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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

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MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "Island Cove"

"Island Cove – Tower 1 & Tower 2", Proposed S. R. Scheme on Plot bearing C.S. No. 1500 (pt), 2116 (pt), 2124 of Mahim Division (Navkiran CHSL & New Janta CHSL. (Prop), Hind Ekta CHSL (Prop), Mahim Sion Link Road, Vrindavan Lane, Mahim, Mumbai, PIN – 400 016, State - Maharashtra, Country – India.

Latitude Longitude: 19°02'39.0"N 72°50'35.4"E

Intended User

Central Bank Of India

Bandra Kurla Complex
Bandra (East), Mumbai - 400 051,
State - Maharashtra, Country - India.

Our Pan India Presence at :

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

Regd. Office

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

+91 2247495919

mumbai@vastukala.co.in

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Vastu/CBI/Mumbai/07/2024/9647/2307071
04/05-75-SSPV
Date: 04.07.2024

**MASTER VALUATION REPORT
OF
" Island Cove"**

"Island Cove", Building No. 1, Tower 1 & Tower 2, Proposed S. R. Scheme on Plot bearing C.S. No. 1500 (pt), 2116 (pt), 2124 of Mahim Division (Navkiran CHSL & New Janta CHSL. (Prop), Hind Ekta CHSL (Prop), Mahim Sion Link Road, Vrindavan Lane, Mahim, Mumbai, PIN – 400 016, State - Maharashtra, Country – India.

Latitude Longitude: 19°02'39.0"N 72°50'35.4"E

NAME OF DEVELOPER: M/s. Shree Nidhi Concept Realtors Pvt. Ltd. (M/s. LH Residential Housing Pvt. Ltd.)

Pursuant to instructions from Central Bank Of India, Bandra Kurla Complex, Mumbai, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on **01st July 2024** for approval of Advance Processing Facility.

1. Location Details:

The property is situated at **"Island Cove", Building No. 1, Tower 1 & Tower 2**, Proposed S. R. Scheme on Plot bearing C.S. No. 1500 (pt), 2116 (pt), 2124 of Mahim Division (Navkiran CHSL & New Janta CHSL. (Prop), Hind Ekta CHSL (Prop), Mahim Sion Link Road, Vrindavan Lane, Mahim, Mumbai, PIN – 400 016. It is about 700 Mtr. walking distance from Mahim Junction Railway Station of Western Railway line. Surface transport to the property is by buses, taxis & private vehicles. The property is in developing locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The locality is middle class & developed.

2. Developer Details:

Name of builder	M/s. Shree Nidhi Concept Realtors Pvt. Ltd. (M/s. LH Residential Housing Pvt. Ltd.)	
Project Registration Number	Project	RERA Project Number
	Island Cove	P51900046369
Register office address	M/s. LH Residential Housing Private Limited (M/s. Shree Nidhi Concept Realtors Pvt. Ltd.) Address: Office at 1, "L & T House", Ballard Estate, N. M. Joshi Marg, Fort, Mumbai, Pin – 400 001.	
Contact Numbers	Contact Person : Mr. Chirag Chavda (Builder Person) – Mobile No. 9867798744	
E – mail ID & Website	chirag.chavda@larsentoubro.com www.larsentoubro.com	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Mahim – Sion Link Road
On or towards South	Slum Area & S. V. Road / Mori Road
On or towards East	Vrindavan Society 4
On or towards West	Road & Open Plot



Our Pan India Presence at :

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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,
Regional Processing Centre
Central Bank Of India
 Bandra Kurla Complex
 Bandra (East), Mumbai - 400 051,
 State - Maharashtra, Country - India.

VALUATION REPORT (IN RESPECT OF MASTER VALUATION REPORT)

I	General	
1.	Purpose for which the valuation is made	: As per request from Central Bank of India, Bandra Kurla Complex to assess fair market value of the property for bank loan purpose.
2.	a)	Date of inspection : 01.07.2024
	b)	Date on which the valuation is made : 04.07.2024
3.	List of documents produced for Perusal	
	1. Copy of Legal Title Report issued by Kartikeya & Associates (Advocates & Solicitors), dated 14.03.2024.	
	2. Copy of Development Agreement between New Janata SRA CHS (CTS No. 1500 Pt.) AND M/s. Shree Nidhi Concept Pvt. Ltd. Dated 17.10.2006.	
	3. Copy of Development Agreement between Hind Ekta Welfare SRA CHS (CTS No. 1500 Pt.) AND M/s. Shree Nidhi Concept Pvt. Ltd. Dated 17.10.2006.	
	4. Copy of Development Agreement between Navkiran Welfare SRA CHS (CTS No. 1500 Pt.) AND M/s. Shree Nidhi Concept Pvt. Ltd. Dated 17.10.2006.	
	5. Copy of Irrevocable Power of Attorney dated 07.03.2024, Doc No. BBE 2 / 5661 / 2024.	
	6. Copy of Power of Attorney from Shri Ibrahim A Majid Khan (Secretary – Hind Ekta Welfare SRA Co-Operative Hou. Soc.) TO Shree Nidhi Concept Pvt. Ltd. Dated 18.10.2006.	
	7. Copy of Power of Attorney from Shri Anthony Vinod Pilai (Secretary – Navkiran Welfare SRA Co-Operative Hou. Soc.) TO Shree Nidhi Concept Pvt. Ltd. Dated 18.10.2006.	
	8. Copy of Power of Attorney from Shri Shekh Mohammad Salim (Secretary –New Janata SRA Co-Operative Hou. Soc.) TO Shree Nidhi Concept Pvt. Ltd. Dated 18.10.2006.	
	9. Copy of Joint Development Agreement b/w M/s. Shree Nidhi Concept Realtors Pvt. Ltd. (Part one) AND LH Residential Housing Pvt. Ltd. (Second Part) dated 07.03.2024, Doc. No. BBE 2 / 5658 / 2024.	
	10. Copy TOR (Terms of Reference) dated 08.02.2024, Doc. No. TO24B3813MH5424918N.	
	11. Copy of the resolution passed by the board of directors of LH Residential Housing Pvt. Ltd. dated 20.04.2024 to authorize officials for execution & registration of customer sales agreement for company's project at Mahim.	
	12. Copy of Engineer's Certificate dated 21.02.2024 issued by Prasad Shetty (As per RERA Certificate)	
	13. Copy of Architect's Certificate dated 23.02.2024 issued by Anand V. Dhokay Architect & Designer (As per RERA Certificate)	
	14. Copy of MAHARERA Registration Certificate of Project No. P51900046369 issued by Maharashtra Real Estate Regulatory Authority date 04.04.2024.	
	15. Copy of Height Clearance NOC No. AAI/RHQ/WR/DoAS/Auth./SNCR/WEST/B/112717/263958/101/216-19, date 12.10.2022, issued by Airports Authority of India.	
	16. Copy of CA Certificate dated 20.02.2024 issued by S.S.M.G. & Associates LLP (As per RERA Certificate).	

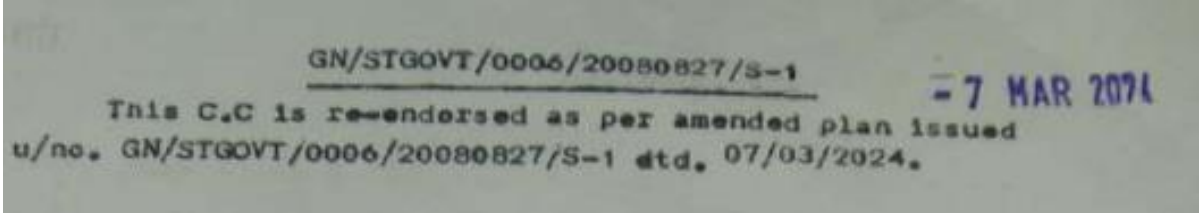


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	17. Copy of Deposit Agreement between Shree Nidhi Concept Realtors Pvt. Ltd. (First Part) AND Piramal Realty Pvt. Ltd. (Second Part), dated 08.01.2021.						
	18. Copy of Commencement Certificate GN / STGOVT / 0006 / 20080827 / S-1 dated 12.02.2024 issued by Slum Rehabilitation Authority. 						
	19. Copy of Approved Plan No. SRA / ENG / GN / STGL / 0006 / 20080827 / S-1 dated 07.03.2024, issued by Executive Engineer Slum Rehabilitation Authority (Number of Copies – Twenty Four - Sheet No. 1/24 to 24/24). Approved upto:						
	<table border="1"> <thead> <tr> <th>Building / Tower No.</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>1 / 1</td> <td>3 Basements + Ground (part) / Stilt (part) + (1st to 5th Podiums (Part Residential / Part Car Parking) + 6th Podium (Part Residential / Part Amenity floor) + 1st Floor (Part Residential & Part Amenity) + 2nd to 27th Upper Floor + 28th Floor (Part Service Floor / Part Residential) + 28th - A (Service Floor) + 29th (Amenity Floor) upper floors.</td> </tr> <tr> <td>1 / 2</td> <td>3 Basements + Ground (part) / Stilt (part) + 1st to 5th Podiums (Part Residential / Part Car Parking) + 6th Podium (Part Residential / Part Amenity floor) + 1st to 33rd Upper Floors Residential + 33rd - A (Service Floor) + 34th (Amenity Floor) upper floors.</td> </tr> </tbody> </table>	Building / Tower No.	Number of Floors	1 / 1	3 Basements + Ground (part) / Stilt (part) + (1 st to 5 th Podiums (Part Residential / Part Car Parking) + 6 th Podium (Part Residential / Part Amenity floor) + 1 st Floor (Part Residential & Part Amenity) + 2 nd to 27 th Upper Floor + 28 th Floor (Part Service Floor / Part Residential) + 28 th - A (Service Floor) + 29 th (Amenity Floor) upper floors.	1 / 2	3 Basements + Ground (part) / Stilt (part) + 1 st to 5 th Podiums (Part Residential / Part Car Parking) + 6 th Podium (Part Residential / Part Amenity floor) + 1 st to 33 rd Upper Floors Residential + 33 rd - A (Service Floor) + 34 th (Amenity Floor) upper floors.
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	Project Name (with address & phone nos.) : "Island Cove", Building No. 1, Tower 1 & Tower 2, Proposed S. R. Scheme on Plot bearing C.S. No. 1500 (pt), 2116 (pt), 2124 of Mahim Division (Navkiran CHSL & New Janta CHSL. (Prop), Hind Ekta CHSL (Prop), Mahim Sion Link Road, Vrindavan Lane, Mahim, Mumbai, PIN – 400 016						
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. Shree Nidhi Concept Realtors Pvt. Ltd. (M/s. LH Residential Housing Pvt. Ltd.) Address: Office at 1, "L & T House", Ballard Estate, N. M. Joshi Marg, Fort, Mumbai, Pin – 400 001. Contact Person : Mr. Chirag Chavda (Builder Person) – Mobile No. 9867798744						
5.	Brief description of the property (Including Leasehold / freehold etc.) :						
	"About the "Island Cove": Larsen and Toubro has launched the epitome of luxury living in the name of L and T Island Cove, to offer luxurious and exclusive residences in the heart of Mumbai South. L and T Island Cove Mahim West redefines the comfort living by offering stylish homes in the form of luxury apartments. It is a new launch project. Carefully crafted by its makers to set a new benchmark of exquisiteness and well-being, L and T Island Cove is going to be the most desirable address in Mumbai South. This project ensures a stress-free life for its residents through its thoughtfully designed floor plans that promise extreme privacy and freedom. L&T Island Cove						

Mahim, luxury living meets affordability with our exclusive price list. Choose from a selection of meticulously designed 2 and 3 BHK residences. L and T Island Cove Mahim West has 2 towers, with 28 floors each and just 460 units to offer, making it a unique investment opportunity for a select few in Mumbai South property market. The society will be completely ready for possession in Aug, 2028. In addition to luxury living, L and T Island Cove assures to be a safe investment opportunity. L and T Island Cove Mumbai South is a RERA-registered project with registration number P51900046369.

TYPE OF THE BUILDING

Building / Tower No.	Number of Floors
1 / 1	Proposed 3 Basements + Ground (part) / Stilt (part) + (1 st to 5 th Podiums (Part Residential / Part Car Parking) + 6 th Podium (Part Residential / Part Amenity floor) + 1 st Floor (Part Residential & Part Amenity) + 2 nd to 27 th Upper Floor + 28 th Floor (Part Service Floor / Part Residential) + 28 th - A (Service Floor) + 29 th (Amenity Floor) upper floors.
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LEVEL OF COMPLETEION:

Tower No.	Present stage of Construction	Percentage of work completion
1 & 2	Excavation work in progress.	0%

DATE OF COMPLETION & FUTURE LIFE:

Expected completion date as informed by builder is **August 2028 (Tower -1) and June 2028 (Tower -2) (As per MAHARERA Certificate)**

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

PROPOSED PROJECT AMENITIES:

- Vitrified tiles flooring in all rooms
- 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
- Children Play Area
- Club House
- Terrace Garden above Club House
- Yoga
- Kids Play Area
- Children Play area
- Multipurpose Area
- Senior Citizen Zone
- Yoga Area
- Jogging Track
- Gymnasium
- Swimming Pool

	<ul style="list-style-type: none"> ➤ Mini Theater ➤ Spa ➤ Banquet Hall ➤ Business Center ➤ Landscaped Green 			
6.	Location of property	:		
	a)	Plot No. / Survey No.	:	C.S. No. 1500 (pt), 2116 (pt), 2124
	b)	Door No.	:	Not applicable
	c)	C. T.S. No. / Village	:	C.S. No. 1500 (pt), 2116 (pt), 2124 of Mahim Division
	d)	Ward / Taluka	:	G/N - Ward
	e)	Mandal / District	:	District – Mumbai
7.	Postal address of the property	:	"Island Cove", Building No. 1, Tower 1 & Tower 2 , Proposed S. R. Scheme on Plot bearing C.S. No. 1500 (pt), 2116 (pt), 2124 of Mahim Division (Navkiran CHSL & New Janta CHSL. (Prop), Hind Ekta CHSL (Prop), Mahim Sion Link Road, Vrindavan Lane, Mahim, Mumbai, PIN – 400 016	
8.	City / Town	:	Mahim, Mumbai	
	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	:	Slum Rehabilitation Authority, Division - Mahim	
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No	
12.	In Case it is Agricultural land, any conversion to house site plots is contemplated	:	N.A.	
13.	Boundaries of the property	As per Documents	As per RERA Certificate	As per Site
	North	St Xavier Institute	St Xavier Institute	Mahim – Sion Link Road
	South	13.4 Mtr DP Road	13.4 Mtr DP Road	Slum Area & S. V. Road / Mori Road
	East	Mahim Sion Link Road	Mahim Sion Link Road	Vrindavan Society 4
	West	Tower 2	Tower 2	Open Plot
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°02'39.0"N 72°50'35.4"E					
14.	Extent of the site	:	Total Plot area – 20465.72 Sq. M. (As per Approved Plan) Plot area - 6368.30 Sq. M. (RERA Certificate) Structure - As per table attached to the report					
15.	Extent of the site considered for Valuation (least of 14A& 14B)	:	Total Plot area – 20465.72 Sq. M. (As per Approved Plan) Plot area - 6368.30 Sq. M. (RERA Certificate) Structure - As per table attached to the report					
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	N.A. Building Construction work not yet started					
II	CHARACTERSTICS OF THE SITE							
1.	Classification of locality	:	Middle class					
2.	Development of surrounding areas	:	Good					
3.	Possibility of frequent flooding/ sub-merging	:	No					
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	:	All available near by					
5.	Level of land with topographical conditions	:	Plain					
6.	Shape of land	:	Irregular					
7.	Type of use to which it can be put	:	For residential and Commercial purpose					
8.	Any usage restriction	:	Residential and commercial purpose					
9.	Is plot in town planning approved layout?	:	Copy of Approved Plan SRA / ENG / GN / STGL / 0006 / 20080827 / S-1 dated 07.03.2024, issued by Executive Engineer Slum Rehabilitation Authority (Number of Copies – Twenty Four - Sheet No. 1/24 to 24/24). Approved upto:					
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10.	Corner plot or intermittent plot?	:	Intermittent													
11.	Road facilities	:	Yes													
12.	Type of road available at present	:	B. T. Road													
13.	Width of road – is it below 20 ft. or more than 20 ft.	:	13.40 Mtr. Wide DP Road													
14.	Is it a Land – Locked land?	:	No													
15.	Water potentiality	:	Municipal Water supply													
16.	Underground sewerage system	:	Connected to Municipal sewer													
17.	Is Power supply is available in the site	:	Yes													
18.	Advantages of the site	:	Located in developed area													
19.	Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc.(Distance from sea-cost / tidal level must be incorporated)	:	No													
Part – A (Valuation of land)																
1	Size of plot	:	Total Plot area – 20465.72 Sq. M. (As per Approved Plan) Plot area - 6368.30 Sq. M. (RERA Certificate)													
	North & South	:	-													
	East & West	:	-													
2	Total extent of the plot	:	As per table attached to the report													
3	Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	As per table attached to the report Details of recent transactions/online listings are attached with the report.													
4	Guideline rate obtained from the Register's Office (an evidence thereof to be enclosed)	:	₹ 95,970.00 per Sq. M. for Land ₹ 2,15,620.00 per Sq. M. for Residential.													
5	Assessed / adopted rate of valuation	:	As per table attached to the report													
6	Estimated value of land	:	<table border="1"> <thead> <tr> <th colspan="3">As per Approved Plan</th> </tr> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> </thead> <tbody> <tr> <td>20465.72</td> <td>95970.00</td> <td>1964095148.00</td> </tr> <tr> <th colspan="3">As per RERA Certificate</th> </tr> </tbody> </table>		As per Approved Plan			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	20465.72	95970.00	1964095148.00	As per RERA Certificate		
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As per RERA Certificate																

			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)				
			6368.30	95970.00	61,11,65,751.00				
Part – B (Valuation of Building)									
1	Technical details of the building	:							
	a) Type of Building (Residential / Commercial / Industrial)	:			Residential				
	b) Type of construction (Load bearing / RCC / Steel Framed)	:			N.A. Building Construction work not yet started				
	c) Year of construction	:			N.A. Building Construction work not yet started				
	d) Number of floors and height of each floor including basement, if any	:							
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	e) Plinth area floor-wise	:	As per table attached to the report						
	f) Condition of the building	:							
	i) Exterior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work not yet started						
	ii) Interior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work not yet started						
	g) Date of issue and validity of layout of approved map	:	Copy of Approved Plan No. SRA / ENG / GN / STGL / 0006 / 20080827 / S-1 dated 07.03.2024, issued by Executive Engineer Slum Rehabilitation Authority (Number of Copies – Twenty Four - Sheet No. 1/24 to 24/24).						
	h) Approved map / plan issuing authority	:	<p>Approved upto:</p> <table border="1"> <thead> <tr> <th>Tower</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>3 Basements + Ground (part) / Stilt (part) + (1st to 5th Podiums (Part Residential / Part Car Parking) + 6th Podium (Part Residential / Part Amenity floor) + 1st Floor (Part Residential & Part Amenity) + 2nd to 27th Upper Floor + 28th Floor (Part</td> </tr> </tbody> </table>			Tower	Number of Floors	1	3 Basements + Ground (part) / Stilt (part) + (1 st to 5 th Podiums (Part Residential / Part Car Parking) + 6 th Podium (Part Residential / Part Amenity floor) + 1 st Floor (Part Residential & Part Amenity) + 2 nd to 27 th Upper Floor + 28 th Floor (Part
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	i) Whether genuineness or authenticity of approved map / plan is verified	:	Yes	
	j) Any other comments by our empanelled valuers on authentic of approved plan	:	No.	

Specifications of construction (floor-wise) in respect of

Sr. No.	Description	:	
1.	Foundation	:	Proposed R.C.C. Footing
2.	Basement	:	N.A. Building Construction work not yet started
3.	Superstructure	:	Proposed as per IS Code requirements
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber	:	Proposed
5.	RCC Works	:	N.A. Building Construction work not yet started
6.	Plastering	:	N.A. Building Construction work not yet started
7.	Flooring, Skirting, dado	:	N.A. Building Construction work not yet started
8.	Special finish as marble, granite, wooden paneling, grills etc.	:	N.A. Building Construction work not yet started
9.	Roofing including weather proof course	:	N.A. Building Construction work not yet started
10.	Drainage	:	Proposed
2.	Compound Wall	:	
	Height	:	N.A. Building Construction work not yet started
	Length	:	
	Type of construction	:	
3.	Electrical installation	:	N.A. Building Construction work not yet started
	Type of wiring	:	
	Class of fittings (superior / ordinary / poor)	:	
	Number of light points	:	N.A. Building Construction work not yet started
	Fan points	:	
	Spare plug points	:	
	Any other item	:	-
4.	Plumbing installation	:	

a) No. of water closets and their type	:	N.A. Building Construction work not yet started
b) No. of wash basins	:	
c) No. of urinals	:	
d) No. of bath tubs	:	
e) Water meters, taps etc.	:	
f) Any other fixtures	:	

Configuration of Project As Per Developer's Information And Approved Plan No. SRA / ENG / GN / STGL / 0006 / 20080827 / S-1 dated 07.03.2024, issued by Executive Engineer Slum Rehabilitation Authority:

1) Building No. 1, Tower 1:

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. Ft.	Ancillary 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	P101	P1	3 BHK	1220	145	1365	1502	37800	5,16,12,952	5,67,74,247	1,18,500	47,78,977
2	P102	P1	3 BHK	1220	145	1365	1502	37800	5,16,05,278	5,67,65,806	1,18,500	47,78,267
3	P103	P1	2 BHK	797	84	881	969	37800	3,32,92,350	3,66,21,585	76,500	30,82,625
4	P104	P1	2 BHK	817	41	857	943	37800	3,24,12,215	3,56,53,436	74,500	30,01,131
5	P105	P1	3 BHK	1041	77	1118	1230	37800	4,22,61,950	4,64,88,145	97,000	39,13,144
6	P201	P2	3 BHK	1220	145	1365	1502	37800	5,16,05,203	5,67,65,723	1,18,500	47,78,260
7	P202	P2	3 BHK	1220	145	1365	1502	37800	5,16,05,278	5,67,65,806	1,18,500	47,78,267
8	P203	P2	2 BHK	797	84	881	969	37800	3,32,92,350	3,66,21,585	76,500	30,82,625
9	P204	P2	2 BHK	817	41	857	943	37800	3,24,12,215	3,56,53,436	74,500	30,01,131
10	P205	P2	3 BHK	1041	77	1118	1230	37800	4,22,61,950	4,64,88,145	97,000	39,13,144
11	P301	P3	3 BHK	1220	145	1365	1502	37920	5,17,69,029	5,69,45,932	1,18,500	47,78,260
12	P302	P3	3 BHK	1220	145	1365	1502	37920	5,17,69,104	5,69,46,015	1,18,500	47,78,267
13	P303	P3	2 BHK	797	84	881	969	37920	3,33,98,040	3,67,37,844	76,500	30,82,625
14	P304	P3	2 BHK	817	41	857	943	37920	3,25,15,111	3,57,66,622	74,500	30,01,131
15	P305	P3	3 BHK	1041	77	1118	1230	37920	4,23,96,115	4,66,35,726	97,000	39,13,144
16	P401	P4	3 BHK	1220	145	1365	1502	38040	5,19,32,855	5,71,26,140	1,19,000	47,78,260
17	P402	P4	3 BHK	1220	145	1365	1502	38040	5,19,32,931	5,71,26,224	1,19,000	47,78,267
18	P403	P4	2 BHK	797	84	881	969	38040	3,35,03,730	3,68,54,103	77,000	30,82,625
19	P404	P4	2 BHK	817	41	857	943	38040	3,26,18,007	3,58,79,807	74,500	30,01,131
20	P405	P4	3 BHK	1041	77	1118	1230	38040	4,25,30,280	4,67,83,308	97,500	39,13,144
21	P501	P5	3 BHK	1220	145	1365	1502	38160	5,20,96,681	5,73,06,349	1,19,500	47,78,260
22	P502	P5	3 BHK	1220	145	1365	1502	38160	5,20,96,757	5,73,06,433	1,19,500	47,78,267
23	P503	P5	2 BHK	797	84	881	969	38160	3,36,09,420	3,69,70,362	77,000	30,82,625
24	P504	P5	2 BHK	817	41	857	943	38160	3,27,20,903	3,59,92,993	75,000	30,01,131
25	P505	P5	3 BHK	1041	77	1118	1230	38160	4,26,64,445	4,69,30,889	98,000	39,13,144
26	P601	P6	3 BHK	1220	145	1365	1502	38280	5,22,60,507	5,74,86,557	1,20,000	47,78,260

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. Ft.	Ancillary 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 ₹
27	P602	P6	3 BHK	1220	145	1365	1502	38280	5,22,60,583	5,74,86,642	1,20,000	47,78,267
28	P603	P6	2 BHK	797	84	881	969	38280	3,37,15,110	3,70,86,621	77,500	30,82,625
29	P604	P6	2 BHK	817	41	857	943	38280	3,28,23,798	3,61,06,178	75,000	30,01,131
30	P605	P6	3 BHK	1041	77	1118	1230	38280	4,27,98,609	4,70,78,470	98,000	39,13,144
31	101	1	3 BHK	1220	145	1365	1502	38400	5,24,24,525	5,76,66,977	1,20,000	47,78,277
32	102	1	3 BHK	1220	145	1365	1502	38400	5,24,24,410	5,76,66,851	1,20,000	47,78,267
33	201	2	3 BHK	1220	145	1365	1502	38520	5,25,88,351	5,78,47,187	1,20,500	47,78,277
34	202	2	3 BHK	1220	145	1365	1502	38520	5,25,88,236	5,78,47,059	1,20,500	47,78,267
35	203	2	2 BHK	797	84	881	969	38520	3,39,26,490	3,73,19,139	77,500	30,82,625
36	204	2	2 BHK	817	41	857	943	38520	3,30,29,590	3,63,32,549	75,500	30,01,131
37	205	2	3 BHK	1041	77	1118	1230	38520	4,30,66,939	4,73,73,633	98,500	39,13,144
38	206	2	2 BHK	695	39	734	807	38520	2,82,57,887	3,10,83,675	65,000	25,67,565
39	207	2	2 BHK	695	39	734	807	38520	2,82,57,887	3,10,83,675	65,000	25,67,565
40	208	2	2 BHK	712	39	751	826	38520	2,89,37,726	3,18,31,499	66,500	26,29,337
41	209	2	3 BHK	995	53	1048	1153	38520	4,03,74,430	4,44,11,873	92,500	36,68,497
42	301	3	3 BHK	1220	145	1365	1502	38640	5,27,52,178	5,80,27,396	1,21,000	47,78,277
43	302	3	3 BHK	1220	145	1365	1502	38640	5,27,52,062	5,80,27,268	1,21,000	47,78,267
44	303	3	2 BHK	797	84	881	969	38640	3,40,32,180	3,74,35,398	78,000	30,82,625
45	304	3	2 BHK	817	41	857	943	38640	3,31,32,486	3,64,45,735	76,000	30,01,131
46	305	3	3 BHK	1041	77	1118	1230	38640	4,32,01,104	4,75,21,215	99,000	39,13,144
47	306	3	2 BHK	695	39	734	807	38640	2,83,45,918	3,11,80,509	65,000	25,67,565
48	307	3	2 BHK	695	39	734	807	38640	2,83,45,918	3,11,80,509	65,000	25,67,565
49	308	3	2 BHK	712	39	751	826	38640	2,90,27,875	3,19,30,662	66,500	26,29,337
50	309	3	3 BHK	995	53	1048	1153	38640	4,05,00,207	4,45,50,228	93,000	36,68,497
51	401	4	3 BHK	1220	145	1365	1502	38760	5,29,16,005	5,82,07,605	1,21,500	47,78,277
52	402	4	3 BHK	1220	145	1365	1502	38760	5,29,15,888	5,82,07,477	1,21,500	47,78,267
53	403	4	2 BHK	797	84	881	969	38760	3,41,37,870	3,75,51,657	78,000	30,82,625
54	404	4	2 BHK	817	41	857	943	38760	3,32,35,382	3,65,58,920	76,000	30,01,131
55	405	4	3 BHK	1041	77	1118	1230	38760	4,33,35,269	4,76,68,796	99,500	39,13,144
56	406	4	2 BHK	695	39	734	807	38760	2,84,33,948	3,12,77,343	65,000	25,67,565
57	407	4	2 BHK	695	39	734	807	38760	2,84,33,948	3,12,77,343	65,000	25,67,565
58	408	4	2 BHK	712	39	751	826	38760	2,91,18,024	3,20,29,826	66,500	26,29,337
59	409	4	3 BHK	995	53	1048	1153	38760	4,06,25,984	4,46,88,582	93,000	36,68,497
60	501	5	3 BHK	1220	145	1365	1502	38880	5,30,79,831	5,83,87,814	1,21,500	47,78,277
61	502	5	3 BHK	1220	145	1365	1502	38880	5,30,79,715	5,83,87,686	1,21,500	47,78,267

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. Ft.	Ancillary 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 ₹
62	503	5	2 BHK	797	84	881	969	38880	3,42,43,560	3,76,67,916	78,500	30,82,625
63	504	5	2 BHK	817	41	857	943	38880	3,33,38,278	3,66,72,106	76,500	30,01,131
64	505	5	3 BHK	1041	77	1118	1230	38880	4,34,69,434	4,78,16,377	99,500	39,13,144
65	506	5	2 BHK	695	39	734	807	38880	2,85,21,979	3,13,74,177	65,500	25,67,565
66	507	5	2 BHK	695	39	734	807	38880	2,85,21,979	3,13,74,177	65,500	25,67,565
67	508	5	2 BHK	712	39	751	826	38880	2,92,08,172	3,21,28,990	67,000	26,29,337
68	509	5	3 BHK	995	53	1048	1153	38880	4,07,51,761	4,48,26,937	93,500	36,68,497
69	601	6	3 BHK	1220	145	1365	1502	39000	5,32,43,658	5,85,68,024	1,22,000	47,78,277
70	602	6	3 BHK	1220	145	1365	1502	39000	5,32,43,541	5,85,67,895	1,22,000	47,78,267
71	603	6	2 BHK	797	84	881	969	39000	3,43,49,250	3,77,84,175	78,500	30,82,625
72	604	6	2 BHK	817	41	857	943	39000	3,34,41,174	3,67,85,291	76,500	30,01,131
73	605	6	3 BHK	1041	77	1118	1230	39000	4,36,03,599	4,79,63,959	1,00,000	39,13,144
74	606	6	2 BHK	695	39	734	807	39000	2,86,10,010	3,14,71,011	65,500	25,67,565
75	607	6	2 BHK	695	39	734	807	39000	2,86,10,010	3,14,71,011	65,500	25,67,565
76	608	6	2 BHK	712	39	751	826	39000	2,92,98,321	3,22,28,153	67,000	26,29,337
77	609	6	3 BHK	995	53	1048	1153	39000	4,08,77,538	4,49,65,292	93,500	36,68,497
78	701	7	3 BHK	1220	145	1365	1502	39120	5,34,07,485	5,87,48,233	1,22,500	47,78,277
79	702	7	3 BHK	1220	145	1365	1502	39120	5,34,07,367	5,87,48,104	1,22,500	47,78,267
80	703	7	2 BHK	797	84	881	969	39120	3,44,54,940	3,79,00,434	79,000	30,82,625
81	704	7	2 BHK	817	41	857	943	39120	3,35,44,070	3,68,98,477	77,000	30,01,131
82	705	7	3 BHK	1041	77	1118	1230	39120	4,37,37,764	4,81,11,540	1,00,000	39,13,144
83	706	7	2 BHK	695	39	734	807	39120	2,86,98,041	3,15,67,845	66,000	25,67,565
84	707	7	2 BHK	695	39	734	807	39120	2,86,98,041	3,15,67,845	66,000	25,67,565
85	708	7	2 BHK	712	39	751	826	39120	2,93,88,470	3,23,27,317	67,500	26,29,337
86	709	7	3 BHK	995	53	1048	1153	39120	4,10,03,315	4,51,03,647	94,000	36,68,497
87	801	8	3 BHK	1220	145	1365	1502	39240	5,35,71,311	5,89,28,442	1,23,000	47,78,277
88	802	8	3 BHK	1220	145	1365	1502	39240	5,35,71,194	5,89,28,313	1,23,000	47,78,267
89	806	8	2 BHK	695	39	734	807	39240	2,87,86,072	3,16,64,679	66,000	25,67,565
90	807	8	2 BHK	695	39	734	807	39240	2,87,86,072	3,16,64,679	66,000	25,67,565
91	808	8	2 BHK	712	39	751	826	39240	2,94,78,618	3,24,26,480	67,500	26,29,337
92	809	8	3 BHK	995	53	1048	1153	39240	4,11,29,092	4,52,42,001	94,500	36,68,497
93	901	9	3 BHK	1220	145	1365	1502	39360	5,37,35,138	5,91,08,652	1,23,000	47,78,277
94	902	9	3 BHK	1220	145	1365	1502	39360	5,37,35,020	5,91,08,522	1,23,000	47,78,267
95	903	9	2 BHK	797	84	881	969	39360	3,46,66,320	3,81,32,952	79,500	30,82,625
96	904	9	2 BHK	817	41	857	943	39360	3,37,49,862	3,71,24,848	77,500	30,01,131
97	905	9	3 BHK	1041	77	1118	1230	39360	4,40,06,094	4,84,06,703	1,01,000	39,13,144
98	906	9	2 BHK	695	39	734	807	39360	2,88,74,102	3,17,61,513	66,000	25,67,565
99	907	9	2 BHK	695	39	734	807	39360	2,88,74,102	3,17,61,513	66,000	25,67,565

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. Ft.	Ancillary 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 ₹
100	908	9	2 BHK	712	39	751	826	39360	2,95,68,767	3,25,25,644	68,000	26,29,337
101	909	9	3 BHK	995	53	1048	1153	39360	4,12,54,869	4,53,80,356	94,500	36,68,497
102	1001	10	3 BHK	1220	145	1365	1502	39480	5,38,98,965	5,92,88,861	1,23,500	47,78,277
103	1002	10	3 BHK	1220	145	1365	1502	39480	5,38,98,846	5,92,88,731	1,23,500	47,78,267
104	1003	10	2 BHK	797	84	881	969	39480	3,47,72,010	3,82,49,211	79,500	30,82,625
105	1004	10	2 BHK	817	41	857	943	39480	3,38,52,758	3,72,38,033	77,500	30,01,131
106	1005	10	3 BHK	1041	77	1118	1230	39480	4,41,40,259	4,85,54,285	1,01,000	39,13,144
107	1006	10	2 BHK	695	39	734	807	39480	2,89,62,133	3,18,58,347	66,500	25,67,565
108	1007	10	2 BHK	695	39	734	807	39480	2,89,62,133	3,18,58,347	66,500	25,67,565
109	1008	10	2 BHK	712	39	751	826	39480	2,96,58,916	3,26,24,807	68,000	26,29,337
110	1009	10	3 BHK	995	53	1048	1153	39480	4,13,80,646	4,55,18,711	95,000	36,68,497
111	1101	11	3 BHK	1220	145	1365	1502	39600	5,40,62,791	5,94,69,070	1,24,000	47,78,277
112	1102	11	3 BHK	1220	145	1365	1502	39600	5,40,62,672	5,94,68,940	1,24,000	47,78,267
113	1103	11	2 BHK	797	84	881	969	39600	3,48,77,700	3,83,65,470	80,000	30,82,625
114	1104	11	2 BHK	817	41	857	943	39600	3,39,55,654	3,73,51,219	78,000	30,01,131
115	1105	11	3 BHK	1041	77	1118	1230	39600	4,42,74,424	4,87,01,866	1,01,500	39,13,144
116	1106	11	2 BHK	695	39	734	807	39600	2,90,50,164	3,19,55,180	66,500	25,67,565
117	1107	11	2 BHK	695	39	734	807	39600	2,90,50,164	3,19,55,180	66,500	25,67,565
118	1108	11	2 BHK	712	39	751	826	39600	2,97,49,064	3,27,23,971	68,000	26,29,337
119	1109	11	3 BHK	995	53	1048	1153	39600	4,15,06,423	4,56,57,066	95,000	36,68,497
120	1201	12	3 BHK	1220	145	1365	1502	39720	5,42,26,618	5,96,49,280	1,24,500	47,78,277
121	1202	12	3 BHK	1220	145	1365	1502	39720	5,42,26,499	5,96,49,149	1,24,500	47,78,267
122	1203	12	2 BHK	797	84	881	969	39720	3,49,83,390	3,84,81,729	80,000	30,82,625
123	1204	12	2 BHK	817	41	857	943	39720	3,40,58,550	3,74,64,404	78,000	30,01,131
124	1205	12	3 BHK	1041	77	1118	1230	39720	4,44,08,589	4,88,49,447	1,02,000	39,13,144
125	1206	12	2 BHK	695	39	734	807	39720	2,91,38,195	3,20,52,014	67,000	25,67,565
126	1207	12	2 BHK	695	39	734	807	39720	2,91,38,195	3,20,52,014	67,000	25,67,565
127	1208	12	2 BHK	712	39	751	826	39720	2,98,39,213	3,28,23,134	68,500	26,29,337
128	1209	12	3 BHK	995	53	1048	1153	39720	4,16,32,200	4,57,95,420	95,500	36,68,497
129	1301	13	3 BHK	1220	145	1365	1502	39840	5,43,90,444	5,98,29,489	1,24,500	47,78,277
130	1302	13	3 BHK	1220	145	1365	1502	39840	5,43,90,325	5,98,29,357	1,24,500	47,78,267
131	1303	13	2 BHK	797	84	881	969	39840	3,50,89,080	3,85,97,988	80,500	30,82,625
132	1304	13	2 BHK	817	41	857	943	39840	3,41,61,445	3,75,77,590	78,500	30,01,131
133	1305	13	3 BHK	1041	77	1118	1230	39840	4,45,42,753	4,89,97,029	1,02,000	39,13,144
134	1306	13	2 BHK	695	39	734	807	39840	2,92,26,226	3,21,48,848	67,000	25,67,565
135	1307	13	2 BHK	695	39	734	807	39840	2,92,26,226	3,21,48,848	67,000	25,67,565
136	1308	13	2 BHK	712	39	751	826	39840	2,99,29,362	3,29,22,298	68,500	26,29,337
137	1309	13	3 BHK	995	53	1048	1153	39840	4,17,57,977	4,59,33,775	95,500	36,68,497

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. Ft.	Ancillary 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 ₹
138	1401	14	3 BHK	1220	145	1365	1502	39960	5,45,54,271	6,00,09,698	1,25,000	47,78,277
139	1402	14	3 BHK	1220	145	1365	1502	39960	5,45,54,151	6,00,09,566	1,25,000	47,78,267
140	1403	14	2 BHK	797	84	881	969	39960	3,51,94,770	3,87,14,247	80,500	30,82,625
141	1404	14	2 BHK	817	41	857	943	39960	3,42,64,341	3,76,90,775	78,500	30,01,131
142	1405	14	3 BHK	1041	77	1118	1230	39960	4,46,76,918	4,91,44,610	1,02,500	39,13,144
143	1406	14	2 BHK	695	39	734	807	39960	2,93,14,256	3,22,45,682	67,000	25,67,565
144	1407	14	2 BHK	695	39	734	807	39960	2,93,14,256	3,22,45,682	67,000	25,67,565
145	1408	14	2 BHK	712	39	751	826	39960	3,00,19,510	3,30,21,461	69,000	26,29,337
146	1409	14	3 BHK	995	53	1048	1153	39960	4,18,83,754	4,60,72,130	96,000	36,68,497
147	1501	15	3 BHK	1220	145	1365	1502	40080	5,47,18,098	6,01,89,908	1,25,500	47,78,277
148	1502	15	3 BHK	1220	145	1365	1502	40080	5,47,17,978	6,01,89,775	1,25,500	47,78,267
149	1506	15	2 BHK	695	39	734	807	40080	2,94,02,287	3,23,42,516	67,500	25,67,565
150	1507	15	2 BHK	695	39	734	807	40080	2,94,02,287	3,23,42,516	67,500	25,67,565
151	1508	15	2 BHK	712	39	751	826	40080	3,01,09,659	3,31,20,625	69,000	26,29,337
152	1509	15	3 BHK	995	53	1048	1153	40080	4,20,09,531	4,62,10,484	96,500	36,68,497
153	1601	16	3 BHK	1220	145	1365	1502	40200	5,48,81,924	6,03,70,117	1,26,000	47,78,277
154	1602	16	3 BHK	1220	145	1365	1502	40200	5,48,81,804	6,03,69,984	1,26,000	47,78,267
155	1603	16	2 BHK	797	84	881	969	40200	3,54,06,150	3,89,46,765	81,000	30,82,625
156	1604	16	2 BHK	817	41	857	943	40200	3,44,70,133	3,79,17,147	79,000	30,01,131
157	1605	16	3 BHK	1041	77	1118	1230	40200	4,49,45,248	4,94,39,773	1,03,000	39,13,144
158	1606	16	2 BHK	695	39	734	807	40200	2,94,90,318	3,24,39,350	67,500	25,67,565
159	1607	16	2 BHK	695	39	734	807	40200	2,94,90,318	3,24,39,350	67,500	25,67,565
160	1608	16	2 BHK	712	39	751	826	40200	3,01,99,808	3,32,19,789	69,000	26,29,337
161	1609	16	3 BHK	995	53	1048	1153	40200	4,21,35,308	4,63,48,839	96,500	36,68,497
162	1701	17	3 BHK	1220	145	1365	1502	40320	5,50,45,751	6,05,50,326	1,26,000	47,78,277
163	1702	17	3 BHK	1220	145	1365	1502	40320	5,50,45,630	6,05,50,193	1,26,000	47,78,267
164	1703	17	2 BHK	797	84	881	969	40320	3,55,11,840	3,90,63,024	81,500	30,82,625
165	1704	17	2 BHK	817	41	857	943	40320	3,45,73,029	3,80,30,332	79,000	30,01,131
166	1705	17	3 BHK	1041	77	1118	1230	40320	4,50,79,413	4,95,87,354	1,03,500	39,13,144
167	1706	17	2 BHK	695	39	734	807	40320	2,95,78,349	3,25,36,184	68,000	25,67,565
168	1707	17	2 BHK	695	39	734	807	40320	2,95,78,349	3,25,36,184	68,000	25,67,565
169	1708	17	2 BHK	712	39	751	826	40320	3,02,89,956	3,33,18,952	69,500	26,29,337
170	1709	17	3 BHK	995	53	1048	1153	40320	4,22,61,085	4,64,87,194	97,000	36,68,497
171	1801	18	3 BHK	1220	145	1365	1502	40440	5,52,09,578	6,07,30,535	1,26,500	47,78,277
172	1802	18	3 BHK	1220	145	1365	1502	40440	5,52,09,456	6,07,30,402	1,26,500	47,78,267
173	1803	18	2 BHK	797	84	881	969	40440	3,56,17,530	3,91,79,283	81,500	30,82,625
174	1804	18	2 BHK	817	41	857	943	40440	3,46,75,925	3,81,43,518	79,500	30,01,131
175	1805	18	3 BHK	1041	77	1118	1230	40440	4,52,13,578	4,97,34,936	1,03,500	39,13,144

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176	1806	18	2 BHK	695	39	734	807	40440	2,96,66,380	3,26,33,018	68,000	25,67,565
177	1807	18	2 BHK	695	39	734	807	40440	2,96,66,380	3,26,33,018	68,000	25,67,565
178	1808	18	2 BHK	712	39	751	826	40440	3,03,80,105	3,34,18,116	69,500	26,29,337
179	1809	18	3 BHK	995	53	1048	1153	40440	4,23,86,862	4,66,25,549	97,000	36,68,497
180	1901	19	3 BHK	1220	145	1365	1502	40560	5,53,73,404	6,09,10,745	1,27,000	47,78,277
181	1902	19	3 BHK	1220	145	1365	1502	40560	5,53,73,283	6,09,10,611	1,27,000	47,78,267
182	1903	19	2 BHK	797	84	881	969	40560	3,57,23,220	3,92,95,542	82,000	30,82,625
183	1904	19	2 BHK	817	41	857	943	40560	3,47,78,821	3,82,56,703	79,500	30,01,131
184	1905	19	3 BHK	1041	77	1118	1230	40560	4,53,47,743	4,98,82,517	1,04,000	39,13,144
185	1906	19	2 BHK	695	39	734	807	40560	2,97,54,410	3,27,29,851	68,000	25,67,565
186	1907	19	2 BHK	695	39	734	807	40560	2,97,54,410	3,27,29,851	68,000	25,67,565
187	1908	19	2 BHK	712	39	751	826	40560	3,04,70,254	3,35,17,279	70,000	26,29,337
188	1909	19	3 BHK	995	53	1048	1153	40560	4,25,12,640	4,67,63,903	97,500	36,68,497
189	2001	20	3 BHK	1220	145	1365	1502	40680	5,55,37,231	6,10,90,954	1,27,500	47,78,277
190	2002	20	3 BHK	1220	145	1365	1502	40680	5,55,37,109	6,10,90,820	1,27,500	47,78,267
191	2003	20	2 BHK	797	84	881	969	40680	3,58,28,910	3,94,11,801	82,000	30,82,625
192	2004	20	2 BHK	817	41	857	943	40680	3,48,81,717	3,83,69,889	80,000	30,01,131
193	2005	20	3 BHK	1041	77	1118	1230	40680	4,54,81,908	5,00,30,099	1,04,000	39,13,144
194	2006	20	2 BHK	695	39	734	807	40680	2,98,42,441	3,28,26,685	68,500	25,67,565
195	2007	20	2 BHK	695	39	734	807	40680	2,98,42,441	3,28,26,685	68,500	25,67,565
196	2008	20	2 BHK	712	39	751	826	40680	3,05,60,403	3,36,16,443	70,000	26,29,337
197	2009	20	3 BHK	995	53	1048	1153	40680	4,26,38,417	4,69,02,258	97,500	36,68,497
198	2101	21	3 BHK	1220	145	1365	1502	40800	5,57,01,058	6,12,71,163	1,27,500	47,78,277
199	2102	21	3 BHK	1220	145	1365	1502	40800	5,57,00,935	6,12,71,029	1,27,500	47,78,267
200	2103	21	2 BHK	797	84	881	969	40800	3,59,34,600	3,95,28,060	82,500	30,82,625
201	2104	21	2 BHK	817	41	857	943	40800	3,49,84,613	3,84,83,074	80,000	30,01,131
202	2105	21	3 BHK	1041	77	1118	1230	40800	4,56,16,073	5,01,77,680	1,04,500	39,13,144
203	2106	21	2 BHK	695	39	734	807	40800	2,99,30,472	3,29,23,519	68,500	25,67,565
204	2107	21	2 BHK	695	39	734	807	40800	2,99,30,472	3,29,23,519	68,500	25,67,565
205	2108	21	2 BHK	712	39	751	826	40800	3,06,50,551	3,37,15,606	70,000	26,29,337
206	2109	21	3 BHK	995	53	1048	1153	40800	4,27,64,194	4,70,40,613	98,000	36,68,497
207	2201	22	3 BHK	1220	145	1365	1502	40920	5,58,64,884	6,14,51,373	1,28,000	47,78,277
208	2202	22	3 BHK	1220	145	1365	1502	40920	5,58,64,761	6,14,51,238	1,28,000	47,78,267
209	2206	22	2 BHK	695	39	734	807	40920	3,00,18,503	3,30,20,353	69,000	25,67,565
210	2207	22	2 BHK	695	39	734	807	40920	3,00,18,503	3,30,20,353	69,000	25,67,565
211	2208	22	2 BHK	712	39	751	826	40920	3,07,40,700	3,38,14,770	70,500	26,29,337
212	2209	22	3 BHK	995	53	1048	1153	40920	4,28,89,971	4,71,78,968	98,500	36,68,497
213	2301	23	3 BHK	1220	145	1365	1502	41040	5,60,28,711	6,16,31,582	1,28,500	47,78,277

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. Ft.	Ancillary 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 ₹
214	2302	23	3 BHK	1220	145	1365	1502	41040	5,60,28,588	6,16,31,447	1,28,500	47,78,267
215	2303	23	2 BHK	797	84	881	969	41040	3,61,45,980	3,97,60,578	83,000	30,82,625
216	2304	23	2 BHK	817	41	857	943	41040	3,51,90,405	3,87,09,445	80,500	30,01,131
217	2305	23	3 BHK	1041	77	1118	1230	41040	4,58,84,403	5,04,72,843	1,05,000	39,13,144
218	2306	23	2 BHK	695	39	734	807	41040	3,01,06,534	3,31,17,187	69,000	25,67,565
219	2307	23	2 BHK	695	39	734	807	41040	3,01,06,534	3,31,17,187	69,000	25,67,565
220	2308	23	2 BHK	712	39	751	826	41040	3,08,30,849	3,39,13,933	70,500	26,29,337
221	2309	23	3 BHK	995	53	1048	1153	41040	4,30,15,748	4,73,17,322	98,500	36,68,497
222	2401	24	3 BHK	1220	145	1365	1502	41160	5,61,92,538	6,18,11,791	1,29,000	47,78,277
223	2402	24	3 BHK	1220	145	1365	1502	41160	5,61,92,414	6,18,11,655	1,29,000	47,78,267
224	2403	24	2 BHK	797	84	881	969	41160	3,62,51,670	3,98,76,837	83,000	30,82,625
225	2404	24	2 BHK	817	41	857	943	41160	3,52,93,301	3,88,22,631	81,000	30,01,131
226	2405	24	3 BHK	1041	77	1118	1230	41160	4,60,18,568	5,06,20,424	1,05,500	39,13,144
227	2406	24	2 BHK	695	39	734	807	41160	3,01,94,564	3,32,14,021	69,000	25,67,565
228	2407	24	2 BHK	695	39	734	807	41160	3,01,94,564	3,32,14,021	69,000	25,67,565
229	2408	24	2 BHK	712	39	751	826	41160	3,09,20,997	3,40,13,097	71,000	26,29,337
230	2409	24	3 BHK	995	53	1048	1153	41160	4,31,41,525	4,74,55,677	99,000	36,68,497
231	2501	25	3 BHK	1220	145	1365	1502	41280	5,63,56,364	6,19,92,001	1,29,000	47,78,277
232	2502	25	3 BHK	1220	145	1365	1502	41280	5,63,56,240	6,19,91,864	1,29,000	47,78,267
233	2503	25	2 BHK	797	84	881	969	41280	3,63,57,360	3,99,93,096	83,500	30,82,625
234	2504	25	2 BHK	817	41	857	943	41280	3,53,96,196	3,89,35,816	81,000	30,01,131
235	2505	25	3 BHK	1041	77	1118	1230	41280	4,61,52,732	5,07,68,006	1,06,000	39,13,144
236	2506	25	2 BHK	695	39	734	807	41280	3,02,82,595	3,33,10,855	69,500	25,67,565
237	2507	25	2 BHK	695	39	734	807	41280	3,02,82,595	3,33,10,855	69,500	25,67,565
238	2508	25	2 BHK	712	39	751	826	41280	3,10,11,146	3,41,12,261	71,000	26,29,337
239	2509	25	3 BHK	995	53	1048	1153	41280	4,32,67,302	4,75,94,032	99,000	36,68,497
240	2601	26	3 BHK	1220	145	1365	1502	41400	5,65,20,191	6,21,72,210	1,29,500	47,78,277
241	2602	26	3 BHK	1220	145	1365	1502	41400	5,65,20,067	6,21,72,073	1,29,500	47,78,267
242	2603	26	2 BHK	797	84	881	969	41400	3,64,63,050	4,01,09,355	83,500	30,82,625
243	2604	26	2 BHK	817	41	857	943	41400	3,54,99,092	3,90,49,002	81,500	30,01,131
244	2605	26	3 BHK	1041	77	1118	1230	41400	4,62,86,897	5,09,15,587	1,06,000	39,13,144
245	2606	26	2 BHK	695	39	734	807	41400	3,03,70,626	3,34,07,689	69,500	25,67,565
246	2607	26	2 BHK	695	39	734	807	41400	3,03,70,626	3,34,07,689	69,500	25,67,565
247	2608	26	2 BHK	712	39	751	826	41400	3,11,01,295	3,42,11,424	71,500	26,29,337
248	2609	26	3 BHK	995	53	1048	1153	41400	4,33,93,079	4,77,32,387	99,500	36,68,497
249	2701	27	3 BHK	1220	145	1365	1502	41520	5,66,84,017	6,23,52,419	1,30,000	47,78,277
250	2702	27	3 BHK	1220	145	1365	1502	41520	5,66,83,893	6,23,52,282	1,30,000	47,78,267
251	2703	27	2 BHK	797	84	881	969	41520	3,65,68,740	4,02,25,614	84,000	30,82,625

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. Ft.	Ancillary 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 ₹
252	2704	27	2 BHK	817	41	857	943	41520	3,56,01,988	3,91,62,187	81,500	30,01,131
253	2705	27	3 BHK	1041	77	1118	1230	41520	4,64,21,062	5,10,63,169	1,06,500	39,13,144
254	2706	27	2 BHK	695	39	734	807	41520	3,04,58,657	3,35,04,522	70,000	25,67,565
255	2707	27	2 BHK	695	39	734	807	41520	3,04,58,657	3,35,04,522	70,000	25,67,565
256	2708	27	2 BHK	712	39	751	826	41520	3,11,91,443	3,43,10,588	71,500	26,29,337
257	2709	27	3 BHK	995	53	1048	1153	41520	4,35,18,856	4,78,70,741	99,500	36,68,497
258	2801	28	3 BHK	1220	145	1365	1502	41640	5,68,47,844	6,25,32,628	1,30,500	47,78,277
259	2802	28	3 BHK	1220	145	1365	1502	41640	5,68,47,719	6,25,32,491	1,30,500	47,78,267
260	2803	28	2 BHK	797	84	881	969	41640	3,66,74,430	4,03,41,873	84,000	30,82,625
261	2804	28	2 BHK	817	41	857	943	41640	3,57,04,884	3,92,75,373	82,000	30,01,131
262	2805	28	3 BHK	1041	77	1118	1230	41640	4,65,55,227	5,12,10,750	1,06,500	39,13,144
Total				243106	20347	263453	289799		10,47,98,09,505	11,52,77,90,453		92,20,87,128

2) Building No. 1, Tower 2:

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. Ft.	Ancillary 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	P101	P1	3 BHK	992	50	1042	1146	37800	3,93,81,741	4,33,19,915	90,000	33,33,904
2	P102	P1	2 BHK	768	42	810	891	37800	3,06,26,807	3,36,89,488	70,000	25,92,746
3	P103	P1	2 BHK	768	42	810	891	37800	3,06,26,505	3,36,89,156	70,000	25,92,720
4	P104	P1	3 BHK	1045	77	1123	1235	37800	4,24,44,032	4,66,88,436	97,500	35,93,146
5	P201	P2	3 BHK	992	50	1042	1146	37800	3,93,81,741	4,33,19,915	90,000	33,33,904
6	P202	P2	2 BHK	768	42	810	891	37800	3,06,26,807	3,36,89,488	70,000	25,92,746
7	P203	P2	2 BHK	768	42	810	891	37800	3,06,26,505	3,36,89,156	70,000	25,92,720
8	P204	P2	3 BHK	1045	77	1123	1235	37800	4,24,44,032	4,66,88,436	97,500	35,93,146
9	P301	P3	3 BHK	992	50	1042	1146	37920	3,95,06,762	4,34,57,439	90,500	33,33,904
10	P302	P3	2 BHK	768	42	810	891	37920	3,07,24,035	3,37,96,439	70,500	25,92,746
11	P303	P3	2 BHK	768	42	810	891	37920	3,07,23,732	3,37,96,105	70,500	25,92,720
12	P304	P3	3 BHK	1045	77	1123	1235	37920	4,25,78,775	4,68,36,653	97,500	35,93,146
13	P401	P4	3 BHK	992	50	1042	1146	38040	3,96,31,784	4,35,94,962	91,000	33,33,904
14	P402	P4	2 BHK	768	42	810	891	38040	3,08,21,263	3,39,03,390	70,500	25,92,746
15	P403	P4	2 BHK	768	42	810	891	38040	3,08,20,959	3,39,03,055	70,500	25,92,720
16	P404	P4	3 BHK	1045	77	1123	1235	38040	4,27,13,518	4,69,84,870	98,000	35,93,146
17	P501	P5	3 BHK	992	50	1042	1146	38160	3,97,56,805	4,37,32,486	91,000	33,33,904
18	P502	P5	2 BHK	768	42	810	891	38160	3,09,18,491	3,40,10,340	71,000	25,92,746

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. Ft.	Ancillary 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	P503	P5	2 BHK	768	42	810	891	38160	3,09,18,186	3,40,10,005	71,000	25,92,720
20	P504	P5	3 BHK	1045	77	1123	1235	38160	4,28,48,261	4,71,33,087	98,000	35,93,146
21	P601	P6	3 BHK	992	50	1042	1146	38280	3,98,81,827	4,38,70,009	91,500	33,33,904
22	P602	P6	2 BHK	768	42	810	891	38280	3,10,15,719	3,41,17,291	71,000	25,92,746
23	P603	P6	2 BHK	768	42	810	891	38280	3,10,15,413	3,41,16,954	71,000	25,92,720
24	P604	P6	3 BHK	1045	77	1123	1235	38280	4,29,83,004	4,72,81,305	98,500	35,93,146
25	103	1	3 BHK	768	42	810	891	38400	3,11,12,640	3,42,23,904	71,500	25,92,720
26	104	1	2 BHK	1045	77	1123	1235	38400	4,31,17,747	4,74,29,522	99,000	35,93,146
27	201	2	3 BHK	992	50	1042	1146	38520	4,01,31,869	4,41,45,056	92,000	33,33,904
28	202	2	2 BHK	768	42	810	891	38520	3,12,10,175	3,43,31,193	71,500	25,92,746
29	203	2	2 BHK	768	42	810	891	38520	3,12,09,867	3,43,30,854	71,500	25,92,720
30	204	2	3 BHK	1045	77	1123	1235	38520	4,32,52,490	4,75,77,739	99,000	35,93,146
31	205	2	3 BHK	1045	81	1127	1239	38520	4,34,00,869	4,77,40,956	99,500	36,05,472
32	206	2	2 BHK	768	41	809	889	38520	3,11,46,116	3,42,60,728	71,500	25,87,424
33	207	2	2 BHK	768	40	809	889	38520	3,11,46,232	3,42,60,855	71,500	25,87,434
34	208	2	3 BHK	992	53	1045	1150	38520	4,02,60,603	4,42,86,664	92,500	33,44,598
35	301	3	3 BHK	992	50	1042	1146	38640	4,02,56,891	4,42,82,580	92,500	33,33,904
36	302	3	2 BHK	768	42	810	891	38640	3,13,07,403	3,44,38,143	71,500	25,92,746
37	303	3	2 BHK	768	42	810	891	38640	3,13,07,094	3,44,37,803	71,500	25,92,720
38	304	3	3 BHK	1045	77	1123	1235	38640	4,33,87,233	4,77,25,956	99,500	35,93,146
39	305	3	3 BHK	1045	81	1127	1239	38640	4,35,36,074	4,78,89,682	1,00,000	36,05,472
40	306	3	2 BHK	768	41	809	889	38640	3,12,43,145	3,43,67,459	71,500	25,87,424
41	307	3	2 BHK	768	40	809	889	38640	3,12,43,261	3,43,67,587	71,500	25,87,434
42	308	3	3 BHK	992	53	1045	1150	38640	4,03,86,026	4,44,24,628	92,500	33,44,598
43	401	4	3 BHK	992	50	1042	1146	38760	4,03,81,912	4,44,20,103	92,500	33,33,904
44	402	4	2 BHK	768	42	810	891	38760	3,14,04,631	3,45,45,094	72,000	25,92,746
45	403	4	2 BHK	768	42	810	891	38760	3,14,04,321	3,45,44,753	72,000	25,92,720
46	404	4	3 BHK	1045	77	1123	1235	38760	4,35,21,976	4,78,74,174	99,500	35,93,146
47	405	4	3 BHK	1045	81	1127	1239	38760	4,36,71,280	4,80,38,408	1,00,000	36,05,472
48	406	4	2 BHK	768	41	809	889	38760	3,13,40,173	3,44,74,191	72,000	25,87,424
49	407	4	2 BHK	768	40	809	889	38760	3,13,40,289	3,44,74,318	72,000	25,87,434
50	408	4	3 BHK	992	53	1045	1150	38760	4,05,11,448	4,45,62,593	93,000	33,44,598
51	501	5	3 BHK	992	50	1042	1146	38880	4,05,06,934	4,45,57,627	93,000	33,33,904
52	502	5	2 BHK	768	42	810	891	38880	3,15,01,859	3,46,52,045	72,000	25,92,746
53	503	5	2 BHK	768	42	810	891	38880	3,15,01,548	3,46,51,703	72,000	25,92,720

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. Ft.	Ancillary 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	504	5	3 BHK	1045	77	1123	1235	38880	4,36,56,719	4,80,22,391	1,00,000	35,93,146
55	505	5	3 BHK	1045	81	1127	1239	38880	4,38,06,485	4,81,87,133	1,00,500	36,05,472
56	506	5	2 BHK	768	41	809	889	38880	3,14,37,202	3,45,80,922	72,000	25,87,424
57	507	5	2 BHK	768	40	809	889	38880	3,14,37,318	3,45,81,050	72,000	25,87,434
58	508	5	3 BHK	992	53	1045	1150	38880	4,06,36,871	4,47,00,558	93,000	33,44,598
59	601	6	3 BHK	992	50	1042	1146	39000	4,06,31,955	4,46,95,151	93,000	33,33,904
60	602	6	2 BHK	768	42	810	891	39000	3,15,99,087	3,47,58,996	72,500	25,92,746
61	603	6	2 BHK	768	42	810	891	39000	3,15,98,775	3,47,58,653	72,500	25,92,720
62	604	6	3 BHK	1045	77	1123	1235	39000	4,37,91,462	4,81,70,608	1,00,500	35,93,146
63	605	6	3 BHK	1045	81	1127	1239	39000	4,39,41,690	4,83,35,859	1,00,500	36,05,472
64	606	6	2 BHK	768	41	809	889	39000	3,15,34,230	3,46,87,653	72,500	25,87,424
65	607	6	2 BHK	768	40	809	889	39000	3,15,34,347	3,46,87,782	72,500	25,87,434
66	608	6	3 BHK	992	53	1045	1150	39000	4,07,62,293	4,48,38,522	93,500	33,44,598
67	701	7	3 BHK	992	50	1042	1146	39120	4,07,56,976	4,48,32,674	93,500	33,33,904
68	702	7	2 BHK	768	42	810	891	39120	3,16,96,315	3,48,65,946	72,500	25,92,746
69	703	7	2 BHK	768	42	810	891	39120	3,16,96,002	3,48,65,602	72,500	25,92,720
70	704	7	3 BHK	1045	77	1123	1235	39120	4,39,26,205	4,83,18,825	1,00,500	35,93,146
71	705	7	3 BHK	1045	81	1127	1239	39120	4,40,76,895	4,84,84,585	1,01,000	36,05,472
72	706	7	2 BHK	768	41	809	889	39120	3,16,31,258	3,47,94,384	72,500	25,87,424
73	707	7	2 BHK	768	40	809	889	39120	3,16,31,376	3,47,94,513	72,500	25,87,434
74	708	7	3 BHK	992	53	1045	1150	39120	4,08,87,715	4,49,76,487	93,500	33,44,598
75	803	8	2 BHK	768	42	810	891	39240	3,17,93,229	3,49,72,552	73,000	25,92,720
76	804	8	3 BHK	1045	77	1123	1235	39240	4,40,60,948	4,84,67,043	1,01,000	35,93,146
77	805	8	3 BHK	1045	81	1127	1239	39240	4,42,12,100	4,86,33,310	1,01,500	36,05,472
78	806	8	2 BHK	768	41	809	889	39240	3,17,28,287	3,49,01,115	72,500	25,87,424
79	807	8	2 BHK	768	40	809	889	39240	3,17,28,405	3,49,01,245	72,500	25,87,434
80	808	8	3 BHK	992	53	1045	1150	39240	4,10,13,138	4,51,14,452	94,000	33,44,598
81	901	9	3 BHK	992	50	1042	1146	39360	4,10,07,019	4,51,07,721	94,000	33,33,904
82	902	9	2 BHK	768	42	810	891	39360	3,18,90,771	3,50,79,848	73,000	25,92,746
83	903	9	2 BHK	768	42	810	891	39360	3,18,90,456	3,50,79,502	73,000	25,92,720
84	904	9	3 BHK	1045	77	1123	1235	39360	4,41,95,691	4,86,15,260	1,01,500	35,93,146
85	905	9	3 BHK	1045	81	1127	1239	39360	4,43,47,306	4,87,82,036	1,01,500	36,05,472
86	906	9	2 BHK	768	41	809	889	39360	3,18,25,315	3,50,07,847	73,000	25,87,424
87	907	9	2 BHK	768	40	809	889	39360	3,18,25,433	3,50,07,977	73,000	25,87,434
88	908	9	3 BHK	992	53	1045	1150	39360	4,11,38,560	4,52,52,416	94,500	33,44,598
89	1001	10	3 BHK	992	50	1042	1146	39480	4,11,32,041	4,52,45,245	94,500	33,33,904
90	1002	10	2 BHK	768	42	810	891	39480	3,19,87,999	3,51,86,799	73,500	25,92,746
91	1003	10	2 BHK	768	42	810	891	39480	3,19,87,683	3,51,86,451	73,500	25,92,720

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92	1004	10	3 BHK	1045	77	1123	1235	39480	4,43,30,434	4,87,63,477	1,01,500	35,93,146
93	1005	10	3 BHK	1045	81	1127	1239	39480	4,44,82,511	4,89,30,762	1,02,000	36,05,472
94	1006	10	2 BHK	768	41	809	889	39480	3,19,22,344	3,51,14,578	73,000	25,87,424
95	1007	10	2 BHK	768	40	809	889	39480	3,19,22,462	3,51,14,708	73,000	25,87,434
96	1008	10	3 BHK	992	53	1045	1150	39480	4,12,63,983	4,53,90,381	94,500	33,44,598
97	1101	11	3 BHK	992	50	1042	1146	39600	4,12,57,062	4,53,82,768	94,500	33,33,904
98	1102	11	2 BHK	768	42	810	891	39600	3,20,85,227	3,52,93,749	73,500	25,92,746
99	1103	11	2 BHK	768	42	810	891	39600	3,20,84,910	3,52,93,401	73,500	25,92,720
100	1104	11	3 BHK	1045	77	1123	1235	39600	4,44,65,177	4,89,11,694	1,02,000	35,93,146
101	1105	11	3 BHK	1045	81	1127	1239	39600	4,46,17,716	4,90,79,488	1,02,000	36,05,472
102	1106	11	2 BHK	768	41	809	889	39600	3,20,19,372	3,52,21,309	73,500	25,87,424
103	1107	11	2 BHK	768	40	809	889	39600	3,20,19,491	3,52,21,440	73,500	25,87,434
104	1108	11	3 BHK	992	53	1045	1150	39600	4,13,89,405	4,55,28,346	95,000	33,44,598
105	1201	12	3 BHK	992	50	1042	1146	39720	4,13,82,083	4,55,20,292	95,000	33,33,904
106	1202	12	2 BHK	768	42	810	891	39720	3,21,82,455	3,54,00,700	74,000	25,92,746
107	1203	12	2 BHK	768	42	810	891	39720	3,21,82,137	3,54,00,351	74,000	25,92,720
108	1204	12	3 BHK	1045	77	1123	1235	39720	4,45,99,920	4,90,59,912	1,02,000	35,93,146
109	1205	12	3 BHK	1045	81	1127	1239	39720	4,47,52,921	4,92,28,213	1,02,500	36,05,472
110	1206	12	2 BHK	768	41	809	889	39720	3,21,16,400	3,53,28,040	73,500	25,87,424
111	1207	12	2 BHK	768	40	809	889	39720	3,21,16,520	3,53,28,172	73,500	25,87,434
112	1208	12	3 BHK	992	53	1045	1150	39720	4,15,14,828	4,56,66,310	95,000	33,44,598
113	1301	13	3 BHK	992	50	1042	1146	39840	4,15,07,105	4,56,57,815	95,000	33,33,904
114	1302	13	2 BHK	768	42	810	891	39840	3,22,79,683	3,55,07,651	74,000	25,92,746
115	1303	13	2 BHK	768	42	810	891	39840	3,22,79,364	3,55,07,300	74,000	25,92,720
116	1304	13	3 BHK	1045	77	1123	1235	39840	4,47,34,663	4,92,08,129	1,02,500	35,93,146
117	1305	13	3 BHK	1045	81	1127	1239	39840	4,48,88,126	4,93,76,939	1,03,000	36,05,472
118	1306	13	2 BHK	768	41	809	889	39840	3,22,13,429	3,54,34,772	74,000	25,87,424
119	1307	13	2 BHK	768	40	809	889	39840	3,22,13,548	3,54,34,903	74,000	25,87,434
120	1308	13	3 BHK	992	53	1045	1150	39840	4,16,40,250	4,58,04,275	95,500	33,44,598
121	1401	14	3 BHK	992	50	1042	1146	39960	4,16,32,126	4,57,95,339	95,500	33,33,904
122	1402	14	2 BHK	768	42	810	891	39960	3,23,76,911	3,56,14,602	74,000	25,92,746
123	1403	14	2 BHK	768	42	810	891	39960	3,23,76,591	3,56,14,250	74,000	25,92,720
124	1404	14	3 BHK	1045	77	1123	1235	39960	4,48,69,406	4,93,56,346	1,03,000	35,93,146
125	1405	14	3 BHK	1045	81	1127	1239	39960	4,50,23,332	4,95,25,665	1,03,000	36,05,472
126	1406	14	2 BHK	768	41	809	889	39960	3,23,10,457	3,55,41,503	74,000	25,87,424
127	1407	14	2 BHK	768	40	809	889	39960	3,23,10,577	3,55,41,635	74,000	25,87,434
128	1408	14	3 BHK	992	53	1045	1150	39960	4,17,65,673	4,59,42,240	95,500	33,44,598
129	1503	15	2 BHK	768	42	810	891	40080	3,24,73,818	3,57,21,200	74,500	25,92,720

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130	1504	15	3 BHK	1045	77	1123	1235	40080	4,50,04,149	4,95,04,564	1,03,000	35,93,146
131	1505	15	3 BHK	1045	81	1127	1239	40080	4,51,58,537	4,96,74,390	1,03,500	36,05,472
132	1506	15	2 BHK	768	41	809	889	40080	3,24,07,486	3,56,48,234	74,500	25,87,424
133	1507	15	2 BHK	768	40	809	889	40080	3,24,07,606	3,56,48,366	74,500	25,87,434
134	1508	15	3 BHK	992	53	1045	1150	40080	4,18,91,095	4,60,80,204	96,000	33,44,598
135	1601	16	3 BHK	992	50	1042	1146	40200	4,18,82,169	4,60,70,386	96,000	33,33,904
136	1602	16	2 BHK	768	42	810	891	40200	3,25,71,367	3,58,28,503	74,500	25,92,746
137	1603	16	2 BHK	768	42	810	891	40200	3,25,71,045	3,58,28,150	74,500	25,92,720
138	1604	16	3 BHK	1045	77	1123	1235	40200	4,51,38,892	4,96,52,781	1,03,500	35,93,146
139	1605	16	3 BHK	1045	81	1127	1239	40200	4,52,93,742	4,98,23,116	1,04,000	36,05,472
140	1606	16	2 BHK	768	41	809	889	40200	3,25,04,514	3,57,54,965	74,500	25,87,424
141	1607	16	2 BHK	768	40	809	889	40200	3,25,04,635	3,57,55,098	74,500	25,87,434
142	1608	16	3 BHK	992	53	1045	1150	40200	4,20,16,517	4,62,18,169	96,500	33,44,598
143	1701	17	3 BHK	992	50	1042	1146	40320	4,20,07,190	4,62,07,909	96,500	33,33,904
144	1702	17	2 BHK	768	42	810	891	40320	3,26,68,595	3,59,35,454	75,000	25,92,746
145	1703	17	2 BHK	768	42	810	891	40320	3,26,68,272	3,59,35,099	75,000	25,92,720
146	1704	17	3 BHK	1045	77	1123	1235	40320	4,52,73,635	4,98,00,998	1,04,000	35,93,146
147	1705	17	3 BHK	1045	81	1127	1239	40320	4,54,28,947	4,99,71,842	1,04,000	36,05,472
148	1706	17	2 BHK	768	41	809	889	40320	3,26,01,542	3,58,61,697	74,500	25,87,424
149	1707	17	2 BHK	768	40	809	889	40320	3,26,01,663	3,58,61,830	74,500	25,87,434
150	1708	17	3 BHK	992	53	1045	1150	40320	4,21,41,940	4,63,56,134	96,500	33,44,598
151	1801	18	3 BHK	992	50	1042	1146	40440	4,21,32,212	4,63,45,433	96,500	33,33,904
152	1802	18	2 BHK	768	42	810	891	40440	3,27,65,823	3,60,42,405	75,000	25,92,746
153	1803	18	2 BHK	768	42	810	891	40440	3,27,65,499	3,60,42,049	75,000	25,92,720
154	1804	18	3 BHK	1045	77	1123	1235	40440	4,54,08,378	4,99,49,215	1,04,000	35,93,146
155	1805	18	3 BHK	1045	81	1127	1239	40440	4,55,64,152	5,01,20,568	1,04,500	36,05,472
156	1806	18	2 BHK	768	41	809	889	40440	3,26,98,571	3,59,68,428	75,000	25,87,424
157	1807	18	2 BHK	768	40	809	889	40440	3,26,98,692	3,59,68,561	75,000	25,87,434
158	1808	18	3 BHK	992	53	1045	1150	40440	4,22,67,362	4,64,94,099	97,000	33,44,598
159	1901	19	3 BHK	992	50	1042	1146	40560	4,22,57,233	4,64,82,957	97,000	33,33,904
160	1902	19	2 BHK	768	42	810	891	40560	3,28,63,050	3,61,49,356	75,500	25,92,746
161	1903	19	2 BHK	768	42	810	891	40560	3,28,62,726	3,61,48,999	75,500	25,92,720
162	1904	19	3 BHK	1045	77	1123	1235	40560	4,55,43,120	5,00,97,433	1,04,500	35,93,146
163	1905	19	3 BHK	1045	81	1127	1239	40560	4,56,99,358	5,02,69,293	1,04,500	36,05,472
164	1906	19	2 BHK	768	41	809	889	40560	3,27,95,599	3,60,75,159	75,000	25,87,424
165	1907	19	2 BHK	768	40	809	889	40560	3,27,95,721	3,60,75,293	75,000	25,87,434
166	1908	19	3 BHK	992	53	1045	1150	40560	4,23,92,785	4,66,32,063	97,000	33,44,598
167	2001	20	3 BHK	992	50	1042	1146	40680	4,23,82,255	4,66,20,480	97,000	33,33,904

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. Ft.	Ancillary 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 ₹
168	2002	20	2 BHK	768	42	810	891	40680	3,29,60,278	3,62,56,306	75,500	25,92,746
169	2003	20	2 BHK	768	42	810	891	40680	3,29,59,953	3,62,55,948	75,500	25,92,720
170	2004	20	3 BHK	1045	77	1123	1235	40680	4,56,77,863	5,02,45,650	1,04,500	35,93,146
171	2005	20	3 BHK	1045	81	1127	1239	40680	4,58,34,563	5,04,18,019	1,05,000	36,05,472
172	2006	20	2 BHK	768	41	809	889	40680	3,28,92,628	3,61,81,890	75,500	25,87,424
173	2007	20	2 BHK	768	40	809	889	40680	3,28,92,750	3,61,82,025	75,500	25,87,434
174	2008	20	3 BHK	992	53	1045	1150	40680	4,25,18,207	4,67,70,028	97,500	33,44,598
175	2101	21	3 BHK	992	50	1042	1146	40800	4,25,07,276	4,67,58,004	97,500	33,33,904
176	2102	21	2 BHK	768	42	810	891	40800	3,30,57,506	3,63,63,257	76,000	25,92,746
177	2103	21	2 BHK	768	42	810	891	40800	3,30,57,180	3,63,62,898	76,000	25,92,720
178	2104	21	3 BHK	1045	77	1123	1235	40800	4,58,12,606	5,03,93,867	1,05,000	35,93,146
179	2105	21	3 BHK	1045	81	1127	1239	40800	4,59,69,768	5,05,66,745	1,05,500	36,05,472
180	2106	21	2 BHK	768	41	809	889	40800	3,29,89,656	3,62,88,622	75,500	25,87,424
181	2107	21	2 BHK	768	40	809	889	40800	3,29,89,778	3,62,88,756	75,500	25,87,434
182	2108	21	3 BHK	992	53	1045	1150	40800	4,26,43,630	4,69,07,993	97,500	33,44,598
183	2203	22	2 BHK	768	42	810	891	40920	3,31,54,407	3,64,69,848	76,000	25,92,720
184	2204	22	3 BHK	1045	77	1123	1235	40920	4,59,47,349	5,05,42,084	1,05,500	35,93,146
185	2205	22	3 BHK	1045	81	1127	1239	40920	4,61,04,973	5,07,15,471	1,05,500	36,05,472
186	2206	22	2 BHK	768	41	809	889	40920	3,30,86,684	3,63,95,353	76,000	25,87,424
187	2207	22	2 BHK	768	40	809	889	40920	3,30,86,807	3,63,95,488	76,000	25,87,434
188	2208	22	3 BHK	992	53	1045	1150	40920	4,27,69,052	4,70,45,957	98,000	33,44,598
189	2301	23	3 BHK	992	50	1042	1146	41040	4,27,57,319	4,70,33,051	98,000	33,33,904
190	2302	23	2 BHK	768	42	810	891	41040	3,32,51,962	3,65,77,159	76,000	25,92,746
191	2303	23	2 BHK	768	42	810	891	41040	3,32,51,634	3,65,76,797	76,000	25,92,720
192	2304	23	3 BHK	1045	77	1123	1235	41040	4,60,82,092	5,06,90,302	1,05,500	35,93,146
193	2305	23	3 BHK	1045	81	1127	1239	41040	4,62,40,178	5,08,64,196	1,06,000	36,05,472
194	2306	23	2 BHK	768	41	809	889	41040	3,31,83,713	3,65,02,084	76,000	25,87,424
195	2307	23	2 BHK	768	40	809	889	41040	3,31,83,836	3,65,02,220	76,000	25,87,434
196	2308	23	3 BHK	992	53	1045	1150	41040	4,28,94,474	4,71,83,922	98,500	33,44,598
197	2401	24	3 BHK	992	50	1042	1146	41160	4,28,82,340	4,71,70,574	98,500	33,33,904
198	2402	24	2 BHK	768	42	810	891	41160	3,33,49,190	3,66,84,109	76,500	25,92,746
199	2403	24	2 BHK	768	42	810	891	41160	3,33,48,861	3,66,83,747	76,500	25,92,720
200	2404	24	3 BHK	1045	77	1123	1235	41160	4,62,16,835	5,08,38,519	1,06,000	35,93,146
201	2405	24	3 BHK	1045	81	1127	1239	41160	4,63,75,384	5,10,12,922	1,06,500	36,05,472
202	2406	24	2 BHK	768	41	809	889	41160	3,32,80,741	3,66,08,815	76,500	25,87,424
203	2407	24	2 BHK	768	40	809	889	41160	3,32,80,865	3,66,08,951	76,500	25,87,434
204	2408	24	3 BHK	992	53	1045	1150	41160	4,30,19,897	4,73,21,887	98,500	33,44,598
205	2501	25	3 BHK	992	50	1042	1146	41280	4,30,07,362	4,73,08,098	98,500	33,33,904

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. Ft.	Ancillary 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 ₹
206	2502	25	2 BHK	768	42	810	891	41280	3,34,46,418	3,67,91,060	76,500	25,92,746
207	2503	25	2 BHK	768	42	810	891	41280	3,34,46,088	3,67,90,697	76,500	25,92,720
208	2504	25	3 BHK	1045	77	1123	1235	41280	4,63,51,578	5,09,86,736	1,06,000	35,93,146
209	2505	25	3 BHK	1045	81	1127	1239	41280	4,65,10,589	5,11,61,648	1,06,500	36,05,472
210	2506	25	2 BHK	768	41	809	889	41280	3,33,77,770	3,67,15,547	76,500	25,87,424
211	2507	25	2 BHK	768	40	809	889	41280	3,33,77,893	3,67,15,683	76,500	25,87,434
212	2508	25	3 BHK	992	53	1045	1150	41280	4,31,45,319	4,74,59,851	99,000	33,44,598
213	2601	26	3 BHK	992	50	1042	1146	41400	4,31,32,383	4,74,45,621	99,000	33,33,904
214	2602	26	2 BHK	768	42	810	891	41400	3,35,43,646	3,68,98,011	77,000	25,92,746
215	2603	26	2 BHK	768	42	810	891	41400	3,35,43,315	3,68,97,647	77,000	25,92,720
216	2604	26	3 BHK	1045	77	1123	1235	41400	4,64,86,321	5,11,34,953	1,06,500	35,93,146
217	2605	26	3 BHK	1045	81	1127	1239	41400	4,66,45,794	5,13,10,373	1,07,000	36,05,472
218	2606	26	2 BHK	768	41	809	889	41400	3,34,74,798	3,68,22,278	76,500	25,87,424
219	2607	26	2 BHK	768	40	809	889	41400	3,34,74,922	3,68,22,414	76,500	25,87,434
220	2608	26	3 BHK	992	53	1045	1150	41400	4,32,70,742	4,75,97,816	99,000	33,44,598
221	2701	27	3 BHK	992	50	1042	1146	41520	4,32,57,404	4,75,83,145	99,000	33,33,904
222	2702	27	2 BHK	768	42	810	891	41520	3,36,40,874	3,70,04,962	77,000	25,92,746
223	2703	27	2 BHK	768	42	810	891	41520	3,36,40,542	3,70,04,596	77,000	25,92,720
224	2704	27	3 BHK	1045	77	1123	1235	41520	4,66,21,064	5,12,83,171	1,07,000	35,93,146
225	2705	27	3 BHK	1045	81	1127	1239	41520	4,67,80,999	5,14,59,099	1,07,000	36,05,472
226	2706	27	2 BHK	768	41	809	889	41520	3,35,71,826	3,69,29,009	77,000	25,87,424
227	2707	27	2 BHK	768	40	809	889	41520	3,35,71,951	3,69,29,146	77,000	25,87,434
228	2708	27	3 BHK	992	53	1045	1150	41520	4,33,96,164	4,77,35,781	99,500	33,44,598
229	2801	28	3 BHK	992	50	1042	1146	41640	4,33,82,426	4,77,20,668	99,500	33,33,904
230	2802	28	2 BHK	768	42	810	891	41640	3,37,38,102	3,71,11,912	77,500	25,92,746
231	2803	28	2 BHK	768	42	810	891	41640	3,37,37,769	3,71,11,546	77,500	25,92,720
232	2804	28	3 BHK	1045	77	1123	1235	41640	4,67,55,807	5,14,31,388	1,07,000	35,93,146
233	2805	28	3 BHK	1045	81	1127	1239	41640	4,69,16,204	5,16,07,825	1,07,500	36,05,472
234	2806	28	2 BHK	768	41	809	889	41640	3,36,68,855	3,70,35,740	77,000	25,87,424
235	2807	28	2 BHK	768	40	809	889	41640	3,36,68,980	3,70,35,878	77,000	25,87,434
236	2808	28	3 BHK	992	53	1045	1150	41640	4,35,21,587	4,78,73,745	99,500	33,44,598
237	2903	29	2 BHK	768	42	810	891	41760	3,38,34,996	3,72,18,496	77,500	25,92,720
238	2904	29	3 BHK	1045	77	1123	1235	41760	4,68,90,550	5,15,79,605	1,07,500	35,93,146
239	2905	29	3 BHK	1045	81	1127	1239	41760	4,70,51,410	5,17,56,551	1,08,000	36,05,472
240	2906	29	2 BHK	768	41	809	889	41760	3,37,65,883	3,71,42,472	77,500	25,87,424
241	2907	29	2 BHK	768	40	809	889	41760	3,37,66,008	3,71,42,609	77,500	25,87,434
242	2908	29	3 BHK	992	53	1045	1150	41760	4,36,47,009	4,80,11,710	1,00,000	33,44,598
243	3001	30	3 BHK	992	50	1042	1146	41880	4,36,32,469	4,79,95,715	1,00,000	33,33,904

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. Ft.	Ancillary 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 ₹
244	3002	30	2 BHK	768	42	810	891	41880	3,39,32,558	3,73,25,814	78,000	25,92,746
245	3003	30	2 BHK	768	42	810	891	41880	3,39,32,223	3,73,25,445	78,000	25,92,720
246	3004	30	3 BHK	1045	77	1123	1235	41880	4,70,25,293	5,17,27,822	1,08,000	35,93,146
247	3005	30	3 BHK	1045	81	1127	1239	41880	4,71,86,615	5,19,05,276	1,08,000	36,05,472
248	3006	30	2 BHK	768	41	809	889	41880	3,38,62,912	3,72,49,203	77,500	25,87,424
249	3007	30	2 BHK	768	40	809	889	41880	3,38,63,037	3,72,49,341	77,500	25,87,434
250	3008	30	3 BHK	992	53	1045	1150	41880	4,37,72,432	4,81,49,675	1,00,500	33,44,598
251	3101	31	3 BHK	992	50	1042	1146	42000	4,37,57,490	4,81,33,239	1,00,500	33,33,904
252	3102	31	2 BHK	768	42	810	891	42000	3,40,29,786	3,74,32,765	78,000	25,92,746
253	3103	31	2 BHK	768	42	810	891	42000	3,40,29,450	3,74,32,395	78,000	25,92,720
254	3104	31	3 BHK	1045	77	1123	1235	42000	4,71,60,036	5,18,76,040	1,08,000	35,93,146
255	3105	31	3 BHK	1045	81	1127	1239	42000	4,73,21,820	5,20,54,002	1,08,500	36,05,472
256	3106	31	2 BHK	768	41	809	889	42000	3,39,59,940	3,73,55,934	78,000	25,87,424
257	3107	31	2 BHK	768	40	809	889	42000	3,39,60,066	3,73,56,073	78,000	25,87,434
258	3108	31	3 BHK	992	53	1045	1150	42000	4,38,97,854	4,82,87,639	1,00,500	33,44,598
259	3201	32	3 BHK	992	50	1042	1146	42120	4,38,82,511	4,82,70,763	1,00,500	33,33,904
260	3202	32	2 BHK	768	42	810	891	42120	3,41,27,014	3,75,39,715	78,000	25,92,746
261	3203	32	2 BHK	768	42	810	891	42120	3,41,26,677	3,75,39,345	78,000	25,92,720
262	3204	32	3 BHK	1045	77	1123	1235	42120	4,72,94,779	5,20,24,257	1,08,500	35,93,146
263	3205	32	3 BHK	1045	81	1127	1239	42120	4,74,57,025	5,22,02,728	1,09,000	36,05,472
264	3206	32	2 BHK	768	41	809	889	42120	3,40,56,968	3,74,62,665	78,000	25,87,424
265	3207	32	2 BHK	768	40	809	889	42120	3,40,57,095	3,74,62,804	78,000	25,87,434
266	3208	32	3 BHK	992	53	1045	1150	42120	4,40,23,276	4,84,25,604	1,01,000	33,44,598
267	3301	33	3 BHK	992	50	1042	1146	42240	4,40,07,533	4,84,08,286	1,01,000	33,33,904
268	3302	33	2 BHK	768	42	810	891	42240	3,42,24,242	3,76,46,666	78,500	25,92,746
269	3303	33	2 BHK	768	42	810	891	42240	3,42,23,904	3,76,46,294	78,500	25,92,720
270	3304	33	3 BHK	1045	77	1123	1235	42240	4,74,29,522	5,21,72,474	1,08,500	35,93,146
271	3305	33	3 BHK	1045	81	1127	1239	42240	4,75,92,230	5,23,51,453	1,09,000	36,05,472
272	3306	33	2 BHK	768	41	809	889	42240	3,41,53,997	3,75,69,396	78,500	25,87,424
273	3307	33	2 BHK	768	40	809	889	42240	3,41,54,124	3,75,69,536	78,500	25,87,434
274	3308	33	3 BHK	992	53	1045	1150	42240	4,41,48,699	4,85,63,569	1,01,000	33,44,598
Total				244920	14690	259610	285571		10,42,42,90,023	11,46,67,19,030		83,07,52,541

Summary of the Project:

Building No. / Tower	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 ₹
1 / 1	2 BHK - 138 3 BHK - 124	262	263453	289799	10,47,98,09,505.00	11,52,77,90,453.00
1 / 2	2 BHK - 137 3 BHK - 137	274	259610	285571	10,42,42,90,023.00	11,46,67,19,030.00
Total		536	523063	575370	20,90,40,99,528.00	22,99,45,09,483.00

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	20,90,40,99,528.00
Final Realizable Value After Completion in ₹	22,99,45,09,483.00
Cost of Construction (Total Built up area x Rate) 575370 Sq. Ft. x ₹ 3200.00	1,84,11,84,000.00

Part – C (Extra Items)	Amount in ₹
1. Portico	N.A. Building Construction work not yet started
2. Ornamental front door	
3. Sit out / Verandah with steel grills	
4. Overhead water tank	
5. Extra steel / collapsible gates	
Total	

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

Part – E (Miscellaneous)	Amount in ₹
1. Separate toilet room	N.A. Building Construction work not yet started
2. Separate lumber room	
3. Separate water tank / sump	

4.	Trees, gardening	:	
	Total		

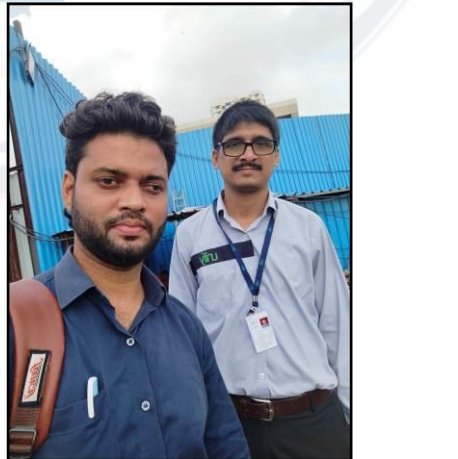
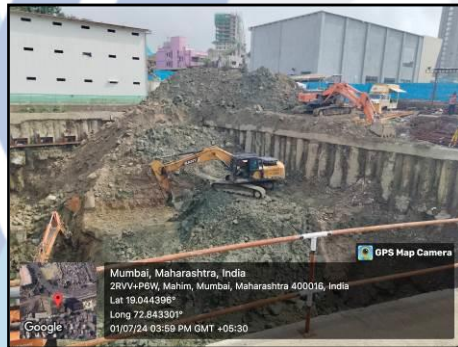
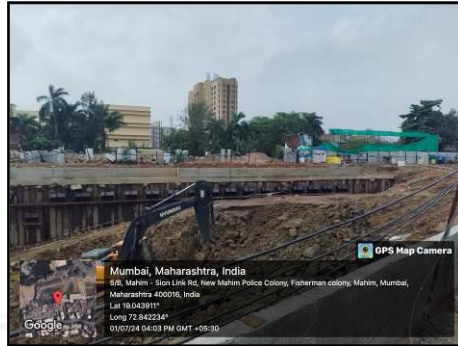
Part – F (Services)		:	Amount in ₹
1.	Water supply arrangements	:	N.A. Building Construction work not yet started
2.	Drainage arrangements	:	
3.	Compound wall	:	
4.	C.B. deposits, fittings etc.	:	
5.	Pavement	:	
	Total		

Total abstract of the entire property

Part – A	Land	:	As per table attached to the report	
Part – B	Building	:		
	Land development	:		
Part – C	Compound wall	:		
Part - D	Amenities	:		
Part – E	Pavement	:		
Part – F	Services	:		
Realizable Value / Fair Market Value as on date in ₹		:		₹ 20,90,40,99,528.00
Final Realizable Value After Completion in ₹		:		₹ 22,99,45,09,483.00

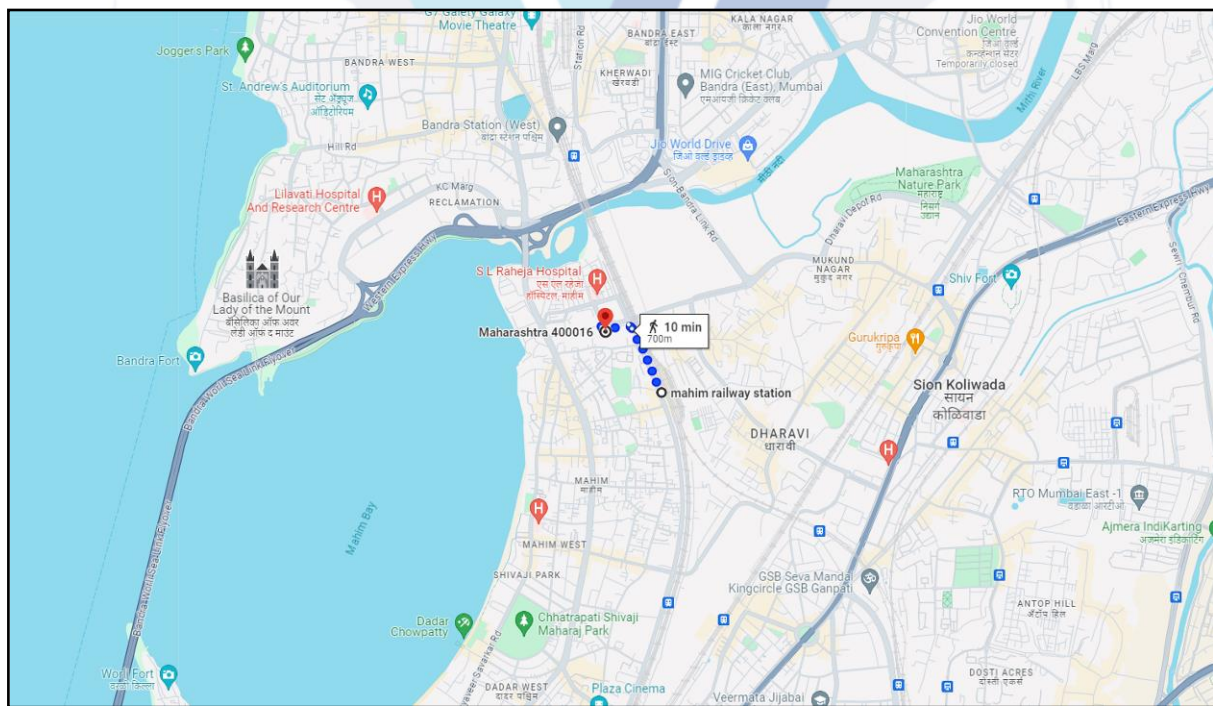
The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparable, or comps, must 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 ₹ 36,000.00 to ₹ 43,000.00 per Sq. Ft. on Carpet area Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc. We estimate ₹ 37,800.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.

Actual Site Photographs



Route Map of the property

Site u/r



Latitude Longitude: 19°02'39.0"N 72°50'35.4"E

Note: The Blue line shows the route to site from nearest railway station (Mahim Junction – 700 Mtr.)




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(बाजारमूल्य दर पत्रक आवृत्ती 2.0)

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Enter Survey No:

उपविभाग	सुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
17/119-भुभाग : दक्षिणेकडे शितलादेवी मंदिर मार्ग, पुर्वेकडे पश्चिम रेलवे लाईन, उत्तरेस व पश्चिमेस माहिम छाडी यामधील भुभाग.	95970	215620	247970	269530	215620	चौ. मीटर	सि.टी.एस. नंबर




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Architects &
Interior Designers
Chartered Engineers (I)
TEV Consultants
Lender's Engineer
UJ 1/20 MH2010 PTC207089




Price Indicators



Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
2 BHK	Magicbricks.com	817.00	3,19,00,000.00	39,045.00

magicbricks
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Home Loans ▾

₹3.19 Cr [EMI - ₹1,44L](#) | [Get Loan offers from 34+ banks](#) PREMIUM PROJECT

2 BHK 950 Sq-ft Flat For Sale [Mahim, Mumbai](#)

2 Beds
 2 Baths
 1 Balcony
 Unfurnished

Carpet Area 817 sqft ₹39,045/sqft	Developer L & T Realty	Project Island Cove	Transaction Type New Property
Furnished Status Unfurnished	Age Of Construction Under Construction		

Contact Agent
Get Phone No.

More Details

Price Breakup	₹3.19 Cr
Address	Mahim, Mumbai - South Mumbai, Maharashtra

Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
3 BHK	housing.com	1040.00	4,51,00,000.00	43,300.00

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Home / Mumbai / Mahim / Apartment for Sale in Mahim / 3 BHK Flat Last updated: Jun 13, 2024


3 BHK Flat

By L&T REALTY


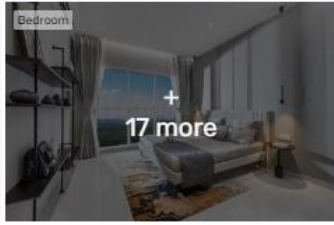
Island Cove, Mahim West, Mahim, Mumbai

₹4.51 Cr EMI starts at ₹2.24 Lacs
₹43.37 K/sq.ft

Contact Seller



1040 sq.ft
Built Up Area
₹43.37 K/sq.ft
Avg. Price
3 BHK
Configuration
31st Aug, 2028
Possession status
Middle
of 33 floors
East facing
Facing
Unfurnished
Furnishing

Property Overview

Project Name <u>Island Cove</u>	Brokerage ₹4.5 Lacs Access Zero Brokerage Properties >
Price ₹4.51 Cr	Carpet Area 1040 sq.ft
Bedrooms 3	Bathrooms 3
Parking 2 Covered Parking	Balcony 2
Added 20 days ago	

About this property

agents via [WhatsApp](#), [SMS](#), [phone](#), [email](#) etc

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Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
2 BHK	Nobroker.com	735.00	2,91,00,000.00	39,592.00



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2 BHK Flat in L And T Island Cove For Sale In M...
Near Andhra Bank, Mori Road, Mahim, Mumbai.

₹ 2.91 Crores
Negotiable


₹ 1.67 Lacs/Month
Estimated EMI



1,050
Sq.Ft

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Home / Flats for Sale in Mumbai / Flats for Sale in Mahim / 2bkh Flat for Sale in Mahim / Property Details

Photos
Location



2 Bedroom
No. of Bedroom

2 Bathroom
No. of Bathroom

1 Balcony

Bike and Car
Parking

Nov 8, 2023
Posted On

Jun 7, 2026
Possession

L And T Island Cove
Apartment

Full
Power Backup

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

Report what was not correct in this property

[Listed by Broker](#) [Sold Out](#)

[Wrong Info](#)

Price trends by NBEstimate [Check Now](#)

Nearby: Big Bazaar
Lucky Restaurant
Citylight Cinema
Persian Darbar
Matunga Railway Station

Overview

Age of Building	Under Construction
Ownership Type	Self Owned
Maintenance Charges NA	
Flooring	Vitrified Tiles
Builtup Area	1,050 Sq.Ft
Carpet Area	735 Sq.Ft

Activity On This Property


0
Unique Views

0
Shortlists

0
Contacted

Powered By: NBEstimate

Similar Properties




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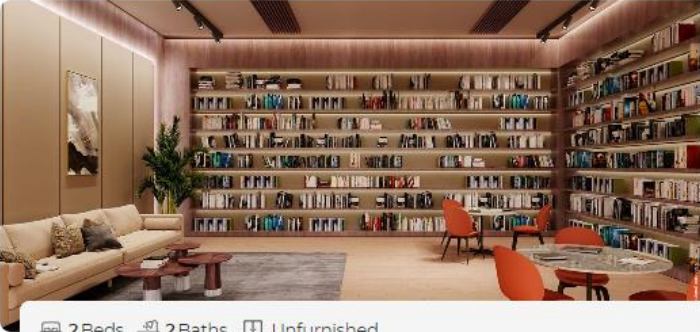


Price Indicators



Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
2 BHK	Magicbricks.com	797.00	3,11,00,000.00	39,021.00

magicbricks
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₹3.11 Cr EMI - ₹1.40L | [Get pre-approved loan](#) PREMIUM PROJECT

2 BHK 890 Sq-ft Flat For Sale [Mahim, Mumbai](#)

2 Beds
 2 Baths
 Unfurnished

Carpet Area 797 sqft - ₹39,021/sqft	Developer L & T Realty	Project Island Cove	Transaction Type New Property
Furnished Status Unfurnished	Age Of Construction Under Construction		

Contact Agent
Get Phone No.

More Details

Price Breakup	₹3.11 Cr
Address	Mahim, Mumbai - South Mumbai, Maharashtra




Price Indicators



Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
2 BHK	Magicbricks.com	695.00	2,71,00,000.00	38,993.00

magicbricks
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₹2.71 Cr [EMI - ₹1,22L](#) | [How much loan can I get?](#) PREMIUM PROJECT

2 BHK 800 Sq-ft Flat For Sale [Mahim, Mumbai](#)

2 Beds
 2 Baths
 Unfurnished

Carpet Area 695 sqft ₹38,993/sqft	Developer L & T Realty	Project Island Cove	Transaction Type New Property
Furnished Status Unfurnished	Age Of Construction Under Construction		

Contact Agent
Get Phone No.

More Details

Price Breakup ₹2.71 Cr

Address Mahim, Mumbai - South Mumbai, Maharashtra




Price Indicators




Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
2 BHK	Magicbricks.com	712.00	2,78,00,000.00	39,045.00

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

₹2.78 Cr [EMI - ₹1.25L](#) | [How much loan can I get?](#) PREMIUM PROJECT

2 BHK 830 Sq-ft Flat For Sale [Mahim, Mumbai](#)

2 Beds
 2 Baths
 1 Balcony
 Unfurnished

Carpet Area 712 sqft - ₹39,045/sqft	Developer L & T Realty	Project Island Cove	Transaction Type New Property
Furnished Status Unfurnished	Age Of Construction Under Construction		

Contact Agent
Get Phone No.

More Details

Price Breakup ₹2.78 Cr

Address Mahim, Mumbai - South Mumbai, Maharashtra

Price Indicators






Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
3 BHK	Magicbricks.com	995.00	3,88,00,000.00	38,995.00

magicbricks
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₹3.88 Cr [EMI - ₹ 1.75L](#) | [Get pre-approved loan](#) PREMIUM PROJECT

3 BHK 1100 Sq-ft Flat For Sale [Mahim, Mumbai](#)

3 Beds
 2 Baths
 2 Balconies
 Unfurnished

Carpet Area
995 sqft -
₹ 38,995/sqft

Furnished Status
Unfurnished

Developer
[L & T Realty](#)

Age Of Construction
Under Construction

Project
[Island Cove](#)

Transaction Type
New Property

Contact Agent
Get Phone No.

More Details

Price Breakup ₹ 3.88 Cr

Address Mahim, Mumbai - South Mumbai, Maharashtra

Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
3 BHK	Magicbricks.com	1041.00	4,06,00,000.00	39,000.00


magicbricks
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Sell ▾
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Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Mahim > 3 BHK Flats for Sale in Mahim > 1180 Sq-ft

₹ 4.06 Cr

EMI - ₹ 1.83L | [Get Loan offers from 34+ banks](#) PREMIUM PROJECT

3 BHK 1180 Sq-ft Flat For Sale [Mahim, Mumbai](#)



3 Beds
 3 Baths
 Unfurnished

Carpet Area 1041 sqft ₹ 39,001/sqft	Developer L & T Realty	Project Island Cove	Transaction Type New Property
Furnished Status Unfurnished	Age Of Construction Under Construction		

Contact Agent
Get Phone No.

More Details

Price Breakup **₹ 4.06 Cr**

Address **Mahim, Mumbai - South Mumbai, Maharashtra**

Price Indicators

Projects nearby Locality

Comp.	Floor	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
2 BHK	-	99acres.com	441.00	1,90,00,000.00	43,000.00
4 BHK		99acres.com	1213.00	5,21,00,000.00	43,000.00

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Home / Mumbai / Mumbai South / Mahim West / Suraj Vitalis Last updated: Jul 3, 2024

Suraj Vitalis RERA

By SURAJ ESTATE DEVELOPERS PVT LTD
Lady Jamshedji Road, Mahim West, Western Suburbs, Mumbai

₹1.9 Cr - 5.21 Cr | ₹42.98 K/sq.ft
EMI starts at ₹94.12 K
Basic Price

Contact Sellers

Cover Image

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1, 2, 3, 4 BHK Apartments Configurations

Dec, 2026 Possession Starts

₹42.98 K/sq.ft Avg. Price

441 sq.ft. - 1213 sq.ft. (Carpet Area) Sizes

Overview/Home
Around This Project
More About Project
About Project
Floor Plan
Tour This Project
Amenities

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	350.00	1,55,00,000.00	44,286.00

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Suraj Eterna

Mahim West, Mumbai

₹ 1.55 Cr to 3.35 Cr

Status: **Early Stage Construction**

Project Size
77 units • 0.17 Acres

Configurations: 1,2 BHK Flat from 350 Sq. Ft. to 633 Sq. Ft. (Carpet)

Recent Registered Sale • Jun 2024 **₹ 1.23 Cr** 3767 Sq.ft

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- Rental Value
- Govt. Value

Data Intelligence

- Recent Sales Transactions
- Price Movement

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 : 04.07.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Manoj B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Central Bank of India Empanelment No.: SMRO /CREDIT/2017-18/1311

Auth. Sign.



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

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

₹ _____ (Rupees _____ only).

Date

Signature

(Name & Designation of the Inspecting Official/s)

Countersigned
(BRANCH MANAGER)

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



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(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 04.07.2024 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 01.07.2024. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty

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

	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by M/s. Shree Nidhi Concept Realtors Pvt. Ltd. (M/s. LH Residential Housing Pvt. Ltd.)
2.	Purpose of valuation and appointing authority	As per request from Central Bank of India, Bandra Kurla Complex 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 Barkat Hodekar – Valuation Engineer Saiprasad Patil – Technical Officer Vinita Surve – Technical Manager
4.	Disclosure of Valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment – 01.07.2024 Valuation Date – 04.07.2024 Date of Report – 04.07.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 01.07.2024
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 **04th 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. Shree Nidhi Concept Realtors Pvt. Ltd. (M/s. LH Residential Housing Pvt. Ltd.)** Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.



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Property Title

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

Environmental Conditions

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

Town Planning

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

Area

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

Condition & Repair

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

Valuation Methodology

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

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



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

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

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

Not a Structural Survey

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

Other

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

Legal

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

Property specific assumptions

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

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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



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

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

Professional Competence and Due Care

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

Independence and Disclosure of Interest

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



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

Confidentiality

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

Information Management

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

Gifts and hospitality:

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

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

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

Remuneration and Costs.

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

Occupation, employability and restrictions.

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

Miscellaneous

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

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

Manoj B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Central Bank of India Empanelment No.: SMRO /CREDIT/2017-18/1311



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