांना जोडणारा स.गो. बर्वे मार्ग.	55810	113870	134900	168900	113870	चौ. मीटर
SurveyNo	107/513 A-भुभाग - उत्तरेकडे मुल्यदर विभाग क्रमांक 107/513 मधील रेल्वे कॉलनीचा भाग, दक्षिणेकडे मुल्यदर विभाग क्रमांक 107/513 चा उर्वरित भाग, पुर्वेकडे चेंबूर गावची हद्द, पश्चिमेकडे मध्य रेल्वेची हद्द.	27230	82350	90600	98850	82350	चौ. मीटर

Survey No.

Price Indicators

Comp.	Floor	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
1 BHK	-	housing.com	495.00	1,53,00,000.00	30,909.00
2 BHK	-	Square yards	684.00	2,00,00,000.00	29,240.00

HOUSING.COM Buy In Mumbai

Home / Mumbai / Central Mumbai Suburbs / Sion / Sheth Codename Younique Last updated: Jun 13, 2024

Sheth Codename Younique ✓ RERA

By **SHETH REALTY MUMBAI** ₹1.53 Cr - 5.06 Cr | ₹30.98 K/sq.ft
EMI starts at ₹76.12 K

Kurla, Central Mumbai Suburbs, Mumbai Price excludes maintenance, floor rise c... See More

1, 2, 3, 4 BHK Apartments Configurations

Dec, 2028 Possession Starts

₹30.98 K/sq.ft Avg. Price

495 sq.ft. - 1634 sq.ft. (Carpet Area) Sizes

square yards Mumbai

Home > Property in Mumbai > Flats in Mumbai > Flats in Sion > 2 BHK Flats in Sion > 2 Bedroom 684 Sq.Ft. Apartment in Sion Mumbai

3 Views Compare

5 Photos N NILESH

Sheth Codename Younique

2 Bedroom 684 Sq.Ft. Apartment in Sion Mumbai

Listing ID #7055825

₹ 2 Cr.

- 2 Bedrooms
- Unfurnished
- 2 Bathroom
- 684 Sq. Ft. (Carpet Area)
- Garden View

Found Something Wrong with this Listing? Report Here.

Prime Member

Benefits worth ₹75000 in just ₹4999

Enjoy benefits worth ₹75,000 on new property, home loan, interiors, valuation report & more [Get Offer](#)

[More Offers](#)

Valuation Report square yards

₹1,599 **₹1499**

- Estimated Market Value
- Rental Value
- Govt. Value

Get a comprehensive **Valuation Report** of any property

Price Indicators

Comp.	Floor	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
3 BHK	7 th	Magicbricks.com	972.00	2,75,00,000.00	28,292.00

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Chunabhatti > 3 BHK Flats for Sale in Chunabhatti > 1600 Sq-ft

₹2.75 Cr

EMI - ₹1,24L | [Get Loan offers from 34+ banks](#)

3 BHK 1600 Sq-ft Flat For Sale in [Chunabhatti, Mumbai](#)

Photo not uploaded
by advertiser

Request Photos

3 Beds
3 Baths
1 Balcony
1 Covered Parking
Skyline View
Smart Home

Carpet Area 972 sqft ₹28,292/sqft	Floor 7 (Out of 23 Floors)	Transaction Type New Property	Additional Rooms 1 Store Room
Facing East	Lifts 4	Furnished Status Semi-Furnished	Car Parking 1 Covered

✔ East Facing Property

Contact Agent
Get Phone No.

👤 Last contact made 1 day ago

More Details

Price Breakup	₹2.75 Cr ₹13,75,000 Approx. Registration Charges ₹1 Monthly
Booking Amount	₹1.0 Lac
Address	Sion BKC Conectore Chunabhatti, Chunabhatti, Mumbai - Central Mumbai, Maharashtra

Price Indicators

Comp.	Floor	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
3 BHK	7 th	Magicbricks.com	868.00	2,46,00,000.00	28,341.00

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Chunabhatti > 3 BHK Flats for Sale in Chunabhatti > 1550 Sq-ft

₹2.46 Cr [EMI - ₹1.11L](#) | [How much loan can I get?](#)

3 BHK 1550 Sq-ft Flat For Sale in [Chunabhatti, Mumbai](#)

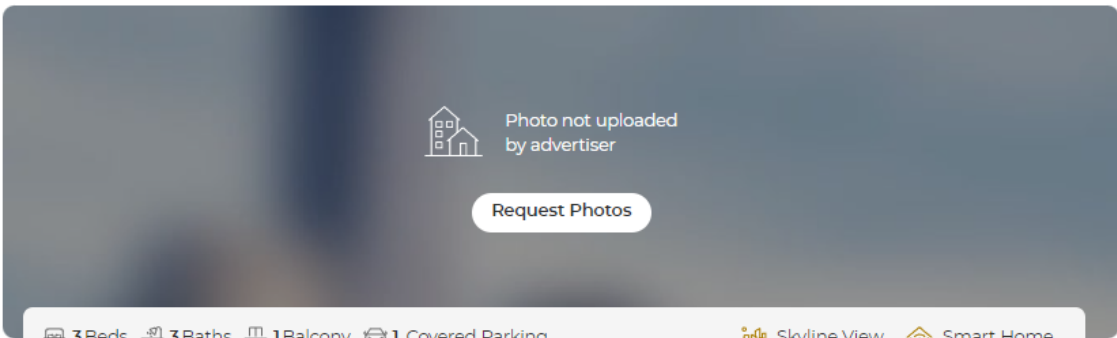


Photo not uploaded by advertiser

Request Photos

3 Beds

3 Baths

1 Balcony

1 Covered Parking

Skyline View

Smart Home

<p>Carpet Area</p> <p>868 sqft -</p> <p>₹28,341/sqft</p>	<p>Floor</p> <p>7 (Out of 23 Floors)</p>	<p>Transaction Type</p> <p>New Property</p>	<p>Additional Rooms</p> <p>1 Store Room</p>
<p>Facing</p> <p>East</p>	<p>Lifts</p> <p>4</p>	<p>Furnished Status</p> <p>Semi-Furnished</p>	<p>Car Parking</p> <p>1 Covered</p>

✔ East Facing Property

Contact Agent

Get Phone No.

More Details

Price Breakup	₹2.46 Cr ₹12,30,000 Approx. Registration Charges ₹1 Monthly
Booking Amount	₹1.0 Lac
Address	Sion BKC Conectore Chunabhatti, Chunabhatti, Mumbai - Central Mumbai, Maharashtra

Price Indicators

Comp.	Floor	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
2 BHK	-	Magicbricks.com	624.00	1,75,00,000.00	28,000.00

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

₹1.75 Cr EMI - ₹79k | [Get pre-approved loan](#)

2 BHK 1200 Sq-ft Flat For Sale in [Chunabhatti, Mumbai](#)

🛏️ 2 Beds | 🚿 2 Baths | 🚗 1 Covered Parking | 🏠 Semi-Furnished

Carpet Area 624 sqft ₹28,045/sqft	Floor 6 (Out of 23 Floors)	Transaction Type New Property
Additional Rooms 1 Store Room	Facing East	Lifts 4
Furnished Status Semi-Furnished	Car Parking 1 Covered	Type Of Ownership Freehold

✔️ East Facing Property

Contact Agent
Get Phone No.

More Details

Price Breakup **₹1.75 Cr | ₹8,75,000** Approx. Registration Charges | ₹1 Monthly

Booking Amount **₹1.0 Lac**

Address **Sion BKC Conectore Chunabhatti, Chunabhatti, Mumbai - Central Mumbai, Maharashtra**


Price Indicators

Comp.	Floor	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
2 BHK	7 th	Magicbricks.com	623.00	1,86,00,000.00	30,000.00
2 BHK	-	Square yards	697.00	2,10,00,000.00	30,000.00

magicbricks Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

₹1.86 Cr EMI - ₹84k | [Can I afford it?](#)

2 BHK 623 Sq-ft Flat For Sale [Chunabhatti, Mumbai](#)



2 Beds | 2 Baths | 1 Covered Parking | Unfurnished

Carpet Area: 623 sqft - ₹30,000/sqft

Floor: 7 (Out of 23 Floors)

Lifts: 2

Developer: [Sheth Builders Pvt. Ltd.](#)

Project: [Codename Younique](#)

Transaction Type: **New Property**

Furnished Status: **Unfurnished**

Project: [Codename Younique](#)

Facing: **East**

Car Parking: **1 Covered**

East Facing Property

[Contact Agent](#) [Get Phone No.](#)

More Details

Price Breakup: **₹1.86 Cr | ₹9,34,500** Approx. Registration Charges | ₹10 Per sq. Unit Monthly

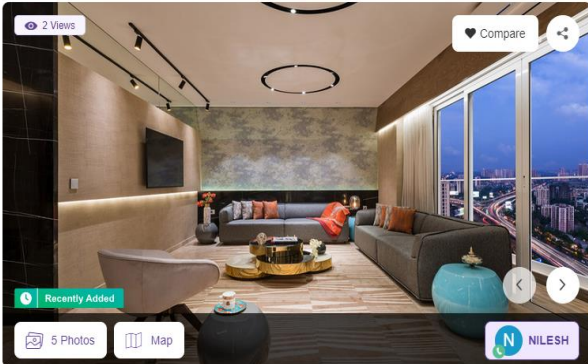
Booking Amount: **₹5.0 Lac**

RERA ID: **P51800056060**

Address: **Chunabhatti, Mumbai, Chunabhatti, Mumbai - Central Mumbai, Maharashtra**

square yards Mumbai ▾ Buy ▾ Rent ▾ Projects ▾ Agents ▾ Services ▾ Resources ▾ [Data Intelligence](#) [Advertise with us](#)

Home > Property in Mumbai > Flats in Mumbai > Flats in Sion > 2 BHK Flats in Sion > 2 Bedroom 697 Sq.Ft. Apartment in Sion Mumbai



Sheth Codename Younique
2 Bedroom 697 Sq.Ft. Apartment in Sion Mumbai

Listing ID #7157825

₹2.10 Cr.

- 2 Bedrooms
- Unfurnished
- 2 Bathroom
- 697 Sq. Ft. (Carpet Area)
- Road View

[Whatsapp](#) [Request for Call](#)

Found Something Wrong with this Listing? Report Here.

Save Extra with 3 offers




Price Indicators

Comp.	Floor	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
2 BHK	7 th	Magicbricks.com	711.00	2,13,00,000.00	30,000.00

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

₹2.13 Cr EMI - ₹96k | [How much loan can I get?](#)

2 BHK 711 Sq-ft Flat For Sale [Chunabhatti, Mumbai](#)

🛏️ 2 Beds 🚿 2 Baths 🏠 1 Balcony 🚗 1 Covered Parking

Carpet Area 711 sqft - ₹30,000/sqft	Developer Sheth Builders Pvt. Ltd.	Project Codename Younique	Floor 7 (Out of 23 Floors)
Transaction Type New Property	Facing North	Lifts 2	Furnished Status Unfurnished

Contact Agent
Get Phone No.

More Details

Price Breakup	₹2.13 Cr ₹10,66,500 Approx. Registration Charges ₹10 Per sq. Unit Monthly
Booking Amount	₹5.0 Lac
RERA ID	P51800056060
Address	Chunabhatti, Mumbai, Chunabhatti, Mumbai - Central Mumbai, Maharashtra

Price Indicators Projects nearby Locality


Comp.	Floor	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
2 BHK	10 th	magicbricks.com	850.00	2,37,00,000.00	27,880.00

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home » Property for Sale in Mumbai » Flats for Sale in Mumbai » Flats for Sale in Sion » 3 BHK Flats for Sale in Sion » 1300 Sq-ft

₹2.37 Cr EMI - ₹1.07L | [Get pre-approved loan](#)

3 BHK 1300 Sq-ft Flat For Sale [Sion, Mumbai](#)



3 Beds
 3 Baths
 Unfurnished

Water Front
 Smart Home

Carpet Area 850 sqft ₹27,882/sqft	Developer Arihant Infrastructures	Project Arihant Residency	Floor 10 (Out of 17 Floors)
Transaction Type New Property	Status Ready to Move	Facing East	Lift 1

✔ East Facing Property

Contact Agent
Get Phone No.

👤 Last contact made 2 days ago

More Details

Price Breakup	₹2.37 Cr ₹11,85,000 Approx. Registration Charges
Booking Amount	₹5.0 Lac
RERA ID	P51800008281
Address	Sion, Mumbai., Sion, Mumbai - South Mumbai, Maharashtra
Landmarks	Prashanti Mangalgham, Trimurti Road, Gulmohar Ln, Samarth Nagar,
Furnishing	Unfurnished

Price Indicators Projects nearby Locality

Comp.	Floor	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
1 BHK	-	Housing.com	429.00	1,20,00,000.00	28,000.00
2 BHK	9 th	Magicbricks.com	650.00	1,70,00,000.00	26,154.00

HOUSING.COM Buy in Mumbai
Chunabhatti X Add

₹1.2 Cr - 2.38 Cr | ₹28 K/sq.ft
EMI starts at ₹59.63 K

Price excludes maintenance, floor rise c... See More

[Contact Developer](#)

Arihant Residency ✓ AERA

By ARIHANT INFRASTRUCTURE COMPANY

Sion, Central Mumbai Suburbs, Mumbai

★ 4.5 [Write a Review](#)

1, 2, 3 BHK Apartments Configurations

Jun, 2022 Possession Starts

₹28 K/sq.ft Avg. Price

429 sq.ft. - 850 sq.ft. (Carpet Area) Sizes

magicbricks
Buy
Rent
Sell
Home Loans

₹1.70 Cr EMI - ₹ 77k | [How much loan can I get?](#)

2 BHK 650 Sq-ft Flat For Sale Chunabhatti, Mumbai

2 Beds
2 Baths
1 Covered Parking
Unfurnished

Carpet Area 650 sqft ₹26,154/sqft	Project Arihant Niwara Sky	Floor 9 (Out of 23 Floors)
Transaction Type New Property	Facing North - East	Lifts 2
Furnished Status Unfurnished	Car Parking 1 Covered	Type Of Ownership Co-operative Society

✓ Near Eastern express Highway.

Contact Agent
Get Phone No.

👤 Last contact made 30 days ago

More Details

Price Breakup	₹ 1.7 Cr
Booking Amount	₹ 10.0 Lac
Address	Chunabhatti, Mumbai, Chunabhatti, Mumbai - Central Mumbai, Maharashtra

Price Indicators


Projects nearby Locality

Comp.	Floor	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
2 BHK	26 th	Magicbricks.com	583.00	1,85,00,000.00	31,732.00

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

₹1.85 Cr | EMI - ₹83k | [Get pre-approved loan](#)

2 BHK 583 Sq-ft Flat For Sale [Sion, Mumbai](#)



2 Beds
 1 Bath
 1 Balcony
 1 Covered Parking

Carpet Area 583 sqft - ₹31,732/sqft	Developer Runwal Group	Project Runwal OYT
Floor 26 (Out of 29 Floors)	Transaction Type New Property	Facing South - East
Lifts 9	Furnished Status Unfurnished	Car Parking 1 Covered


Contact Agent
Get Phone No.

More Details



Price Breakup	₹1.85 Cr ₹8,754 Monthly
Booking Amount	₹10.0 Lac
RERA ID	P51900005685
Address	Sion, Mumbai, Sion, Mumbai - South Mumbai, Maharashtra

Price Indicators Projects nearby Locality

Comp.	Floor	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
1 BHK	-	Ghar. tv	485.00	1,75,00,000.00	36,137.00
1 BHK	5 th	Magicbricks.com	440.00	1,20,00,000.00	27,273.00


Select City ▾

Search



Post Property
Post Requirement




Property in Mumbai / Property in Sion / 1 BHK Flat for Sale in Arihant Niwara Sky Last updated on 30-Sep-2023

1 BHK Flat for Sale in Arihant Niwara Sky

Bhaktidham Mandir Road, Sion, Mumbai - 400022

Building: Arihant Niwara Sky


 RERA
  0% Brokerage



** Sample image for representation

₹ 1.75 Cr

₹ 36137 / Sq.ft



Ananda
Agent

Connect Now




Configuration 1 BHK Flat	Carpet Area 485 Sq.ft	Possession Under Construction - Possession Around June 2025
Bedroom 1	Bathroom 1	Balcony 1
Floor Number Middle Floor of 23	Furnishing Un-Furnished	RERA No. P51800025450
Property Code GHARL288007		


magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

Home > Property in Mumbai > Chunabhatti > Apartment in Chunabhatti > 1 BHK > 520 Sq-ft


₹1.20 Cr | EMI - ₹ 54k | [Get pre-approved loan](#)

1 BHK 520 Sq-ft Flat For Sale **Chunabhatti, Mumbai**

 1 Bed
 2 Baths
 Unfurnished




Carpet Area 440 sqft - ₹ 27,273/sqft	Project Arihant Niwara Sky	Floor 5 (Out of 23 Floors)
Transaction Type New Property	Facing East	Lifts 2
Furnished Status Unfurnished	Type Of Ownership Co-operative Society	Age Of Construction Under Construction

 Near eastern express Highway

Contact Agent

Get Phone No.

 Last contact made 98 days ago

More Details

Price Breakup	₹1.2 Cr ₹ 6,00,000 Approx. Registration Charges
Booking Amount	₹10.0 Lac
Address	Chunabhatti, Mumbai, Chunabhatti, Mumbai - Central Mumbai, Maharashtra

Price Indicators Projects nearby Locality

Comp.	Floor	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
2 BHK	18 th	Housing.com	750.00	2,25,00,000.00	30,000.00
3 BHK		Square yards	815.00	2,29,00,000.00	28,000.00

HOUSING.COM Buy in Mumbai

Ahuja Hive 02, Sion, Mumbai

900 sq.ft Built Up Area | ₹25 K/sq.ft Avg. Price | Ready to move Possession status | Middle of 18 floors | East facing Facing | Unfurnished Furnishing

Property Location: Ahuja Hive 02, Sion, Mumbai

Around This Property: School L.K. High School (300m), Hospital Dalvi Nursing Home (400m), Airport Chhatrapati S.

Property Overview:
 Project Name: Ahuja Hive 02
 Brokerage: No Charge
 Price: ₹2.25 Cr
 Carpet Area: 750 sq.ft

Contact Seller: Kawal Grover, Housing Expert Pro, +9195944....

square yards Mumbai | Buy | Rent | Projects | Agents | Services | Resources | Data Intelligence | Advertise with us

Arihant Shankheshwar Heights
Chunabhatti, Mumbai

₹ 84.25 Lac to 2.29 Cr

Status: Mid Stage Construction

Project Size: 246 units - 0.53 Acres

Configurations: Flat, Retail Shop from 260 Sq. Ft to 815 Sq. Ft. (Carpet)

Recent Registered Sale: Mar 2024 ₹ 90.0 L (90 Sq.ft)

WhatsApp | Get a Call Back

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 : 21.06.2024

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

Director

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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



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

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

₹ _____ (Rupees _____

_____ only).

Date

Signature

(Name & Designation of the Inspecting Official/s)

Countersigned
(BRANCH MANAGER)

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



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



(Annexure-I)**DECLARATION-CUM-UNDERTAKING**

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

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 21.06.2024 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. I/ my authorized representative have personally inspected the property on 11.06.2024. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty

- n. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- o. My PAN Card number as applicable is AERPC9086P
- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- r. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- s. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable. The valuation report is submitted in the prescribed format of the bank.
- t. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V - A signed copy of same to be taken and kept along with this declaration)
- u. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- v. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- w. I am the Director of the company, who is competent to sign this valuation report.
- x. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- y. Further, I hereby provide the following information.

	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by M/s. Sheth Smarthomes LLP.
2.	Purpose of valuation and appointing authority	As per request from State Bank of India, RACPC Sion Branch to assess fair market value of the property for bank loan purpose
3.	Identity of the Valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Dashrath – Valuation Engineer Saiprasad Patil – Processing Officer Vinita Surve – Processing Manager
4.	Disclosure of Valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment – 11.06.2024 Valuation Date – 21.06.2024 Date of Report – 21.06.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 11.06.2024
7.	Nature and sources of the information used or relied upon;	Market Survey at the time of site visit Ready Reckoner rates / Circle rates Online search for Registered Transactions Online Price Indicators on real estate portals Enquiries with Real estate consultants Existing data of Valuation assignments carried out by us
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparative Method
9.	Restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	Major factors that were taken into account during the valuation;	Current market conditions, demand and supply position, industrial land size, location, sustained demand for industrial land, all round development of commercial and industrial application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **21st June 2024** and does not take into account any unforeseeable developments which could impact the same in the future.

Our Investigations

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

Assumptions

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

Information Supplied by Others

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

Future Matters

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

Map and Plans

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

Site Details

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



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Property Title

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

Environmental Conditions

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

Town Planning

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

Area

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

Condition & Repair

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

Valuation Methodology

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

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



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



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

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

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

Not a Structural Survey

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

Other

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

Legal

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

Property specific assumptions

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

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



(Annexure - II)**MODEL CODE OF CONDUCT FOR VALUERS****Integrity and Fairness**

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

Professional Competence and Due Care

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

Independence and Disclosure of Interest

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



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



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

Confidentiality

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

Information Management

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

Gifts and hospitality:

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

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

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

Remuneration and Costs.

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

Occupation, employability and restrictions.

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

Miscellaneous

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

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company

