

MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "Agarwal Sky Heights"

"Agarwal Sky Heights", Sector – I, Building No. 3 – Wing A to F, Proposed Residential and Commercial Building on Survey No. 275, Hissa No. 1 & 2, Survey No. 276, Hissa No. 1,2,3 & 4, Village Gokhiware, Opp. I Global School, Yashwant Smart City, Behind Madhuvan Township Gokhiware, Taluka – Vasai, Dist. – Palghar, Pin - 401 208, State - Maharashtra, Country – India.

Latitude Longitude: 19°23'34.6"N 72°50'58.2"E

Intended User:

Bank Of India

RBC Virar Branch

Yashwant Sanklap Tower, 1st Floor,
Old Viva Collage Road, Near Vartak Ward Lake, Virar (West),
Taluka – Vasai, Dist. – Palghar, PIN – 401303,
State - Maharashtra, Country – India.

Our Pan India Presence at :

- | | | | |
|--|--|---|---|
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Regd. Office

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

 **+91 2247495919**

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Vastukala Consultants (I) Pvt. Ltd.

Valuation Report Prepared For: Bank of India / RBC Virar Branch / Agarwal Sky Heights / (9469/2307046) Page 2 of 71

Vastu/BOI/Mumbai/07/2024/9469/2307046
02/31-50-SSPV
Date: 02.07.2024

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MASTER VALUATION REPORT OF “Agarwal Sky Heights”

“Agarwal Sky Heights”, Sector – I, Building No. 3 – Wing A to F, Proposed Residential and Commercial Building on Survey No. 275, Hissa No. 1 & 2, Survey No. 276, Hissa No. 1,2,3 & 4, Village Gokhiware, Opp. I Global School, Yashwant Smart City, Behind Madhuvan Township Gokhiware, Taluka – Vasai, Dist. – Palghar, Pin - 401 208, State - Maharashtra, Country – India.

Latitude Longitude: 19°23'34.6"N 72°50'58.2"E

NAME OF DEVELOPER: M/s. Shreenath Realtors.

Pursuant to instructions from Bank of India, RBC Virar Branch, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on **26th June 2024** for approval of Advance Processing Facility.

2. Location Details:

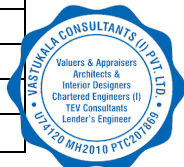
The property is situated **“Agarwal Sky Heights”, Sector – I, Building No. 3 - Wing A to F**, Proposed Residential and Commercial Building on Survey No. 275, Hissa No. 1 & 2, Survey No. 276, Hissa No. 1,2,3 & 4, Village Gokhiware, Opp. I Global School, Yashwant Smart City, Behind Madhuvan Township Gokhiware, Taluka – Vasai, Dist. – Palghar, Pin - 401 208, State - Maharashtra, Country – India. It is about 4.5 Km travelling distance from Vasai Road Railway Station on Western Railway route. Surface transport to the property is by buses, Auto, taxis & private vehicles. The property is in developing locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The locality is Middle class & developing.

2. Developer Details:

Name of builder	M/s. Shreenath Realtors.	
Project Registration Number	Project	RERA Project Number
	Agarwal Sky Heights	P99000054026
Register office address	M/s. Shreenath Realtors. Address: Shop No. A/001, “Vrindavan Heights”, Shristi Complex, New Viva College Road, Near D-Mart, Bolinj, Taluka – Vasai, Dist. – Palghar, Pin - 401 303, State – Maharashtra, Country – India.	
Contact Numbers	Contact Person: Chitra (Sales Person- Mobile No. 8669912222 / 8669913333)	
E – mail ID and Website		

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Open Plot & Road
On or towards South	Internal Road & I Global School IGS)
On or towards East	Open Plot & Road
On or towards West	Internal Road & Under Construction Olympus Tower



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- Raipur
- Jaipur

Regd. Office

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

To,
The Branch Manager,
Bank of India
 RBC Virar Branch
 Yashwant Sanklap Tower, 1st Floor, Old Viva Collage Road,
 Near Vartak Ward Lake, Virar (West),
 Taluka – Vasai, Dist. – Palghar, PIN – 401303,
 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 Bank of India, RBC Virar Branch to assess fair market value of the property for bank loan purpose.
2.	a)	Date of inspection	: 26.06.2024
	b)	Date on which the valuation is made	: 02.07.2024
3.	List of documents produced for perusal		
	1.	Copy of MAHARERA Registration Certificate of Project No. P99000054026 issued by Maharashtra Real Estate Regulatory Authority date 19.12.2023	
	2.	Copy of Legal Title Report issued by Advocate G. P. Pai dated 03.10.2023.	
	3.	Copy of Partnership deed between Mr. Bipin L Agarwal (First Part), Mr. Hemant L. Agarwal (Second Part), Mr. Pankaj L. Agarwal (Third Part), Mr. Riky L. Agarwal (Fourth Part), Mr. Tanay R. Agarwal (Fifth Part), Mr. Milan B. Mehta (Sixth Part). Dated 27.10.2021.	
	4.	Copy of Supplementary Partnership deed between Mr. Bipin L Agarwal (First Part), Mr. Hemant L. Agarwal (Second Part), Mr. Pankaj L. Agarwal (Third Part), Mr. Riky L. Agarwal (Fourth Part), Mr. Tanay R. Agarwal (Fifth Part), Mr. Milan B. Mehta (Sixth Part). Dated 21.03.2022	
	5.	Copy of Supplementary Partnership deed between Mr. Bipin L Agarwal (The Retiring Partner – First Part), Mr. Hemant L. Agarwal (Second Part), Mr. Pankaj L. Agarwal (Third Part), Mr. Riky L. Agarwal (Fourth Part), Mr. Tanay R. Agarwal (Fifth Part), Mr. Milan B. Mehta (Sixth Part), Mr. Harshit B. Agarwal (Incoming Partner – Part Seven). Dated 16.09.2022.	
	6.	Copy of 2 nd Supplementary Partnership Deed between all partners of M/s. Shreenath Realtors to make changes into capital contribution Ratio & profit-sharing ratio dated 07.02.2023.	
	7.	Copy of Supplementary Partnership deed between Mr. Hemant L. Agarwal (First Part), Mr. Pankaj L. Agarwal (Retiring Partner - Second Part), Mr. Riky L. Agarwal (Third Part), Mr. Tanay R. Agarwal (Forth Part), Mr. Milan B. Mehta (Fifth Part), Mr. Harshit B. Agarwal (Sixth Part), Mrs. Kavya P Agarwal (Incoming Partner – Seventh Part). Dated 27.09.2022.	
	8.	Copy of Agreement for sale between M/s. Rashmi Ameya Developers Housing & Estate Realtors Pvt. Ltd. (First Part), M/s. Sai Rydam Realtors Pvt. Ltd. (Second Part), Mr. Devendra R. Ladhani (Third Part), Mr. Anil R. Gupta (Fourth Part), M/s. Shreenath Realtors (Fifth Part), dated 16.12.2021, Document No. Vasai 5 / 15314 / 2021.	
	9.	Copy of Agreement for sale between M/s. Rashmi Ameya Developers Housing & Estate Realtors Pvt. Ltd. (First Part), M/s. Sai Rydam Realtors Pvt. Ltd. (Second Part), Mr. Devendra R. Ladhani (Third Part), Mr. Anil R. Gupta (Fourth Part), M/s. Shreenath Realtors (Fifth Part), dated 30.03.2022, Document No. Vasai 5 / 6278 / 2022.	
	10.	Copy of Agreement for sale between M/s. Rashmi Ameya Developers Housing & Estate Realtors Pvt. Ltd. (First Part), M/s. Sai Rydam Realtors Pvt. Ltd. (Second Part), Mr. Devendra R. Ladhani (Third Part), Mr. Anil R. Gupta	



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	(Fourth Part), M/s. Shreenath Realtors (Fifth Part), dated 30.03.2022, Document No. Vasai 5 / 6712 / 2022.																																																												
	11. Copy of Conveyance Deed between Mr. Mulchand S. Chheda, Mr. Kishor S. Chheda, Mr. Mahendra G. Chheda, Mr. Piyush G. Chheda (Vendors) AND M/s. Rashmi Ameya Developers Housing & Estate Realtors Pvt. Ltd. (Purchasers) dated 31.12.2020, Document No. Vasai 2 / 5002 / 2021.																																																												
	12. Copy of Deed of Rectification between Mr. Amarchand R. Hala & Vendors AND M/s. Rashmi Ameya Developers Housing & Estate Realtors Pvt. Ltd. Dated 24.02.2021, Document No. Vasai 5 / 2644 / 2021.																																																												
	13. Copy of Fire NOC No. MFS.231.22, issued by Maharashtra Fire Service, Government of Maharashtra. Dated 12.07.2022.																																																												
	14. Copy of Environment Clearance Certificate No. SIA / MH / INFRA2 / 422777 / 2023, Issued by Ministry of Environment, Forest and Climate Change, Government of India. Dated 21.07.2023.																																																												
	15. Copy of Engineer's Certificate date 31.03.2024 issued by SK Consultants & Engineers (As per RERA Certificate).																																																												
	16. Copy of Architect Certificate date 31.03.2024 issued by Sanat Mehta & Associates (As per RERA Certificate).																																																												
	17. Copy of Commencement Certificate No. VVCMC / TP / RDP / VP – 0329, 0815 & 0509 / 675 / 2022-23 date 31.03.2023 issued by Vasai-Virar City Municipal Corporation.																																																												
	as per the following details:-																																																												
	<table><tr><th>Predominant Building</th><th>Bldg No.</th><th>Wings</th><th>No. of Floors</th><th>No. of Flats</th><th>No. of Shop/ Off./ Store/ Hall</th><th>Approved Existing BUA (Sq.mt.)</th><th>FSI Area</th></tr><tr><td colspan="8">Sector-I</td></tr><tr><td>Resi with shop</td><td rowspan="6">3</td><td>A</td><td rowspan="6">G+P1+P2+ P3+29</td><td>227</td><td>14</td><td>0.00</td><td>10485.04</td></tr><tr><td>Resi with shop</td><td>B</td><td>145</td><td>11</td><td>0.00</td><td>7103.76</td></tr><tr><td>Resi with shop</td><td>C</td><td>227</td><td>9</td><td>0.00</td><td>10381.88</td></tr><tr><td>Residential</td><td>D</td><td>227</td><td>Nil</td><td>0.00</td><td>9721.81</td></tr><tr><td>Residential</td><td>E</td><td>145</td><td>Nil</td><td>0.00</td><td>7208.97</td></tr><tr><td>Resi with shop</td><td>F</td><td>174</td><td>7</td><td>0.00</td><td>8577.66</td></tr></table>							Predominant Building	Bldg No.	Wings	No. of Floors	No. of Flats	No. of Shop/ Off./ Store/ Hall	Approved Existing BUA (Sq.mt.)	FSI Area	Sector-I								Resi with shop	3	A	G+P1+P2+ P3+29	227	14	0.00	10485.04	Resi with shop	B	145	11	0.00	7103.76	Resi with shop	C	227	9	0.00	10381.88	Residential	D	227	Nil	0.00	9721.81	Residential	E	145	Nil	0.00	7208.97	Resi with shop	F	174	7	0.00	8577.66
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	Project Name (With address & phone nos.)	:	"Agarwal Sky Heights", Sector – I, Building No. 3 – Wing A to F, Proposed Residential and Commercial Building on Survey No. 275, Hissa No. 1 & 2, Survey No. 276, Hissa No. 1,2,3 & 4, Village Gokhiware, Opp. I Global School, Yashwant Smart City, Behind Madhuvan Township Gokhiware, Taluka – Vasai, Dist. – Palghar, Pin - 401 208, 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. Shreenath Realtors. Address:																																																										

			Shop No. A/001, “ Vrindavan Heights ”, Shristi Complex, New Viva College Road, Near D-Mart, Bolinj, Taluka – Vasai, Dist. – Palghar, Pin - 401 303, State – Maharashtra, Country – India Contact Person: Chitra (Sales Person- Mobile No. 8669912222 / 8669913333)
5.	Brief description of the property (Including Leasehold / freehold etc.)	:	
About " Agarwal Sky Heights " Project: Shreenath Agarwal Sky Heights is a residential project in Vasai East, Mumbai. It is set in an area of 2.29 Acres. Shreenath Agarwal Sky Heights offers Apartment. Available configurations include 1 BHK, 2 BHK, 3 BHK. Apartment, as per the area plan. The property is Under Construction. There are 6 buildings for sale. The project was launched in December 2023 and possession date of Shreenath Agarwal Sky Heights is Dec, 2029. Shreenath Agarwal Sky Heights is located in Survey No 275, H No 1 And 2, Gokhiware, Vasai. The project is developed by Shreenath Realtors. There are 1145 units for sale. Shreenath Agarwal Sky Heights is equipped with various resident-centric amenities that includes Power Backup. There is 24x7 Security. There is provision for Closed Car Parking. Enjoy a class-apart lifestyle at Shreenath Agarwal Sky Heights. This project meets all mandates as required by the state authority. RERA ID of Shreenath Agarwal Sky Heights is P99000054026. Located close to prominent suburbs of Mumbai, the area of Vasai East has prominent schools and hospitals within a close distance.			
TYPE OF THE BUILDING			
Wing		Number of Floors	
A to F		Proposed Ground (Part) + Stilt (Part) + 2 Podium + 1st to 29th Upper Floors.	
LEVEL OF COMPLETION:			
Wing	Present stage of Construction	Percentage of work completion	
A to C	RCC work upto 3rd floor slab is completed.	14%	
D	RCC work upto 5th floor slab is completed.	16%	
E & F	RCC work upto 2nd floor slab is completed.	12%	
DATE OF COMPLETION & FUTURE LIFE:			
Expected completion date as informed by builder is December - 2029 (As per MAHARERA Certificate – Wing A to F) Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance & Structural repairs.			
PROPOSED PROJECT AMENITIES:			
➤ Vitrified flooring for living, dining, bedrooms and kitchen.			
➤ Granite Kitchen platform with Stainless Steel Sink			
➤ Powder coated aluminum sliding windows with M.S. Grills			
➤ Laminated wooden flush doors with Safety door			
➤ Concealed wiring			
➤ Concealed plumbing			
➤ Kids' Play Areas			
➤ Indoor Games			
➤ Power Back Up			

	➤ Park ➤ Reserved Parking ➤ Visitor Parking ➤ Children's Play Area ➤ Indoor Games Room ➤ Intercom ➤ Club House & Fitness Centre ➤ Senior Citizen Corner Area ➤ Yoga Area			
6.	Location of property		:	
	a)	Plot No. / Survey No.	:	Survey No. 275, Hissa No. 1 & 2, Survey No. 276, Hissa No. 1,2,3 & 4
	b)	Door No.	:	Not applicable
	c)	C. T.S. No. / Village	:	Survey No. 275, Hissa No. 1 & 2, Survey No. 276, Hissa No. 1,2,3 & 4, Village Gokhiware,
	d)	Ward / Taluka	:	Taluka - Vasai
	e)	Mandal / District	:	District - Palghar
7.	Postal address of the property		:	"Agarwal Sky Heights", Sector – I, Building No. 3 – Wing A to F, Proposed Residential and Commercial Building on Survey No. 275, Hissa No. 1 & 2, Survey No. 276, Hissa No. 1,2,3 & 4, Village Gokhiware, Opp. I Global School, Yashwant Smart City, Behind Madhuvan Township Gokhiware, Taluka – Vasai, Dist. – Palghar, Pin - 401 208, State - Maharashtra, Country – India
8.	City / Town		:	Gokhirware, Vasai, Palghar
	Residential area		:	Yes
	Commercial area		:	Yes
	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		:	Vasai-Virar City Municipal Corporation, Village – Gokhirware
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area		:	No
12.	In Case it is Agricultural land, any conversion to house site plots is contemplated		:	N.A.
13.	Boundaries of the property	As per Documents	As per MAHARERA	As per Site
	North	S No- 275 H No-1 Part and S No-276 H No-1 Part	S No- 275 H No-1 Part and S No- 276 H No-1 Part	Open Plot & Road
	South	30M Wide DP Road	30M Wide DP Road	Internal Road & I Global

				School IGS)				
	East	S. No. 275, Hissa No. 1 Part & 3 part	S. No. 275, Hissa No. 1 Part & 3 part	Open Plot & Road				
	West	18.00 M Wide Internal Road	18.00 M Wide Internal Road	Internal Road & Under Construction Olympus Tower				
14.1	Dimensions of the site		N. A. as the land is irregular in shape					
			A As per the Deed	B Actuals				
	North	:	-	-				
	South	:	-	-				
	East	:	-	-				
	West	:	-	-				
14.2	Latitude, Longitude & Co-ordinates of property		:	19°23'34.6"N 72°50'58.2"E				
14.	Extent of the site		:	Plot area – 9270.00 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 – 9270.00 Sq. M. (As per Approved Plan & RERA Certificate)				
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.		:	N.A. Building Construction work is in progress				
II	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 cum commercial purpose				
8.	Any usage restriction		:	Residential & Commercial				
	Is plot in town planning approved layout?		:	Copy of Approved Plan No. VVCMC / TP / Amend / VP / 0329, 0815 & 0509 / 675 / 2022-23 dated 31.03.2023 issued by Vasai-Virar City Municipal Corporation. Approved Up to: <table><tr><td>Wing</td><td>Number of Floors</td></tr><tr><td>A to F</td><td>Ground (Part) + Stilt (Part) + 2 Podium + 1st to 29th Upper Floors.</td></tr></table>	Wing	Number of Floors	A to F	Ground (Part) + Stilt (Part) + 2 Podium + 1 st to 29 th Upper Floors.
Wing	Number of Floors							
A to F	Ground (Part) + Stilt (Part) + 2 Podium + 1 st to 29 th Upper Floors.							
9.	Corner plot or intermittent plot?		:	Intermittent				
10.	Road facilities		:	Yes				
11.	Type of road available at present		:	B. T. Road				

12.	Width of road – is it below 20 ft. or more than 20 ft.	:	Existing Road									
13.	Is it a Land – Locked land?	:	No									
14.	Water potentiality	:	Municipal Water supply									
15.	Underground sewerage system	:	Connected to Municipal sewer									
16.	Is Power supply is available in the site	:	Yes									
17.	Advantages of the site	:	Located in Developing area									
18.	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 – 9270.00 Sq. M. (As per Approved Plan& as per 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 (evidence thereof to be enclosed)	:	₹ 57,700.00 per Sq. M. for Residential ₹ 12,300.00 per Sq. M. for Land									
5	Assessed / adopted rate of valuation	:	As per table attached to the report									
6	Estimated value of land	:	<table><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><tr><td>9270.00</td><td>12,300</td><td>11,40,21,000.00</td></tr></table>	As per Approved Plan			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	9270.00	12,300	11,40,21,000.00
As per Approved Plan												
Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)										
9270.00	12,300	11,40,21,000.00										
Part – B (Valuation of Building)												
1	Technical details of the building	:										
	a) Type of Building (Residential / Commercial / Industrial)	:	Residential									
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	N.A. Building Construction work is in progress									
	c) Year of construction	:	N.A. Building Construction work is in progress									
	d) Number of floors and height of each floor including basement, if any	:										
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A to F	Proposed Ground (Part) + Stilt (Part) + 2 Podium + 1 st to 29 th 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 is in progress									
	ii) Interior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress									
	g) Date of issue and validity of layout of approved map	:	Copy of Approved Plan No. VVCMC / TP / Amend / VP / 0329, 0815 & 0509 / 675 / 2022-									
	h) Approved map / plan issuing authority	:	23 dated 31.03.2023 issued by Vasai-Virar City Municipal Corporation.									

			Approved Up to: <table><tr><th>Wing</th><th>Number of Floors</th></tr><tr><td>A to F</td><td>Ground (Part) + Stilt (Part) + 2 Podium + 1st to 29th Upper Floors.</td></tr></table>	Wing	Number of Floors	A to F	Ground (Part) + Stilt (Part) + 2 Podium + 1 st to 29 th Upper Floors.
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	i) Whether genuineness or authenticity of approved map / plan is verified	:	Yes				
	j) Any other comments by our empaneled valuers on authentic of approved plan	:	No.				

Specifications of construction (floor-wise) in respect of

Sr. No.	Description		
1.	Foundation	:	Proposed R.C.C. Footing
2.	Basement	:	N.A. Building Construction work is in progress
3.	Superstructure	:	Proposed as per IS Code requirements
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber	:	Proposed
5.	RCC Works	:	N.A. Building Construction work is in progress
6.	Plastering	:	N.A. Building Construction work is in progress
7.	Flooring, Skirting, dado	:	N.A. Building Construction work is in progress
8.	Special finish as marble, granite, wooden paneling, grills etc.	:	N.A. Building Construction work is in progress
9.	Roofing including weather proof course	:	N.A. Building Construction work is in progress
10.	Drainage	:	Proposed
2.	Compound Wall	:	
	Height	:	N.A. Building Construction work is in progress
	Length	:	
	Type of construction	:	
3.	Electrical installation	:	N.A. Building Construction work is in progress
	Type of wiring	:	
	Class of fittings (superior / ordinary / poor)	:	
	Number of light points	:	N.A. Building Construction work is in progress
	Fan points	:	
	Spare plug points	:	
	Any other item	:	-
4.	Plumbing installation	:	
	a) No. of water closets and their type	:	
	b) No. of wash basins	:	
	c) No. of urinals	:	
	d) No. of bath tubs	:	N.A. Building Construction work is in progress
	e) Water meters, taps etc.	:	
	f) Any other fixtures	:	

Configuration Of Project As Per Developer's Information & Copy of Approved Plan No. VVCMC / TP / CC / VP / 6704 / 118 / 2023-24 dated 31.08.2023 issued by Vasai-Virar City Municipal Corporation.

1) A – Wing:

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. Ft.	As per Builder Enclosed 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 Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	101	1	2 BHK	487	161	648	713	12300	79,70,400	83,68,920	17,500	18,53,280
2	102	1	2 BHK	487	162	649	714	12300	79,82,700	83,81,835	17,500	18,56,140
3	103	1	3 BHK	537	178	715	787	12300	87,94,500	92,34,225	19,000	20,44,900
4	104	1	2 BHK	473	164	637	701	12300	78,35,100	82,26,855	17,000	18,21,820
5	105	1	1 BHK	312	115	427	470	12300	52,52,100	55,14,705	11,500	12,21,220
6	106	1	2 BHK	468	155	623	685	12300	76,62,900	80,46,045	17,000	17,81,780
7	107	1	2 BHK	468	154	622	684	12300	76,50,600	80,33,130	16,500	17,78,920
8	108	1	1 BHK	312	113	425	468	12300	52,27,500	54,88,875	11,500	12,15,500
9	201	2	2 BHK	487	161	648	713	12300	79,69,908	83,68,403	17,500	18,53,166
10	202	2	2 BHK	487	161	648	713	12300	79,69,908	83,68,403	17,500	18,53,166
11	203	2	3 BHK	537	177	714	786	12300	87,83,676	92,22,860	19,000	20,42,383
12	204	2	2 BHK	473	162	635	698	12300	78,06,195	81,96,505	17,000	18,15,099
13	205	2	1 BHK	312	113	425	467	12300	52,24,179	54,85,388	11,500	12,14,728
14	206	2	2 BHK	468	154	622	684	12300	76,53,429	80,36,100	16,500	17,79,578
15	207	2	2 BHK	468	154	622	684	12300	76,53,429	80,36,100	16,500	17,79,578
16	208	2	1 BHK	312	113	425	467	12300	52,24,179	54,85,388	11,500	12,14,728
17	301	3	2 BHK	487	161	648	713	12300	79,69,908	83,68,403	17,500	18,53,166
18	302	3	2 BHK	487	161	648	713	12300	79,69,908	83,68,403	17,500	18,53,166
19	303	3	3 BHK	537	177	714	786	12300	87,83,676	92,22,860	19,000	20,42,383
20	304	3	2 BHK	473	162	635	698	12300	78,06,195	81,96,505	17,000	18,15,099
21	306	3	2 BHK	468	154	622	684	12300	76,53,429	80,36,100	16,500	17,79,578
22	307	3	2 BHK	468	154	622	684	12300	76,53,429	80,36,100	16,500	17,79,578
23	308	3	1 BHK	312	113	425	467	12300	52,24,179	54,85,388	11,500	12,14,728
24	401	4	2 BHK	487	161	648	713	12300	79,69,908	83,68,403	17,500	18,53,166
25	402	4	2 BHK	487	161	648	713	12300	79,69,908	83,68,403	17,500	18,53,166
26	403	4	3 BHK	537	177	714	786	12300	87,83,676	92,22,860	19,000	20,42,383
27	404	4	2 BHK	473	162	635	698	12300	78,06,195	81,96,505	17,000	18,15,099
28	405	4	1 BHK	312	113	425	467	12300	52,24,179	54,85,388	11,500	12,14,728
29	406	4	2 BHK	468	154	622	684	12300	76,53,429	80,36,100	16,500	17,79,578
30	407	4	2 BHK	468	154	622	684	12300	76,53,429	80,36,100	16,500	17,79,578
31	408	4	1 BHK	312	113	425	467	12300	52,24,179	54,85,388	11,500	12,14,728
32	501	5	2 BHK	487	161	648	713	12300	79,69,908	83,68,403	17,500	18,53,166
33	502	5	2 BHK	487	161	648	713	12300	79,69,908	83,68,403	17,500	18,53,166

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. Ft.	As per Builder Enclosed 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 Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
34	503	5	3 BHK	537	177	714	786	12300	87,83,676	92,22,860	19,000	20,42,383
35	504	5	2 BHK	473	162	635	698	12300	78,06,195	81,96,505	17,000	18,15,099
36	505	5	1 BHK	312	113	425	467	12300	52,24,179	54,85,388	11,500	12,14,728
37	506	5	2 BHK	468	154	622	684	12300	76,53,429	80,36,100	16,500	17,79,578
38	507	5	2 BHK	468	154	622	684	12300	76,53,429	80,36,100	16,500	17,79,578
39	508	5	1 BHK	312	113	425	467	12300	52,24,179	54,85,388	11,500	12,14,728
40	601	6	2 BHK	487	161	648	713	12300	79,69,908	83,68,403	17,500	18,53,166
41	602	6	2 BHK	487	161	648	713	12300	79,69,908	83,68,403	17,500	18,53,166
42	603	6	3 BHK	537	177	714	786	12300	87,83,676	92,22,860	19,000	20,42,383
43	604	6	2 BHK	473	162	635	698	12300	78,06,195	81,96,505	17,000	18,15,099
44	605	6	1 BHK	312	113	425	467	12300	52,24,179	54,85,388	11,500	12,14,728
45	606	6	2 BHK	468	154	622	684	12300	76,53,429	80,36,100	16,500	17,79,578
46	607	6	2 BHK	468	154	622	684	12300	76,53,429	80,36,100	16,500	17,79,578
47	608	6	1 BHK	312	113	425	467	12300	52,24,179	54,85,388	11,500	12,14,728
48	701	7	2 BHK	487	161	648	713	12550	81,31,898	85,38,493	18,000	18,53,166
49	702	7	2 BHK	487	161	648	713	12550	81,31,898	85,38,493	18,000	18,53,166
50	703	7	3 BHK	537	177	714	786	12550	89,62,206	94,10,316	19,500	20,42,383
51	704	7	2 BHK	473	162	635	698	12550	79,64,858	83,63,100	17,500	18,15,099
52	705	7	1 BHK	312	113	425	467	12550	53,30,362	55,96,880	11,500	12,14,728
53	706	7	2 BHK	468	154	622	684	12550	78,08,987	81,99,436	17,000	17,79,578
54	707	7	2 BHK	468	154	622	684	12550	78,08,987	81,99,436	17,000	17,79,578
55	708	7	1 BHK	312	113	425	467	12550	53,30,362	55,96,880	11,500	12,14,728
56	801	8	2 BHK	487	161	648	713	12550	81,31,898	85,38,493	18,000	18,53,166
57	802	8	2 BHK	487	161	648	713	12550	81,31,898	85,38,493	18,000	18,53,166
58	803	8	3 BHK	537	177	714	786	12550	89,62,206	94,10,316	19,500	20,42,383
59	804	8	2 BHK	473	162	635	698	12550	79,64,858	83,63,100	17,500	18,15,099
60	806	8	2 BHK	468	154	622	684	12550	78,08,987	81,99,436	17,000	17,79,578
61	807	8	2 BHK	468	154	622	684	12550	78,08,987	81,99,436	17,000	17,79,578
62	808	8	1 BHK	312	113	425	467	12550	53,30,362	55,96,880	11,500	12,14,728
63	901	9	2 BHK	487	161	648	713	12550	81,31,898	85,38,493	18,000	18,53,166
64	902	9	2 BHK	487	161	648	713	12550	81,31,898	85,38,493	18,000	18,53,166
65	903	9	3 BHK	537	177	714	786	12550	89,62,206	94,10,316	19,500	20,42,383
66	904	9	2 BHK	473	162	635	698	12550	79,64,858	83,63,100	17,500	18,15,099
67	905	9	1 BHK	312	113	425	467	12550	53,30,362	55,96,880	11,500	12,14,728
68	906	9	2 BHK	468	154	622	684	12550	78,08,987	81,99,436	17,000	17,79,578

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. Ft.	As per Builder Enclosed 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 Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
69	907	9	2 BHK	468	154	622	684	12550	78,08,987	81,99,436	17,000	17,79,578
70	908	9	1 BHK	312	113	425	467	12550	53,30,362	55,96,880	11,500	12,14,728
71	1001	10	2 BHK	487	161	648	713	12550	81,31,898	85,38,493	18,000	18,53,166
72	1002	10	2 BHK	487	161	648	713	12550	81,31,898	85,38,493	18,000	18,53,166
73	1003	10	3 BHK	537	177	714	786	12550	89,62,206	94,10,316	19,500	20,42,383
74	1004	10	2 BHK	473	162	635	698	12550	79,64,858	83,63,100	17,500	18,15,099
75	1005	10	1 BHK	312	113	425	467	12550	53,30,362	55,96,880	11,500	12,14,728
76	1006	10	2 BHK	468	154	622	684	12550	78,08,987	81,99,436	17,000	17,79,578
77	1007	10	2 BHK	468	154	622	684	12550	78,08,987	81,99,436	17,000	17,79,578
78	1008	10	1 BHK	312	113	425	467	12550	53,30,362	55,96,880	11,500	12,14,728
79	1101	11	2 BHK	487	161	648	713	12550	81,31,898	85,38,493	18,000	18,53,166
80	1102	11	2 BHK	487	161	648	713	12550	81,31,898	85,38,493	18,000	18,53,166
81	1103	11	3 BHK	537	177	714	786	12550	89,62,206	94,10,316	19,500	20,42,383
82	1104	11	2 BHK	473	162	635	698	12550	79,64,858	83,63,100	17,500	18,15,099
83	1105	11	1 BHK	312	113	425	467	12550	53,30,362	55,96,880	11,500	12,14,728
84	1106	11	2 BHK	468	154	622	684	12550	78,08,987	81,99,436	17,000	17,79,578
85	1107	11	2 BHK	468	154	622	684	12550	78,08,987	81,99,436	17,000	17,79,578
86	1108	11	1 BHK	312	113	425	467	12550	53,30,362	55,96,880	11,500	12,14,728
87	1201	12	2 BHK	487	161	648	713	12550	81,31,898	85,38,493	18,000	18,53,166
88	1202	12	2 BHK	487	161	648	713	12550	81,31,898	85,38,493	18,000	18,53,166
89	1203	12	3 BHK	537	177	714	786	12550	89,62,206	94,10,316	19,500	20,42,383
90	1204	12	2 BHK	473	162	635	698	12550	79,64,858	83,63,100	17,500	18,15,099
91	1205	12	1 BHK	312	113	425	467	12550	53,30,362	55,96,880	11,500	12,14,728
92	1206	12	2 BHK	468	154	622	684	12550	78,08,987	81,99,436	17,000	17,79,578
93	1207	12	2 BHK	468	154	622	684	12550	78,08,987	81,99,436	17,000	17,79,578
94	1208	12	1 BHK	312	113	425	467	12550	53,30,362	55,96,880	11,500	12,14,728
95	1301	13	2 BHK	487	161	648	713	12800	82,93,888	87,08,582	18,000	18,53,166
96	1302	13	2 BHK	487	161	648	713	12800	82,93,888	87,08,582	18,000	18,53,166
97	1303	13	3 BHK	537	177	714	786	12800	91,40,736	95,97,773	20,000	20,42,383
98	1304	13	2 BHK	473	162	635	698	12800	81,23,520	85,29,696	18,000	18,15,099
99	1305	13	1 BHK	312	113	425	467	12800	54,36,544	57,08,371	12,000	12,14,728
100	1306	13	2 BHK	468	154	622	684	12800	79,64,544	83,62,771	17,500	17,79,578
101	1307	13	2 BHK	468	154	622	684	12800	79,64,544	83,62,771	17,500	17,79,578
102	1308	13	1 BHK	312	113	425	467	12800	54,36,544	57,08,371	12,000	12,14,728
103	1401	14	2 BHK	487	161	648	713	12800	82,93,888	87,08,582	18,000	18,53,166
104	1402	14	2 BHK	487	161	648	713	12800	82,93,888	87,08,582	18,000	18,53,166
105	1403	14	3 BHK	537	177	714	786	12800	91,40,736	95,97,773	20,000	20,42,383
106	1404	14	2 BHK	473	162	635	698	12800	81,23,520	85,29,696	18,000	18,15,099

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. Ft.	As per Builder Enclosed 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 Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
107	1406	14	2 BHK	468	154	622	684	12800	79,64,544	83,62,771	17,500	17,79,578
108	1407	14	2 BHK	468	154	622	684	12800	79,64,544	83,62,771	17,500	17,79,578
109	1408	14	1 BHK	312	113	425	467	12800	54,36,544	57,08,371	12,000	12,14,728
110	1501	15	2 BHK	487	161	648	713	12800	82,93,888	87,08,582	18,000	18,53,166
111	1502	15	2 BHK	487	161	648	713	12800	82,93,888	87,08,582	18,000	18,53,166
112	1503	15	3 BHK	537	177	714	786	12800	91,40,736	95,97,773	20,000	20,42,383
113	1504	15	2 BHK	473	162	635	698	12800	81,23,520	85,29,696	18,000	18,15,099
114	1505	15	1 BHK	312	113	425	467	12800	54,36,544	57,08,371	12,000	12,14,728
115	1506	15	2 BHK	468	154	622	684	12800	79,64,544	83,62,771	17,500	17,79,578
116	1507	15	2 BHK	468	154	622	684	12800	79,64,544	83,62,771	17,500	17,79,578
117	1508	15	1 BHK	312	113	425	467	12800	54,36,544	57,08,371	12,000	12,14,728
118	1601	16	2 BHK	487	161	648	713	12800	82,93,888	87,08,582	18,000	18,53,166
119	1602	16	2 BHK	487	161	648	713	12800	82,93,888	87,08,582	18,000	18,53,166
120	1603	16	3 BHK	537	177	714	786	12800	91,40,736	95,97,773	20,000	20,42,383
121	1604	16	2 BHK	473	162	635	698	12800	81,23,520	85,29,696	18,000	18,15,099
122	1605	16	1 BHK	312	113	425	467	12800	54,36,544	57,08,371	12,000	12,14,728
123	1606	16	2 BHK	468	154	622	684	12800	79,64,544	83,62,771	17,500	17,79,578
124	1607	16	2 BHK	468	154	622	684	12800	79,64,544	83,62,771	17,500	17,79,578
125	1608	16	1 BHK	312	113	425	467	12800	54,36,544	57,08,371	12,000	12,14,728
126	1701	17	2 BHK	487	161	648	713	12800	82,93,888	87,08,582	18,000	18,53,166
127	1702	17	2 BHK	487	161	648	713	12800	82,93,888	87,08,582	18,000	18,53,166
128	1703	17	3 BHK	537	177	714	786	12800	91,40,736	95,97,773	20,000	20,42,383
129	1704	17	2 BHK	473	162	635	698	12800	81,23,520	85,29,696	18,000	18,15,099
130	1705	17	1 BHK	312	113	425	467	12800	54,36,544	57,08,371	12,000	12,14,728
131	1706	17	2 BHK	468	154	622	684	12800	79,64,544	83,62,771	17,500	17,79,578
132	1707	17	2 BHK	468	154	622	684	12800	79,64,544	83,62,771	17,500	17,79,578
133	1708	17	1 BHK	312	113	425	467	12800	54,36,544	57,08,371	12,000	12,14,728
134	1801	18	2 BHK	487	161	648	713	12800	82,93,888	87,08,582	18,000	18,53,166
135	1802	18	2 BHK	487	161	648	713	12800	82,93,888	87,08,582	18,000	18,53,166
136	1803	18	3 BHK	537	177	714	786	12800	91,40,736	95,97,773	20,000	20,42,383
137	1804	18	2 BHK	473	162	635	698	12800	81,23,520	85,29,696	18,000	18,15,099
138	1805	18	1 BHK	312	113	425	467	12800	54,36,544	57,08,371	12,000	12,14,728
139	1806	18	2 BHK	468	154	622	684	12800	79,64,544	83,62,771	17,500	17,79,578
140	1807	18	2 BHK	468	154	622	684	12800	79,64,544	83,62,771	17,500	17,79,578
141	1808	18	1 BHK	312	113	425	467	12800	54,36,544	57,08,371	12,000	12,14,728
142	1901	19	2 BHK	487	161	648	713	13050	84,55,878	88,78,672	18,500	18,53,166
143	1902	19	2 BHK	487	161	648	713	13050	84,55,878	88,78,672	18,500	18,53,166
144	1903	19	3 BHK	537	177	714	786	13050	93,19,266	97,85,229	20,500	20,42,383

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. Ft.	As per Builder Enclosed 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 Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
145	1904	19	2 BHK	473	162	635	698	13050	82,82,183	86,96,292	18,000	18,15,099
146	1905	19	1 BHK	312	113	425	467	13050	55,42,727	58,19,863	12,000	12,14,728
147	1906	19	2 BHK	468	154	622	684	13050	81,20,102	85,26,107	18,000	17,79,578
148	1907	19	2 BHK	468	154	622	684	13050	81,20,102	85,26,107	18,000	17,79,578
149	1908	19	1 BHK	312	113	425	467	13050	55,42,727	58,19,863	12,000	12,14,728
150	2001	20	2 BHK	487	161	648	713	13050	84,55,878	88,78,672	18,500	18,53,166
151	2002	20	2 BHK	487	161	648	713	13050	84,55,878	88,78,672	18,500	18,53,166
152	2003	20	3 BHK	537	177	714	786	13050	93,19,266	97,85,229	20,500	20,42,383
153	2004	20	2 BHK	473	162	635	698	13050	82,82,183	86,96,292	18,000	18,15,099
154	2006	20	2 BHK	468	154	622	684	13050	81,20,102	85,26,107	18,000	17,79,578
155	2007	20	2 BHK	468	154	622	684	13050	81,20,102	85,26,107	18,000	17,79,578
156	2008	20	1 BHK	312	113	425	467	13050	55,42,727	58,19,863	12,000	12,14,728
157	2101	21	2 BHK	487	161	648	713	13050	84,55,878	88,78,672	18,500	18,53,166
158	2102	21	2 BHK	487	161	648	713	13050	84,55,878	88,78,672	18,500	18,53,166
159	2103	21	3 BHK	537	177	714	786	13050	93,19,266	97,85,229	20,500	20,42,383
160	2104	21	2 BHK	473	162	635	698	13050	82,82,183	86,96,292	18,000	18,15,099
161	2105	21	1 BHK	312	113	425	467	13050	55,42,727	58,19,863	12,000	12,14,728
162	2106	21	2 BHK	468	154	622	684	13050	81,20,102	85,26,107	18,000	17,79,578
163	2107	21	2 BHK	468	154	622	684	13050	81,20,102	85,26,107	18,000	17,79,578
164	2108	21	1 BHK	312	113	425	467	13050	55,42,727	58,19,863	12,000	12,14,728
165	2201	22	2 BHK	487	161	648	713	13050	84,55,878	88,78,672	18,500	18,53,166
166	2202	22	2 BHK	487	161	648	713	13050	84,55,878	88,78,672	18,500	18,53,166
167	2203	22	3 BHK	537	177	714	786	13050	93,19,266	97,85,229	20,500	20,42,383
168	2204	22	2 BHK	473	162	635	698	13050	82,82,183	86,96,292	18,000	18,15,099
169	2205	22	1 BHK	312	113	425	467	13050	55,42,727	58,19,863	12,000	12,14,728
170	2206	22	2 BHK	468	154	622	684	13050	81,20,102	85,26,107	18,000	17,79,578
171	2207	22	2 BHK	468	154	622	684	13050	81,20,102	85,26,107	18,000	17,79,578
172	2208	22	1 BHK	312	113	425	467	13050	55,42,727	58,19,863	12,000	12,14,728
173	2301	23	2 BHK	487	161	648	713	13050	84,55,878	88,78,672	18,500	18,53,166
174	2302	23	2 BHK	487	161	648	713	13050	84,55,878	88,78,672	18,500	18,53,166
175	2303	23	3 BHK	537	177	714	786	13050	93,19,266	97,85,229	20,500	20,42,383
176	2304	23	2 BHK	473	162	635	698	13050	82,82,183	86,96,292	18,000	18,15,099
177	2305	23	1 BHK	312	113	425	467	13050	55,42,727	58,19,863	12,000	12,14,728
178	2306	23	2 BHK	468	154	622	684	13050	81,20,102	85,26,107	18,000	17,79,578
179	2307	23	2 BHK	468	154	622	684	13050	81,20,102	85,26,107	18,000	17,79,578
180	2308	23	1 BHK	312	113	425	467	13050	55,42,727	58,19,863	12,000	12,14,728
181	2401	24	2 BHK	487	161	648	713	13050	84,55,878	88,78,672	18,500	18,53,166
182	2402	24	2 BHK	487	161	648	713	13050	84,55,878	88,78,672	18,500	18,53,166

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. Ft.	As per Builder Enclosed 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 Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
183	2403	24	3 BHK	537	177	714	786	13050	93,19,266	97,85,229	20,500	20,42,383
184	2404	24	2 BHK	473	162	635	698	13050	82,82,183	86,96,292	18,000	18,15,099
185	2405	24	1 BHK	312	113	425	467	13050	55,42,727	58,19,863	12,000	12,14,728
186	2406	24	2 BHK	468	154	622	684	13050	81,20,102	85,26,107	18,000	17,79,578
187	2407	24	2 BHK	468	154	622	684	13050	81,20,102	85,26,107	18,000	17,79,578
188	2408	24	1 BHK	312	113	425	467	13050	55,42,727	58,19,863	12,000	12,14,728
189	2501	25	2 BHK	487	161	648	713	13300	86,17,868	90,48,761	19,000	18,53,166
190	2502	25	2 BHK	487	161	648	713	13300	86,17,868	90,48,761	19,000	18,53,166
191	2503	25	3 BHK	537	177	714	786	13300	94,97,796	99,72,686	21,000	20,42,383
192	2504	25	2 BHK	473	162	635	698	13300	84,40,845	88,62,887	18,500	18,15,099
193	2505	25	1 BHK	312	113	425	467	13300	56,48,909	59,31,354	12,500	12,14,728
194	2506	25	2 BHK	468	154	622	684	13300	82,75,659	86,89,442	18,000	17,79,578
195	2507	25	2 BHK	468	154	622	684	13300	82,75,659	86,89,442	18,000	17,79,578
196	2508	25	1 BHK	312	113	425	467	13300	56,48,909	59,31,354	12,500	12,14,728
197	2601	26	2 BHK	487	161	648	713	13300	86,17,868	90,48,761	19,000	18,53,166
198	2602	26	2 BHK	487	161	648	713	13300	86,17,868	90,48,761	19,000	18,53,166
199	2603	26	3 BHK	537	177	714	786	13300	94,97,796	99,72,686	21,000	20,42,383
200	2604	26	2 BHK	473	162	635	698	13300	84,40,845	88,62,887	18,500	18,15,099
201	2606	26	2 BHK	468	154	622	684	13300	82,75,659	86,89,442	18,000	17,79,578
202	2607	26	2 BHK	468	154	622	684	13300	82,75,659	86,89,442	18,000	17,79,578
203	2608	26	1 BHK	312	113	425	467	13300	56,48,909	59,31,354	12,500	12,14,728
204	2701	27	2 BHK	487	161	648	713	13300	86,17,868	90,48,761	19,000	18,53,166
205	2702	27	2 BHK	487	161	648	713	13300	86,17,868	90,48,761	19,000	18,53,166
206	2703	27	3 BHK	537	177	714	786	13300	94,97,796	99,72,686	21,000	20,42,383
207	2704	27	2 BHK	473	162	635	698	13300	84,40,845	88,62,887	18,500	18,15,099
208	2705	27	1 BHK	312	113	425	467	13300	56,48,909	59,31,354	12,500	12,14,728
209	2706	27	2 BHK	468	154	622	684	13300	82,75,659	86,89,442	18,000	17,79,578
210	2707	27	2 BHK	468	154	622	684	13300	82,75,659	86,89,442	18,000	17,79,578
211	2708	27	1 BHK	312	113	425	467	13300	56,48,909	59,31,354	12,500	12,14,728
212	2801	28	2 BHK	487	161	648	713	13300	86,17,868	90,48,761	19,000	18,53,166
213	2802	28	2 BHK	487	161	648	713	13300	86,17,868	90,48,761	19,000	18,53,166
214	2803	28	3 BHK	537	177	714	786	13300	94,97,796	99,72,686	21,000	20,42,383
215	2804	28	2 BHK	473	162	635	698	13300	84,40,845	88,62,887	18,500	18,15,099
216	2805	28	1 BHK	312	113	425	467	13300	56,48,909	59,31,354	12,500	12,14,728
217	2806	28	2 BHK	468	154	622	684	13300	82,75,659	86,89,442	18,000	17,79,578
218	2807	28	2 BHK	468	154	622	684	13300	82,75,659	86,89,442	18,000	17,79,578
219	2808	28	1 BHK	312	113	425	467	13300	56,48,909	59,31,354	12,500	12,14,728
220	2901	29	2 BHK	487	161	648	713	13300	86,17,868	90,48,761	19,000	18,53,166

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. Ft.	As per Builder Enclosed 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 Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
221	2902	29	2 BHK	487	161	648	713	13300	86,17,868	90,48,761	19,000	18,53,166
222	2903	29	3 BHK	537	177	714	786	13300	94,97,796	99,72,686	21,000	20,42,383
223	2904	29	2 BHK	473	162	635	698	13300	84,40,845	88,62,887	18,500	18,15,099
224	2905	29	1 BHK	312	113	425	467	13300	56,48,909	59,31,354	12,500	12,14,728
225	2906	29	2 BHK	468	154	622	684	13300	82,75,659	86,89,442	18,000	17,79,578
226	2907	29	2 BHK	468	154	622	684	13300	82,75,659	86,89,442	18,000	17,79,578
227	2908	29	1 BHK	312	113	425	467	13300	56,48,909	59,31,354	12,500	12,14,728
Total				101206	34097	135303	148834		1,72,95,10,904	1,81,59,86,440		38,69,67,810

2) B – Wing:

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. Ft.	As per Builder Enclosed 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 Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	101	1	2 BHK	487	161	648	713	12300	79,69,908	83,68,403	17,500	18,53,166
2	102	1	2 BHK	487	162	649	714	12300	79,82,208	83,81,318	17,500	18,56,026
3	103	1	2 BHK	419	143	562	619	12300	69,17,151	72,63,009	15,000	16,08,378
4	104	1	2 BHK	487	162	649	714	12300	79,82,208	83,81,318	17,500	18,56,026
5	105	1	2 BHK	487	161	648	713	12300	79,69,908	83,68,403	17,500	18,53,166
6	201	2	2 BHK	487	161	648	713	12300	79,69,908	83,68,403	17,500	18,53,166
7	202	2	2 BHK	487	161	648	713	12300	79,69,908	83,68,403	17,500	18,53,166
8	203	2	2 BHK	419	142	561	618	12300	69,04,851	72,50,094	15,000	16,05,518
9	204	2	2 BHK	487	161	648	713	12300	79,69,908	83,68,403	17,500	18,53,166
10	205	2	2 BHK	487	161	648	713	12300	79,69,908	83,68,403	17,500	18,53,166
11	301	3	2 BHK	487	161	648	713	12300	79,69,908	83,68,403	17,500	18,53,166
12	302	3	2 BHK	487	161	648	713	12300	79,69,908	83,68,403	17,500	18,53,166
13	303	3	1 BHK	288	108	396	436	12300	48,76,704	51,20,539	10,500	11,33,933
14	304	3	2 BHK	487	161	648	713	12300	79,69,908	83,68,403	17,500	18,53,166
15	305	3	2 BHK	487	161	648	713	12300	79,69,908	83,68,403	17,500	18,53,166
16	401	4	2 BHK	487	161	648	713	12300	79,69,908	83,68,403	17,500	18,53,166
17	402	4	2 BHK	487	161	648	713	12300	79,69,908	83,68,403	17,500	18,53,166
18	403	4	2 BHK	419	142	561	618	12300	69,04,851	72,50,094	15,000	16,05,518
19	404	4	2 BHK	487	161	648	713	12300	79,69,908	83,68,403	17,500	18,53,166
20	405	4	2 BHK	487	161	648	713	12300	79,69,908	83,68,403	17,500	18,53,166
21	501	5	2 BHK	487	161	648	713	12300	79,69,908	83,68,403	17,500	18,53,166
22	502	5	2 BHK	487	161	648	713	12300	79,69,908	83,68,403	17,500	18,53,166

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. Ft.	As per Builder Enclosed 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 Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
23	503	5	2 BHK	419	142	561	618	12300	69,04,851	72,50,094	15,000	16,05,518
24	504	5	2 BHK	487	161	648	713	12300	79,69,908	83,68,403	17,500	18,53,166
25	505	5	2 BHK	487	161	648	713	12300	79,69,908	83,68,403	17,500	18,53,166
26	601	6	2 BHK	487	161	648	713	12300	79,69,908	83,68,403	17,500	18,53,166
27	602	6	2 BHK	487	161	648	713	12300	79,69,908	83,68,403	17,500	18,53,166
28	603	6	2 BHK	419	142	561	618	12300	69,04,851	72,50,094	15,000	16,05,518
29	604	6	2 BHK	487	161	648	713	12300	79,69,908	83,68,403	17,500	18,53,166
30	605	6	2 BHK	487	161	648	713	12300	79,69,908	83,68,403	17,500	18,53,166
31	701	7	2 BHK	487	161	648	713	12550	81,31,898	85,38,493	18,000	18,53,166
32	702	7	2 BHK	487	161	648	713	12550	81,31,898	85,38,493	18,000	18,53,166
33	703	7	2 BHK	419	142	561	618	12550	70,45,194	73,97,453	15,500	16,05,518
34	704	7	2 BHK	487	161	648	713	12550	81,31,898	85,38,493	18,000	18,53,166
35	705	7	2 BHK	487	161	648	713	12550	81,31,898	85,38,493	18,000	18,53,166
36	801	8	2 BHK	487	161	648	713	12550	81,31,898	85,38,493	18,000	18,53,166
37	802	8	2 BHK	487	161	648	713	12550	81,31,898	85,38,493	18,000	18,53,166
38	803	8	1 BHK	288	108	396	436	12550	49,75,824	52,24,615	11,000	11,33,933
39	804	8	2 BHK	487	161	648	713	12550	81,31,898	85,38,493	18,000	18,53,166
40	805	8	2 BHK	487	161	648	713	12550	81,31,898	85,38,493	18,000	18,53,166
41	901	9	2 BHK	487	161	648	713	12550	81,31,898	85,38,493	18,000	18,53,166
42	902	9	2 BHK	487	161	648	713	12550	81,31,898	85,38,493	18,000	18,53,166
43	903	9	2 BHK	419	142	561	618	12550	70,45,194	73,97,453	15,500	16,05,518
44	904	9	2 BHK	487	161	648	713	12550	81,31,898	85,38,493	18,000	18,53,166
45	905	9	2 BHK	487	161	648	713	12550	81,31,898	85,38,493	18,000	18,53,166
46	1001	10	2 BHK	487	161	648	713	12550	81,31,898	85,38,493	18,000	18,53,166
47	1002	10	2 BHK	487	161	648	713	12550	81,31,898	85,38,493	18,000	18,53,166
48	1003	10	2 BHK	419	142	561	618	12550	70,45,194	73,97,453	15,500	16,05,518
49	1004	10	2 BHK	487	161	648	713	12550	81,31,898	85,38,493	18,000	18,53,166
50	1005	10	2 BHK	487	161	648	713	12550	81,31,898	85,38,493	18,000	18,53,166
51	1101	11	2 BHK	487	161	648	713	12550	81,31,898	85,38,493	18,000	18,53,166
52	1102	11	2 BHK	487	161	648	713	12550	81,31,898	85,38,493	18,000	18,53,166
53	1103	11	2 BHK	419	142	561	618	12550	70,45,194	73,97,453	15,500	16,05,518
54	1104	11	2 BHK	487	161	648	713	12550	81,31,898	85,38,493	18,000	18,53,166
55	1105	11	2 BHK	487	161	648	713	12550	81,31,898	85,38,493	18,000	18,53,166
56	1201	12	2 BHK	487	161	648	713	12550	81,31,898	85,38,493	18,000	18,53,166
57	1202	12	2 BHK	487	161	648	713	12550	81,31,898	85,38,493	18,000	18,53,166
58	1203	12	2 BHK	419	142	561	618	12550	70,45,194	73,97,453	15,500	16,05,518

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. Ft.	As per Builder Enclosed 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 Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
59	1204	12	2 BHK	487	161	648	713	12550	81,31,898	85,38,493	18,000	18,53,166
60	1205	12	2 BHK	487	161	648	713	12550	81,31,898	85,38,493	18,000	18,53,166
61	1301	13	2 BHK	487	161	648	713	12800	82,93,888	87,08,582	18,000	18,53,166
62	1302	13	2 BHK	487	161	648	713	12800	82,93,888	87,08,582	18,000	18,53,166
63	1303	13	2 BHK	419	142	561	618	12800	71,85,536	75,44,813	15,500	16,05,518
64	1304	13	2 BHK	487	161	648	713	12800	82,93,888	87,08,582	18,000	18,53,166
65	1305	13	2 BHK	487	161	648	713	12800	82,93,888	87,08,582	18,000	18,53,166
66	1401	14	2 BHK	487	161	648	713	12800	82,93,888	87,08,582	18,000	18,53,166
67	1402	14	2 BHK	487	161	648	713	12800	82,93,888	87,08,582	18,000	18,53,166
68	1403	14	1 BHK	288	108	396	436	12800	50,74,944	53,28,691	11,000	11,33,933
69	1404	14	2 BHK	487	161	648	713	12800	82,93,888	87,08,582	18,000	18,53,166
70	1405	14	2 BHK	487	161	648	713	12800	82,93,888	87,08,582	18,000	18,53,166
71	1501	15	2 BHK	487	161	648	713	12800	82,93,888	87,08,582	18,000	18,53,166
72	1502	15	2 BHK	487	161	648	713	12800	82,93,888	87,08,582	18,000	18,53,166
73	1503	15	2 BHK	419	142	561	618	12800	71,85,536	75,44,813	15,500	16,05,518
74	1504	15	2 BHK	487	161	648	713	12800	82,93,888	87,08,582	18,000	18,53,166
75	1505	15	2 BHK	487	161	648	713	12800	82,93,888	87,08,582	18,000	18,53,166
76	1601	16	2 BHK	487	161	648	713	12800	82,93,888	87,08,582	18,000	18,53,166
77	1602	16	2 BHK	487	161	648	713	12800	82,93,888	87,08,582	18,000	18,53,166
78	1603	16	2 BHK	419	142	561	618	12800	71,85,536	75,44,813	15,500	16,05,518
79	1604	16	2 BHK	487	161	648	713	12800	82,93,888	87,08,582	18,000	18,53,166
80	1605	16	2 BHK	487	161	648	713	12800	82,93,888	87,08,582	18,000	18,53,166
81	1701	17	2 BHK	487	161	648	713	12800	82,93,888	87,08,582	18,000	18,53,166
82	1702	17	2 BHK	487	161	648	713	12800	82,93,888	87,08,582	18,000	18,53,166
83	1703	17	2 BHK	419	142	561	618	12800	71,85,536	75,44,813	15,500	16,05,518
84	1704	17	2 BHK	487	161	648	713	12800	82,93,888	87,08,582	18,000	18,53,166
85	1705	17	2 BHK	487	161	648	713	12800	82,93,888	87,08,582	18,000	18,53,166
86	1801	18	2 BHK	487	161	648	713	12800	82,93,888	87,08,582	18,000	18,53,166
87	1802	18	2 BHK	487	161	648	713	12800	82,93,888	87,08,582	18,000	18,53,166
88	1803	18	2 BHK	419	142	561	618	12800	71,85,536	75,44,813	15,500	16,05,518
89	1804	18	2 BHK	487	161	648	713	12800	82,93,888	87,08,582	18,000	18,53,166
90	1805	18	2 BHK	487	161	648	713	12800	82,93,888	87,08,582	18,000	18,53,166
91	1901	19	2 BHK	487	161	648	713	13050	84,55,878	88,78,672	18,500	18,53,166
92	1902	19	2 BHK	487	161	648	713	13050	84,55,878	88,78,672	18,500	18,53,166
93	1903	19	2 BHK	419	142	561	618	13050	73,25,879	76,92,172	16,000	16,05,518
94	1904	19	2 BHK	487	161	648	713	13050	84,55,878	88,78,672	18,500	18,53,166
95	1905	19	2 BHK	487	161	648	713	13050	84,55,878	88,78,672	18,500	18,53,166
96	2001	20	2 BHK	487	161	648	713	13050	84,55,878	88,78,672	18,500	18,53,166

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. Ft.	As per Builder Enclosed 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 Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
97	2002	20	2 BHK	487	161	648	713	13050	84,55,878	88,78,672	18,500	18,53,166
98	2003	20	1 BHK	288	108	396	436	13050	51,74,064	54,32,767	11,500	11,33,933
99	2004	20	2 BHK	487	161	648	713	13050	84,55,878	88,78,672	18,500	18,53,166
100	2005	20	2 BHK	487	161	648	713	13050	84,55,878	88,78,672	18,500	18,53,166
101	2101	21	2 BHK	487	161	648	713	13050	84,55,878	88,78,672	18,500	18,53,166
102	2102	21	2 BHK	487	161	648	713	13050	84,55,878	88,78,672	18,500	18,53,166
103	2103	21	2 BHK	419	142	561	618	13050	73,25,879	76,92,172	16,000	16,05,518
104	2104	21	2 BHK	487	161	648	713	13050	84,55,878	88,78,672	18,500	18,53,166
105	2105	21	2 BHK	487	161	648	713	13050	84,55,878	88,78,672	18,500	18,53,166
106	2201	22	2 BHK	487	161	648	713	13050	84,55,878	88,78,672	18,500	18,53,166
107	2202	22	2 BHK	487	161	648	713	13050	84,55,878	88,78,672	18,500	18,53,166
108	2203	22	2 BHK	419	142	561	618	13050	73,25,879	76,92,172	16,000	16,05,518
109	2204	22	2 BHK	487	161	648	713	13050	84,55,878	88,78,672	18,500	18,53,166
110	2205	22	2 BHK	487	161	648	713	13050	84,55,878	88,78,672	18,500	18,53,166
111	2301	23	2 BHK	487	161	648	713	13050	84,55,878	88,78,672	18,500	18,53,166
112	2302	23	2 BHK	487	161	648	713	13050	84,55,878	88,78,672	18,500	18,53,166
113	2303	23	2 BHK	419	142	561	618	13050	73,25,879	76,92,172	16,000	16,05,518
114	2304	23	2 BHK	487	161	648	713	13050	84,55,878	88,78,672	18,500	18,53,166
115	2305	23	2 BHK	487	161	648	713	13050	84,55,878	88,78,672	18,500	18,53,166
116	2401	24	2 BHK	487	161	648	713	13050	84,55,878	88,78,672	18,500	18,53,166
117	2402	24	2 BHK	487	161	648	713	13050	84,55,878	88,78,672	18,500	18,53,166
118	2403	24	2 BHK	419	142	561	618	13050	73,25,879	76,92,172	16,000	16,05,518
119	2404	24	2 BHK	487	161	648	713	13050	84,55,878	88,78,672	18,500	18,53,166
120	2405	24	2 BHK	487	161	648	713	13050	84,55,878	88,78,672	18,500	18,53,166
121	2501	25	2 BHK	487	161	648	713	13300	86,17,868	90,48,761	19,000	18,53,166
122	2502	25	2 BHK	487	161	648	713	13300	86,17,868	90,48,761	19,000	18,53,166
123	2503	25	2 BHK	419	142	561	618	13300	74,66,221	78,39,532	16,500	16,05,518
124	2504	25	2 BHK	487	161	648	713	13300	86,17,868	90,48,761	19,000	18,53,166
125	2505	25	2 BHK	487	161	648	713	13300	86,17,868	90,48,761	19,000	18,53,166
126	2601	26	2 BHK	487	161	648	713	13300	86,17,868	90,48,761	19,000	18,53,166
127	2602	26	2 BHK	487	161	648	713	13300	86,17,868	90,48,761	19,000	18,53,166
128	2603	26	1 BHK	288	108	396	436	13300	52,73,184	55,36,843	11,500	11,33,933
129	2604	26	2 BHK	487	161	648	713	13300	86,17,868	90,48,761	19,000	18,53,166
130	2605	26	2 BHK	487	161	648	713	13300	86,17,868	90,48,761	19,000	18,53,166
131	2701	27	2 BHK	487	161	648	713	13300	86,17,868	90,48,761	19,000	18,53,166
132	2702	27	2 BHK	487	161	648	713	13300	86,17,868	90,48,761	19,000	18,53,166
133	2703	27	2 BHK	419	142	561	618	13300	74,66,221	78,39,532	16,500	16,05,518
134	2704	27	2 BHK	487	161	648	713	13300	86,17,868	90,48,761	19,000	18,53,166

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. Ft.	As per Builder Enclosed 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 Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
135	2705	27	2 BHK	487	161	648	713	13300	86,17,868	90,48,761	19,000	18,53,166
136	2801	28	2 BHK	487	161	648	713	13300	86,17,868	90,48,761	19,000	18,53,166
137	2802	28	2 BHK	487	161	648	713	13300	86,17,868	90,48,761	19,000	18,53,166
138	2803	28	2 BHK	419	142	561	618	13300	74,66,221	78,39,532	16,500	16,05,518
139	2804	28	2 BHK	487	161	648	713	13300	86,17,868	90,48,761	19,000	18,53,166
140	2805	28	2 BHK	487	161	648	713	13300	86,17,868	90,48,761	19,000	18,53,166
141	2901	29	2 BHK	487	161	648	713	13300	86,17,868	90,48,761	19,000	18,53,166
142	2902	29	2 BHK	487	161	648	713	13300	86,17,868	90,48,761	19,000	18,53,166
143	2903	29	2 BHK	419	142	561	618	13300	74,66,221	78,39,532	16,500	16,05,518
144	2904	29	2 BHK	487	161	648	713	13300	86,17,868	90,48,761	19,000	18,53,166
145	2905	29	2 BHK	487	161	648	713	13300	86,17,868	90,48,761	19,000	18,53,166
Total				67995	22627	90622	99684		1,15,83,78,887	1,21,62,97,808		25,91,77,890

3) C – Wing:

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. Ft.	As per Builder Enclosed 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 Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	101	1	1 BHK	312	113	425	467	12300	52,24,179	54,85,388	11,500	12,14,728
2	102	1	2 BHK	468	154	622	684	12300	76,53,429	80,36,100	16,500	17,79,578
3	103	1	2 BHK	468	155	623	686	12300	76,65,729	80,49,015	17,000	17,82,438
4	104	1	1 BHK	312	115	427	469	12300	52,48,779	55,11,218	11,500	12,20,448
5	105	1	2 BHK	474	164	638	702	12300	78,48,015	82,40,416	17,000	18,24,823
6	106	1	3 BHK	537	178	715	787	12300	87,95,976	92,35,775	19,000	20,45,243
7	107	1	2 BHK	487	162	649	714	12300	79,82,208	83,81,318	17,500	18,56,026
8	108	1	2 BHK	487	161	648	713	12300	79,69,908	83,68,403	17,500	18,53,166
9	201	2	1 BHK	312	113	425	467	12300	52,24,179	54,85,388	11,500	12,14,728
10	202	2	2 BHK	468	154	622	684	12300	76,53,429	80,36,100	16,500	17,79,578
11	203	2	2 BHK	468	154	622	684	12300	76,53,429	80,36,100	16,500	17,79,578
12	204	2	1 BHK	312	113	425	467	12300	52,24,179	54,85,388	11,500	12,14,728
13	205	2	2 BHK	474	162	636	700	12300	78,23,415	82,14,586	17,000	18,19,103
14	206	2	3 BHK	537	177	714	786	12300	87,83,676	92,22,860	19,000	20,42,383
15	207	2	2 BHK	487	161	648	713	12300	79,69,908	83,68,403	17,500	18,53,166
16	208	2	2 BHK	487	161	648	713	12300	79,69,908	83,68,403	17,500	18,53,166
17	301	3	1 BHK	312	113	425	467	12300	52,24,179	54,85,388	11,500	12,14,728
18	302	3	2 BHK	468	154	622	684	12300	76,53,429	80,36,100	16,500	17,79,578

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. Ft.	As per Builder Enclosed 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 Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
19	303	3	2 BHK	468	154	622	684	12300	76,53,429	80,36,100	16,500	17,79,578
20	304	3	2 BHK	474	162	636	700	12300	78,23,415	82,14,586	17,000	18,19,103
21	306	3	3 BHK	537	177	714	786	12300	87,83,676	92,22,860	19,000	20,42,383
22	307	3	2 BHK	487	161	648	713	12300	79,69,908	83,68,403	17,500	18,53,166
23	308	3	2 BHK	487	161	648	713	12300	79,69,908	83,68,403	17,500	18,53,166
24	401	4	1 BHK	312	113	425	467	12300	52,24,179	54,85,388	11,500	12,14,728
25	402	4	2 BHK	468	154	622	684	12300	76,53,429	80,36,100	16,500	17,79,578
26	403	4	2 BHK	468	154	622	684	12300	76,53,429	80,36,100	16,500	17,79,578
27	404	4	1 BHK	312	113	425	467	12300	52,24,179	54,85,388	11,500	12,14,728
28	405	4	2 BHK	474	162	636	700	12300	78,23,415	82,14,586	17,000	18,19,103
29	406	4	3 BHK	537	177	714	786	12300	87,83,676	92,22,860	19,000	20,42,383
30	407	4	2 BHK	487	161	648	713	12300	79,69,908	83,68,403	17,500	18,53,166
31	408	4	2 BHK	487	161	648	713	12300	79,69,908	83,68,403	17,500	18,53,166
32	501	5	1 BHK	312	113	425	467	12300	52,24,179	54,85,388	11,500	12,14,728
33	502	5	2 BHK	468	154	622	684	12300	76,53,429	80,36,100	16,500	17,79,578
34	503	5	2 BHK	468	154	622	684	12300	76,53,429	80,36,100	16,500	17,79,578
35	504	5	1 BHK	312	113	425	467	12300	52,24,179	54,85,388	11,500	12,14,728
36	505	5	2 BHK	474	162	636	700	12300	78,23,415	82,14,586	17,000	18,19,103
37	506	5	3 BHK	537	177	714	786	12300	87,83,676	92,22,860	19,000	20,42,383
38	507	5	2 BHK	487	161	648	713	12300	79,69,908	83,68,403	17,500	18,53,166
39	508	5	2 BHK	487	161	648	713	12300	79,69,908	83,68,403	17,500	18,53,166
40	601	6	1 BHK	312	113	425	467	12300	52,24,179	54,85,388	11,500	12,14,728
41	602	6	2 BHK	468	154	622	684	12300	76,53,429	80,36,100	16,500	17,79,578
42	603	6	2 BHK	468	154	622	684	12300	76,53,429	80,36,100	16,500	17,79,578
43	604	6	1 BHK	312	113	425	467	12300	52,24,179	54,85,388	11,500	12,14,728
44	605	6	2 BHK	474	162	636	700	12300	78,23,415	82,14,586	17,000	18,19,103
45	606	6	3 BHK	537	177	714	786	12300	87,83,676	92,22,860	19,000	20,42,383
46	607	6	2 BHK	487	161	648	713	12300	79,69,908	83,68,403	17,500	18,53,166
47	608	6	2 BHK	487	161	648	713	12300	79,69,908	83,68,403	17,500	18,53,166
48	701	7	1 BHK	312	113	425	467	12550	53,30,362	55,96,880	11,500	12,14,728
49	702	7	2 BHK	468	154	622	684	12550	78,08,987	81,99,436	17,000	17,79,578
50	703	7	2 BHK	468	154	622	684	12550	78,08,987	81,99,436	17,000	17,79,578
51	704	7	1 BHK	312	113	425	467	12550	53,30,362	55,96,880	11,500	12,14,728
52	705	7	2 BHK	474	162	636	700	12550	79,82,428	83,81,549	17,500	18,19,103
53	706	7	3 BHK	537	177	714	786	12550	89,62,206	94,10,316	19,500	20,42,383

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. Ft.	As per Builder Enclosed 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 Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
54	707	7	2 BHK	487	161	648	713	12550	81,31,898	85,38,493	18,000	18,53,166
55	708	7	2 BHK	487	161	648	713	12550	81,31,898	85,38,493	18,000	18,53,166
56	801	8	1 BHK	312	113	425	467	12550	53,30,362	55,96,880	11,500	12,14,728
57	802	8	2 BHK	468	154	622	684	12550	78,08,987	81,99,436	17,000	17,79,578
58	803	8	2 BHK	468	154	622	684	12550	78,08,987	81,99,436	17,000	17,79,578
59	804	8	2 BHK	474	162	636	700	12550	79,82,428	83,81,549	17,500	18,19,103
60	806	8	3 BHK	537	177	714	786	12550	89,62,206	94,10,316	19,500	20,42,383
61	807	8	2 BHK	487	161	648	713	12550	81,31,898	85,38,493	18,000	18,53,166
62	808	8	2 BHK	487	161	648	713	12550	81,31,898	85,38,493	18,000	18,53,166
63	901	9	1 BHK	312	113	425	467	12550	53,30,362	55,96,880	11,500	12,14,728
64	902	9	2 BHK	468	154	622	684	12550	78,08,987	81,99,436	17,000	17,79,578
65	903	9	2 BHK	468	154	622	684	12550	78,08,987	81,99,436	17,000	17,79,578
66	904	9	1 BHK	312	113	425	467	12550	53,30,362	55,96,880	11,500	12,14,728
67	905	9	2 BHK	474	162	636	700	12550	79,82,428	83,81,549	17,500	18,19,103
68	906	9	3 BHK	537	177	714	786	12550	89,62,206	94,10,316	19,500	20,42,383
69	907	9	2 BHK	487	161	648	713	12550	81,31,898	85,38,493	18,000	18,53,166
70	908	9	2 BHK	487	161	648	713	12550	81,31,898	85,38,493	18,000	18,53,166
71	1001	10	1 BHK	312	113	425	467	12550	53,30,362	55,96,880	11,500	12,14,728
72	1002	10	2 BHK	468	154	622	684	12550	78,08,987	81,99,436	17,000	17,79,578
73	1003	10	2 BHK	468	154	622	684	12550	78,08,987	81,99,436	17,000	17,79,578
74	1004	10	1 BHK	312	113	425	467	12550	53,30,362	55,96,880	11,500	12,14,728
75	1005	10	2 BHK	474	162	636	700	12550	79,82,428	83,81,549	17,500	18,19,103
76	1006	10	3 BHK	537	177	714	786	12550	89,62,206	94,10,316	19,500	20,42,383
77	1007	10	2 BHK	487	161	648	713	12550	81,31,898	85,38,493	18,000	18,53,166
78	1008	10	2 BHK	487	161	648	713	12550	81,31,898	85,38,493	18,000	18,53,166
79	1101	11	1 BHK	312	113	425	467	12550	53,30,362	55,96,880	11,500	12,14,728
80	1102	11	2 BHK	468	154	622	684	12550	78,08,987	81,99,436	17,000	17,79,578
81	1103	11	2 BHK	468	154	622	684	12550	78,08,987	81,99,436	17,000	17,79,578
82	1104	11	1 BHK	312	113	425	467	12550	53,30,362	55,96,880	11,500	12,14,728
83	1105	11	2 BHK	474	162	636	700	12550	79,82,428	83,81,549	17,500	18,19,103
84	1106	11	3 BHK	537	177	714	786	12550	89,62,206	94,10,316	19,500	20,42,383
85	1107	11	2 BHK	487	161	648	713	12550	81,31,898	85,38,493	18,000	18,53,166
86	1108	11	2 BHK	487	161	648	713	12550	81,31,898	85,38,493	18,000	18,53,166
87	1201	12	1 BHK	312	113	425	467	12550	53,30,362	55,96,880	11,500	12,14,728
88	1202	12	2 BHK	468	154	622	684	12550	78,08,987	81,99,436	17,000	17,79,578
89	1203	12	2 BHK	468	154	622	684	12550	78,08,987	81,99,436	17,000	17,79,578
90	1204	12	1 BHK	312	113	425	467	12550	53,30,362	55,96,880	11,500	12,14,728

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. Ft.	As per Builder Enclosed 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 Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
91	1205	12	2 BHK	474	162	636	700	12550	79,82,428	83,81,549	17,500	18,19,103
92	1206	12	3 BHK	537	177	714	786	12550	89,62,206	94,10,316	19,500	20,42,383
93	1207	12	2 BHK	487	161	648	713	12550	81,31,898	85,38,493	18,000	18,53,166
94	1208	12	2 BHK	487	161	648	713	12550	81,31,898	85,38,493	18,000	18,53,166
95	1301	13	1 BHK	312	113	425	467	12800	54,36,544	57,08,371	12,000	12,14,728
96	1302	13	2 BHK	468	154	622	684	12800	79,64,544	83,62,771	17,500	17,79,578
97	1303	13	2 BHK	468	154	622	684	12800	79,64,544	83,62,771	17,500	17,79,578
98	1304	13	1 BHK	312	113	425	467	12800	54,36,544	57,08,371	12,000	12,14,728
99	1305	13	2 BHK	474	162	636	700	12800	81,41,440	85,48,512	18,000	18,19,103
100	1306	13	3 BHK	537	177	714	786	12800	91,40,736	95,97,773	20,000	20,42,383
101	1307	13	2 BHK	487	161	648	713	12800	82,93,888	87,08,582	18,000	18,53,166
102	1308	13	2 BHK	487	161	648	713	12800	82,93,888	87,08,582	18,000	18,53,166
103	1401	14	1 BHK	312	113	425	467	12800	54,36,544	57,08,371	12,000	12,14,728
104	1402	14	2 BHK	468	154	622	684	12800	79,64,544	83,62,771	17,500	17,79,578
105	1403	14	2 BHK	468	154	622	684	12800	79,64,544	83,62,771	17,500	17,79,578
106	1404	14	2 BHK	474	162	636	700	12800	81,41,440	85,48,512	18,000	18,19,103
107	1406	14	3 BHK	537	177	714	786	12800	91,40,736	95,97,773	20,000	20,42,383
108	1407	14	2 BHK	487	161	648	713	12800	82,93,888	87,08,582	18,000	18,53,166
109	1408	14	2 BHK	487	161	648	713	12800	82,93,888	87,08,582	18,000	18,53,166
110	1501	15	1 BHK	312	113	425	467	12800	54,36,544	57,08,371	12,000	12,14,728
111	1502	15	2 BHK	468	154	622	684	12800	79,64,544	83,62,771	17,500	17,79,578
112	1503	15	2 BHK	468	154	622	684	12800	79,64,544	83,62,771	17,500	17,79,578
113	1504	15	1 BHK	312	113	425	467	12800	54,36,544	57,08,371	12,000	12,14,728
114	1505	15	2 BHK	474	162	636	700	12800	81,41,440	85,48,512	18,000	18,19,103
115	1506	15	3 BHK	537	177	714	786	12800	91,40,736	95,97,773	20,000	20,42,383
116	1507	15	2 BHK	487	161	648	713	12800	82,93,888	87,08,582	18,000	18,53,166
117	1508	15	2 BHK	487	161	648	713	12800	82,93,888	87,08,582	18,000	18,53,166
118	1601	16	1 BHK	312	113	425	467	12800	54,36,544	57,08,371	12,000	12,14,728
119	1602	16	2 BHK	468	154	622	684	12800	79,64,544	83,62,771	17,500	17,79,578
120	1603	16	2 BHK	468	154	622	684	12800	79,64,544	83,62,771	17,500	17,79,578
121	1604	16	1 BHK	312	113	425	467	12800	54,36,544	57,08,371	12,000	12,14,728
122	1605	16	2 BHK	474	162	636	700	12800	81,41,440	85,48,512	18,000	18,19,103
123	1606	16	3 BHK	537	177	714	786	12800	91,40,736	95,97,773	20,000	20,42,383
124	1607	16	2 BHK	487	161	648	713	12800	82,93,888	87,08,582	18,000	18,53,166
125	1608	16	2 BHK	487	161	648	713	12800	82,93,888	87,08,582	18,000	18,53,166
126	1701	17	1 BHK	312	113	425	467	12800	54,36,544	57,08,371	12,000	12,14,728
127	1702	17	2 BHK	468	154	622	684	12800	79,64,544	83,62,771	17,500	17,79,578
128	1703	17	2 BHK	468	154	622	684	12800	79,64,544	83,62,771	17,500	17,79,578

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. Ft.	As per Builder Enclosed 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 Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
129	1704	17	1 BHK	312	113	425	467	12800	54,36,544	57,08,371	12,000	12,14,728
130	1705	17	2 BHK	474	162	636	700	12800	81,41,440	85,48,512	18,000	18,19,103
131	1706	17	3 BHK	537	177	714	786	12800	91,40,736	95,97,773	20,000	20,42,383
132	1707	17	2 BHK	487	161	648	713	12800	82,93,888	87,08,582	18,000	18,53,166
133	1708	17	2 BHK	487	161	648	713	12800	82,93,888	87,08,582	18,000	18,53,166
134	1801	18	1 BHK	312	113	425	467	12800	54,36,544	57,08,371	12,000	12,14,728
135	1802	18	2 BHK	468	154	622	684	12800	79,64,544	83,62,771	17,500	17,79,578
136	1803	18	2 BHK	468	154	622	684	12800	79,64,544	83,62,771	17,500	17,79,578
137	1804	18	1 BHK	312	113	425	467	12800	54,36,544	57,08,371	12,000	12,14,728
138	1805	18	2 BHK	474	162	636	700	12800	81,41,440	85,48,512	18,000	18,19,103
139	1806	18	3 BHK	537	177	714	786	12800	91,40,736	95,97,773	20,000	20,42,383
140	1807	18	2 BHK	487	161	648	713	12800	82,93,888	87,08,582	18,000	18,53,166
141	1808	18	2 BHK	487	161	648	713	12800	82,93,888	87,08,582	18,000	18,53,166
142	1901	19	1 BHK	312	113	425	467	13050	55,42,727	58,19,863	12,000	12,14,728
143	1902	19	2 BHK	468	154	622	684	13050	81,20,102	85,26,107	18,000	17,79,578
144	1903	19	2 BHK	468	154	622	684	13050	81,20,102	85,26,107	18,000	17,79,578
145	1904	19	1 BHK	312	113	425	467	13050	55,42,727	58,19,863	12,000	12,14,728
146	1905	19	2 BHK	474	162	636	700	13050	83,00,453	87,15,475	18,000	18,19,103
147	1906	19	3 BHK	537	177	714	786	13050	93,19,266	97,85,229	20,500	20,42,383
148	1907	19	2 BHK	487	161	648	713	13050	84,55,878	88,78,672	18,500	18,53,166
149	1908	19	2 BHK	487	161	648	713	13050	84,55,878	88,78,672	18,500	18,53,166
150	2001	20	1 BHK	312	113	425	467	13050	55,42,727	58,19,863	12,000	12,14,728
151	2002	20	2 BHK	468	154	622	684	13050	81,20,102	85,26,107	18,000	17,79,578
152	2003	20	2 BHK	468	154	622	684	13050	81,20,102	85,26,107	18,000	17,79,578
153	2004	20	2 BHK	474	162	636	700	13050	83,00,453	87,15,475	18,000	18,19,103
154	2006	20	3 BHK	537	177	714	786	13050	93,19,266	97,85,229	20,500	20,42,383
155	2007	20	2 BHK	487	161	648	713	13050	84,55,878	88,78,672	18,500	18,53,166
156	2008	20	2 BHK	487	161	648	713	13050	84,55,878	88,78,672	18,500	18,53,166
157	2101	21	1 BHK	312	113	425	467	13050	55,42,727	58,19,863	12,000	12,14,728
158	2102	21	2 BHK	468	154	622	684	13050	81,20,102	85,26,107	18,000	17,79,578
159	2103	21	2 BHK	468	154	622	684	13050	81,20,102	85,26,107	18,000	17,79,578
160	2104	21	1 BHK	312	113	425	467	13050	55,42,727	58,19,863	12,000	12,14,728
161	2105	21	2 BHK	474	162	636	700	13050	83,00,453	87,15,475	18,000	18,19,103
162	2106	21	3 BHK	537	177	714	786	13050	93,19,266	97,85,229	20,500	20,42,383
163	2107	21	2 BHK	487	161	648	713	13050	84,55,878	88,78,672	18,500	18,53,166
164	2108	21	2 BHK	487	161	648	713	13050	84,55,878	88,78,672	18,500	18,53,166
165	2201	22	1 BHK	312	113	425	467	13050	55,42,727	58,19,863	12,000	12,14,728
166	2202	22	2 BHK	468	154	622	684	13050	81,20,102	85,26,107	18,000	17,79,578

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. Ft.	As per Builder Enclosed 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 Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
167	2203	22	2 BHK	468	154	622	684	13050	81,20,102	85,26,107	18,000	17,79,578
168	2204	22	1 BHK	312	113	425	467	13050	55,42,727	58,19,863	12,000	12,14,728
169	2205	22	2 BHK	474	162	636	700	13050	83,00,453	87,15,475	18,000	18,19,103
170	2206	22	3 BHK	537	177	714	786	13050	93,19,266	97,85,229	20,500	20,42,383
171	2207	22	2 BHK	487	161	648	713	13050	84,55,878	88,78,672	18,500	18,53,166
172	2208	22	2 BHK	487	161	648	713	13050	84,55,878	88,78,672	18,500	18,53,166
173	2301	23	1 BHK	312	113	425	467	13050	55,42,727	58,19,863	12,000	12,14,728
174	2302	23	2 BHK	468	154	622	684	13050	81,20,102	85,26,107	18,000	17,79,578
175	2303	23	2 BHK	468	154	622	684	13050	81,20,102	85,26,107	18,000	17,79,578
176	2304	23	1 BHK	312	113	425	467	13050	55,42,727	58,19,863	12,000	12,14,728
177	2305	23	2 BHK	474	162	636	700	13050	83,00,453	87,15,475	18,000	18,19,103
178	2306	23	3 BHK	537	177	714	786	13050	93,19,266	97,85,229	20,500	20,42,383
179	2307	23	2 BHK	487	161	648	713	13050	84,55,878	88,78,672	18,500	18,53,166
180	2308	23	2 BHK	487	161	648	713	13050	84,55,878	88,78,672	18,500	18,53,166
181	2401	24	1 BHK	312	113	425	467	13050	55,42,727	58,19,863	12,000	12,14,728
182	2402	24	2 BHK	468	154	622	684	13050	81,20,102	85,26,107	18,000	17,79,578
183	2403	24	2 BHK	468	154	622	684	13050	81,20,102	85,26,107	18,000	17,79,578
184	2404	24	1 BHK	312	113	425	467	13050	55,42,727	58,19,863	12,000	12,14,728
185	2405	24	2 BHK	474	162	636	700	13050	83,00,453	87,15,475	18,000	18,19,103
186	2406	24	3 BHK	537	177	714	786	13050	93,19,266	97,85,229	20,500	20,42,383
187	2407	24	2 BHK	487	161	648	713	13050	84,55,878	88,78,672	18,500	18,53,166
188	2408	24	2 BHK	487	161	648	713	13050	84,55,878	88,78,672	18,500	18,53,166
189	2501	25	1 BHK	312	113	425	467	13300	56,48,909	59,31,354	12,500	12,14,728
190	2502	25	2 BHK	468	154	622	684	13300	82,75,659	86,89,442	18,000	17,79,578
191	2503	25	2 BHK	468	154	622	684	13300	82,75,659	86,89,442	18,000	17,79,578
192	2504	25	1 BHK	312	113	425	467	13300	56,48,909	59,31,354	12,500	12,14,728
193	2505	25	2 BHK	474	162	636	700	13300	84,59,465	88,82,438	18,500	18,19,103
194	2506	25	3 BHK	537	177	714	786	13300	94,97,796	99,72,686	21,000	20,42,383
195	2507	25	2 BHK	487	161	648	713	13300	86,17,868	90,48,761	19,000	18,53,166
196	2508	25	2 BHK	487	161	648	713	13300	86,17,868	90,48,761	19,000	18,53,166
197	2601	26	1 BHK	312	113	425	467	13300	56,48,909	59,31,354	12,500	12,14,728
198	2602	26	2 BHK	468	154	622	684	13300	82,75,659	86,89,442	18,000	17,79,578
199	2603	26	2 BHK	468	154	622	684	13300	82,75,659	86,89,442	18,000	17,79,578
200	2604	26	2 BHK	474	162	636	700	13300	84,59,465	88,82,438	18,500	18,19,103
201	2606	26	3 BHK	537	177	714	786	13300	94,97,796	99,72,686	21,000	20,42,383
202	2607	26	2 BHK	487	161	648	713	13300	86,17,868	90,48,761	19,000	18,53,166
203	2608	26	2 BHK	487	161	648	713	13300	86,17,868	90,48,761	19,000	18,53,166
204	2701	27	1 BHK	312	113	425	467	13300	56,48,909	59,31,354	12,500	12,14,728

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. Ft.	As per Builder Enclosed 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 Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in `	Cost of Construction in ₹
205	2702	27	2 BHK	468	154	622	684	13300	82,75,659	86,89,442	18,000	17,79,578
206	2703	27	2 BHK	468	154	622	684	13300	82,75,659	86,89,442	18,000	17,79,578
207	2704	27	1 BHK	312	113	425	467	13300	56,48,909	59,31,354	12,500	12,14,728
208	2705	27	2 BHK	474	162	636	700	13300	84,59,465	88,82,438	18,500	18,19,103
209	2706	27	3 BHK	537	177	714	786	13300	94,97,796	99,72,686	21,000	20,42,383
210	2707	27	2 BHK	487	161	648	713	13300	86,17,868	90,48,761	19,000	18,53,166
211	2708	27	2 BHK	487	161	648	713	13300	86,17,868	90,48,761	19,000	18,53,166
212	2801	28	1 BHK	312	113	425	467	13300	56,48,909	59,31,354	12,500	12,14,728
213	2802	28	2 BHK	468	154	622	684	13300	82,75,659	86,89,442	18,000	17,79,578
214	2803	28	2 BHK	468	154	622	684	13300	82,75,659	86,89,442	18,000	17,79,578
215	2804	28	1 BHK	312	113	425	467	13300	56,48,909	59,31,354	12,500	12,14,728
216	2805	28	2 BHK	474	162	636	700	13300	84,59,465	88,82,438	18,500	18,19,103
217	2806	28	3 BHK	537	177	714	786	13300	94,97,796	99,72,686	21,000	20,42,383
218	2807	28	2 BHK	487	161	648	713	13300	86,17,868	90,48,761	19,000	18,53,166
219	2808	28	2 BHK	487	161	648	713	13300	86,17,868	90,48,761	19,000	18,53,166
220	2901	29	1 BHK	312	113	425	467	13300	56,48,909	59,31,354	12,500	12,14,728
221	2902	29	2 BHK	468	154	622	684	13300	82,75,659	86,89,442	18,000	17,79,578
222	2903	29	2 BHK	468	154	622	684	13300	82,75,659	86,89,442	18,000	17,79,578
223	2904	29	1 BHK	312	113	425	467	13300	56,48,909	59,31,354	12,500	12,14,728
224	2905	29	2 BHK	474	162	636	700	13300	84,59,465	88,82,438	18,500	18,19,103
225	2906	29	3 BHK	537	177	714	786	13300	94,97,796	99,72,686	21,000	20,42,383
226	2907	29	2 BHK	487	161	648	713	13300	86,17,868	90,48,761	19,000	18,53,166
227	2908	29	2 BHK	487	161	648	713	13300	86,17,868	90,48,761	19,000	18,53,166
Total				101247	34097	135344	148878		1,73,00,25,087	1,81,65,26,331		38,70,82,810

4) D – Wing:

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. Ft.	As per Builder Enclosed 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 Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in `	Cost of Construction in ₹
1	101	1	2 BHK	487	161	648	536	12300	79,69,908	83,68,403	17,500	13,92,706
2	102	1	2 BHK	487	162	649	536	12300	79,82,208	83,81,318	17,500	13,92,706
3	103	1	3 BHK	537	178	715	591	12300	87,95,976	92,35,775	19,000	15,36,163
4	104	1	2 BHK	474	164	638	521	12300	78,48,015	82,40,416	17,000	13,55,783
5	105	1	1 BHK	312	115	427	343	12300	52,48,779	55,11,218	11,500	8,91,548
6	106	1	1 BHK	336	115	451	370	12300	55,53,204	58,30,864	12,000	9,62,333
7	107	1	1 BHK	336	115	451	370	12300	55,53,204	58,30,864	12,000	9,62,333

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. Ft.	As per Builder Enclosed 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 Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
8	108	1	1 BHK	312	113	425	343	12300	52,24,179	54,85,388	11,500	8,91,548
9	201	2	2 BHK	487	161	648	536	12300	79,69,908	83,68,403	17,500	13,92,706
10	202	2	2 BHK	487	161	648	536	12300	79,69,908	83,68,403	17,500	13,92,706
11	203	2	3 BHK	537	177	714	591	12300	87,83,676	92,22,860	19,000	15,36,163
12	204	2	2 BHK	474	162	636	521	12300	78,23,415	82,14,586	17,000	13,55,783
13	205	2	1 BHK	312	113	425	343	12300	52,24,179	54,85,388	11,500	8,91,548
14	206	2	1 BHK	336	115	451	370	12300	55,53,204	58,30,864	12,000	9,62,333
15	207	2	1 BHK	336	115	451	370	12300	55,53,204	58,30,864	12,000	9,62,333
16	208	2	1 BHK	312	113	425	343	12300	52,24,179	54,85,388	11,500	8,91,548
17	301	3	2 BHK	487	161	648	536	12300	79,69,908	83,68,403	17,500	13,92,706
18	302	3	2 BHK	487	161	648	536	12300	79,69,908	83,68,403	17,500	13,92,706
19	303	3	3 BHK	537	177	714	591	12300	87,83,676	92,22,860	19,000	15,36,163
20	304	3	2 BHK	474	162	636	521	12300	78,23,415	82,14,586	17,000	13,55,783
21	306	3	1 BHK	336	115	451	370	12300	55,53,204	58,30,864	12,000	9,62,333
22	307	3	1 BHK	336	115	451	370	12300	55,53,204	58,30,864	12,000	9,62,333
23	308	3	1 BHK	312	113	425	343	12300	52,24,179	54,85,388	11,500	8,91,548
24	401	4	2 BHK	487	161	648	536	12300	79,69,908	83,68,403	17,500	13,92,706
25	402	4	2 BHK	487	161	648	536	12300	79,69,908	83,68,403	17,500	13,92,706
26	403	4	3 BHK	537	177	714	591	12300	87,83,676	92,22,860	19,000	15,36,163
27	404	4	2 BHK	474	162	636	521	12300	78,23,415	82,14,586	17,000	13,55,783
28	405	4	1 BHK	312	113	425	343	12300	52,24,179	54,85,388	11,500	8,91,548
29	406	4	1 BHK	336	115	451	370	12300	55,53,204	58,30,864	12,000	9,62,333
30	407	4	1 BHK	336	115	451	370	12300	55,53,204	58,30,864	12,000	9,62,333
31	408	4	1 BHK	312	113	425	343	12300	52,24,179	54,85,388	11,500	8,91,548
32	501	5	2 BHK	487	161	648	536	12300	79,69,908	83,68,403	17,500	13,92,706
33	502	5	2 BHK	487	161	648	536	12300	79,69,908	83,68,403	17,500	13,92,706
34	503	5	3 BHK	537	177	714	591	12300	87,83,676	92,22,860	19,000	15,36,163
35	504	5	2 BHK	474	162	636	521	12300	78,23,415	82,14,586	17,000	13,55,783
36	505	5	1 BHK	312	113	425	343	12300	52,24,179	54,85,388	11,500	8,91,548
37	506	5	1 BHK	336	115	451	370	12300	55,53,204	58,30,864	12,000	9,62,333
38	507	5	1 BHK	336	115	451	370	12300	55,53,204	58,30,864	12,000	9,62,333
39	508	5	1 BHK	312	113	425	343	12300	52,24,179	54,85,388	11,500	8,91,548
40	601	6	2 BHK	487	161	648	536	12300	79,69,908	83,68,403	17,500	13,92,706
41	602	6	2 BHK	487	161	648	536	12300	79,69,908	83,68,403	17,500	13,92,706
42	603	6	3 BHK	537	177	714	591	12300	87,83,676	92,22,860	19,000	15,36,163

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. Ft.	As per Builder Enclosed 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 Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
43	604	6	2 BHK	474	162	636	521	12300	78,23,415	82,14,586	17,000	13,55,783
44	605	6	1 BHK	312	113	425	343	12300	52,24,179	54,85,388	11,500	8,91,548
45	606	6	1 BHK	336	115	451	370	12300	55,53,204	58,30,864	12,000	9,62,333
46	607	6	1 BHK	336	115	451	370	12300	55,53,204	58,30,864	12,000	9,62,333
47	608	6	1 BHK	312	113	425	343	12300	52,24,179	54,85,388	11,500	8,91,548
48	701	7	2 BHK	487	161	648	536	12550	81,31,898	85,38,493	18,000	13,92,706
49	702	7	2 BHK	487	161	648	536	12550	81,31,898	85,38,493	18,000	13,92,706
50	703	7	3 BHK	537	177	714	591	12550	89,62,206	94,10,316	19,500	15,36,163
51	704	7	2 BHK	474	162	636	521	12550	79,82,428	83,81,549	17,500	13,55,783
52	705	7	1 BHK	312	113	425	343	12550	53,30,362	55,96,880	11,500	8,91,548
53	706	7	1 BHK	336	115	451	370	12550	56,66,074	59,49,378	12,500	9,62,333
54	707	7	1 BHK	336	115	451	370	12550	56,66,074	59,49,378	12,500	9,62,333
55	708	7	1 BHK	312	113	425	343	12550	53,30,362	55,96,880	11,500	8,91,548
56	801	8	2 BHK	487	161	648	536	12550	81,31,898	85,38,493	18,000	13,92,706
57	802	8	2 BHK	487	161	648	536	12550	81,31,898	85,38,493	18,000	13,92,706
58	803	8	3 BHK	537	177	714	591	12550	89,62,206	94,10,316	19,500	15,36,163
59	804	8	2 BHK	474	162	636	521	12550	79,82,428	83,81,549	17,500	13,55,783
60	806	8	1 BHK	336	115	451	370	12550	56,66,074	59,49,378	12,500	9,62,333
61	807	8	1 BHK	336	115	451	370	12550	56,66,074	59,49,378	12,500	9,62,333
62	808	8	1 BHK	312	113	425	343	12550	53,30,362	55,96,880	11,500	8,91,548
63	901	9	2 BHK	487	161	648	536	12550	81,31,898	85,38,493	18,000	13,92,706
64	902	9	2 BHK	487	161	648	536	12550	81,31,898	85,38,493	18,000	13,92,706
65	903	9	3 BHK	537	177	714	591	12550	89,62,206	94,10,316	19,500	15,36,163
66	904	9	2 BHK	474	162	636	521	12550	79,82,428	83,81,549	17,500	13,55,783
67	905	9	1 BHK	312	113	425	343	12550	53,30,362	55,96,880	11,500	8,91,548
68	906	9	1 BHK	336	115	451	370	12550	56,66,074	59,49,378	12,500	9,62,333
69	907	9	1 BHK	336	115	451	370	12550	56,66,074	59,49,378	12,500	9,62,333
70	908	9	1 BHK	312	113	425	343	12550	53,30,362	55,96,880	11,500	8,91,548
71	1001	10	2 BHK	487	161	648	536	12550	81,31,898	85,38,493	18,000	13,92,706
72	1002	10	2 BHK	487	161	648	536	12550	81,31,898	85,38,493	18,000	13,92,706
73	1003	10	3 BHK	537	177	714	591	12550	89,62,206	94,10,316	19,500	15,36,163
74	1004	10	2 BHK	474	162	636	521	12550	79,82,428	83,81,549	17,500	13,55,783
75	1005	10	1 BHK	312	113	425	343	12550	53,30,362	55,96,880	11,500	8,91,548
76	1006	10	1 BHK	336	115	451	370	12550	56,66,074	59,49,378	12,500	9,62,333
77	1007	10	1 BHK	336	115	451	370	12550	56,66,074	59,49,378	12,500	9,62,333
78	1008	10	1 BHK	312	113	425	343	12550	53,30,362	55,96,880	11,500	8,91,548

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. Ft.	As per Builder Enclosed 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 Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
79	1101	11	2 BHK	487	161	648	536	12550	81,31,898	85,38,493	18,000	13,92,706
80	1102	11	2 BHK	487	161	648	536	12550	81,31,898	85,38,493	18,000	13,92,706
81	1103	11	3 BHK	537	177	714	591	12550	89,62,206	94,10,316	19,500	15,36,163
82	1104	11	2 BHK	474	162	636	521	12550	79,82,428	83,81,549	17,500	13,55,783
83	1105	11	1 BHK	312	113	425	343	12550	53,30,362	55,96,880	11,500	8,91,548
84	1106	11	1 BHK	336	115	451	370	12550	56,66,074	59,49,378	12,500	9,62,333
85	1107	11	1 BHK	336	115	451	370	12550	56,66,074	59,49,378	12,500	9,62,333
86	1108	11	1 BHK	312	113	425	343	12550	53,30,362	55,96,880	11,500	8,91,548
87	1201	12	2 BHK	487	161	648	536	12550	81,31,898	85,38,493	18,000	13,92,706
88	1202	12	2 BHK	487	161	648	536	12550	81,31,898	85,38,493	18,000	13,92,706
89	1203	12	3 BHK	537	177	714	591	12550	89,62,206	94,10,316	19,500	15,36,163
90	1204	12	2 BHK	474	162	636	521	12550	79,82,428	83,81,549	17,500	13,55,783
91	1205	12	1 BHK	312	113	425	343	12550	53,30,362	55,96,880	11,500	8,91,548
92	1206	12	1 BHK	336	115	451	370	12550	56,66,074	59,49,378	12,500	9,62,333
93	1207	12	1 BHK	336	115	451	370	12550	56,66,074	59,49,378	12,500	9,62,333
94	1208	12	1 BHK	312	113	425	343	12550	53,30,362	55,96,880	11,500	8,91,548
95	1301	13	2 BHK	487	161	648	536	12800	82,93,888	87,08,582	18,000	13,92,706
96	1302	13	2 BHK	487	161	648	536	12800	82,93,888	87,08,582	18,000	13,92,706
97	1303	13	3 BHK	537	177	714	591	12800	91,40,736	95,97,773	20,000	15,36,163
98	1304	13	2 BHK	474	162	636	521	12800	81,41,440	85,48,512	18,000	13,55,783
99	1305	13	1 BHK	312	113	425	343	12800	54,36,544	57,08,371	12,000	8,91,548
100	1306	13	1 BHK	336	115	451	370	12800	57,78,944	60,67,891	12,500	9,62,333
101	1307	13	1 BHK	336	115	451	370	12800	57,78,944	60,67,891	12,500	9,62,333
102	1308	13	1 BHK	312	113	425	343	12800	54,36,544	57,08,371	12,000	8,91,548
103	1401	14	2 BHK	487	161	648	536	12800	82,93,888	87,08,582	18,000	13,92,706
104	1402	14	2 BHK	487	161	648	536	12800	82,93,888	87,08,582	18,000	13,92,706
105	1403	14	3 BHK	537	177	714	591	12800	91,40,736	95,97,773	20,000	15,36,163
106	1404	14	2 BHK	474	162	636	521	12800	81,41,440	85,48,512	18,000	13,55,783
107	1406	14	1 BHK	336	115	451	370	12800	57,78,944	60,67,891	12,500	9,62,333
108	1407	14	1 BHK	336	115	451	370	12800	57,78,944	60,67,891	12,500	9,62,333
109	1408	14	1 BHK	312	113	425	343	12800	54,36,544	57,08,371	12,000	8,91,548
110	1501	15	2 BHK	487	161	648	536	12800	82,93,888	87,08,582	18,000	13,92,706
111	1502	15	2 BHK	487	161	648	536	12800	82,93,888	87,08,582	18,000	13,92,706
112	1503	15	3 BHK	537	177	714	591	12800	91,40,736	95,97,773	20,000	15,36,163
113	1504	15	2 BHK	474	162	636	521	12800	81,41,440	85,48,512	18,000	13,55,783
114	1505	15	1 BHK	312	113	425	343	12800	54,36,544	57,08,371	12,000	8,91,548
115	1506	15	1 BHK	336	115	451	370	12800	57,78,944	60,67,891	12,500	9,62,333
116	1507	15	1 BHK	336	115	451	370	12800	57,78,944	60,67,891	12,500	9,62,333

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. Ft.	As per Builder Enclosed 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 Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
117	1508	15	1 BHK	312	113	425	343	12800	54,36,544	57,08,371	12,000	8,91,548
118	1601	16	2 BHK	487	161	648	536	12800	82,93,888	87,08,582	18,000	13,92,706
119	1602	16	2 BHK	487	161	648	536	12800	82,93,888	87,08,582	18,000	13,92,706
120	1603	16	3 BHK	537	177	714	591	12800	91,40,736	95,97,773	20,000	15,36,163
121	1604	16	2 BHK	474	162	636	521	12800	81,41,440	85,48,512	18,000	13,55,783
122	1605	16	1 BHK	312	113	425	343	12800	54,36,544	57,08,371	12,000	8,91,548
123	1606	16	1 BHK	336	115	451	370	12800	57,78,944	60,67,891	12,500	9,62,333
124	1607	16	1 BHK	336	115	451	370	12800	57,78,944	60,67,891	12,500	9,62,333
125	1608	16	1 BHK	312	113	425	343	12800	54,36,544	57,08,371	12,000	8,91,548
126	1701	17	2 BHK	487	161	648	536	12800	82,93,888	87,08,582	18,000	13,92,706
127	1702	17	2 BHK	487	161	648	536	12800	82,93,888	87,08,582	18,000	13,92,706
128	1703	17	3 BHK	537	177	714	591	12800	91,40,736	95,97,773	20,000	15,36,163
129	1704	17	2 BHK	474	162	636	521	12800	81,41,440	85,48,512	18,000	13,55,783
130	1705	17	1 BHK	312	113	425	343	12800	54,36,544	57,08,371	12,000	8,91,548
131	1706	17	1 BHK	336	115	451	370	12800	57,78,944	60,67,891	12,500	9,62,333
132	1707	17	1 BHK	336	115	451	370	12800	57,78,944	60,67,891	12,500	9,62,333
133	1708	17	1 BHK	312	113	425	343	12800	54,36,544	57,08,371	12,000	8,91,548
134	1801	18	2 BHK	487	161	648	536	12800	82,93,888	87,08,582	18,000	13,92,706
135	1802	18	2 BHK	487	161	648	536	12800	82,93,888	87,08,582	18,000	13,92,706
136	1803	18	3 BHK	537	177	714	591	12800	91,40,736	95,97,773	20,000	15,36,163
137	1804	18	2 BHK	474	162	636	521	12800	81,41,440	85,48,512	18,000	13,55,783
138	1805	18	1 BHK	312	113	425	343	12800	54,36,544	57,08,371	12,000	8,91,548
139	1806	18	1 BHK	336	115	451	370	12800	57,78,944	60,67,891	12,500	9,62,333
140	1807	18	1 BHK	336	115	451	370	12800	57,78,944	60,67,891	12,500	9,62,333
141	1808	18	1 BHK	312	113	425	343	12800	54,36,544	57,08,371	12,000	8,91,548
142	1901	19	2 BHK	487	161	648	536	13050	84,55,878	88,78,672	18,500	13,92,706
143	1902	19	2 BHK	487	161	648	536	13050	84,55,878	88,78,672	18,500	13,92,706
144	1903	19	3 BHK	537	177	714	591	13050	93,19,266	97,85,229	20,500	15,36,163
145	1904	19	2 BHK	474	162	636	521	13050	83,00,453	87,15,475	18,000	13,55,783
146	1905	19	1 BHK	312	113	425	343	13050	55,42,727	58,19,863	12,000	8,91,548
147	1906	19	1 BHK	336	115	451	370	13050	58,91,814	61,86,405	13,000	9,62,333
148	1907	19	1 BHK	336	115	451	370	13050	58,91,814	61,86,405	13,000	9,62,333
149	1908	19	1 BHK	312	113	425	343	13050	55,42,727	58,19,863	12,000	8,91,548
150	2001	20	2 BHK	487	161	648	536	13050	84,55,878	88,78,672	18,500	13,92,706
151	2002	20	2 BHK	487	161	648	536	13050	84,55,878	88,78,672	18,500	13,92,706
152	2003	20	3 BHK	537	177	714	591	13050	93,19,266	97,85,229	20,500	15,36,163
153	2004	20	2 BHK	474	162	636	521	13050	83,00,453	87,15,475	18,000	13,55,783
154	2006	20	1 BHK	336	115	451	370	13050	58,91,814	61,86,405	13,000	9,62,333

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155	2007	20	1 BHK	336	115	451	370	13050	58,91,814	61,86,405	13,000	9,62,333
156	2008	20	1 BHK	312	113	425	343	13050	55,42,727	58,19,863	12,000	8,91,548
157	2101	21	2 BHK	487	161	648	536	13050	84,55,878	88,78,672	18,500	13,92,706
158	2102	21	2 BHK	487	161	648	536	13050	84,55,878	88,78,672	18,500	13,92,706
159	2103	21	3 BHK	537	177	714	591	13050	93,19,266	97,85,229	20,500	15,36,163
160	2104	21	2 BHK	474	162	636	521	13050	83,00,453	87,15,475	18,000	13,55,783
161	2105	21	1 BHK	312	113	425	343	13050	55,42,727	58,19,863	12,000	8,91,548
162	2106	21	1 BHK	336	115	451	370	13050	58,91,814	61,86,405	13,000	9,62,333
163	2107	21	1 BHK	336	115	451	370	13050	58,91,814	61,86,405	13,000	9,62,333
164	2108	21	1 BHK	312	113	425	343	13050	55,42,727	58,19,863	12,000	8,91,548
165	2201	22	2 BHK	487	161	648	536	13050	84,55,878	88,78,672	18,500	13,92,706
166	2202	22	2 BHK	487	161	648	536	13050	84,55,878	88,78,672	18,500	13,92,706
167	2203	22	3 BHK	537	177	714	591	13050	93,19,266	97,85,229	20,500	15,36,163
168	2204	22	2 BHK	474	162	636	521	13050	83,00,453	87,15,475	18,000	13,55,783
169	2205	22	1 BHK	312	113	425	343	13050	55,42,727	58,19,863	12,000	8,91,548
170	2206	22	1 BHK	336	115	451	370	13050	58,91,814	61,86,405	13,000	9,62,333
171	2207	22	1 BHK	336	115	451	370	13050	58,91,814	61,86,405	13,000	9,62,333
172	2208	22	1 BHK	312	113	425	343	13050	55,42,727	58,19,863	12,000	8,91,548
173	2301	23	2 BHK	487	161	648	536	13050	84,55,878	88,78,672	18,500	13,92,706
174	2302	23	2 BHK	487	161	648	536	13050	84,55,878	88,78,672	18,500	13,92,706
175	2303	23	3 BHK	537	177	714	591	13050	93,19,266	97,85,229	20,500	15,36,163
176	2304	23	2 BHK	474	162	636	521	13050	83,00,453	87,15,475	18,000	13,55,783
177	2305	23	1 BHK	312	113	425	343	13050	55,42,727	58,19,863	12,000	8,91,548
178	2306	23	1 BHK	336	115	451	370	13050	58,91,814	61,86,405	13,000	9,62,333
179	2307	23	1 BHK	336	115	451	370	13050	58,91,814	61,86,405	13,000	9,62,333
180	2308	23	1 BHK	312	113	425	343	13050	55,42,727	58,19,863	12,000	8,91,548
181	2401	24	2 BHK	487	161	648	536	13050	84,55,878	88,78,672	18,500	13,92,706
182	2402	24	2 BHK	487	161	648	536	13050	84,55,878	88,78,672	18,500	13,92,706
183	2403	24	3 BHK	537	177	714	591	13050	93,19,266	97,85,229	20,500	15,36,163
184	2404	24	2 BHK	474	162	636	521	13050	83,00,453	87,15,475	18,000	13,55,783
185	2405	24	1 BHK	312	113	425	343	13050	55,42,727	58,19,863	12,000	8,91,548
186	2406	24	1 BHK	336	115	451	370	13050	58,91,814	61,86,405	13,000	9,62,333
187	2407	24	1 BHK	336	115	451	370	13050	58,91,814	61,86,405	13,000	9,62,333
188	2408	24	1 BHK	312	113	425	343	13050	55,42,727	58,19,863	12,000	8,91,548
189	2501	25	2 BHK	487	161	648	536	13300	86,17,868	90,48,761	19,000	13,92,706
190	2502	25	2 BHK	487	161	648	536	13300	86,17,868	90,48,761	19,000	13,92,706
191	2503	25	3 BHK	537	177	714	591	13300	94,97,796	99,72,686	21,000	15,36,163
192	2504	25	2 BHK	474	162	636	521	13300	84,59,465	88,82,438	18,500	13,55,783

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193	2505	25	1 BHK	312	113	425	343	13300	56,48,909	59,31,354	12,500	8,91,548
194	2506	25	1 BHK	336	115	451	370	13300	60,04,684	63,04,918	13,000	9,62,333
195	2507	25	1 BHK	336	115	451	370	13300	60,04,684	63,04,918	13,000	9,62,333
196	2508	25	1 BHK	312	113	425	343	13300	56,48,909	59,31,354	12,500	8,91,548
197	2601	26	2 BHK	487	161	648	536	13300	86,17,868	90,48,761	19,000	13,92,706
198	2602	26	2 BHK	487	161	648	536	13300	86,17,868	90,48,761	19,000	13,92,706
199	2603	26	3 BHK	537	177	714	591	13300	94,97,796	99,72,686	21,000	15,36,163
200	2604	26	2 BHK	474	162	636	521	13300	84,59,465	88,82,438	18,500	13,55,783
201	2606	26	1 BHK	336	115	451	370	13300	60,04,684	63,04,918	13,000	9,62,333
202	2607	26	1 BHK	336	115	451	370	13300	60,04,684	63,04,918	13,000	9,62,333
203	2608	26	1 BHK	312	113	425	343	13300	56,48,909	59,31,354	12,500	8,91,548
204	2701	27	2 BHK	487	161	648	536	13300	86,17,868	90,48,761	19,000	13,92,706
205	2702	27	2 BHK	487	161	648	536	13300	86,17,868	90,48,761	19,000	13,92,706
206	2703	27	3 BHK	537	177	714	591	13300	94,97,796	99,72,686	21,000	15,36,163
207	2704	27	2 BHK	474	162	636	521	13300	84,59,465	88,82,438	18,500	13,55,783
208	2705	27	1 BHK	312	113	425	343	13300	56,48,909	59,31,354	12,500	8,91,548
209	2706	27	1 BHK	336	115	451	370	13300	60,04,684	63,04,918	13,000	9,62,333
210	2707	27	1 BHK	336	115	451	370	13300	60,04,684	63,04,918	13,000	9,62,333
211	2708	27	1 BHK	312	113	425	343	13300	56,48,909	59,31,354	12,500	8,91,548
212	2801	28	2 BHK	487	161	648	536	13300	86,17,868	90,48,761	19,000	13,92,706
213	2802	28	2 BHK	487	161	648	536	13300	86,17,868	90,48,761	19,000	13,92,706
214	2803	28	3 BHK	537	177	714	591	13300	94,97,796	99,72,686	21,000	15,36,163
215	2804	28	2 BHK	474	162	636	521	13300	84,59,465	88,82,438	18,500	13,55,783
216	2805	28	1 BHK	312	113	425	343	13300	56,48,909	59,31,354	12,500	8,91,548
217	2806	28	1 BHK	336	115	451	370	13300	60,04,684	63,04,918	13,000	9,62,333
218	2807	28	1 BHK	336	115	451	370	13300	60,04,684	63,04,918	13,000	9,62,333
219	2808	28	1 BHK	312	113	425	343	13300	56,48,909	59,31,354	12,500	8,91,548
220	2901	29	2 BHK	487	161	648	536	13300	86,17,868	90,48,761	19,000	13,92,706
221	2902	29	2 BHK	487	161	648	536	13300	86,17,868	90,48,761	19,000	13,92,706
222	2903	29	3 BHK	537	177	714	591	13300	94,97,796	99,72,686	21,000	15,36,163
223	2904	29	2 BHK	474	162	636	521	13300	84,59,465	88,82,438	18,500	13,55,783
224	2905	29	1 BHK	312	113	425	343	13300	56,48,909	59,31,354	12,500	8,91,548
225	2906	29	1 BHK	336	115	451	370	13300	60,04,684	63,04,918	13,000	9,62,333
226	2907	29	1 BHK	336	115	451	370	13300	60,04,684	63,04,918	13,000	9,62,333
227	2908	29	1 BHK	312	113	425	343	13300	56,48,909	59,31,354	12,500	8,91,548
Total				93605	31834	125439	102966		1,60,34,18,737	1,68,35,89,664		26,77,10,700

5) E – Wing:

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. Ft.	As per Builder Enclosed 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 Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	101	1	2 BHK	487	161	648	713	12300	79,69,908	83,68,403	17,500	18,53,166
2	102	1	2 BHK	487	162	649	714	12300	79,82,208	83,81,318	17,500	18,56,026
3	103	1	2 BHK	419	143	562	619	12300	69,17,151	72,63,009	15,000	16,08,378
4	104	1	2 BHK	487	162	649	714	12300	79,82,208	83,81,318	17,500	18,56,026
5	105	1	2 BHK	487	161	648	713	12300	79,69,908	83,68,403	17,500	18,53,166
6	201	2	2 BHK	487	161	648	713	12300	79,69,908	83,68,403	17,500	18,53,166
7	202	2	2 BHK	487	161	648	713	12300	79,69,908	83,68,403	17,500	18,53,166
8	203	2	2 BHK	419	142	561	618	12300	69,04,851	72,50,094	15,000	16,05,518
9	204	2	2 BHK	487	161	648	713	12300	79,69,908	83,68,403	17,500	18,53,166
10	205	2	2 BHK	487	161	648	713	12300	79,69,908	83,68,403	17,500	18,53,166
11	301	3	2 BHK	487	161	648	713	12300	79,69,908	83,68,403	17,500	18,53,166
12	302	3	2 BHK	487	161	648	713	12300	79,69,908	83,68,403	17,500	18,53,166
13	303	3	1 BHK	288	108	396	436	12300	48,76,704	51,20,539	10,500	11,33,933
14	304	3	2 BHK	487	161	648	713	12300	79,69,908	83,68,403	17,500	18,53,166
15	305	3	2 BHK	487	161	648	713	12300	79,69,908	83,68,403	17,500	18,53,166
16	401	4	2 BHK	487	161	648	713	12300	79,69,908	83,68,403	17,500	18,53,166
17	402	4	2 BHK	487	161	648	713	12300	79,69,908	83,68,403	17,500	18,53,166
18	403	4	2 BHK	419	142	561	618	12300	69,04,851	72,50,094	15,000	16,05,518
19	404	4	2 BHK	487	161	648	713	12300	79,69,908	83,68,403	17,500	18,53,166
20	405	4	2 BHK	487	161	648	713	12300	79,69,908	83,68,403	17,500	18,53,166
21	501	5	2 BHK	487	161	648	713	12300	79,69,908	83,68,403	17,500	18,53,166
22	502	5	2 BHK	487	161	648	713	12300	79,69,908	83,68,403	17,500	18,53,166
23	503	5	2 BHK	419	142	561	618	12300	69,04,851	72,50,094	15,000	16,05,518
24	504	5	2 BHK	487	161	648	713	12300	79,69,908	83,68,403	17,500	18,53,166
25	505	5	2 BHK	487	161	648	713	12300	79,69,908	83,68,403	17,500	18,53,166
26	601	6	2 BHK	487	161	648	713	12300	79,69,908	83,68,403	17,500	18,53,166
27	602	6	2 BHK	487	161	648	713	12300	79,69,908	83,68,403	17,500	18,53,166
28	603	6	2 BHK	419	142	561	618	12300	69,04,851	72,50,094	15,000	16,05,518
29	604	6	2 BHK	487	161	648	713	12300	79,69,908	83,68,403	17,500	18,53,166
30	605	6	2 BHK	487	161	648	713	12300	79,69,908	83,68,403	17,500	18,53,166
31	701	7	2 BHK	487	161	648	713	12550	81,31,898	85,38,493	18,000	18,53,166
32	702	7	2 BHK	487	161	648	713	12550	81,31,898	85,38,493	18,000	18,53,166
33	703	7	2 BHK	419	142	561	618	12550	70,45,194	73,97,453	15,500	16,05,518
34	704	7	2 BHK	487	161	648	713	12550	81,31,898	85,38,493	18,000	18,53,166

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. Ft.	As per Builder Enclosed 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 Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
35	705	7	2 BHK	487	161	648	713	12550	81,31,898	85,38,493	18,000	18,53,166
36	801	8	2 BHK	487	161	648	713	12550	81,31,898	85,38,493	18,000	18,53,166
37	802	8	2 BHK	487	161	648	713	12550	81,31,898	85,38,493	18,000	18,53,166
38	803	8	1 BHK	288	108	396	436	12550	49,75,824	52,24,615	11,000	11,33,933
39	804	8	2 BHK	487	161	648	713	12550	81,31,898	85,38,493	18,000	18,53,166
40	805	8	2 BHK	487	161	648	713	12550	81,31,898	85,38,493	18,000	18,53,166
41	901	9	2 BHK	487	161	648	713	12550	81,31,898	85,38,493	18,000	18,53,166
42	902	9	2 BHK	487	161	648	713	12550	81,31,898	85,38,493	18,000	18,53,166
43	903	9	2 BHK	419	142	561	618	12550	70,45,194	73,97,453	15,500	16,05,518
44	904	9	2 BHK	487	161	648	713	12550	81,31,898	85,38,493	18,000	18,53,166
45	905	9	2 BHK	487	161	648	713	12550	81,31,898	85,38,493	18,000	18,53,166
46	1001	10	2 BHK	487	161	648	713	12550	81,31,898	85,38,493	18,000	18,53,166
47	1002	10	2 BHK	487	161	648	713	12550	81,31,898	85,38,493	18,000	18,53,166
48	1003	10	2 BHK	419	142	561	618	12550	70,45,194	73,97,453	15,500	16,05,518
49	1004	10	2 BHK	487	161	648	713	12550	81,31,898	85,38,493	18,000	18,53,166
50	1005	10	2 BHK	487	161	648	713	12550	81,31,898	85,38,493	18,000	18,53,166
51	1101	11	2 BHK	487	161	648	713	12550	81,31,898	85,38,493	18,000	18,53,166
52	1102	11	2 BHK	487	161	648	713	12550	81,31,898	85,38,493	18,000	18,53,166
53	1103	11	2 BHK	419	142	561	618	12550	70,45,194	73,97,453	15,500	16,05,518
54	1104	11	2 BHK	487	161	648	713	12550	81,31,898	85,38,493	18,000	18,53,166
55	1105	11	2 BHK	487	161	648	713	12550	81,31,898	85,38,493	18,000	18,53,166
56	1201	12	2 BHK	487	161	648	713	12550	81,31,898	85,38,493	18,000	18,53,166
57	1202	12	2 BHK	487	161	648	713	12550	81,31,898	85,38,493	18,000	18,53,166
58	1203	12	2 BHK	419	142	561	618	12550	70,45,194	73,97,453	15,500	16,05,518
59	1204	12	2 BHK	487	161	648	713	12550	81,31,898	85,38,493	18,000	18,53,166
60	1205	12	2 BHK	487	161	648	713	12550	81,31,898	85,38,493	18,000	18,53,166
61	1301	13	2 BHK	487	161	648	713	12800	82,93,888	87,08,582	18,000	18,53,166
62	1302	13	2 BHK	487	161	648	713	12800	82,93,888	87,08,582	18,000	18,53,166
63	1303	13	2 BHK	419	142	561	618	12800	71,85,536	75,44,813	15,500	16,05,518
64	1304	13	2 BHK	487	161	648	713	12800	82,93,888	87,08,582	18,000	18,53,166
65	1305	13	2 BHK	487	161	648	713	12800	82,93,888	87,08,582	18,000	18,53,166
66	1401	14	2 BHK	487	161	648	713	12800	82,93,888	87,08,582	18,000	18,53,166
67	1402	14	2 BHK	487	161	648	713	12800	82,93,888	87,08,582	18,000	18,53,166
68	1403	14	1 BHK	288	108	396	436	12800	50,74,944	53,28,691	11,000	11,33,933
69	1404	14	2 BHK	487	161	648	713	12800	82,93,888	87,08,582	18,000	18,53,166
70	1405	14	2 BHK	487	161	648	713	12800	82,93,888	87,08,582	18,000	18,53,166
71	1501	15	2 BHK	487	161	648	713	12800	82,93,888	87,08,582	18,000	18,53,166

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. Ft.	As per Builder Enclosed 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 Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
72	1502	15	2 BHK	487	161	648	713	12800	82,93,888	87,08,582	18,000	18,53,166
73	1503	15	2 BHK	419	142	561	618	12800	71,85,536	75,44,813	15,500	16,05,518
74	1504	15	2 BHK	487	161	648	713	12800	82,93,888	87,08,582	18,000	18,53,166
75	1505	15	2 BHK	487	161	648	713	12800	82,93,888	87,08,582	18,000	18,53,166
76	1601	16	2 BHK	487	161	648	713	12800	82,93,888	87,08,582	18,000	18,53,166
77	1602	16	2 BHK	487	161	648	713	12800	82,93,888	87,08,582	18,000	18,53,166
78	1603	16	2 BHK	419	142	561	618	12800	71,85,536	75,44,813	15,500	16,05,518
79	1604	16	2 BHK	487	161	648	713	12800	82,93,888	87,08,582	18,000	18,53,166
80	1605	16	2 BHK	487	161	648	713	12800	82,93,888	87,08,582	18,000	18,53,166
81	1701	17	2 BHK	487	161	648	713	12800	82,93,888	87,08,582	18,000	18,53,166
82	1702	17	2 BHK	487	161	648	713	12800	82,93,888	87,08,582	18,000	18,53,166
83	1703	17	2 BHK	419	142	561	618	12800	71,85,536	75,44,813	15,500	16,05,518
84	1704	17	2 BHK	487	161	648	713	12800	82,93,888	87,08,582	18,000	18,53,166
85	1705	17	2 BHK	487	161	648	713	12800	82,93,888	87,08,582	18,000	18,53,166
86	1801	18	2 BHK	487	161	648	713	12800	82,93,888	87,08,582	18,000	18,53,166
87	1802	18	2 BHK	487	161	648	713	12800	82,93,888	87,08,582	18,000	18,53,166
88	1803	18	2 BHK	419	142	561	618	12800	71,85,536	75,44,813	15,500	16,05,518
89	1804	18	2 BHK	487	161	648	713	12800	82,93,888	87,08,582	18,000	18,53,166
90	1805	18	2 BHK	487	161	648	713	12800	82,93,888	87,08,582	18,000	18,53,166
91	1901	19	2 BHK	487	161	648	713	13050	84,55,878	88,78,672	18,500	18,53,166
92	1902	19	2 BHK	487	161	648	713	13050	84,55,878	88,78,672	18,500	18,53,166
93	1903	19	2 BHK	419	142	561	618	13050	73,25,879	76,92,172	16,000	16,05,518
94	1904	19	2 BHK	487	161	648	713	13050	84,55,878	88,78,672	18,500	18,53,166
95	1905	19	2 BHK	487	161	648	713	13050	84,55,878	88,78,672	18,500	18,53,166
96	2001	20	2 BHK	487	161	648	713	13050	84,55,878	88,78,672	18,500	18,53,166
97	2002	20	2 BHK	487	161	648	713	13050	84,55,878	88,78,672	18,500	18,53,166
98	2003	20	1 BHK	288	108	396	436	13050	51,74,064	54,32,767	11,500	11,33,933
99	2004	20	2 BHK	487	161	648	713	13050	84,55,878	88,78,672	18,500	18,53,166
100	2005	20	2 BHK	487	161	648	713	13050	84,55,878	88,78,672	18,500	18,53,166
101	2101	21	2 BHK	487	161	648	713	13050	84,55,878	88,78,672	18,500	18,53,166
102	2102	21	2 BHK	487	161	648	713	13050	84,55,878	88,78,672	18,500	18,53,166
103	2103	21	2 BHK	419	142	561	618	13050	73,25,879	76,92,172	16,000	16,05,518
104	2104	21	2 BHK	487	161	648	713	13050	84,55,878	88,78,672	18,500	18,53,166
105	2105	21	2 BHK	487	161	648	713	13050	84,55,878	88,78,672	18,500	18,53,166
106	2201	22	2 BHK	487	161	648	713	13050	84,55,878	88,78,672	18,500	18,53,166
107	2202	22	2 BHK	487	161	648	713	13050	84,55,878	88,78,672	18,500	18,53,166
108	2203	22	2 BHK	419	142	561	618	13050	73,25,879	76,92,172	16,000	16,05,518
109	2204	22	2 BHK	487	161	648	713	13050	84,55,878	88,78,672	18,500	18,53,166

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. Ft.	As per Builder Enclosed 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 Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
110	2205	22	2 BHK	487	161	648	713	13050	84,55,878	88,78,672	18,500	18,53,166
111	2301	23	2 BHK	487	161	648	713	13050	84,55,878	88,78,672	18,500	18,53,166
112	2302	23	2 BHK	487	161	648	713	13050	84,55,878	88,78,672	18,500	18,53,166
113	2303	23	2 BHK	419	142	561	618	13050	73,25,879	76,92,172	16,000	16,05,518
114	2304	23	2 BHK	487	161	648	713	13050	84,55,878	88,78,672	18,500	18,53,166
115	2305	23	2 BHK	487	161	648	713	13050	84,55,878	88,78,672	18,500	18,53,166
116	2401	24	2 BHK	487	161	648	713	13050	84,55,878	88,78,672	18,500	18,53,166
117	2402	24	2 BHK	487	161	648	713	13050	84,55,878	88,78,672	18,500	18,53,166
118	2403	24	2 BHK	419	142	561	618	13050	73,25,879	76,92,172	16,000	16,05,518
119	2404	24	2 BHK	487	161	648	713	13050	84,55,878	88,78,672	18,500	18,53,166
120	2405	24	2 BHK	487	161	648	713	13050	84,55,878	88,78,672	18,500	18,53,166
121	2501	25	2 BHK	487	161	648	713	13300	86,17,868	90,48,761	19,000	18,53,166
122	2502	25	2 BHK	487	161	648	713	13300	86,17,868	90,48,761	19,000	18,53,166
123	2503	25	2 BHK	419	142	561	618	13300	74,66,221	78,39,532	16,500	16,05,518
124	2504	25	2 BHK	487	161	648	713	13300	86,17,868	90,48,761	19,000	18,53,166
125	2505	25	2 BHK	487	161	648	713	13300	86,17,868	90,48,761	19,000	18,53,166
126	2601	26	2 BHK	487	161	648	713	13300	86,17,868	90,48,761	19,000	18,53,166
127	2602	26	2 BHK	487	161	648	713	13300	86,17,868	90,48,761	19,000	18,53,166
128	2603	26	1 BHK	288	108	396	436	13300	52,73,184	55,36,843	11,500	11,33,933
129	2604	26	2 BHK	487	161	648	713	13300	86,17,868	90,48,761	19,000	18,53,166
130	2605	26	2 BHK	487	161	648	713	13300	86,17,868	90,48,761	19,000	18,53,166
131	2701	27	2 BHK	487	161	648	713	13300	86,17,868	90,48,761	19,000	18,53,166
132	2702	27	2 BHK	487	161	648	713	13300	86,17,868	90,48,761	19,000	18,53,166
133	2703	27	2 BHK	419	142	561	618	13300	74,66,221	78,39,532	16,500	16,05,518
134	2704	27	2 BHK	487	161	648	713	13300	86,17,868	90,48,761	19,000	18,53,166
135	2705	27	2 BHK	487	161	648	713	13300	86,17,868	90,48,761	19,000	18,53,166
136	2801	28	2 BHK	487	161	648	713	13300	86,17,868	90,48,761	19,000	18,53,166
137	2802	28	2 BHK	487	161	648	713	13300	86,17,868	90,48,761	19,000	18,53,166
138	2803	28	2 BHK	419	142	561	618	13300	74,66,221	78,39,532	16,500	16,05,518
139	2804	28	2 BHK	487	161	648	713	13300	86,17,868	90,48,761	19,000	18,53,166
140	2805	28	2 BHK	487	161	648	713	13300	86,17,868	90,48,761	19,000	18,53,166
141	2901	29	2 BHK	487	161	648	713	13300	86,17,868	90,48,761	19,000	18,53,166
142	2902	29	2 BHK	487	161	648	713	13300	86,17,868	90,48,761	19,000	18,53,166
143	2903	29	2 BHK	419	142	561	618	13300	74,66,221	78,39,532	16,500	16,05,518
144	2904	29	2 BHK	487	161	648	713	13300	86,17,868	90,48,761	19,000	18,53,166
145	2905	29	2 BHK	487	161	648	713	13300	86,17,868	90,48,761	19,000	18,53,166
Total				67995	22627	90622	99684		1,15,83,78,887	1,21,62,97,808		25,91,77,890

6) F – Wing:

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. Ft.	As per Builder Enclosed 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 Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	101	1	2 BHK	463	152	615	677	12300	75,65,361	79,43,629	16,500	17,59,100
2	102	1	2 BHK	469	155	624	686	12300	76,75,077	80,58,831	17,000	17,84,611
3	103	1	2 BHK	463	160	623	685	12300	76,61,055	80,44,108	17,000	17,81,351
4	104	1	3 BHK	537	178	715	787	12300	87,95,976	92,35,775	19,000	20,45,243
5	105	1	2 BHK	487	162	649	714	12300	79,82,208	83,81,318	17,500	18,56,026
6	106	1	2 BHK	490	157	647	712	12300	79,59,084	83,57,038	17,500	18,50,649
7	201	2	2 BHK	463	152	615	677	12300	75,65,361	79,43,629	16,500	17,59,100
8	202	2	2 BHK	469	155	624	686	12300	76,75,077	80,58,831	17,000	17,84,611
9	203	2	2 BHK	463	159	622	684	12300	76,48,755	80,31,193	16,500	17,78,491
10	204	2	3 BHK	537	177	714	786	12300	87,83,676	92,22,860	19,000	20,42,383
11	205	2	2 BHK	487	161	648	713	12300	79,69,908	83,68,403	17,500	18,53,166
12	206	2	2 BHK	490	157	647	712	12300	79,59,084	83,57,038	17,500	18,50,649
13	301	3	2 BHK	463	152	615	677	12300	75,65,361	79,43,629	16,500	17,59,100
14	302	3	2 BHK	469	155	624	686	12300	76,75,077	80,58,831	17,000	17,84,611
15	303	3	2 BHK	463	159	622	684	12300	76,48,755	80,31,193	16,500	17,78,491
16	304	3	3 BHK	465	144	609	670	12300	74,94,759	78,69,497	16,500	17,42,684
17	305	3	2 BHK	487	161	648	713	12300	79,69,908	83,68,403	17,500	18,53,166
18	306	3	2 BHK	490	157	647	712	12300	79,59,084	83,57,038	17,500	18,50,649
19	401	4	2 BHK	463	152	615	677	12300	75,65,361	79,43,629	16,500	17,59,100
20	402	4	2 BHK	469	155	624	686	12300	76,75,077	80,58,831	17,000	17,84,611
21	403	4	2 BHK	463	159	622	684	12300	76,48,755	80,31,193	16,500	17,78,491
22	404	4	3 BHK	537	177	714	786	12300	87,83,676	92,22,860	19,000	20,42,383
23	405	4	2 BHK	487	161	648	713	12300	79,69,908	83,68,403	17,500	18,53,166
24	406	4	2 BHK	490	157	647	712	12300	79,59,084	83,57,038	17,500	18,50,649
25	501	5	2 BHK	463	152	615	677	12300	75,65,361	79,43,629	16,500	17,59,100
26	502	5	2 BHK	469	155	624	686	12300	76,75,077	80,58,831	17,000	17,84,611
27	503	5	2 BHK	463	159	622	684	12300	76,48,755	80,31,193	16,500	17,78,491
28	504	5	3 BHK	537	177	714	786	12300	87,83,676	92,22,860	19,000	20,42,383
29	505	5	2 BHK	487	161	648	713	12300	79,69,908	83,68,403	17,500	18,53,166
30	506	5	2 BHK	490	157	647	712	12300	79,59,084	83,57,038	17,500	18,50,649
31	601	6	2 BHK	463	152	615	677	12300	75,65,361	79,43,629	16,500	17,59,100
32	602	6	2 BHK	469	155	624	686	12300	76,75,077	80,58,831	17,000	17,84,611
33	603	6	2 BHK	463	159	622	684	12300	76,48,755	80,31,193	16,500	17,78,491
34	604	6	3 BHK	537	177	714	786	12300	87,83,676	92,22,860	19,000	20,42,383

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. Ft.	As per Builder Enclosed 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 Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
35	605	6	2 BHK	487	161	648	713	12300	79,69,908	83,68,403	17,500	18,53,166
36	606	6	2 BHK	490	157	647	712	12300	79,59,084	83,57,038	17,500	18,50,649
37	701	7	2 BHK	463	152	615	677	12550	77,19,129	81,05,085	17,000	17,59,100
38	702	7	2 BHK	469	155	624	686	12550	78,31,075	82,22,628	17,000	17,84,611
39	703	7	2 BHK	463	159	622	684	12550	78,04,218	81,94,428	17,000	17,78,491
40	704	7	3 BHK	537	177	714	786	12550	89,62,206	94,10,316	19,500	20,42,383
41	705	7	2 BHK	487	161	648	713	12550	81,31,898	85,38,493	18,000	18,53,166
42	706	7	2 BHK	490	157	647	712	12550	81,20,854	85,26,897	18,000	18,50,649
43	801	8	2 BHK	463	152	615	677	12550	77,19,129	81,05,085	17,000	17,59,100
44	802	8	2 BHK	469	155	624	686	12550	78,31,075	82,22,628	17,000	17,84,611
45	803	8	2 BHK	463	159	622	684	12550	78,04,218	81,94,428	17,000	17,78,491
46	804	8	3 BHK	465	144	609	670	12550	76,47,092	80,29,446	16,500	17,42,684
47	805	8	2 BHK	487	161	648	713	12550	81,31,898	85,38,493	18,000	18,53,166
48	806	8	2 BHK	490	157	647	712	12550	81,20,854	85,26,897	18,000	18,50,649
49	901	9	2 BHK	463	152	615	677	12550	77,19,129	81,05,085	17,000	17,59,100
50	902	9	2 BHK	469	155	624	686	12550	78,31,075	82,22,628	17,000	17,84,611
51	903	9	2 BHK	463	159	622	684	12550	78,04,218	81,94,428	17,000	17,78,491
52	904	9	3 BHK	537	177	714	786	12550	89,62,206	94,10,316	19,500	20,42,383
53	905	9	2 BHK	487	161	648	713	12550	81,31,898	85,38,493	18,000	18,53,166
54	906	9	2 BHK	490	157	647	712	12550	81,20,854	85,26,897	18,000	18,50,649
55	1001	10	2 BHK	463	152	615	677	12550	77,19,129	81,05,085	17,000	17,59,100
56	1002	10	2 BHK	469	155	624	686	12550	78,31,075	82,22,628	17,000	17,84,611
57	1003	10	2 BHK	463	159	622	684	12550	78,04,218	81,94,428	17,000	17,78,491
58	1004	10	3 BHK	537	177	714	786	12550	89,62,206	94,10,316	19,500	20,42,383
59	1005	10	2 BHK	487	161	648	713	12550	81,31,898	85,38,493	18,000	18,53,166
60	1006	10	2 BHK	490	157	647	712	12550	81,20,854	85,26,897	18,000	18,50,649
61	1101	11	2 BHK	463	152	615	677	12550	77,19,129	81,05,085	17,000	17,59,100
62	1102	11	2 BHK	469	155	624	686	12550	78,31,075	82,22,628	17,000	17,84,611
63	1103	11	2 BHK	463	159	622	684	12550	78,04,218	81,94,428	17,000	17,78,491
64	1104	11	3 BHK	537	177	714	786	12550	89,62,206	94,10,316	19,500	20,42,383
65	1105	11	2 BHK	487	161	648	713	12550	81,31,898	85,38,493	18,000	18,53,166
66	1106	11	2 BHK	490	157	647	712	12550	81,20,854	85,26,897	18,000	18,50,649
67	1201	12	2 BHK	463	152	615	677	12550	77,19,129	81,05,085	17,000	17,59,100
68	1202	12	2 BHK	469	155	624	686	12550	78,31,075	82,22,628	17,000	17,84,611
69	1203	12	2 BHK	463	159	622	684	12550	78,04,218	81,94,428	17,000	17,78,491
70	1204	12	3 BHK	537	177	714	786	12550	89,62,206	94,10,316	19,500	20,42,383

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. Ft.	As per Builder Enclosed 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 Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
71	1205	12	2 BHK	487	161	648	713	12550	81,31,898	85,38,493	18,000	18,53,166
72	1206	12	2 BHK	490	157	647	712	12550	81,20,854	85,26,897	18,000	18,50,649
73	1301	13	2 BHK	463	152	615	677	12800	78,72,896	82,66,541	17,000	17,59,100
74	1302	13	2 BHK	469	155	624	686	12800	79,87,072	83,86,426	17,500	17,84,611
75	1303	13	2 BHK	463	159	622	684	12800	79,59,680	83,57,664	17,500	17,78,491
76	1304	13	3 BHK	537	177	714	786	12800	91,40,736	95,97,773	20,000	20,42,383
77	1305	13	2 BHK	487	161	648	713	12800	82,93,888	87,08,582	18,000	18,53,166
78	1306	13	2 BHK	490	157	647	712	12800	82,82,624	86,96,755	18,000	18,50,649
79	1401	14	2 BHK	463	152	615	677	12800	78,72,896	82,66,541	17,000	17,59,100
80	1402	14	2 BHK	469	155	624	686	12800	79,87,072	83,86,426	17,500	17,84,611
81	1403	14	2 BHK	463	159	622	684	12800	79,59,680	83,57,664	17,500	17,78,491
82	1404	14	3 BHK	465	144	609	670	12800	77,99,424	81,89,395	17,000	17,42,684
83	1405	14	2 BHK	487	161	648	713	12800	82,93,888	87,08,582	18,000	18,53,166
84	1406	14	2 BHK	490	157	647	712	12800	82,82,624	86,96,755	18,000	18,50,649
85	1501	15	2 BHK	463	152	615	677	12800	78,72,896	82,66,541	17,000	17,59,100
86	1502	15	2 BHK	469	155	624	686	12800	79,87,072	83,86,426	17,500	17,84,611
87	1503	15	2 BHK	463	159	622	684	12800	79,59,680	83,57,664	17,500	17,78,491
88	1504	15	3 BHK	537	177	714	786	12800	91,40,736	95,97,773	20,000	20,42,383
89	1505	15	2 BHK	487	161	648	713	12800	82,93,888	87,08,582	18,000	18,53,166
90	1506	15	2 BHK	490	157	647	712	12800	82,82,624	86,96,755	18,000	18,50,649
91	1601	16	2 BHK	463	152	615	677	12800	78,72,896	82,66,541	17,000	17,59,100
92	1602	16	2 BHK	469	155	624	686	12800	79,87,072	83,86,426	17,500	17,84,611
93	1603	16	2 BHK	463	159	622	684	12800	79,59,680	83,57,664	17,500	17,78,491
94	1604	16	3 BHK	537	177	714	786	12800	91,40,736	95,97,773	20,000	20,42,383
95	1605	16	2 BHK	487	161	648	713	12800	82,93,888	87,08,582	18,000	18,53,166
96	1606	16	2 BHK	490	157	647	712	12800	82,82,624	86,96,755	18,000	18,50,649
97	1701	17	2 BHK	463	152	615	677	12800	78,72,896	82,66,541	17,000	17,59,100
98	1702	17	2 BHK	469	155	624	686	12800	79,87,072	83,86,426	17,500	17,84,611
99	1703	17	2 BHK	463	159	622	684	12800	79,59,680	83,57,664	17,500	17,78,491
100	1704	17	3 BHK	537	177	714	786	12800	91,40,736	95,97,773	20,000	20,42,383
101	1705	17	2 BHK	487	161	648	713	12800	82,93,888	87,08,582	18,000	18,53,166
102	1706	17	2 BHK	490	157	647	712	12800	82,82,624	86,96,755	18,000	18,50,649
103	1801	18	2 BHK	463	152	615	677	12800	78,72,896	82,66,541	17,000	17,59,100
104	1802	18	2 BHK	469	155	624	686	12800	79,87,072	83,86,426	17,500	17,84,611
105	1803	18	2 BHK	463	159	622	684	12800	79,59,680	83,57,664	17,500	17,78,491
106	1804	18	3 BHK	537	177	714	786	12800	91,40,736	95,97,773	20,000	20,42,383
107	1805	18	2 BHK	487	161	648	713	12800	82,93,888	87,08,582	18,000	18,53,166
108	1806	18	2 BHK	490	157	647	712	12800	82,82,624	86,96,755	18,000	18,50,649

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. Ft.	As per Builder Enclosed 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 Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
109	1901	19	2 BHK	463	152	615	677	13050	80,26,664	84,27,997	17,500	17,59,100
110	1902	19	2 BHK	469	155	624	686	13050	81,43,070	85,50,223	18,000	17,84,611
111	1903	19	2 BHK	463	159	622	684	13050	81,15,143	85,20,900	18,000	17,78,491
112	1904	19	3 BHK	537	177	714	786	13050	93,19,266	97,85,229	20,500	20,42,383
113	1905	19	2 BHK	487	161	648	713	13050	84,55,878	88,78,672	18,500	18,53,166
114	1906	19	2 BHK	490	157	647	712	13050	84,44,394	88,66,614	18,500	18,50,649
115	2001	20	2 BHK	463	152	615	677	13050	80,26,664	84,27,997	17,500	17,59,100
116	2002	20	2 BHK	469	155	624	686	13050	81,43,070	85,50,223	18,000	17,84,611
117	2003	20	2 BHK	463	159	622	684	13050	81,15,143	85,20,900	18,000	17,78,491
118	2004	20	3 BHK	465	144	609	670	13050	79,51,757	83,49,344	17,500	17,42,684
119	2005	20	2 BHK	487	161	648	713	13050	84,55,878	88,78,672	18,500	18,53,166
120	2006	20	2 BHK	490	157	647	712	13050	84,44,394	88,66,614	18,500	18,50,649
121	2101	21	2 BHK	463	152	615	677	13050	80,26,664	84,27,997	17,500	17,59,100
122	2102	21	2 BHK	469	155	624	686	13050	81,43,070	85,50,223	18,000	17,84,611
123	2103	21	2 BHK	463	159	622	684	13050	81,15,143	85,20,900	18,000	17,78,491
124	2104	21	3 BHK	537	177	714	786	13050	93,19,266	97,85,229	20,500	20,42,383
125	2105	21	2 BHK	487	161	648	713	13050	84,55,878	88,78,672	18,500	18,53,166
126	2106	21	2 BHK	490	157	647	712	13050	84,44,394	88,66,614	18,500	18,50,649
127	2201	22	2 BHK	463	152	615	677	13050	80,26,664	84,27,997	17,500	17,59,100
128	2202	22	2 BHK	469	155	624	686	13050	81,43,070	85,50,223	18,000	17,84,611
129	2203	22	2 BHK	463	159	622	684	13050	81,15,143	85,20,900	18,000	17,78,491
130	2204	22	3 BHK	537	177	714	786	13050	93,19,266	97,85,229	20,500	20,42,383
131	2205	22	2 BHK	487	161	648	713	13050	84,55,878	88,78,672	18,500	18,53,166
132	2206	22	2 BHK	490	157	647	712	13050	84,44,394	88,66,614	18,500	18,50,649
133	2301	23	2 BHK	463	152	615	677	13050	80,26,664	84,27,997	17,500	17,59,100
134	2302	23	2 BHK	469	155	624	686	13050	81,43,070	85,50,223	18,000	17,84,611
135	2303	23	2 BHK	463	159	622	684	13050	81,15,143	85,20,900	18,000	17,78,491
136	2304	23	3 BHK	537	177	714	786	13050	93,19,266	97,85,229	20,500	20,42,383
137	2305	23	2 BHK	487	161	648	713	13050	84,55,878	88,78,672	18,500	18,53,166
138	2306	23	2 BHK	490	157	647	712	13050	84,44,394	88,66,614	18,500	18,50,649
139	2401	24	2 BHK	463	152	615	677	13050	80,26,664	84,27,997	17,500	17,59,100
140	2402	24	2 BHK	469	155	624	686	13050	81,43,070	85,50,223	18,000	17,84,611
141	2403	24	2 BHK	463	159	622	684	13050	81,15,143	85,20,900	18,000	17,78,491
142	2404	24	3 BHK	537	177	714	786	13050	93,19,266	97,85,229	20,500	20,42,383
143	2405	24	2 BHK	487	161	648	713	13050	84,55,878	88,78,672	18,500	18,53,166
144	2406	24	2 BHK	490	157	647	712	13050	84,44,394	88,66,614	18,500	18,50,649
145	2501	25	2 BHK	463	152	615	677	13300	81,80,431	85,89,453	18,000	17,59,100
146	2502	25	2 BHK	469	155	624	686	13300	82,99,067	87,14,020	18,000	17,84,611

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. Ft.	As per Builder Enclosed 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 Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
147	2503	25	2 BHK	463	159	622	684	13300	82,70,605	86,84,135	18,000	17,78,491
148	2504	25	3 BHK	537	177	714	786	13300	94,97,796	99,72,686	21,000	20,42,383
149	2505	25	2 BHK	487	161	648	713	13300	86,17,868	90,48,761	19,000	18,53,166
150	2506	25	2 BHK	490	157	647	712	13300	86,06,164	90,36,472	19,000	18,50,649
151	2601	26	2 BHK	463	152	615	677	13300	81,80,431	85,89,453	18,000	17,59,100
152	2602	26	2 BHK	469	155	624	686	13300	82,99,067	87,14,020	18,000	17,84,611
153	2603	26	2 BHK	463	159	622	684	13300	82,70,605	86,84,135	18,000	17,78,491
154	2604	26	3 BHK	465	144	609	670	13300	81,04,089	85,09,293	17,500	17,42,684
155	2605	26	2 BHK	487	161	648	713	13300	86,17,868	90,48,761	19,000	18,53,166
156	2606	26	2 BHK	490	157	647	712	13300	86,06,164	90,36,472	19,000	18,50,649
157	2701	27	2 BHK	463	152	615	677	13300	81,80,431	85,89,453	18,000	17,59,100
158	2702	27	2 BHK	469	155	624	686	13300	82,99,067	87,14,020	18,000	17,84,611
159	2703	27	2 BHK	463	159	622	684	13300	82,70,605	86,84,135	18,000	17,78,491
160	2704	27	3 BHK	537	177	714	786	13300	94,97,796	99,72,686	21,000	20,42,383
161	2705	27	2 BHK	487	161	648	713	13300	86,17,868	90,48,761	19,000	18,53,166
162	2706	27	2 BHK	490	157	647	712	13300	86,06,164	90,36,472	19,000	18,50,649
163	2801	28	2 BHK	463	152	615	677	13300	81,80,431	85,89,453	18,000	17,59,100
164	2802	28	2 BHK	469	155	624	686	13300	82,99,067	87,14,020	18,000	17,84,611
165	2803	28	2 BHK	463	159	622	684	13300	82,70,605	86,84,135	18,000	17,78,491
166	2804	28	3 BHK	537	177	714	786	13300	94,97,796	99,72,686	21,000	20,42,383
167	2805	28	2 BHK	487	161	648	713	13300	86,17,868	90,48,761	19,000	18,53,166
168	2806	28	2 BHK	490	157	647	712	13300	86,06,164	90,36,472	19,000	18,50,649
169	2901	29	2 BHK	463	152	615	677	13300	81,80,431	85,89,453	18,000	17,59,100
170	2902	29	2 BHK	469	155	624	686	13300	82,99,067	87,14,020	18,000	17,84,611
171	2903	29	2 BHK	463	159	622	684	13300	82,70,605	86,84,135	18,000	17,78,491
172	2904	29	3 BHK	537	177	714	786	13300	94,97,796	99,72,686	21,000	20,42,383
173	2905	29	2 BHK	487	161	648	713	13300	86,17,868	90,48,761	19,000	18,53,166
174	2906	29	2 BHK	490	157	647	712	13300	86,06,164	90,36,472	19,000	18,50,649
Total				84004	27707	111711	122882		1,42,79,65,289	1,49,93,63,553		31,94,93,689

Summary of the Project:

Wing	Comp.	Total Number of Flats	Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value After Completion in ₹
A	1 BHK - 53 2 BHK - 145 3 BHK - 29	227	135303	148834	1,72,95,10,904.00	1,81,59,86,440.00
B	1 BHK - 05 2 BHK - 140	145	90622	99684	1,15,83,78,887.00	1,21,62,97,808.00
C	1 BHK - 53 2 BHK - 145 3 BHK - 29	227	135344	148878	1,73,00,25,087.00	1,81,65,26,331.00
D	1 BHK - 111 2 BHK - 87 3 BHK - 29	227	125439	102966	1,60,34,18,737.00	1,68,35,89,664.00
E	1 BHK - 05 2 BHK - 140	145	90622	99684	1,15,83,78,887.00	1,21,62,97,808.00
F	2 BHK - 145 3 BHK - 29	174	111711	122882	1,42,79,65,289.00	1,49,93,63,553.00
Total (A to F)		1145	689041	722927	8,80,76,77,791.00	9,24,80,61,604.00

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	8,80,76,77,791.00
Final Realizable Value After Completion in ₹	9,24,80,61,604.00
Cost of Construction (Total Built up area x Rate) 722972 Sq. Ft. x ₹ 2600.00	1,87,96,10,790.00

Wing	Percentage of work done as on date	Built up area in Sq. Ft.	Total Cost Of Construction	Cost of construction as of today
A to C	14%	397396	1,03,32,28,511.00	14,46,51,991.00
D	16%	102966	26,77,10,700.00	4,28,33,712.00
E & F	12%	222566	57,86,71,579.00	6,94,40,590.00
Total		722927	1,87,96,10,790.00	25,69,26,293.00

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

Part – D (Amenities)	:	Amount in ₹
1. Wardrobes	:	N.A. Building Construction work is in progress
2. Glazed tiles	:	

3.	Extra sinks and bath tub	:	
4.	Marble / ceramic tiles flooring	:	
5.	Interior decorations	:	
6.	Architectural elevation works	:	
7.	Paneling works	:	
8.	Aluminum works	:	
9.	Aluminum hand rails	:	
10.	False ceiling	:	
	Total	:	

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

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

Total abstract of the entire property

Part – A	Land	:	As per table attached to the report
Part – B	Building	:	
	Land development	:	
Part – C	Compound wall	:	
Part - D	Amenities	:	
Part – E	Pavement	:	
Part – F	Services	:	
Realizable Value / Fair Market Value as on date in ₹		:	₹ 8,80,76,77,791.00
Final Realizable Value After Completion in ₹		:	₹ 9,24,80,61,604.00

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 ₹ 11,500.00 to ₹ 14,500.00 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 ₹ 12,300.00 per Sq. Ft. (with floor wise rate) on Carpet Area for valuation.

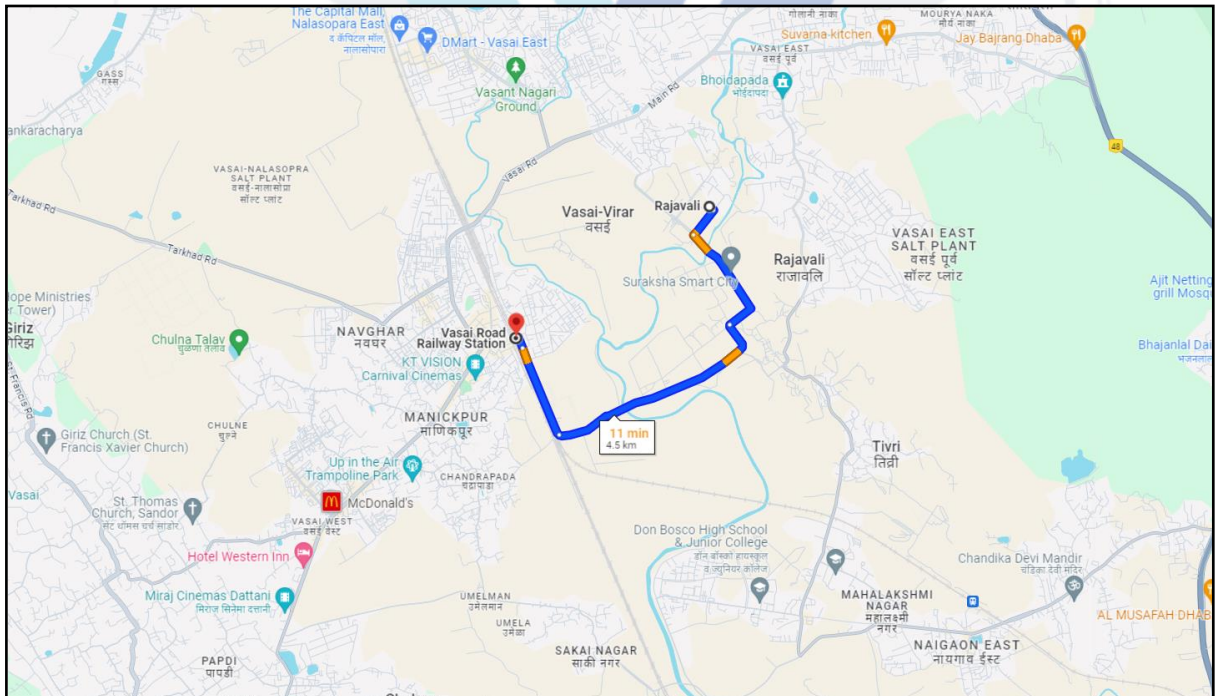


Actual Site Photographs



Route Map of the property

Site u/r



Latitude Longitude: 19°23'34.6"N 72°50'58.2"E

Note: The Blue line shows the route to site from nearest Railway Station (Vasai Road – 4.3 KM)

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 Taluka:

Select Village:

Search By: ☒ Survey No. ☐ SubZones

Enter Survey No:

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
3-विकसित/विकसन क्षमता असलेल्या जमिनी	12300	57700	60100	73200	60100	चौ. मीटर	सर्वेक्षण नंबर

Sales Instances

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate / Sq. Ft. on Carpet Area
8558/2024	22.05.2024	66,66,000.00	60.17	648	10,292.00

8558533		सूची क्र.2		दुय्यम निबंधक : सह दु.नि.वर्सई 4	
28-06-2024				दस्ता क्रमांक : 8558/2024	
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.				नोदणी :	
				Regn:83m	
गावाचे नाव : गोखिवरे					
(1)विलेखाचा प्रकार		करारनामा			
(2)मोबदला		6666000			
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)		4223000			
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)		1) पालिकेचे नाव:पालघरइतर वर्णन :सदनिका नं: 2202,बी विंग, माळा नं: बावीसवा मजला, इमारतीचे नाव: अगरवाल स्काय हाईट्स, ब्लॉक नं: बिल्डींग नं. 3,सेक्टर नं. 1,यशवंत स्मार्ट सिटी, इतर माहिती: सदनिकेचे क्षेत्र 45.24 चौ. मी. (कारपेट)रेरा प्रमाणे + 14.93 चौ. मी. एन्क्लोप्ड बाल्कनी,गाव मौजे गोखिवरे,विभाग क्र. 2.((Survey Number : 275,276 ;))			
(5) क्षेत्रफळ		66.18 चौ.मीटर			
(6)आकारणी किंवा जुळी देण्यात असेल तेव्हा.					
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.		1): नाव:-मे. श्रीनाथ रियल्टर्स चे भागीदार 1. रिककी एल. अगरवाल, 2. हेमंत एल. अगरवाल तर्फे कु.मु. सुनीलकुमार रामलोचन दुबे - वय:- पत्ता:-प्लॉट नं: ऑफीस - ए-001, माळा नं: -, इमारतीचे नाव: वृंदावन हाईट्स बिल्डींग, ब्लॉक नं: -, रोड नं: सृष्टी कॉम्प्लेक्स, न्यू विवा कॉलेज रोड, बोळीज, विरार प., पालघर, महाराष्ट्र, ठाणे. पिन कोड:-401303 पॅन नं:-AE0FS3271H			
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता		1): नाव:-मुन्नी देवी सतेन्द्र यादव वय:-43; पत्ता:-प्लॉट नं: आय - 403, माळा नं: -, इमारतीचे नाव: वृंदावन गार्डन्स, ब्लॉक नं: -, रोड नं: यशवंत विवा टाउन शिप, डि मार्ट जवळ, नालासोपारा पूर्व, पालघर, महाराष्ट्र, ठाणे. पिन कोड:-401209 पॅन नं:-AJCPY3365R			
(9) दस्तऐवज करुन दिल्याचा दिनांक		22/05/2024			
(10)दस्ता नोंदणी केल्याचा दिनांक		22/05/2024			
(11)अनुक्रमांक,खंड व पृष्ठ		8558/2024			
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क		466700			
(13)बाजारभावाप्रमाणे नोंदणी शुल्क		30000			
(14)शेरा					
मुल्यांकनासाठी विचारात घेतलेला तपशील:-					
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-		(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.			

Sales Instances

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate / Sq. Ft. on Carpet Area
9798/2024	10.06.2024	57,68,000.00	52.14	561.00	10,277.00

9798533		सूची क्र.2		दुष्यम निबंधक : सह दु.नि.वसई 4	
28-06-2024				दस्ता क्रमांक : 9798/2024	
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.				नोंदणी :	
				Regn:63m	
गावाचे नाव : गोखिवरे					
(1)विलेखाचा प्रकार		करारनामा			
(2)मोबदला		5768000			
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)		3779000			
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)		1) पालिकेचे नाव:पालघरइतर वर्णन :सदनिका नं: 1703,बी विंग, माळा नं: सतरावा मजला, इमारतीचे नाव: अगरवाल स्काय हाईट्स, ब्लॉक नं: बिल्डींग नं. 3,सेक्टर नं. 1,यशवंत स्मार्ट सिटी, इतर माहिती: सदनिकेचे क्षेत्र 38.96 चौ. मी. (कारपेट)रेरा प्रमाणे + 13.18 चौ. मी. एन्वेलोपड बाल्कनी,लेव्हल लोअर,पी – 1 मजला,मेकॅनिकल पार्कींग नं. 443,पी – 1 मजला,गाव मौजे गोखिवरे,विभाग क्र. 2((Survey Number : 275,276 ;))			
(5) क्षेत्रफळ		57.35 चौ.मीटर			
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.					
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.		1): नाव:-मे. श्रीनाथ रियल्टर्स चे भागीदार 1. रिककी एल. अगरवाल, 2. हेमंत एल. अगरवाल तर्फे कु.मु. विजेंद्र भाऊराव जारंठे - वय:-37 पत्ता:-प्लॉट नं: ऑफीस - ए-001, माळा नं: -, इमारतीचे नाव: वृंदावन हाईट्स बिल्डींग, ब्लॉक नं: -, रोड नं: सृष्टी कॉम्प्लेक्स, न्यू विवा कॉलेज रोड, बोळीज, विरार प., पालघर, महाराष्ट्र, ठाणे. पिन कोड:-401303 पॅन नं:-AEOPS3271H			
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता		1): नाव:-अलोक प्दारकाप्रसाद शर्मा - - वय:-34; पत्ता:-प्लॉट नं: फ्लॅट नं. 603, माळा नं: -, इमारतीचे नाव: रश्मी हिल व्यु, ब्लॉक नं: बिल्डींग नं. 1, रोड नं: राम रहिम नगर, एव्हरशार्इन सिटी, वसई पूर्व, पालघर, महाराष्ट्र, ठाणे. पिन कोड:-401208 पॅन नं:-COTPS1505K 2): नाव:-निशा अलोक शर्मा पूवाश्रमीची निशा कुमारी शर्मा - - वय:-33; पत्ता:-प्लॉट नं: फ्लॅट नं. 603, माळा नं: -, इमारतीचे नाव: रश्मी हिल व्यु, ब्लॉक नं: बिल्डींग नं. 1, रोड नं: राम रहिम नगर, एव्हरशार्इन सिटी, वसई पूर्व, पालघर, महाराष्ट्र, ठाणे. पिन कोड:-401208 पॅन नं:-DFJPS5291L			
(9) दस्तऐवज करून दिल्याचा दिनांक		10/06/2024			
(10)दस्ता नोंदणी केल्याचा दिनांक		10/06/2024			
(11)अनुक्रमांक,खेड व पृष्ठ		9798/2024			
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क		403800			
(13)बाजारभावाप्रमाणे नोंदणी शुल्क		30000			
(14)शेरा					
मुल्यांकनासाठी विचारात घेतलेला तपशील:-:					
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-:		(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.			

Sales Instances

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate / Sq. Ft. on Carpet Area
9805/2024	10.06.2024	66,91,000.00	60.17	648	10,330.00

9805533 28-06-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		सूची क्र.2	दुय्यम निबंधक : सह दु.नि.वसई 4 दस्त क्रमांक : 9805/2024 नोंदणी : Regn:63m
गावाचे नाव : गोखिवरे			
(1)विलेखाचा प्रकार	करारनामा		
(2)मोबदला	6691000		
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	4234000		
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पालघरइतर वर्णन :सदनिका नं: 704,बी विंग, माळा नं: सातवा मजला, इमारतीचे नाव: अगरवाल स्काय हाईट्स, ब्लॉक नं: बिल्डींग नं: 3,सेक्टर नं: 1,यशवंत स्मार्ट सिटी, इतर माहिती: सदनिकेचे क्षेत्र 45.24 चौ. मी. (कारपेट)रेरा प्रमाणे + 14.93 चौ. मी. एन्क्लोझ्ड बाल्कनी,लेव्हल लोअर,पी - 2 मजला,मेकॅनिकल पार्किंग नं. 643,पी - 2 मजला,गाव मौजे गोखिवरे,विभाग क्र. 2((Survey Number : 275,276 ;))		
(5) क्षेत्रफळ	66.19 चौ.मीटर		
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.			
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. श्रीनाथ रियल्टर्स चे भागीदार 1. रिकवी एल. अगरवाल, 2. हेमंत एल. अगरवाल तर्फे कु.मु. विजेंद्र भाऊराव जारंडे - वय:-37 पत्ता:-प्लॉट नं: ऑफीस - ए-001, माळा नं: -, इमारतीचे नाव: वृंदावन हाईट्स बिल्डींग, ब्लॉक नं: -, रोड नं: सुशी कॉम्प्लेक्स, न्यू विवा कॉलेज रोड, बोळीज, विरार प., पालघर, महाराष्ट्र, ठाणे. पिन कोड:-401303 पॅन नं:-AEOPS3271H		
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-आमोद सुरेन्द्रनाथ दुवे - - वय:-43; पत्ता:-प्लॉट नं: बी-202, माळा नं: -, इमारतीचे नाव: शुभम अपार्टमेंट, ब्लॉक नं: -, रोड नं: वसई लिंक रोड, डि - मार्ट जवळ, यशवंत विवा टाऊनशिप, वसई, पालघर, महाराष्ट्र, ठाणे. पिन कोड:-401209 पॅन नं:-ALLPD7313F 2): नाव:-अभिलाषा आमोद दुवे - - वय:-43; पत्ता:-प्लॉट नं: बी-202, माळा नं: -, इमारतीचे नाव: शुभम अपार्टमेंट, ब्लॉक नं: -, रोड नं: वसई लिंक रोड, डि - मार्ट जवळ, यशवंत विवा टाऊनशिप, वसई, पालघर, महाराष्ट्र, ठाणे. पिन कोड:-401209 पॅन नं:-CHRPD2883C		
(9) दस्तऐवज करून दिल्याचा दिनांक	10/06/2024		
(10)दस्त नोंदणी केल्याचा दिनांक	10/06/2024		
(11)अनुक्रमांक,खेड व पृष्ठ	9805/2024		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	468400		
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000		
(14)खेरा			
मुल्यांकनासाठी विचारात घेतलेला तपशील:-			
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.		

Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
1 BHK	housiey.com	425.00	44,06,000.00	10,367.00



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Home > Mumbai > Vasai East

Agarwal Sky Heights Vasai East

By Agarwal Group | Vasai East Mumbai

₹44.06 Lacs - 76.92 Lacs All Inc.

Save 50000



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Agarwal Sky Heights

06-28-2024 5:30 PM

Preferred Source

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☐ Not Required

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Overview Location Amenities Master & Floor Plan Pricing & Unit Plans Payment Scheme Bank

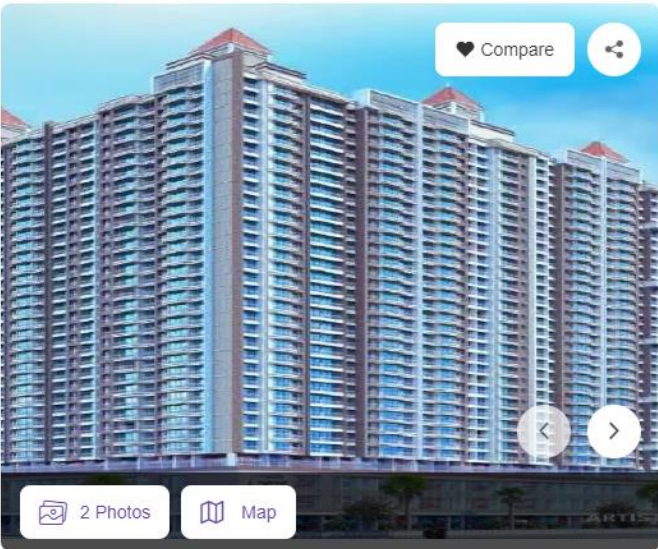
Agarwal Sky Heights Overview & Description

[Download Brochure](#)

2.5 Land Parcel	6 Towers	G+3P+29 Floors	1BHK, 2BHK, 3BHK Config
425-714Sq.ft Carpet Area	P99000054026 RERA No.	December 2027 Target Possession	December 2028 RERA Possession

Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
1 BHK	squareyard.com	537.00	57,85,000.00	10,773.00
1 BHK	Housing.com	312.00	45,44,000.00	14,560.00



Compare

2 Photos

Map

Agarwal Sky Heights

Vasai East, Mumbai

₹ 29.82 Lac to 57.85 Lac

Status: **New Launch**

Project Size
1145 units • 2.29 Acres

Configurations: Flat, Retail Shop from 288 Sq. Ft. to 537 Sq. Ft. (Carpet)

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- Full Service Support**
Our sales personnel are accountable for every step

RERA Update

RERA REPORT

Tower Wise Inventory

Construction Status

Valuation Report

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Estimated Market Value

Rental Value

Govt. Value

HOUSING.COM

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Vasai East

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Last updated: Jun 25, 2024

Agarwal Sky Heights

By SHREENATH REALTORS

Survey No 275, H No 1 And 2, Gokhiware, Vasai, Mira Road and Beyond, Mumbai

₹45.44 L - 76.34 L | ₹14.39 K/sq.ft
EMI starts at ₹24.06 K

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

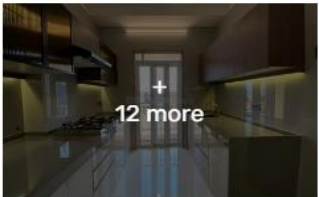
[Contact Seller](#)

Cover Image



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1, 2, 3 BHK Apartments Configurations

Dec, 2029 Possession Starts

₹14.39 K/sq.ft Avg. Price

312 sq.ft. - 537 sq.ft. (Carpet Area) Sizes

Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
2 BHK	Housed	720.00	80,00,000.00	11,200.00



Palghar
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> Flats for Sale in Palghar
> Flats for Sale in Vasai East
> Agarwal Sky Heights



Agarwal Sky Heights

By Agarwal Group Mid Segment

Rera Status  REGISTRATION NO: P99000054026

Agarwal Sky Heights, Yashwant Smart City, Near Global School, Veer Savarkar Road, Vasai East, Palghar - 401208.

₹ 40 L - 80 L

Download Brochure

Property Overview

1, 2, 3 BHK Configuration	420 - 720 Sq ft Carpet Area	Launch Status
December 2029 Rera Possession	1145 Units Number of Units	29 Floors Number of Floors
6 Towers	2.5 Acres	

Price Indicators

Projects nearby Locality

Comp.	Floor	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
1 BHK	-	99acres.com	306.00	42,70,000.00	13,954.00

99acres Buy

All Residential
 Type Location or Project/Society or Keyword
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JSB Nakshatra Aazstha
 Vasai East, Beyond Mira Road, Maharashtra

Home > Property in Beyond Mira Road > Flats in Beyond Mira Road > Flats in Vasai > Flats in Vasai East > 1 BHK Flats in Vasai East > 35 to 40 Lakh

Posted on Jun 23, 2024 by Sales Team

₹42.7 Lac
 Base Price: ₹13954 Per Sq.Ft.

306 sq.ft. (28.43 sq.m.)
 Carpet Area
[View Floor Plans](#)

Under Construction
 Possession: December 2026

[View Phone number](#)

[Shortlist](#)

NO BROKERAGE **RERA STATUS** **REGISTERED** Registration No: P99000051584 [View QR Code](#) Website: <https://maharera.mahaonline.gov.in>

[Floor Plan](#) [Project Details](#) [Society Reviews](#) [Explore Locality](#) [Recommendations](#)

[Dealer Details](#)

FLOOR PLAN	INCLUSIONS	AREA DETAILS	PRICE DETAILS
	1 bedrooms 1 kitchens 1 bathroom 1 living	Carpet Area : 306.01 sq.ft. 28.44 sq.m.	Base Price: ₹ 42.7 Lacs

Price Indicators

Projects nearby Locality

Comp.	Floor	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
1 BHK	-	99acres.com	416.00	42,70,000.00	10,264.00

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Beyond Mira Road ✕
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JSB Nakshatra Aazstha
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✓ RERA
No Brokerage
+10 Top Facilities

CONSTRUCTION STATUS
Under Construction
 Completion in Dec, 2026

[Download Brochure](#)

₹ 35 - 48.68 L + Charges
 PRICE RANGE

1, 2 BHK Apartment

1 BHK Apartment
 Carpet Area
 306.13 - 416 sq.ft. (28.44 - 38.65 sq.m.) ▾
₹ 35 - 42.7 L + Charges

2 BHK Apartment
 Carpet Area
 414.63 - 547 sq.ft. (38.52 - 50.82 sq.m.) ▾
₹ 36.85 - 48.68 L + Charges

Price Indicators

Projects nearby Locality

Comp.	Source	Super Built up Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Super Built up Area
1 BHK	99acres.com	303.76	36,12,000.00	11,891.00
2 BHK	99acres.com	512.00	61,32,000.00	11,977.00
3 BHK	99acres.com	535.00	65,68,000.00	12,276.00

Buy ▾
Beyond Mira Road ✕
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JSB Nakshatra Veda
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[Golani Naka, Vasai, Mumbai](#)

[✓ RERA](#)
[No Brokerage](#)
[3D Floor Plans Available](#)
[+10 Top Facilities](#)

CONSTRUCTION STATUS

Under Construction

Completion in Dec, 2027

[Download Brochure](#)

₹ 36.12 - 65.68 L + Charges

PRICE RANGE

1, 2, 3 BHK Apartment

1 BHK Apartment

Carpet Area
 303.76 - 391.27 sq.ft. (28.22 - 36.35 sq.m.) ▾

₹ 36.12 - 46.45 L + Charges

2 BHK Apartment

Carpet Area
 511.5 sq.ft. (47.52 sq.m.) ▾

₹ 61.32 L + Charges

3 BHK Apartment

Carpet Area
 535.06 sq.ft. (49.71 sq.m.) →

₹ 65.68 L + Charges

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	374.00	39,93,000.00	10,676.00
2 BHK	-	housing.com	543.00	60,00,000.00	11,050.00

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Last updated: Jun 30, 2024

NG Platinum City

✓ RERA

By J M G REALTORS PVT LTD

N G Platinum City Is located In Evershine City Last Bus Stop, Vasai (East), Mira Road and Beyond, Mumbai

Become the first to Rate

₹39.93 L | ₹10.67 K/sq.ft
EMI starts at ₹21.15 K
All Inclusive

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1 BHK Apartment Configuration

Jun, 2024 Possession Starts

₹10.67 K/sq.ft Avg. Price

374 sq.ft. (Carpet Area) Size

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Last updated: Jan 5, 2024

Deep Sky

✓ RERA

By DEEP GROUP

Deep Sky, Yashwant Smart City, Vasai East., Mira Road and Beyond, Mumbai

₹38.0 L - 60.0 L | ₹10.13 K - 11.05 K/sq.ft
EMI starts at ₹20.12 K
Basic Price Onwards

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1, 2 BHK Apartments Configurations

Under Construction Possession Status

₹10.13 K - 11.05 K/sq.ft Avg. Price

375 sq.ft. - 543 sq.ft. (Carpet Area) Sizes

Price Indicators

Projects nearby Locality

Comp.	Floor	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
2 BHK	4 th	magicbricks.com	615.00	62,00,000.00	10,081.00


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₹ 62.0 Lac [EMI - ₹ 28k](#) | [Get Loan offers from 34+ banks](#)

2 BHK 705 Sq-ft Flat For Sale [Vasai East, Mumbai](#)



1 Photos

2 Beds | 2 Baths | 3 Balconies | Semi-Furnished

Carpet Area
615 sqft
₹10,088/sqft

Floor
4(Out of 8 Floors)

Facing
East

Developer
[Wonder Group](#)

Transaction Type
New Property

Lifts
2

Project
[Wonder Park](#)

Additional Rooms
1 Store Room

Furnished Status
Semi-Furnished

✓ East Facing Property

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

[Last contact made 61 days ago](#)

More Details

Price Breakup ₹ 62 Lac | ₹ 2,500

Booking Amount ₹ 51,000

RERA ID P99000029971

Address Vasai East, Mumbai, Vasai East, Mumbai - Mira Road and Beyond, Maharashtra

Landmarks Wonder Park is located in Gokhivra, Vasai.

Furnishing Semi-Furnished

Price Indicators

Projects nearby Locality

Comp.	Floor	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
1 BHK	-	squareyards.com	283.00	29,75,000.00	10,512.00
2 BHK	-	squareyards.com	516.00	64,24,000.00	12,450.00
3 BHK	-	squareyards.com	756.00	94,12,000.00	12,450.00

Compare

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Conceptual Suraksha Smart City Phase I

Vasai East, Mumbai

₹ 29.75 Lac

Status: **Mid Stage Construction**

Project Size
7423 units • 362 Acres

Configurations: 1 BHK Flat 283 Sq. Ft (Carpet)

Recent Registered Sale • Jun 2024 **₹ 22.50 L** 284 Sq.ft

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100% Service, 0% Brokerage

19 Photos

Video

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RERA Update

RERA REPORT

Tower Wise Inventory

Construction Status

Valuation Report

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Estimated Market Value

Rental Value

Govt. Value

Overview

Regulatory Information

Floor Plans

Price List

Resale Listings

Amenities

Specifications

Commute Time

Nakshatra Prithvi

Vasai East, Mumbai

₹ 64.24 Lac to 94.12 Lac

Status: **New Launch**

Project Size
215 units • 1.1 Acres

Configurations: 2,3 BHK Flat from 516 Sq. Ft. to 756 Sq. Ft. (Carpet)

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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	350.00	44,96,000.00	12,845.00
1 BHK	-	Housing.com	639.00	82,16,000.00	12,860.00
2 BHK	-	Housing.com	537.00	77,80,000.00	14,500.00

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Last updated: Jun 25, 2024

Ornate Heights

By **ORNATE UNIVERSAL**

Yashwant Smart City, Behind Madhuban Tower And Near Celebrity Hotel, Gokhiware, Vasai, Mira Road and Beyond, Mumbai

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1, 2 BHK Apartments Configurations

Apr, 2026 Possession Starts

₹12.85 K/sq.ft Avg. Price

350 sq.ft. - 639 sq.ft. (Carpet Area) Sizes

₹44.96 L - 82.16 L | ₹12.85 K/sq.ft

EMI starts at ₹23.81 K

Basic Price

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Last updated: Jun 26, 2024

JSB Nakshatra Veda

By **JSB GROUP**

Vasai, Mira Road and Beyond, Mumbai

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1, 2, 3 BHK Apartments Configurations

Dec, 2026 Possession Starts

₹14.50 K/sq.ft Avg. Price

290 sq.ft. - 537 sq.ft. (Carpet Area) Sizes

₹42.11 L - 77.8 L | ₹14.50 K/sq.ft

EMI starts at ₹22.30 K

Basic Price

[Contact Sellers](#)

Price Indicators

Projects nearby Locality

Comp.	Floor	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
1 BHK	-	Nobroker.com	452.00	46,00,000.00	10,200.00

Pay Rent
Post Your Property
Sign up
Log in

1 BHK Flat In Nakshtra Veda For Sale In Vasai Virar
 Yashwant Samart city, Madhuban Township, Vasai East Salt Plant, n...

₹ 46 Lacs
Negotiable

₹ 26,364/Month
Estimated EMI

620
Sq.Ft

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1 Bedroom
No. of Bedroom

2 Bathroom
No. of Bathroom

2
Balcony

Bike and Car
Parking

Jun 9, 2024
Posted On

Jun 30, 2025
Possession

Nakshtra Veda
Apartment

Full
Power Backup

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Price trends by NBEstimate

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Nearby: Carnival Cinemas McDonald's Anand Restaurant Lakozy Anchor Park

Overview

Age of Building Under Construction

Ownership Type Self Owned

Maintenance Charges ₹0.0 Per Sq.Ft/M

Flooring Vitrified Tiles

Builtup Area 620 Sq.Ft

Carpet Area 452 Sq.Ft

Activity On This Property

0
Unique Views

0
Shortlists

0
Contacted

Powered By: NBEstimate

Similar Properties

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: 02.07.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Bank of India Empanelment No.: NMZ/CrMD/SK//2019-20-113



The undersigned has inspected the property detailed in the Valuation Report dated _____
on _____. We are satisfied that the fair and reasonable market value of the property is
₹ _____ (Rupees _____
_____ only).

Date

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

Countersigned
(BRANCH MANAGER)

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

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

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

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 02.07.2024 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 26.06.2024. 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. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- v. I am the Director of the company, who is competent to sign this valuation report.
- w. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- x. 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. Shreenath Realtors.
2.	Purpose of valuation and appointing authority	As per request from Bank of India, RBC Virar 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 Anwar Shaikh – Valuation Engineer Vinita Surve – Technical Manager Saiprasad Patil - Technical Officer
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 – 26.06.2024 Valuation Date – 02.07.2024 Date of Report – 02.07.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 26.06.2024
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 **02nd July 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. Shreenath Realtors**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.



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Property Title

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

Environmental Conditions

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

Town Planning

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

Area

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

Condition & Repair

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

Valuation Methodology

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

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

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

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

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

Not a Structural Survey

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

Other

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

Legal

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

Property specific assumptions

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

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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

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

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

Professional Competence and Due Care

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

Independence and Disclosure of Interest

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

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

Confidentiality

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

Information Management

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

Gifts and hospitality:

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

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

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

Remuneration and Costs.

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

Occupation, employability and restrictions.

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

Miscellaneous

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

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Bank of India Empanelment No.: NMZ/CrMD/SK//2019-20-113



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