

PROJECT VALUATION REPORT



Details of the property under consideration:

Name of Project: "Vrindavan City"

"Vrindavan City", Wing A & B, Proposed Residential & Commercial Complex on Plot Bearing S. No. 6, H. No. 1A, 1B, 2, 3, 4 & 5, Village – Vadavali, Taluka – Kalyan, District – Thane, Pin Code – 401 207, State – Maharashtra, Country – India

Latitude Longitude: 19°16'02.0"N 73°10'00.5"E

Valuation Done for:

State Bank of India

Industrial Finance Branch, Malad (West)

Industrial Finance Branch, Near Chincholi Phatak Signal, S. V. Road, Malad (West), Mumbai - 400 064, State - Maharashtra, Country – India.



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Regd. Office

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

☎ **+91 2247495919**

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MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Vastu/SBI/Mumbai/08/2024/9675/2307677

13/01-155-PY

Date: 13.08.2024

To,
The Branch Manager,
State Bank of India
Industrial Finance Branch, Malad (West)
Industrial Finance Branch, Near Chincholi Phatak Signal,
S. V. Road, Malad (West), Mumbai - 400 064,
State - Maharashtra, Country – India.

Sub: Project Valuation for "**Vrindavan City**", Wing A & B, Vadavali, Pin Code – 401 207.

Dear Sir,

In accordance with your letter of engagement as stated above, we enclose our Report on Project Valuation for "**Vrindavan City**", Wing A & B, Proposed Residential & Commercial Complex on Plot Bearing S. No. 6, H. No. 1A, 1B, 2, 3, 4 & 5, Village – Vadavali, Taluka – Kalyan, District – Thane, Pin Code – 401 207, State – Maharashtra, Country – India

Mr. Mohd. Salim Yusuf is proposing Residential & Commercial Complex on Plot Bearing S. No. 6, H. No. 1A, 1B, 2, 3, 4 & 5, Village – Vadavali, Taluka – Kalyan, District – Thane, Pin Code – 401 207, State – Maharashtra, Country – India. Project is comprising Sale Building (Wing A to G) & Club House.

Residential of Sale Building (Wing A & B) is proposed of Ground Floor + 1st to 14th Upper Floors with total RERA carpet area of 70,974.90 Sq. Ft. which consists 1 BHK & 2 BHK with 148 nos. of Sell flats & 20 nos. of landlord's flats providing with Club House, Fitness Centre, Society Office, & Other Amenities.

In this regard, SBI, Industrial Finance Branch, Malad (West), Industrial Finance Branch, Near Chincholi Phatak Signal, S. V. Road, Malad (West), Mumbai - 400 064, has approached Vastukala Consultants (I) Pvt. Ltd. (VCIPL) to conduct a Project Valuation of the said project.

Our analysis of the project valuation is enclosed in this report. This Report forms an integral whole and cannot be split in parts. The outcome of the report/ study can only lead to proper conclusions if the Report as a whole is taken into account.



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The information used by Vastukala Consultants (I) Pvt. Ltd. (VCIPL) in preparing this report has been obtained from a variety of sources and other relevant documents provided by the client & bank. As agreed, we have performed our project valuation exercise with the data available related to the business, considering the market prospects and projections. Our results are dependent on documents provided by client & bank, the underlying assumptions, which has been analyzed at a broader level by VCIPL while assessing their reasonableness.

Sale Realisation from the Project is ₹ 52.69 Cr. and Net Present Value of the project as on date is ₹ 15.31 Cr.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj
Chalikwar**
Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

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

Reg. No. CAT-I-F-1763

SBI Empanelment No.: SME/TCC/38/IBBI/3

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.08.13 11:51:24 +05'30'

Auth. Sign.



Since 1989

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PROJECT VALUATION REPORT OF "Vrindavan City"

"Vrindavan City", Wing A & B, Proposed Residential & Commercial Complex on Plot Bearing S. No. 6, H. No. 1A, 1B, 2, 3, 4 & 5, Village – Vadavali, Taluka – Kalyan, District – Thane, Pin Code – 401 207, State – Maharashtra, Country – India

Latitude Longitude: 19°16'02.0"N 73°10'00.5"E

NAME OF DEVELOPER: Mr. Mohd. Salim Yusuf

Pursuant to instructions from State Bank of India, Industrial Finance Branch, Malad (West), we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on **05th July 2024** for approval of project finance purpose.

1. Location Details:

Proposed Residential & Commercial Complex on Plot Bearing S. No. 6, H. No. 1A, 1B, 2, 3, 4 & 5, Village – Vadavali, Taluka – Kalyan, District – Thane, Pin Code – 401 207, State – Maharashtra, Country – India. It is about 850 M. travelling distance from Ambivli Railway station. Surface transport to the property is by buses, taxis & private vehicles. The property is in developed locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The area is higher middle class & developed.

2. Developer Details:

Name of builder	Mr. Mohd. Salim Yusuf
Project Registration Number	P51700050781
Register office address	Mr. Mohd. Salim Yusuf Office No. 5, 1 st Floor, Vrindavan Valley, Opp. Vanshri Complex, Khadakpada, Kalyan, District – Thane, Pin Code – 421 302, State - Maharashtra, Country – India
Contact Numbers	<u>Contact Person:</u> Mr. Kishor (Accountant) Mobile No. 9920014834 Mr. Mona Mehta (Consultants) Mobile No. 9820950066 Mr. Survider Rajdev (POA) Mobile No. 9920014835 Mr. Pravin Konkane (Purchase & Sale In-charge) Mobile No. 9833719686
E – mail ID and Website	

3. Boundaries of the Property:

Direction	Sale Building
On or towards North	Open Plot
On or towards South	Mangeshi Jupiter Building
On or towards East	Wing D
On or towards West	Internal Road



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Vastukala Consultants (I) Pvt. Ltd.

B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai, Andheri (East), Mumbai – 400 072

To,

**The Branch Manager,
State Bank of India****Industrial Finance Branch, Malad (West)**Industrial Finance Branch, Near Chincholi Phatak Signal,
S. V. Road, Malad (West), Mumbai - 400 064,
State - Maharashtra, Country – India.**VALUATION REPORT (IN RESPECT OF PROJECT FINANCE)**

I		General	
1.	Purpose for which the valuation is made	:	As per request from State Bank of India, Industrial Finance Branch, Malad (West), to assess Fair Market value of the Project for bank loan purpose.
2.	a)	Date of inspection	: 05.07.2024
	b)	Date on which the valuation is made	: 13.08.2024
3.	List of documents produced for perusal		
	1.	Copy of Developer Agreement dated 29.12.2010 between Shri. Shivram Gangaram Tare & Others (Landlords) and M/s. M. S. Developers (Developers) through registered agreement Doc. No. KLN-2/957/2011 dated 03.03.2011.	
	2.	Copy of Approved Plan Building Permit No. KDMC/TPD/BP/KD/2022-23/79 dated 09.01.2023 issued by Kalyan Dombivali Municipal Corporation (KDMC). Approved upto: Wing A to F – Ground Floor + 1st to 14th Upper Floors Wing G – Stilt (Part) Floor + Ground (Part) Floor + 1st & 2nd Commercial Floor + 3rd to 14th Residential Upper Floors Club House – Ground Floor + 1st Upper Floor Podium 1 & 2 – Stilt Floor + 1st Floor	
	3.	Copy of Commencement Certificate Office No. KDMC/TPD/BP/KD/2022-23/79 dated 09.01.2023 issued by Kalyan Dombivali Municipal Corporation (KDMC). Sanctioned Upto: Wing A to F – Ground Floor + 1st to 14th Upper Floors Wing G – Stilt (Part) Floor + Ground (Part) Floor + 1st & 2nd Commercial Floor + 3rd to 14th Residential Upper Floors Club House – Ground Floor + 1st Upper Floor Podium 1 & 2 – Stilt Floor + 1st Floor	
	4.	Copy of Environment Clearance Certificate EC Identification ID No. EC22B038MH137260 & File NO. SIA/MH/MIS/S/259513/2022 dated 06.08.2022 issued State Environment Impact Assessment Authority (SEIAA) Maharashtra.	
	5.	Copy of CA (Form 3) Certificate dated 12.04.2024 issued by M/s. Dilip Bramhecha & Associates.	
	6.	Copy of RERA Certificate RERA No. P51700050781 dated 03.05.2023 issued by Maharashtra Real Estate Regulatory Authority (MAHRERA).	
	7.	Copy of Architect (Form 1) Certificate dated 30.03.2024 issued by M/s. Creations Architects & Interior Designers.	
	Project Name (with address & phone nos.)	:	"Vrindavan City" , Wing A & B, Proposed Residential & Commercial Complex on Plot Bearing S. No. 6, H. No. 1A, 1B, 2, 3, 4 & 5, Village – Vadavali, Taluka – Kalyan, District – Thane, Pin Code – 401 207, State –

		Maharashtra, Country – India	
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	Mr. Mohd. Salim Yusuf Office No. 5, 1 st Floor, Vrindavan Valley, Opp. Vanshri Complex, Khadakpada, Kalyan, District – Thane, Pin Code – 421 302, State - Maharashtra, Country – India <u>Contact Person:</u> Mr. Kishor (Accountant) Mobile No. 9920014834 Mr. Mona Mehta (Consultants) Mobile No. 9820950066 Mr. Survider Rajdev (POA) Mobile No. 9920014835 Mr. Pravin Konkane (Purchase & Sale In-charge) Mobile No. 9833719686	
5.	Brief description of the property (Including Leasehold / freehold etc.): Freehold land		
TYPE OF THE BUILDING:			
Building		Number of Floors	
"Vrindavan City" (Wing A & B)		Proposed Residential Sale Building is proposed of Ground Floor + 1 st to 14 th Upper Floors as per approved plan and as per information from developer.	
LEVEL OF COMPLETEION:			
Building	Present stage of Construction	% of work completion	% of construction cost incurred till 31.03.2024
Wing A	Excavation & Plinth work is completed, till 12 th Floor RCC Slab work is completed, Ground to 7 th Floor Block work is completed	53.00%	31.35%
Wing B	Excavation & Plinth work is completed, till 11 th Floor RCC Slab work is completed, Ground to 6 th Floor Block work is completed	49.00%	
PROPOSED DATE OF COMPLETION & FUTURE LIFE:			
Expected completion date as informed by builder is 01.03.2028 (As per RERA Certificate)			
Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance & Structural repairs.			
PROPOSED PROJECT AMENITIES:			
Vitrified flooring tiles 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			
Fire Fighting System			
Car Parking			
Gym			
Club House			
6.	Location of property		
a)	Plot No. / Survey No.	S. No. 6, H. No. 1A, 1B, 2, 3, 4 & 5	
b)	Door No.	Not applicable	

	c)	C. T.S. No. / Village	:	Village – Vadavali
	d)	Ward / Taluka	:	Taluka – Kalyan
	e)	Mandal / District	:	District – Thane
7.		Postal address of the property	:	"Vrindavan City", Wing A & B, Proposed Residential & Commercial Complex on Plot Bearing S. No. 6, H. No. 1A, 1B, 2, 3, 4 & 5, Village – Vadavali, Taluka – Kalyan, District – Thane, Pin Code – 401 207, State – Maharashtra, Country – India
8.		City / Town	:	Village – Vadavali
		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	:	Rural
10.		Coming under Corporation limit / Village Panchayat / Municipality	:	Village – Vadavali Kalyan Dombivali Municipal Corporation (KDMC)
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 Agreement	As per RERA Certificate	As per Site
		North	S. No. 7, H. No. 10	Open Plot
		South	S. No. 19, H. No. 6	Mangeshi Jupiter Building
		East	S. No. 28, H. No. 5	Wing D
		West	S. No. 5, H. No. 6 and 7	Internal Road
14.1		Dimensions of the site	N. A. as the land is irregular in shape	
			A (As per the Deed)	B (Actuals)
		North	-	-
		South	-	-
		East	-	-
		West	-	-
14.2		Latitude, Longitude & Co-ordinates of property	19°16'02.0"N 73°10'00.5"E	
14.		Extent of the site	Net Plot area = 13,472.00 Sq. M. (As per Approved Plan) Structure - As per table attached to the report	
15.		Extent of the site considered for Valuation (least of 14A& 14B)	Net Plot area = 13,472.00 Sq. M. (As per Approved Plan)	
16		Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	N.A. Building Construction work is in progress	
II		CHARACTERSTICS OF THE SITE		

1.	Classification of locality	:	Higher Middle class
2.	Development of surrounding areas	:	Good
3.	Possibility of frequent flooding/ sub-merging	:	No
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	:	All available near by
5.	Level of land with topographical conditions	:	Plain
6.	Shape of land	:	Irregular
7.	Type of use to which it can be put	:	For residential cum commercial purpose
8.	Any usage restriction	:	Residential cum Commercial
9.	Is plot in town planning approved layout?	:	Copy of Approved Plan Building Permit No. KDMC/TPD/BP/KD/2022-23/79 dated 09.01.2023 issued by Kalyan Dombivali Municipal Corporation (KDMC). Approved upto: Wing A to F – Ground Floor + 1st to 14th Upper Floors Wing G – Stilt (Part) Floor + Ground (Part) Floor + 1st & 2nd Commercial Floor + 3rd to 14th Residential Upper Floors Club House – Ground Floor + 1st Upper Floor Podium 1 & 2 – Stilt Floor + 1st Floor
10.	Corner plot or intermittent plot?	:	Intermittent Plot
11.	Road facilities	:	Yes
12.	Type of road available at present	:	Concrete Road
13.	Width of road – is it below 20 ft. or more than 20 ft.	:	18 M. Wide Road
14.	Is it a Land – Locked land?	:	No
15.	Water potentiality	:	Municipal Water supply
16.	Underground sewerage system	:	Connected to Municipal sewer
17.	Is Power supply is available in the site	:	Yes
18.	Advantages of the site	:	Located in developed area
19.	Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-cost / tidal level must be incorporated)	:	No
Part – A (Valuation of land)			
1	Size of plot	:	Net Plot area = 13,472.00 Sq. M. (As per Approved Plan)
	North & South	:	-
	East & West	:	-
2	Total extent of the plot	:	As per table attached to the report
3	Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	As per table attached to the report Details of recent transactions/online listings are attached with the report.
4	Guideline rate obtained from the Register's	:	₹ 660.00 per Sq. M. for Land

	Office (evidence thereof to be enclosed)	₹ 23,800.00 per Sq. M. for Residential Flat
5	Assessed / adopted rate of valuation	: As per table attached to the report
6	Estimated value of land	: As per table attached to the report
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)	: R.C.C. Framed structure
	c) Year of construction	: Building Construction work is in progress
	d) Number of floors and height of each floor including basement, if any	:
	Building	Number of Floors
	"Vrindavan City" (Wing A & B)	Proposed Residential Sale Building is proposed of Ground Floor + 1 st to 14 th Upper Floors as per approved plan and as per information from developer.
	e) Plinth area floor-wise	: As per table attached to the report
	f) Condition of the building	:
	i) Exterior – Excellent, Good, Normal, Poor	: N.A. Building Construction work is in progress
	ii) Interior – Excellent, Good, Normal, Poor	: N.A. Building Construction work is in progress
	g) Date of issue and validity of layout of approved map	: 1. Copy of Approved Plan Building Permit No. KDMC/TPD/BP/KD/2022-23/79 dated 09.01.2023 issued by Kalyan Dombivali Municipal Corporation (KDMC). Approved upto: Wing A to F – Ground Floor + 1st to 14th Upper Floors Wing G – Stilt (Part) Floor + Ground (Part) Floor + 1st & 2nd Commercial Floor + 3rd to 14th Residential Upper Floors Club House – Ground Floor + 1st Upper Floor Podium 1 & 2 – Stilt Floor + 1st Floor 2. Copy of Commencement Certificate Office No. KDMC/TPD/BP/KD/2022-23/79 dated 09.01.2023 issued by Kalyan Dombivali Municipal Corporation (KDMC). Sanctioned Upto: Wing A to F – Ground Floor + 1st to 14th Upper Floors Wing G – Stilt (Part) Floor + Ground (Part) Floor + 1st & 2nd Commercial Floor + 3rd to 14th Residential Upper Floors Club House – Ground Floor + 1st Upper Floor Podium 1 & 2 – Stilt Floor + 1st Floor
	h) Approved map / plan issuing authority	: Kalyan Dombivali Municipal Corporation (KDMC)
	i) Whether genuineness or authenticity of approved map / plan is verified	: Verified
	j) Any other comments by our empanelled valuers on authentic of approved plan	: N.A.

Specifications of construction (floor-wise) in respect of

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

Remarks:

- We have referenced Approved Plan submitted to KDMC authority for construction area statement.

Part – C (Extra Items)		Amount in ₹
1. Portico	:	N.A. Building Construction work is in progress
2. Ornamental front door	:	
3. Sit out / Verandah with steel grills	:	
4. Overhead water tank	:	
5. Extra steel / collapsible gates	:	
Total		
Part – D (Amenities)		Amount in ₹
1. Wardrobes	:	N.A. Building Construction work is in progress
2. Glazed tiles	:	
3. Extra sinks and bath tub	:	
4. Marble / ceramic tiles flooring	:	
5. Interior decorations	:	
6. Architectural elevation works	:	
7. Paneling works	:	

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

Total abstract of the entire property

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

Area Statement as per Approved Plan

A. Area Statement		In Sq. M.
1	Area of Plot (Minimum area of a, b, c, to be considered)	
	a) As per ownership document (As per 7/12)	14,260.00
	b) As per measurement sheet.	
	c) As per site.	
2	Deduction For	
	a) Proposed D.P. / D.P. Road widening area / Service Road / Highway widening (18.00 M. wide D.P. Road)	788.00
	b) Any D.P. Reservation area	
	Total (a + b)	788.00
3	Balance Area of Plot (1 - 2)	13,472.00
4	Amenity Space (if Applicable)	
	a) Required	
	b) Adjustment of 2 (b), if any.	
	c) Balanced Proposed	
5	Net plot Area (3 - 4(c))	13,472.00
6	Recreational Open Space (if applicable)	
	a) required	1,347.20
	b) proposed	1,461.80
7	Internal Road Area	
8	Plotable area (if Applicable)	13,472.00
9	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5 x basic FSI) (13472.00 x 1.1)	14,819.20
10	Additional of FSI on payment of premium	
	a) Maximum Permissible premium FSI based on road width/TOD zone.	7,130.00
	b) Proposed FSI on payment of premium.	3,900.00
11	In-situ FSI/TDR loading	
	a) In-situ area against D. P. Road (2.0 x Sr. No. 2 (a)), if any	788.00
	b) In-situ area against Amenity Space if handed over (2.0 or 1.85 x Sr. No. 4 (b) and / or (c))	
	c) T.D.R.	
	d) Total in-situ FSI/TDR loading proposed (11 (a) + (b))	788.00
12	Additional FSI area under Chapter No. 7	
13	Total entitlement of FSI in the proposal.	
	a) 9 + 10 (b) + 11 (d) or 12 whichever is applicable	19,507.20
	b) Ancillary area FSI upto 60% or 80% with payment of charges	41,704.32
	c) Total entitlement (a + b)	31,211.52
14	Maximum utilization of limit of FSI (building potential) Permissible as per Road width (as per Regulation no. 6.1 or 6.2 or 6.3 or 6.4 as applicable) x (1.6 or 1.8)	4.00
15	Total Built up Area in proposal (excluding area at Sr. No. 17b)	
	a) Existing Built up Area	
	b) Proposed Built up Area (as per 'P-Line')	31,138.95
	c) Total (a + b)	31,138.95
16	F.S.I. Consumed (15/13) (should not be more than sr. no. 14 above)	0.99
17	Area for Inclusive Housing, If any	
	a) Required (20% of Sr. No. 5)	2,963.84
	b) Proposed	2,970.15

CA Certificate dated 12.04.2024 issued by M/s. Dilip Bramhecha & Associates

Sr. No.	Particulars	Amounts in ₹	
		Estimated	Incurred
1	Land Cost		
a	Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost.	-	-
b	Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area, and any other incentive under DCR from Local Authority or State Government or any Statutory Authority	3,40,19,488.00	73,60,370.00
c	Acquisition cost of TDR (if any)	-	-
d	Amounts payable to State Government or competent authority or any other statutory authority of the State or Central Government, towards stamp duty, transfer charges, registration fees etc. (Stamp Duty Paid on account of Development agreement and Municipal Charges paid)	40,00,000.00	-
e	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	-	-
f	Under Rehabilitation Scheme		
g	Estimated construction cost of rehab building including site development and infrastructure lbr the same as certified by Engineer	-	-
h	Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA Note: (for total cost of construction incurred, Minimum of (i) or (ii) is to be considered).	-	-
i	Cost towards clearance of land of all or any encumbrances including cost of removal of legal/illegal occupants, cost for providing temporary transit accommodation or rent in lieu of Transit Accommodation, overhead cost	-	-
j	Cost of ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whatsoever payable to any authorities towards and in project of rehabilitation	-	-
2	Development Cost / Cost of Construction		
i	Estimated Cost of Construction as certified by Engineer	31,96,98,628.00	-
ii	Actual Cost of construction incurred as per the books of accounts as verified by the CA Note: (for total cost of construction incurred, Minimum of (i) or (ii) is to be considered).	-	9,53,37,844.00
iii	Onsite expenditure for development of entire project excluding cost (iii) of construction as per (i) or (ii) above, i.e., salaries, consultants' fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), cost of machineries and equipment including its hire and maintenance costs, consumables etc. All costs directly incurred to complete the construction of the entire phase of the project registered	2,15,00,000.00	81,00,000.00
iv	Payment of Taxes, cess, fees, charges, premiums, interest etc. to any statutory Authority Including all Charges paid to Municipality	-	-
v	Principal sum and interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction	-	-
	TOTAL	37,92,18,116.00	10,97,71,033.00

Construction Area as per Approved Plan**Sale Building (Wing A):**

Sr. No	Floors	Built Up Area in Sq. M.	Other Area in Sq. M.	Refuge Area in Sq. M.	Stilt Area in Sq. M.	Total Area in Sq. M.
1	Ground Floor	29.92	-	-	324.87	354.79
2	1st Floor	344.60	10.19	-	-	354.79
3	2nd Floor	344.60	10.19	-	-	354.79
4	3rd Floor	344.60	10.19	-	-	354.79
5	4th Floor	344.60	10.19	-	-	354.79
6	5th Floor	344.60	10.19	-	-	354.79
7	6th Floor	344.60	10.19	-	-	354.79
8	7th Floor	344.60	10.19	-	-	354.79
9	8th Floor	344.60	10.19	23.96	-	378.75
10	9th Floor	344.60	10.19	-	-	354.79
11	10th Floor	344.60	10.19	-	-	354.79
12	11th Floor	344.60	10.19	-	-	354.79
13	12th Floor	344.60	10.19	23.96	-	378.75
14	13th Floor	344.60	10.19	-	-	354.79
15	14th Floor	344.60	10.19	-	-	354.79
16	Terrace	-	43.96	-	-	43.96
Total		4,854.32	186.62	47.92	324.87	5,413.73

Sale Building (Wing B):

Sr. No	Floors	Built Up Area in Sq. M.	Other Area in Sq. M.	Refuge Area in Sq. M.	Stilt Area in Sq. M.	Total Area in Sq. M.
1	Ground Floor	28.43	-	-	359.60	388.03
2	1st Floor	347.81	40.22	-	-	388.03
3	2nd Floor	347.81	18.41	-	-	366.22
4	3rd Floor	347.81	18.41	-	-	366.22
5	4th Floor	347.81	18.41	-	-	366.22
6	5th Floor	347.81	18.41	-	-	366.22
7	6th Floor	347.81	18.41	-	-	366.22
8	7th Floor	347.81	18.41	-	-	366.22
9	8th Floor	347.81	18.41	21.82	-	388.04
10	9th Floor	347.81	18.41	-	-	366.22
11	10th Floor	347.81	18.41	-	-	366.22
12	11th Floor	347.81	18.41	-	-	366.22
13	12th Floor	347.81	18.41	21.82	-	388.04
14	13th Floor	347.81	18.41	-	-	366.22
15	14th Floor	347.81	18.41	-	-	366.22
16	Terrace	-	58.80	-	-	58.80
Total		4,897.77	338.35	43.64	359.60	5,639.36

Total Construction Area (Wing A & B):

Sr. No	Floors	Built Up Area in Sq. M.	Other Area in Sq. M.	Refuge Area in Sq. M.	Stilt Area in Sq. M.	Total Area in Sq. M.
1	Ground Floor	58.35	-	-	684.47	742.82
2	1st Floor	692.41	50.41	-	-	742.82
3	2nd Floor	692.41	28.60	-	-	721.01
4	3rd Floor	692.41	28.60	-	-	721.01
5	4th Floor	692.41	28.60	-	-	721.01
6	5th Floor	692.41	28.60	-	-	721.01
7	6th Floor	692.41	28.60	-	-	721.01
8	7th Floor	692.41	28.60	-	-	721.01
9	8th Floor	692.41	28.60	45.78	-	766.79
10	9th Floor	692.41	28.60	-	-	721.01
11	10th Floor	692.41	28.60	-	-	721.01
12	11th Floor	692.41	28.60	-	-	721.01
13	12th Floor	692.41	28.60	45.78	-	766.79
14	13th Floor	692.41	28.60	-	-	721.01
15	14th Floor	692.41	28.60	-	-	721.01
16	Terrace	-	102.76	-	-	102.76
Total		9,752.09	524.97	91.56	684.47	11,053.09

The floor wise Area Statement of the Project is as table below:**Sale Building (Wing A):**

Sr. No.	Flat No.	Floor	Comp.	RERA Carpet Area in Sq. Ft.	Enclose Balcony Area in Sq. Ft.	Balcony Area in Sq. Ft.	Service Slab Area in Sq. Ft.	Total Carpet Area in Sq. Ft.	Built Up Area in Sq. Ft.	Sold / Unsold / Landlord Inventory
1	101	1st Floor	2 BHK	527.24	-	21.63	11.94	560.81	616.89	Unsold
2	102	1st Floor	1 BHK	321.61	36.80	22.38	9.25	390.04	429.05	Unsold
3	103	1st Floor	1 BHK	317.20	66.17	21.63	9.25	414.25	455.68	Unsold
4	104	1st Floor	1 BHK	317.20	66.17	21.63	9.25	414.25	455.68	Unsold
5	105	1st Floor	1 BHK	320.00	36.80	22.38	9.25	388.43	427.28	Unsold
6	106	1st Floor	1 BHK	320.11	36.80	22.38	9.25	388.54	427.40	Unsold
7	201	2nd Floor	2 BHK	527.24	-	21.63	11.94	560.81	616.89	Sold
8	202	2nd Floor	1 BHK	321.61	36.80	22.38	9.25	390.04	429.05	Unsold
9	203	2nd Floor	1 BHK	317.20	66.17	21.63	9.25	414.25	455.68	Unsold
10	204	2nd Floor	1 BHK	317.20	66.17	21.63	9.25	414.25	455.68	Unsold
11	205	2nd Floor	1 BHK	320.00	36.80	22.38	9.25	388.43	427.28	Unsold
12	206	2nd Floor	1 BHK	320.11	36.80	22.38	9.25	388.54	427.40	Unsold
13	301	3rd Floor	2 BHK	527.24	-	21.63	11.94	560.81	616.89	Unsold
14	302	3rd Floor	1 BHK	321.61	36.80	22.38	9.25	390.04	429.05	Unsold
15	303	3rd Floor	1 BHK	317.20	66.17	21.63	9.25	414.25	455.68	Unsold
16	304	3rd Floor	1 BHK	317.20	66.17	21.63	9.25	414.25	455.68	Unsold
17	305	3rd Floor	1 BHK	320.00	36.80	22.38	9.25	388.43	427.28	Unsold
18	306	3rd Floor	1 BHK	320.11	36.80	22.38	9.25	388.54	427.40	Unsold
19	401	4th Floor	2 BHK	527.24	-	21.63	11.94	560.81	616.89	Unsold
20	402	4th Floor	1 BHK	321.61	36.80	22.38	9.25	390.04	429.05	Landlord
21	403	4th Floor	1 BHK	317.20	66.17	21.63	9.25	414.25	455.68	Sold
22	404	4th Floor	1 BHK	317.20	66.17	21.63	9.25	414.25	455.68	Sold
23	405	4th Floor	1 BHK	320.00	36.80	22.38	9.25	388.43	427.28	Unsold
24	406	4th Floor	1 BHK	320.11	36.80	22.38	9.25	388.54	427.40	Unsold
25	501	5th Floor	2 BHK	527.24	-	21.63	11.94	560.81	616.89	Unsold
26	502	5th Floor	1 BHK	321.61	36.80	22.38	9.25	390.04	429.05	Sold
27	503	5th Floor	1 BHK	317.20	66.17	21.63	9.25	414.25	455.68	Unsold
28	504	5th Floor	1 BHK	317.20	66.17	21.63	9.25	414.25	455.68	Unsold
29	505	5th Floor	1 BHK	320.00	36.80	22.38	9.25	388.43	427.28	Unsold
30	506	5th Floor	1 BHK	320.11	36.80	22.38	9.25	388.54	427.40	Unsold
31	601	6th Floor	2 BHK	527.24	-	21.63	11.94	560.81	616.89	Unsold
32	602	6th Floor	1 BHK	321.61	36.80	22.38	9.25	390.04	429.05	Unsold
33	603	6th Floor	1 BHK	317.20	66.17	21.63	9.25	414.25	455.68	Unsold
34	604	6th Floor	1 BHK	317.20	66.17	21.63	9.25	414.25	455.68	Unsold
35	605	6th Floor	1 BHK	320.00	36.80	22.38	9.25	388.43	427.28	Landlord
36	606	6th Floor	1 BHK	320.11	36.80	22.38	9.25	388.54	427.40	Unsold
37	701	7th Floor	2 BHK	527.24	-	21.63	11.94	560.81	616.89	Unsold
38	702	7th Floor	1 BHK	321.61	36.80	22.38	9.25	390.04	429.05	Sold
39	703	7th Floor	1 BHK	317.20	66.17	21.63	9.25	414.25	455.68	Unsold
40	704	7th Floor	1 BHK	317.20	66.17	21.63	9.25	414.25	455.68	Landlord
41	705	7th Floor	1 BHK	320.00	36.80	22.38	9.25	388.43	427.28	Unsold
42	706	7th Floor	1 BHK	320.11	36.80	22.38	9.25	388.54	427.40	Unsold
43	801	8th Floor	2 BHK	527.24	-	21.63	11.94	560.81	616.89	Unsold
44	802	8th Floor	1 BHK	321.61	36.80	22.38	9.25	390.04	429.05	Sold
45	803	8th Floor	1 BHK	317.20	66.17	21.63	9.25	414.25	455.68	Sold

Sr. No.	Flat No.	Floor	Comp.	RERA Carpet Area in Sq. Ft.	Enclose Balcony Area in Sq. Ft.	Balcony Area in Sq. Ft.	Service Slab Area in Sq. Ft.	Total Carpet Area in Sq. Ft.	Built Up Area in Sq. Ft.	Sold / Unsold / Landlord Inventory
46	804	8th Floor	1 BHK	317.20	66.17	21.63	9.25	414.25	455.68	Unsold
47	805	8th Floor	1 BHK	320.00	36.80	22.38	9.25	388.43	427.28	Landlord
48	806	8th Floor	1 BHK	320.11	36.80	22.38	9.25	388.54	427.40	Unsold
49	901	9th Floor	2 BHK	527.24	-	21.63	11.94	560.81	616.89	Unsold
50	902	9th Floor	1 BHK	321.61	36.80	22.38	9.25	390.04	429.05	Landlord
51	903	9th Floor	1 BHK	317.20	66.17	21.63	9.25	414.25	455.68	Landlord
52	904	9th Floor	1 BHK	317.20	66.17	21.63	9.25	414.25	455.68	Unsold
53	905	9th Floor	1 BHK	320.00	36.80	22.38	9.25	388.43	427.28	Unsold
54	906	9th Floor	1 BHK	320.11	36.80	22.38	9.25	388.54	427.40	Unsold
55	1001	10th Floor	2 BHK	527.24	-	21.63	11.94	560.81	616.89	Landlord
56	1002	10th Floor	1 BHK	321.61	36.80	22.38	9.25	390.04	429.05	Unsold
57	1003	10th Floor	1 BHK	317.20	66.17	21.63	9.25	414.25	455.68	Unsold
58	1004	10th Floor	1 BHK	317.20	66.17	21.63	9.25	414.25	455.68	Landlord
59	1005	10th Floor	1 BHK	320.00	36.80	22.38	9.25	388.43	427.28	Unsold
60	1006	10th Floor	1 BHK	320.11	36.80	22.38	9.25	388.54	427.40	Unsold
61	1101	11th Floor	2 BHK	527.24	-	21.63	11.94	560.81	616.89	Unsold
62	1102	11th Floor	1 BHK	321.61	36.80	22.38	9.25	390.04	429.05	Unsold
63	1103	11th Floor	1 BHK	317.20	66.17	21.63	9.25	414.25	455.68	Unsold
64	1104	11th Floor	1 BHK	317.20	66.17	21.63	9.25	414.25	455.68	Unsold
65	1105	11th Floor	1 BHK	320.00	36.80	22.38	9.25	388.43	427.28	Unsold
66	1106	11th Floor	1 BHK	320.11	36.80	22.38	9.25	388.54	427.40	Landlord
67	1201	12th Floor	2 BHK	527.24	-	21.63	11.94	560.81	616.89	Unsold
68	1202	12th Floor	1 BHK	321.61	36.80	22.38	9.25	390.04	429.05	Unsold
69	1203	12th Floor	1 BHK	317.20	66.17	21.63	9.25	414.25	455.68	Unsold
70	1204	12th Floor	1 BHK	317.20	66.17	21.63	9.25	414.25	455.68	Unsold
71	1205	12th Floor	1 BHK	320.00	36.80	22.38	9.25	388.43	427.28	Unsold
72	1206	12th Floor	1 BHK	320.11	36.80	22.38	9.25	388.54	427.40	Unsold
73	1301	13th Floor	2 BHK	527.24	-	21.63	11.94	560.81	616.89	Unsold
74	1302	13th Floor	1 BHK	321.61	36.80	22.38	9.25	390.04	429.05	Unsold
75	1303	13th Floor	1 BHK	317.20	66.17	21.63	9.25	414.25	455.68	Landlord
76	1304	13th Floor	1 BHK	317.20	66.17	21.63	9.25	414.25	455.68	Unsold
77	1305	13th Floor	1 BHK	320.00	36.80	22.38	9.25	388.43	427.28	Unsold
78	1306	13th Floor	1 BHK	320.11	36.80	22.38	9.25	388.54	427.40	Unsold
79	1401	14th Floor	2 BHK	527.24	-	21.63	11.94	560.81	616.89	Unsold
80	1402	14th Floor	1 BHK	321.61	36.80	22.38	9.25	390.04	429.05	Landlord
81	1403	14th Floor	1 BHK	317.20	66.17	21.63	9.25	414.25	455.68	Unsold
82	1404	14th Floor	1 BHK	317.20	66.17	21.63	9.25	414.25	455.68	Landlord
83	1405	14th Floor	1 BHK	320.00	36.80	22.38	9.25	388.43	427.28	Unsold
84	1406	14th Floor	1 BHK	320.11	36.80	22.38	9.25	388.54	427.40	Unsold
TOTAL				29,727.04	3,398.43	1,848.25	814.91	35,788.63	39,367.50	-

Sale Building (Wing B):

Sr. No.	Flat No.	Floor	Comp.	RERA Carpet Area in Sq. Ft.	Enclose Balcony Area in Sq. Ft.	Balcony Area in Sq. Ft.	Service Slab Area in Sq. Ft.	Total Carpet Area in Sq. Ft.	Built Up Area in Sq. Ft.	Sold / Unsold / Landlord Inventory
1	101	1st Floor	1 BHK	319.03	36.80	22.38	9.25	387.46	426.21	Unsold
2	102	1st Floor	1 BHK	319.03	36.80	22.38	9.25	387.46	426.21	Unsold
3	103	1st Floor	1 BHK	321.51	36.80	22.38	8.72	389.40	428.34	Unsold
4	104	1st Floor	2 BHK	531.65	-	21.63	19.48	572.75	630.03	Unsold
5	105	1st Floor	1 BHK	319.14	36.80	22.38	9.90	388.22	427.04	Unsold
6	106	1st Floor	1 BHK	318.93	36.80	22.38	9.90	388.01	426.81	Unsold
7	201	2nd Floor	1 BHK	319.03	36.80	22.38	9.25	387.46	426.21	Unsold
8	202	2nd Floor	1 BHK	319.03	36.80	22.38	9.25	387.46	426.21	Unsold
9	203	2nd Floor	1 BHK	321.51	36.80	22.38	8.72	389.40	428.34	Unsold
10	204	2nd Floor	2 BHK	531.65	-	21.63	19.48	572.75	630.03	Unsold
11	205	2nd Floor	1 BHK	319.14	36.80	22.38	9.90	388.22	427.04	Unsold
12	206	2nd Floor	1 BHK	318.93	36.80	22.38	9.90	388.01	426.81	Unsold
13	301	3rd Floor	1 BHK	319.03	36.80	22.38	9.25	387.46	426.21	Unsold
14	302	3rd Floor	1 BHK	319.03	36.80	22.38	9.25	387.46	426.21	Sold
15	303	3rd Floor	1 BHK	321.51	36.80	22.38	8.72	389.40	428.34	Unsold
16	304	3rd Floor	2 BHK	531.65	-	21.63	19.48	572.75	630.03	Landlord
17	305	3rd Floor	1 BHK	319.14	36.80	22.38	9.90	388.22	427.04	Unsold
18	306	3rd Floor	1 BHK	318.93	36.80	22.38	9.90	388.01	426.81	Unsold
19	401	4th Floor	1 BHK	319.03	36.80	22.38	9.25	387.46	426.21	Unsold
20	402	4th Floor	1 BHK	319.03	36.80	22.38	9.25	387.46	426.21	Unsold
21	403	4th Floor	1 BHK	321.51	36.80	22.38	8.72	389.40	428.34	Unsold
22	404	4th Floor	2 BHK	531.65	-	21.63	19.48	572.75	630.03	Unsold
23	405	4th Floor	1 BHK	319.14	36.80	22.38	9.90	388.22	427.04	Unsold
24	406	4th Floor	1 BHK	318.93	36.80	22.38	9.90	388.01	426.81	Landlord
25	501	5th Floor	1 BHK	319.03	36.80	22.38	9.25	387.46	426.21	Unsold
26	502	5th Floor	1 BHK	319.03	36.80	22.38	9.25	387.46	426.21	Unsold
27	503	5th Floor	1 BHK	321.51	36.80	22.38	8.72	389.40	428.34	Unsold
28	504	5th Floor	2 BHK	531.65	-	21.63	19.48	572.75	630.03	Unsold
29	505	5th Floor	1 BHK	319.14	36.80	22.38	9.90	388.22	427.04	Unsold
30	506	5th Floor	1 BHK	318.93	36.80	22.38	9.90	388.01	426.81	Landlord
31	601	6th Floor	1 BHK	319.03	36.80	22.38	9.25	387.46	426.21	Unsold
32	602	6th Floor	1 BHK	319.03	36.80	22.38	9.25	387.46	426.21	Sold
33	603	6th Floor	1 BHK	321.51	36.80	22.38	8.72	389.40	428.34	Unsold
34	604	6th Floor	2 BHK	531.65	-	21.63	19.48	572.75	630.03	Landlord
35	605	6th Floor	1 BHK	319.14	36.80	22.38	9.90	388.22	427.04	Unsold
36	606	6th Floor	1 BHK	318.93	36.80	22.38	9.90	388.01	426.81	Unsold
37	701	7th Floor	1 BHK	319.03	36.80	22.38	9.25	387.46	426.21	Unsold
38	702	7th Floor	1 BHK	319.03	36.80	22.38	9.25	387.46	426.21	Sold
39	703	7th Floor	1 BHK	321.51	36.80	22.38	8.72	389.40	428.34	Unsold
40	704	7th Floor	2 BHK	531.65	-	21.63	19.48	572.75	630.03	Unsold
41	705	7th Floor	1 BHK	319.14	36.80	22.38	9.90	388.22	427.04	Landlord
42	706	7th Floor	1 BHK	318.93	36.80	22.38	9.90	388.01	426.81	Unsold
43	801	8th Floor	1 BHK	319.03	36.80	22.38	9.25	387.46	426.21	Unsold
44	802	8th Floor	1 BHK	319.03	36.80	22.38	9.25	387.46	426.21	Unsold
45	803	8th Floor	1 BHK	321.51	36.80	22.38	8.72	389.40	428.34	Landlord
46	804	8th Floor	2 BHK	531.65	-	21.63	19.48	572.75	630.03	Unsold
47	805	8th Floor	1 BHK	319.14	36.80	22.38	9.90	388.22	427.04	Unsold

Sr. No.	Flat No.	Floor	Comp.	RERA Carpet Area in Sq. Ft.	Enclose Balcony Area in Sq. Ft.	Balcony Area in Sq. Ft.	Service Slab Area in Sq. Ft.	Total Carpet Area in Sq. Ft.	Built Up Area in Sq. Ft.	Sold / Unsold / Landlord Inventory
48	806	8th Floor	1 BHK	318.93	36.80	22.38	9.90	388.01	426.81	Unsold
49	901	9th Floor	1 BHK	319.03	36.80	22.38	9.25	387.46	426.21	Unsold
50	902	9th Floor	1 BHK	319.03	36.80	22.38	9.25	387.46	426.21	Unsold
51	903	9th Floor	1 BHK	321.51	36.80	22.38	8.72	389.40	428.34	Unsold
52	904	9th Floor	2 BHK	531.65	-	21.63	19.48	572.75	630.03	Unsold
53	905	9th Floor	1 BHK	319.14	36.80	22.38	9.90	388.22	427.04	Unsold
54	906	9th Floor	1 BHK	318.93	36.80	22.38	9.90	388.01	426.81	Unsold
55	1001	10th Floor	1 BHK	319.03	36.80	22.38	9.25	387.46	426.21	Unsold
56	1002	10th Floor	1 BHK	319.03	36.80	22.38	9.25	387.46	426.21	Unsold
57	1003	10th Floor	1 BHK	321.51	36.80	22.38	8.72	389.40	428.34	Unsold
58	1004	10th Floor	2 BHK	531.65	-	21.63	19.48	572.75	630.03	Unsold
59	1005	10th Floor	1 BHK	319.14	36.80	22.38	9.90	388.22	427.04	Landlord
60	1006	10th Floor	1 BHK	318.93	36.80	22.38	9.90	388.01	426.81	Unsold
61	1101	11th Floor	1 BHK	319.03	36.80	22.38	9.25	387.46	426.21	Unsold
62	1102	11th Floor	1 BHK	319.03	36.80	22.38	9.25	387.46	426.21	Unsold
63	1103	11th Floor	1 BHK	321.51	36.80	22.38	8.72	389.40	428.34	Unsold
64	1104	11th Floor	2 BHK	531.65	-	21.63	19.48	572.75	630.03	Unsold
65	1105	11th Floor	1 BHK	319.14	36.80	22.38	9.90	388.22	427.04	Unsold
66	1106	11th Floor	1 BHK	318.93	36.80	22.38	9.90	388.01	426.81	Unsold
67	1201	12th Floor	1 BHK	319.03	36.80	22.38	9.25	387.46	426.21	Unsold
68	1202	12th Floor	1 BHK	319.03	36.80	22.38	9.25	387.46	426.21	Unsold
69	1203	12th Floor	1 BHK	321.51	36.80	22.38	8.72	389.40	428.34	Unsold
70	1204	12th Floor	2 BHK	531.65	-	21.63	19.48	572.75	630.03	Unsold
71	1205	12th Floor	1 BHK	319.14	36.80	22.38	9.90	388.22	427.04	Unsold
72	1206	12th Floor	1 BHK	318.93	36.80	22.38	9.90	388.01	426.81	Unsold
73	1301	13th Floor	1 BHK	319.03	36.80	22.38	9.25	387.46	426.21	Unsold
74	1302	13th Floor	1 BHK	319.03	36.80	22.38	9.25	387.46	426.21	Unsold
75	1303	13th Floor	1 BHK	321.51	36.80	22.38	8.72	389.40	428.34	Unsold
76	1304	13th Floor	2 BHK	531.65	-	21.63	19.48	572.75	630.03	Unsold
77	1305	13th Floor	1 BHK	319.14	36.80	22.38	9.90	388.22	427.04	Unsold
78	1306	13th Floor	1 BHK	318.93	36.80	22.38	9.90	388.01	426.81	Unsold
79	1401	14th Floor	1 BHK	319.03	36.80	22.38	9.25	387.46	426.21	Unsold
80	1402	14th Floor	1 BHK	319.03	36.80	22.38	9.25	387.46	426.21	Unsold
81	1403	14th Floor	1 BHK	321.51	36.80	22.38	8.72	389.40	428.34	Unsold
82	1404	14th Floor	2 BHK	531.65	-	21.63	19.48	572.75	630.03	Landlord
83	1405	14th Floor	1 BHK	319.14	36.80	22.38	9.90	388.22	427.04	Unsold
84	1406	14th Floor	1 BHK	318.93	36.80	22.38	9.90	388.01	426.81	Unsold
TOTAL				29,810.06	2,575.93	1,869.36	930.92	35,186.27	38,704.90	

Unsold Flats Inventory**Sale Building (Wing A):**

Sr. No.	Flat No.	Floor	Comp.	Total Carpet Area in Sq. Ft.	Built Up Area in Sq. Ft.	Rate / Sq. Ft. on Carpet Area	Value in ₹
1	101	1st Floor	2 BHK	560.81	616.89	8,500.00	44,81,540.00
2	102	1st Floor	1 BHK	390.04	429.05	8,500.00	27,33,685.00
3	103	1st Floor	1 BHK	414.25	455.68	8,500.00	26,96,200.00
4	104	1st Floor	1 BHK	414.25	455.68	8,500.00	26,96,200.00
5	105	1st Floor	1 BHK	388.43	427.28	8,500.00	27,20,000.00
6	106	1st Floor	1 BHK	388.54	427.40	8,500.00	27,20,935.00
7	202	2nd Floor	1 BHK	390.04	429.05	8,500.00	27,33,685.00
8	203	2nd Floor	1 BHK	414.25	455.68	8,500.00	26,96,200.00
9	204	2nd Floor	1 BHK	414.25	455.68	8,500.00	26,96,200.00
10	205	2nd Floor	1 BHK	388.43	427.28	8,500.00	27,20,000.00
11	206	2nd Floor	1 BHK	388.54	427.40	8,500.00	27,20,935.00
12	301	3rd Floor	2 BHK	560.81	616.89	8,500.00	44,81,540.00
13	302	3rd Floor	1 BHK	390.04	429.05	8,500.00	27,33,685.00
14	303	3rd Floor	1 BHK	414.25	455.68	8,500.00	26,96,200.00
15	304	3rd Floor	1 BHK	414.25	455.68	8,500.00	26,96,200.00
16	305	3rd Floor	1 BHK	388.43	427.28	8,500.00	27,20,000.00
17	306	3rd Floor	1 BHK	388.54	427.40	8,500.00	27,20,935.00
18	401	4th Floor	2 BHK	560.81	616.89	8,500.00	44,81,540.00
19	405	4th Floor	1 BHK	388.43	427.28	8,500.00	27,20,000.00
20	406	4th Floor	1 BHK	388.54	427.40	8,500.00	27,20,935.00
21	501	5th Floor	2 BHK	560.81	616.89	8,500.00	44,81,540.00
22	503	5th Floor	1 BHK	414.25	455.68	8,500.00	26,96,200.00
23	504	5th Floor	1 BHK	414.25	455.68	8,500.00	26,96,200.00
24	505	5th Floor	1 BHK	388.43	427.28	8,500.00	27,20,000.00
25	506	5th Floor	1 BHK	388.54	427.40	8,500.00	27,20,935.00
26	601	6th Floor	2 BHK	560.81	616.89	8,500.00	44,81,540.00
27	602	6th Floor	1 BHK	390.04	429.05	8,500.00	27,33,685.00
28	603	6th Floor	1 BHK	414.25	455.68	8,500.00	26,96,200.00
29	604	6th Floor	1 BHK	414.25	455.68	8,500.00	26,96,200.00
30	606	6th Floor	1 BHK	388.54	427.40	8,500.00	27,20,935.00
31	701	7th Floor	2 BHK	560.81	616.89	8,500.00	44,81,540.00
32	703	7th Floor	1 BHK	414.25	455.68	8,500.00	26,96,200.00
33	705	7th Floor	1 BHK	388.43	427.28	8,500.00	27,20,000.00
34	706	7th Floor	1 BHK	388.54	427.40	8,500.00	27,20,935.00
35	801	8th Floor	2 BHK	560.81	616.89	8,500.00	44,81,540.00
36	804	8th Floor	1 BHK	414.25	455.68	8,500.00	26,96,200.00
37	806	8th Floor	1 BHK	388.54	427.40	8,500.00	27,20,935.00
38	901	9th Floor	2 BHK	560.81	616.89	8,500.00	44,81,540.00
39	904	9th Floor	1 BHK	414.25	455.68	8,500.00	26,96,200.00
40	905	9th Floor	1 BHK	388.43	427.28	8,500.00	27,20,000.00
41	906	9th Floor	1 BHK	388.54	427.40	8,500.00	27,20,935.00
42	1002	10th Floor	1 BHK	390.04	429.05	8,500.00	27,33,685.00
43	1003	10th Floor	1 BHK	414.25	455.68	8,500.00	26,96,200.00
44	1005	10th Floor	1 BHK	388.43	427.28	8,500.00	27,20,000.00
45	1006	10th Floor	1 BHK	388.54	427.40	8,500.00	27,20,935.00
46	1101	11th Floor	2 BHK	560.81	616.89	8,500.00	44,81,540.00
47	1102	11th Floor	1 BHK	390.04	429.05	8,500.00	27,33,685.00

Sr. No.	Flat No.	Floor	Comp.	Total Carpet Area in Sq. Ft.	Built Up Area in Sq. Ft.	Rate / Sq. Ft. on Carpet Area	Value in ₹
48	1103	11th Floor	1 BHK	414.25	455.68	8,500.00	26,96,200.00
49	1104	11th Floor	1 BHK	414.25	455.68	8,500.00	26,96,200.00
50	1105	11th Floor	1 BHK	388.43	427.28	8,500.00	27,20,000.00
51	1201	12th Floor	2 BHK	560.81	616.89	8,500.00	44,81,540.00
52	1202	12th Floor	1 BHK	390.04	429.05	8,500.00	27,33,685.00
53	1203	12th Floor	1 BHK	414.25	455.68	8,500.00	26,96,200.00
54	1204	12th Floor	1 BHK	414.25	455.68	8,500.00	26,96,200.00
55	1205	12th Floor	1 BHK	388.43	427.28	8,500.00	27,20,000.00
56	1206	12th Floor	1 BHK	388.54	427.40	8,500.00	27,20,935.00
57	1301	13th Floor	2 BHK	560.81	616.89	8,500.00	44,81,540.00
58	1302	13th Floor	1 BHK	390.04	429.05	8,500.00	27,33,685.00
59	1304	13th Floor	1 BHK	414.25	455.68	8,500.00	26,96,200.00
60	1305	13th Floor	1 BHK	388.43	427.28	8,500.00	27,20,000.00
61	1306	13th Floor	1 BHK	388.54	427.40	8,500.00	27,20,935.00
62	1401	14th Floor	2 BHK	560.81	616.89	8,500.00	44,81,540.00
63	1403	14th Floor	1 BHK	414.25	455.68	8,500.00	26,96,200.00
64	1405	14th Floor	1 BHK	388.43	427.28	8,500.00	27,20,000.00
65	1406	14th Floor	1 BHK	388.54	427.40	8,500.00	27,20,935.00
TOTAL				27,847.33	30,632.07		19,75,84,115.00

Sale Building (Wing B):

Sr. No.	Flat No.	Floor	Comp.	Total Carpet Area in Sq. Ft.	Built Up Area in Sq. Ft.	Rate / Sq. Ft. on Carpet Area	Value in ₹
1	101	1st Floor	1 BHK	387.46	426.21	8,500.00	32,93,427.00
2	102	1st Floor	1 BHK	387.46	426.21	8,500.00	32,93,427.00
3	103	1st Floor	1 BHK	389.40	428.34	8,500.00	33,09,934.00
4	104	1st Floor	2 BHK	572.75	630.03	8,500.00	48,68,383.50
5	105	1st Floor	1 BHK	388.22	427.04	8,500.00	32,99,853.00
6	106	1st Floor	1 BHK	388.01	426.81	8,500.00	32,98,068.00
7	201	2nd Floor	1 BHK	387.46	426.21	8,500.00	32,93,427.00
8	202	2nd Floor	1 BHK	387.46	426.21	8,500.00	32,93,427.00
9	203	2nd Floor	1 BHK	389.40	428.34	8,500.00	33,09,934.00
10	204	2nd Floor	2 BHK	572.75	630.03	8,500.00	48,68,383.50
11	205	2nd Floor	1 BHK	388.22	427.04	8,500.00	32,99,853.00
12	206	2nd Floor	1 BHK	388.01	426.81	8,500.00	32,98,068.00
13	301	3rd Floor	1 BHK	387.46	426.21	8,500.00	32,93,427.00
14	303	3rd Floor	1 BHK	389.40	428.34	8,500.00	33,09,934.00
15	305	3rd Floor	1 BHK	388.22	427.04	8,500.00	32,99,853.00
16	306	3rd Floor	1 BHK	388.01	426.81	8,500.00	32,98,068.00
17	401	4th Floor	1 BHK	387.46	426.21	8,500.00	32,93,427.00
18	402	4th Floor	1 BHK	387.46	426.21	8,500.00	32,93,427.00
19	403	4th Floor	1 BHK	389.40	428.34	8,500.00	33,09,934.00
20	404	4th Floor	2 BHK	572.75	630.03	8,500.00	48,68,383.50
21	405	4th Floor	1 BHK	388.22	427.04	8,500.00	32,99,853.00
22	501	5th Floor	1 BHK	387.46	426.21	8,500.00	32,93,427.00
23	502	5th Floor	1 BHK	387.46	426.21	8,500.00	32,93,427.00
24	503	5th Floor	1 BHK	389.40	428.34	8,500.00	33,09,934.00
25	504	5th Floor	2 BHK	572.75	630.03	8,500.00	48,68,383.50
26	505	5th Floor	1 BHK	388.22	427.04	8,500.00	32,99,853.00
27	601	6th Floor	1 BHK	387.46	426.21	8,500.00	32,93,427.00

Sr. No.	Flat No.	Floor	Comp.	Total Carpet Area in Sq. Ft.	Built Up Area in Sq. Ft.	Rate / Sq. Ft. on Carpet Area	Value in ₹
28	603	6th Floor	1 BHK	389.40	428.34	8,500.00	33,09,934.00
29	605	6th Floor	1 BHK	388.22	427.04	8,500.00	32,99,853.00
30	606	6th Floor	1 BHK	388.01	426.81	8,500.00	32,98,068.00
31	701	7th Floor	1 BHK	387.46	426.21	8,500.00	32,93,427.00
32	703	7th Floor	1 BHK	389.40	428.34	8,500.00	33,09,934.00
33	704	7th Floor	2 BHK	572.75	630.03	8,500.00	48,68,383.50
34	706	7th Floor	1 BHK	388.01	426.81	8,500.00	32,98,068.00
35	801	8th Floor	1 BHK	387.46	426.21	8,500.00	32,93,427.00
36	802	8th Floor	1 BHK	387.46	426.21	8,500.00	32,93,427.00
37	804	8th Floor	2 BHK	572.75	630.03	8,500.00	48,68,383.50
38	805	8th Floor	1 BHK	388.22	427.04	8,500.00	32,99,853.00
39	806	8th Floor	1 BHK	388.01	426.81	8,500.00	32,98,068.00
40	901	9th Floor	1 BHK	387.46	426.21	8,500.00	32,93,427.00
41	902	9th Floor	1 BHK	387.46	426.21	8,500.00	32,93,427.00
42	903	9th Floor	1 BHK	389.40	428.34	8,500.00	33,09,934.00
43	904	9th Floor	2 BHK	572.75	630.03	8,500.00	48,68,383.50
44	905	9th Floor	1 BHK	388.22	427.04	8,500.00	32,99,853.00
45	906	9th Floor	1 BHK	388.01	426.81	8,500.00	32,98,068.00
46	1001	10th Floor	1 BHK	387.46	426.21	8,500.00	32,93,427.00
47	1002	10th Floor	1 BHK	387.46	426.21	8,500.00	32,93,427.00
48	1003	10th Floor	1 BHK	389.40	428.34	8,500.00	33,09,934.00
49	1004	10th Floor	2 BHK	572.75	630.03	8,500.00	48,68,383.50
50	1006	10th Floor	1 BHK	388.01	426.81	8,500.00	32,98,068.00
51	1101	11th Floor	1 BHK	387.46	426.21	8,500.00	32,93,427.00
52	1102	11th Floor	1 BHK	387.46	426.21	8,500.00	32,93,427.00
53	1103	11th Floor	1 BHK	389.40	428.34	8,500.00	33,09,934.00
54	1104	11th Floor	2 BHK	572.75	630.03	8,500.00	48,68,383.50
55	1105	11th Floor	1 BHK	388.22	427.04	8,500.00	32,99,853.00
56	1106	11th Floor	1 BHK	388.01	426.81	8,500.00	32,98,068.00
57	1201	12th Floor	1 BHK	387.46	426.21	8,500.00	32,93,427.00
58	1202	12th Floor	1 BHK	387.46	426.21	8,500.00	32,93,427.00
59	1203	12th Floor	1 BHK	389.40	428.34	8,500.00	33,09,934.00
60	1204	12th Floor	2 BHK	572.75	630.03	8,500.00	48,68,383.50
61	1205	12th Floor	1 BHK	388.22	427.04	8,500.00	32,99,853.00
62	1206	12th Floor	1 BHK	388.01	426.81	8,500.00	32,98,068.00
63	1301	13th Floor	1 BHK	387.46	426.21	8,500.00	32,93,427.00
64	1302	13th Floor	1 BHK	387.46	426.21	8,500.00	32,93,427.00
65	1303	13th Floor	1 BHK	389.40	428.34	8,500.00	33,09,934.00
66	1304	13th Floor	2 BHK	572.75	630.03	8,500.00	48,68,383.50
67	1305	13th Floor	1 BHK	388.22	427.04	8,500.00	32,99,853.00
68	1306	13th Floor	1 BHK	388.01	426.81	8,500.00	32,98,068.00
69	1401	14th Floor	1 BHK	387.46	426.21	8,500.00	32,93,427.00
70	1402	14th Floor	1 BHK	387.46	426.21	8,500.00	32,93,427.00
71	1403	14th Floor	1 BHK	389.40	428.34	8,500.00	33,09,934.00
72	1405	14th Floor	1 BHK	388.22	427.04	8,500.00	32,99,853.00
73	1406	14th Floor	1 BHK	388.01	426.81	8,500.00	32,98,068.00
TOTAL				30,363.78	33,400.15		25,80,92,087.50

Sold Flats Inventory**Sale Building (Wing A):**

Sr. No.	Flat No.	Floor	Comp.	Total Carpet Area in Sq. Ft.	Built Up Area in Sq. Ft.	Rate per Sq. Ft.	Agreement Value in ₹	Received Amount in ₹	Receivable Amount in ₹
1	201	2nd Floor	2 BHK	560.81	616.89	8,575.01	48,08,945.00	2,00,000.00	46,08,945.00
2	403	4th Floor	1 BHK	414.25	455.68	6,861.97	28,42,592.00	3,42,592.00	25,00,000.00
3	404	4th Floor	1 BHK	414.25	455.68	8,609.94	35,66,693.00	1,70,000.00	33,96,693.00
4	502	5th Floor	1 BHK	390.04	429.05	6,879.76	26,83,395.00	51,000.00	26,32,395.00
5	702	7th Floor	1 BHK	390.04	429.05	8,674.96	33,83,597.00	1,10,000.00	32,73,597.00
6	802	8th Floor	1 BHK	390.04	429.05	6,861.76	26,76,375.00	50,000.00	26,26,375.00
7	803	8th Floor	1 BHK	414.25	455.68	6,940.20	28,75,000.00	50,000.00	28,25,000.00
TOTAL				2,973.69	3,271.06		2,28,36,597.00	9,73,592.00	2,18,63,005.00

Sale Building (Wing B):

Sr. No.	Flat No.	Floor	Comp.	Total Carpet Area in Sq. Ft.	Built Up Area in Sq. Ft.	Rate per Sq. Ft.	Agreement Value in ₹	Received Amount in ₹	Receivable Amount in ₹
1	302	3rd Floor	1 BHK	387.46	426.21	10,505.37	33,51,529.00	1,91,000.00	31,60,529.00
2	602	6th Floor	1 BHK	387.46	426.21	10,529.66	33,59,278.00	1,91,000.00	31,68,278.00
3	702	7th Floor	1 BHK	387.46	426.21	8,022.36	25,59,375.00	1,01,000.00	24,58,375.00
TOTAL				1,162.39	1,278.62		92,70,182.00	4,83,000.00	87,87,182.00

Landlord's Flats Inventory**Sale Building (Wing A):**

Sr. No.	Flat No.	Floor	Comp.	Total Carpet Area in Sq. Ft.	Built Up Area in Sq. Ft.
1	402	4th Floor	1 BHK	390.04	429.05
2	605	6th Floor	1 BHK	388.43	427.28
3	704	7th Floor	1 BHK	414.25	455.68
4	805	8th Floor	1 BHK	388.43	427.28
5	902	9th Floor	1 BHK	390.04	429.05
6	903	9th Floor	1 BHK	414.25	455.68
7	1001	10th Floor	2 BHK	560.81	616.89
8	1004	10th Floor	1 BHK	414.25	455.68
9	1106	11th Floor	1 BHK	388.54	427.40
10	1303	13th Floor	1 BHK	414.25	455.68
11	1402	14th Floor	1 BHK	390.04	429.05
12	1404	14th Floor	1 BHK	414.25	455.68
TOTAL				4,967.61	5,464.37

Sale Building (Wing B):

Sr. No.	Flat No.	Floor	Comp.	Total Carpet Area in Sq. Ft.	Built Up Area in Sq. Ft.
1	304	3rd Floor	2 BHK	572.75	630.03
2	406	4th Floor	1 BHK	388.01	426.81
3	506	5th Floor	1 BHK	388.01	426.81
4	604	6th Floor	2 BHK	572.75	630.03
5	705	7th Floor	1 BHK	388.22	427.04
6	803	8th Floor	1 BHK	389.40	428.34
7	1005	10th Floor	1 BHK	388.22	427.04
8	1404	14th Floor	2 BHK	572.75	630.03
TOTAL				3,660.11	4,026.12

TOTAL SUMMARY

Particulars	No. of Units	Total Carpet Area in Sq. Ft.	Rate in ₹	Market Value in ₹	Received Amount in ₹	Receivable Amount in ₹
Unsold Flats of Wing A	65.00	27,847.33	8,500.00	23,67,02,339.00	-	-
Unsold Flats of Wing B	73.00	30,363.78	8,500.00	25,80,92,088.00	-	-
Sold Flats of Wing A	7.00	2,973.69	-	2,28,36,597.00	9,73,592.00	2,18,63,005.00
Sold Flats of Wing B	3.00	1,162.39	-	92,70,182.00	4,83,000.00	87,87,182.00
Landlord's Flats of Wing A	12.00	4,967.61	-	-	-	-
Landlord's Flats of Wing B	8.00	3,660.11	-	-	-	-
Total	168.00	70,974.90		52,69,01,206.00	14,56,592.00	3,06,50,187.00
Total Income from Sale in Cr.				52.69	0.15	3.07

COST OF PROJECT

Project expenses	Incurred Cost in ₹ Cr.	To be Incurred Cost in ₹ Cr.	Total (₹ in Cr.)
Land & Stamp Duty Cost	0.48	-	0.48
Construction Cost of Sale Building	9.53	20.87	30.40
Approval Cost of Fungible Cost & Development charges	0.74	3.26	4.00
Architect Cost, RCC & other Professional fees			1.52
Administrative Expenses	0.81	4.11	1.82
Marketing Expenses			1.58
Interest Cost	-	4.41	4.41
Contingency Cost	-	0.91	0.91
TOTAL COST	11.56	33.56	45.12

➤ Land Cost:

As per Present Ready Reckoner rate the Project Land Value is ₹ 0.89 Cr. considering Land Rate @ ₹ 660.00 per Sq. M. & Net Plot Area of 13,472.00 Sq. M.

As per document purchase cost of land & stamp duty cost is ₹ 48,31,460.00 i.e., ₹ 0.48 Cr. which is 1.07% of Total Project Cost.



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Sr. No.	Date	Document Name	Description	Total Cost in ₹	Incurred Cost in ₹
1	29/01/2011	Developer Agreement	Stamp Duty	48,00,000.00	48,00,000.00
2			Reg. Fees	30,000.00	30,000.00
3				1,460.00	1,460.00
TOTAL				48,31,460.00	48,31,460.00

➤ **Building Cost of Construction for Sale Building:**

Total Construction Area of Sale Building = 11,053.09 Sq. M. i.e., 1,18,975.46 Sq. Ft.

Total estimated cost for construction of Building (includes cost of RCC work, manpower, lift, material, painting, finishing work, site development, etc.) is ₹27,63,27,250.00 i.e., ₹27.63 Cr. which comes ₹25,000.00 per Sq. M. on construction area for building, deep excavation & piling cost is ₹2,76,32,725.00 i.e., ₹2.76 Cr. which comes 10% of cost of construction.

Hence, total construction cost (Cost of construction of building + Cost of Deep Excavation Cost) (₹27,63,27,250.00 + ₹2,76,32,725.00) = ₹30,39,59,975.00 i.e., ₹30.40 Cr.

The total construction area is 11,053.09 Sq. M. i.e., 1,18,975.46 Sq. Ft., projected cost of ₹30.40 Cr is 67.36% of total project cost

VCIPL opinion the construction cost of 25,000/- Per Sq. M. which is in line with Market-Trend.

Particulars	Rate per Sq. Ft
Excavation Work	1,500.00
Total RCC Work	12,000.00
Final Finishing Work	6,000.00
Other Work	5,500.00
Cost of Construction	25,000.00
Deep Excavation & Piling Cost	10% of Cost of Construction

➤ **Approval Charges:**

The Total Approval Cost (Fungible Cost & Development Cess Premium Cost) as per architect letter will be ₹3,99,79,757.00 i.e., ₹4.00 Cr. which is 8.86% of Total Project Cost.

As per receipt received from KDMC Authority.

Sr. No.	Particulars	Estimated Cost in ₹
1	1 st Installment Payment	1,94,85,955.00
2	2 nd Installment Payment	1,07,02,272.00
3	3 rd Installment Payment	97,91,530.00
Total Estimated Approval Cost		3,99,79,757.00

➤ **Architect Cost, RCC & Other Professional Charges:**

The total Architect charges of ₹1,51,97,999.00 i.e., ₹1.52 Cr. is 5.0% of total construction cost building & it is line up with Market trend.

The professional charge consists of Architect & Legal which in market is in the range of 2% - 5% of Total Construction cost of the project.

➤ **Administrative Expenses:**

Salaries, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), cost of machineries and equipment including its hire and maintenance cost, consumables etc. All costs directly incurred to complete the construction of the entire phase of the project registered is estimated 6% of total construction cost Building which comes to ₹1,82,37,599.00 i.e., ₹1.82 Cr.

The admin charges which in market is in the range of 4% - 6% of Total Construction cost of the project.



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➤ **Marketing Expenses:**

Marketing costs directly incurred to complete the construction of the entire phase of the project registered is estimated at 3% of total Sale income from the project which comes to ₹ 1,58,07,036.00 i.e., ₹ 1.58 Cr.

The marketing charge consists of brokerage & commission which in market is in the range of 1% - 3% of Total Sale income of the property.

➤ **Interest Costs:**

The Interest cost for the term loan is ₹ 4,41,00,000.00 i.e., ₹ 4.41 Cr., which is 9.77% of total project cost.

As per information provided by the client.

➤ **Contingency Costs:**

The contingency charges estimated at 3% of total cost of construction which comes to ₹ 91,18,799.00 i.e., ₹ 0.91 Cr.

PROFIT FROM THE PROJECT:

Particulars	Amount (₹ in Cr.)
Gross Estimated Revenue	52.69
Less: Total projected Expenses	45.12
Estimated Surplus	7.57
Project Cost and Developer Profit	
Developer Profit @ 30% of estimated surplus	2.27
Net Surplus (3-4)	5.30
PV (discounted @ 8% for 4 years)	Rs. 3.89
Add:	
Expenses already incurred as on date (As per the certified Trial Balance Sheet of the project)	11.56
Less:	0.15
Present Value of the project potential/ Land Value as on Date	Rs. 15.31
The realizable value of the property	Rs. 13.78
Distress value of the property	Rs. 12.25

Actual Site Photographs



Actual Site Photographs



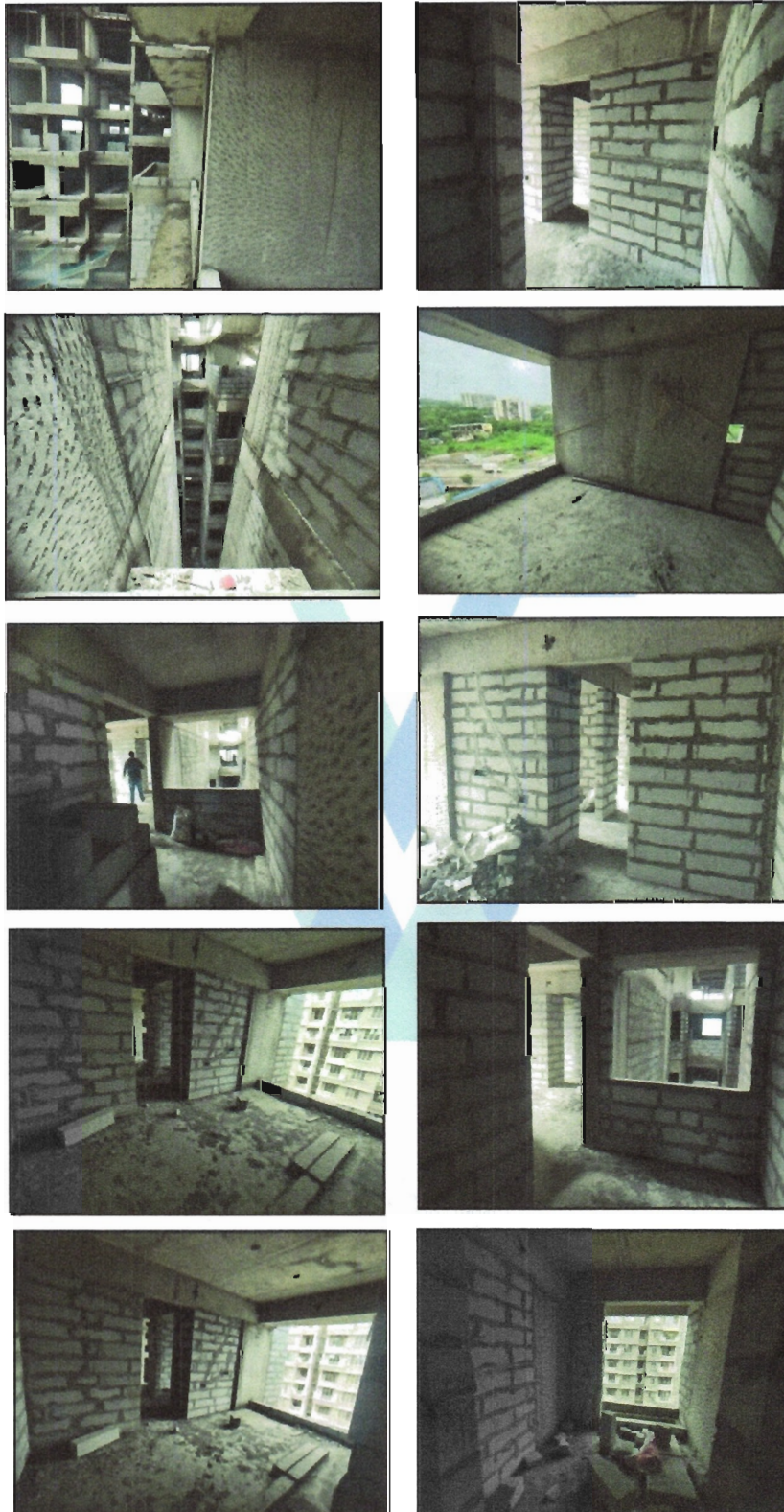
Actual Site Photographs



Actual Site Photographs



Actual Site Photographs



Actual Site Photographs



Route Map of the property


Site u/r



Latitude Longitude: 19°16'02.0"N 73°10'00.5"E


Note: The Blue line shows the route to site from nearest railway station (Ambivli – 850 M.)

Ready Reckoner 2024 – 2025



Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



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

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[Valuation Guidelines | User Manual](#)

Year 2024-2025 Language English

Selected District Thane

Select Taluka Kalyan

Select Village Vadavali (bu.)

Vibhag Number **2**

Assesment Type	Assesment Range	Rate Rs/-	Unit
जिरायत शेत जमीन	0-1.25	238000	हेक्टर
जिरायत शेत जमीन	1.26-2.50	266100	हेक्टर
जिरायत शेत जमीन	2.51-5.00	302000	हेक्टर
जिरायत शेत जमीन	5.01-7.50	383700	हेक्टर
जिरायत शेत जमीन	7.51-10.00	427400	हेक्टर
जिरायत शेत जमीन	10.01-12.50	480800	हेक्टर
जिरायत शेत जमीन	12.51-च्या पुढे	547500	हेक्टर
निवासी	0-0.00	23800	चौरस मीटर
		12	

Assesment Type	Assesment Range	Rate Rs/-	Unit
दुकाने	0-0	33600	चौरस मीटर
कार्यालये	0-0	29000	चौरस मीटर
गावठागातील मिळकती	0-0.00	660	चौरस मीटर
ह्यायवेवरील जमिनी	0-0	580	चौरस मीटर
बिनशेती जमिनी/भूखंड	0-0	490	चौरस मीटर
औद्योगिक बिनशेती जमिनी	0-0.00	510	चौरस मीटर
		12	

Registered Sales Instances

878971 19-05-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. कल्याण 2 दस्त क्रमांक : 8789/2024 नोंदणी : Regn:63m
गावाचे नाव : वडवली		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	4114054	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2437884	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवलीइतर वर्णन : इतर माहिती: इतर माहिती: कल्याण डोंबिवली महानगर पालिका हद्दीतील मौजे वडवली ता. कल्याण येथील स.नं. 19 हिस्सा नं.6 व स.नं. 19 हिस्सा नं. 7/अ या मिळकतीत मंगेशी ज्युपिटर या बिल्डिंग/कॉम्प्लेक्स मधील ए विंग आठवा मजला सदनिका क्र. 810 क्षेत्र 44.53 चौ.मीटर कारपेट अशी मिळकतीबाबतचे करारनामा((Survey Number : स.नं. १९ हिस्सा नं.६ व स.नं. १९ हिस्सा नं. ७/अ :))	
(5) क्षेत्रफळ	44.53 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव.-मे. मंगेशी कन्स्ट्रक्शन तर्फे प्रोप्रायटर श्री मंगेश दशरथ गायकर यांचे मार्फत कु. मु. धारक श्री प्रकाश किसन कर्डिले -- वय:-49 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: रा. मंगेशी सहारा विंग ए/५ तळमजला छत्री बंगल्याजवळ चिकणधर कल्याण (प) ता. कल्याण ठाणे, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, THANE. पिन कोड:-421301 पॅन नं:-AFAPG5995H	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव.-अंकित संजय उपाध्याय -- वय:-25; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: रा. १०३४, पंचशील नगर एच.एन. रोड जवळ मिश्रा फ्लोअर मिल आबिवली (पु) ता. कल्याण जि ठाणे, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-421102 पॅन नं:-AKIPU4328H 2): नाव.-प्रियांशु जोगेन्द्रप्रसाद सिंह -- वय:-25; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: रा.लाल बहादूर शास्त्री नगर एच एन गाल्गेवाव रोड अष्टांग कॉम्प्लेक्स जवळ मोहने कल्याण (प) ता. कल्याण ठाणे, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-421102 पॅन नं:-LTYP56941Q	
(9) दस्तऐवज करून दिल्याचा दिनांक	30/04/2024	
(10) दस्त नोंदणी केल्याचा दिनांक	30/04/2024	
(11) अनुक्रमांक,खंड व पृष्ठ	8789/2024	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	288000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate / Sq. Ft. on Carpet Area
8789/2024	30/04/2024	41,14,054.00	44.53	479.32	8,583.00

Registered Sales Instances

1110271	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. कल्याण 2
09-06-2024		दस्त क्रमांक : 11102/2024
Note:-Generated Through eSearch Module.For original report please contact concern SRO office.		नोंदणी : Regn:63m
गावाचे नाव : वडवली		
(1)विलेखाचा प्रकार	अँग्रीमेंट टू सेल ऑफ प्लॉट	
(2)मोबदला	4118865	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2470184.64	
(4) भू-मापन.पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवलीइतर वर्णन : इतर माहिती: इतर माहिती: मौजे वडवली सर्व्हे क्रमांक 19 हिस्सा क्रमांक 6 व सर्व्हे क्रमांक 19 हिस्सा क्रमांक 7 अ येथिल जमिन मिळकतीवरील मंगेशी ज्युपिटर इमारत बी विंग मधील आठव्या मजल्यावरील सदनिका क्रमांक 804 चे क्षेत्रफळ 45.12 चौ.मी(कारपेट)असुन सदरहु सदनिका मिळकत या करारनाम्याचा विषय आहे. (तसेच इतर माहिती दस्तात नमुद केलेप्रमाणे वाचण्यात व समजण्यात यावी.)((Survey Number : सर्व्हे क्रमांक 19 हिस्सा क्रमांक 6 व सर्व्हे क्रमांक 19 हिस्सा क्रमांक 7 अ ;))	
(5) क्षेत्रफळ	45.12 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करुन देणा-या लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास.प्रतिवादिचे नाव व पत्ता.	1): नाव.-मेसर्स मंगेशी कन्स्ट्रक्शन तर्फे प्रोप्रायटर श्री. मंगेश दशरथ गायकर यांचेतर्फे कुलमुखत्यारधारक श्री. कैलास मोतीराम लोखंडे .. वय:-57 पत्ता:-प्लॉट नं.: .. माळा नं.: .. इमारतीचे नाव: .. ब्लॉक नं.: .. रोड नं.: मंगेशी सहारा विंग ए/5, तळ मजला, छत्री बंगलो जवळ, चिकणधर कल्याण पश्चिम ठाणे, महाराष्ट्र. पिन कोड:-421301 पॅन नं.-AFAPG5995H	
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास.प्रतिवादिचे नाव व पत्ता	1): नाव.-श्री. राहुल अनिल राठोड .. वय:-30, पत्ता:-प्लॉट नं.: .. माळा नं.: .. इमारतीचे नाव: .. ब्लॉक नं.: .. रोड नं.: कृष्णा सदन, अटाळी, शनी मंदीर रोड, संतोषी माता मंदीरा जवळ, अटाळी आंबिवली पश्चिम तालुका कल्याण जिल्हा ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-421102 पॅन नं.-DIPPR0031C 2): नाव.-निर्मला अनिल राठोड .. वय:-47, पत्ता:-प्लॉट नं.: .. माळा नं.: .. इमारतीचे नाव: .. ब्लॉक नं.: .. रोड नं.: कृष्णा सदन, अटाळी, शनी मंदीर रोड, संतोषी माता मंदीरा जवळ, अटाळी आंबिवली पश्चिम तालुका कल्याण जिल्हा ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं.-BJAPR5628D	
(9) दस्तऐवज करुन दिल्याचा दिनांक	01/06/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	02/06/2024	
(11)अनुक्रमांक.खंड व पृष्ठ	11102/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	288350	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate / Sq. Ft. on Carpet Area
11102/2024	02/06/2024	41,18,865.00	45.12	485.67	8,481.00



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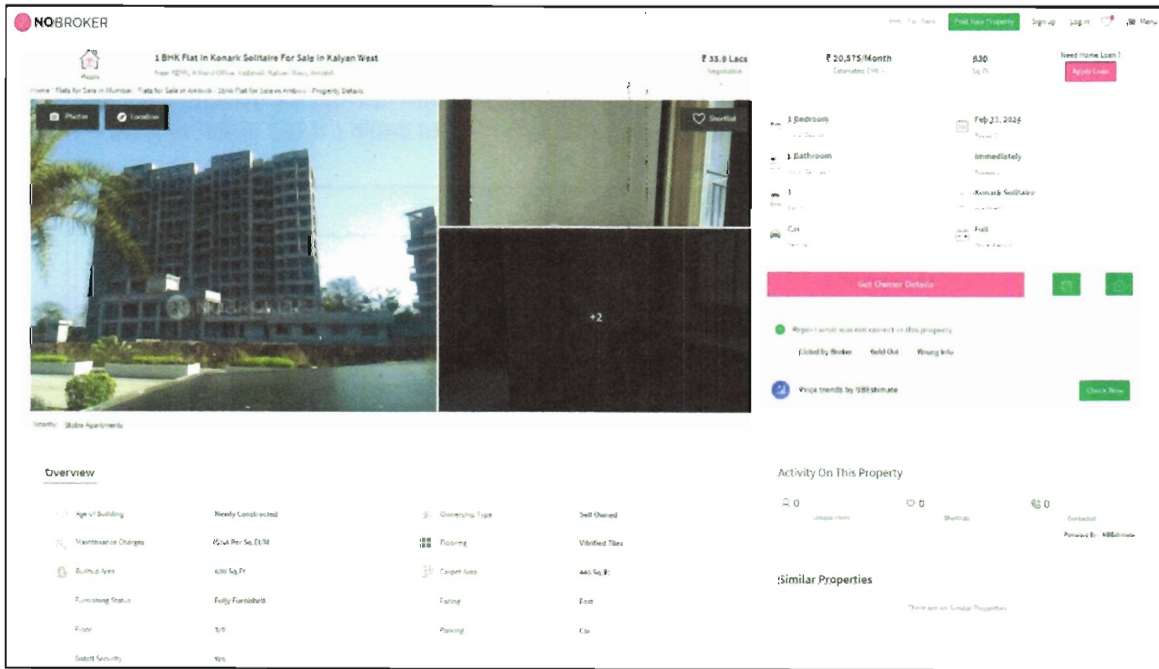
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Price Indicators for Flats

Sr. No.	Project Name	Developer Name	RERA No.	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
1	Konark Solitaire	Konark Realities J. V.	P51700023163	445.00	35,90,000.00	8,067.00
2	Mangeshi Jupiter	Mangesh Dashrath Gaikar	P51700024517	491.00	48,48,000.00	9,874.00
3	Kalpataru Heights	Shivtej Buildcon	P51700026453	494.00	44,00,000.00	8,907.00
4	Ashapura Galaxy	Ashapura Estates	P51700045776	540.00	48,47,000.00	8,976.00
5	Godrej Riviera Phase 1	Godrej Properties Limited	P51700032552	502.00	69,80,000.00	13,904.00



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Price Indicators for Flats

Mangeshi Jupiter REBA

By **MANGESHI CONSTRUCTION**

Survey No 19 Hissa 6.7A At Vadavai Bk. Ambivai, Beyond Thane, Thane

₹30.0 L - 48.48 L | 9.87 K - ₹14.29 K/sq.ft
EMI starts at ₹15.89 K

1 RK, 1.2 BHK Apartments Configurations

Dec. 2023 Possession Starts

9.87 K - ₹14.29 K/sq.ft Avg. Price

210 sq.ft. - 491 sq.ft. (Carpet Area) Sizes

Shivtej Kalpataru Heights REBA

By **SHIVTEJ BUILDCON**

Ambivai, Beyond Thane, Thane

₹28.0 L - 44.0 L | 8.61 K - ₹9.46 K/sq.ft
EMI starts at ₹14.83 K

1.2 BHK Apartments Configurations

Mar. 2024 Possession Starts

8.97 K - ₹9.16 K/sq.ft Avg. Price

296 sq.ft. - 494 sq.ft. (Carpet Area) Sizes



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Price Indicators for Flats

Ashapura Galaxy
Ambavli, Thane

₹ 34.24 Lac to 48.47 Lac

Status: Mid Stage Construction

Project Size: 189 units, 2.75 Acres

Configurations: 1, 2 BHK Flat from 321 Sq. Ft. to 540 Sq. Ft. (Carpet)

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- Lowest Price Guaranteed: If you find a lower price anywhere, tell us and we will match it.

Valuation Report | DOWNLOAD SAMPLE

Estimated Market Value | Rental Value | Good Value

Data Intelligence

Recent Sales Transactions | Price Movement

Rating:

- Sports & Outdoor: 4/5
- Club House: 4/5
- Specifications: 4/5
- Ample Green Area: 4/5
- Fittings & Furnishing: 4/5
- Green Area: 4/5
- Fittings & Furnishing: 4/5
- Large: 4/5
- Superior: 4/5

Decision Drivers:

- Connectivity: 6.2
- Livability: 7.1
- Lifestyle: 6.4
- Value for Money: 7.2

Godrej Riviera
Ambavli, Thane

₹ 44.99 Lac to 69.80 Lac

Status: Mid Stage Construction

Project Size: 985 units, 14.48 Acres

Configurations: 1, 2 BHK Flat from 355 Sq. Ft. to 502 Sq. Ft. (Carpet)

WhatsApp | Get a Call Back

Why Invest through Square Yards?

- Zero Brokerage: 100% Service, 0% Brokerage
- Full Service Support: Our sales personnel are accountable for every step.
- Lowest Price Guaranteed: If you find a lower price anywhere, tell us and we will match it.

RERA Update | RERA REPORT

Tower Wise Inventory | Construction Status

Valuation Report | DOWNLOAD SAMPLE

Estimated Market Value | Rental Value | Good Value

Rating:

- Sports & Outdoor: 4/5
- Club House: 4/5
- Specifications: 4/5
- Ample Green Area: 4/5
- Fittings & Furnishing: 4/5
- Green Area: 4/5
- Fittings & Furnishing: 4/5
- Large: 4/5
- Superior: 4/5

Decision Drivers:

- Connectivity: 6.2
- Livability: 7.1
- Lifestyle: 6.4
- Value for Money: 7.2



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Justification for price /rate

The Market Value of the property is based on facts of markets discovered by us during our enquiries, however the government rate value in this case is less than the market value arrived by us. We are of the opinion that the value arrive by us will prove to be correct if an Auction of the subject property is carried out. As far as Market Value in Index II is concerned, it is not possible to comment on same, may be government rates are fixed by sampling during same point of time in part and whereas, Market values change every month.

In most of the cases the actual deal amount or Transaction value is not reflected in Index II because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market.

We hope this will satisfy your requirements.



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Valuation Report Prepared For: SBI / IFB Malad (West) Branch / Vrindavan City (9675/2307677) Page 41 of 50
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: 13.08.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj
Chalikwar**
Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.08.13 11:52:02 +05'30'

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

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

Reg. No. CAT-I-F-1763

SBI Empanelment No.: SME/TCC/38/IBBI/3

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 13.08.2024 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 05.07.2024. 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



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- 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 Chairman & Managing 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.



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	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration is developed by Mr. Mohd. Salim Yusuf
2.	Purpose of valuation and appointing authority	As per request from State Bank of India, Industrial Finance Branch, Malad (West) to assess Fair Market value of the Project for bank loan purpose.
3.	Identity of the Valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Umang Ashwin Patel – Regd. Valuer Prayush P. Parekh – Senior Valuation Engineer
4.	Disclosure of Valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment – 02.07.2024 Valuation Date – 13.08.2024 Date of Report – 13.08.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 05.07.2024
7.	Nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> • 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, residential land size, location, sustained demand for residential land, all round development of commercial and residential application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **13th August 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 documents / information 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 of **Mr. Mohd. Salim Yusuf** Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

Property Title

Based on our discussion with the Client, we understand that the subject property is owned by **Mr. Mohd. Salim Yusuf** 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.



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Town Planning

The permissible land use, zoning, achievable FSI, area statement adopted for purpose of this valuation is based on the documents / 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 document provided by the Client's representative, we understand that the subject property is a Building Under Construction work is in progress, contiguous and non-agricultural land parcel admeasuring as per table attached to the report.

Condition & Repair

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

Valuation Methodology

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

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

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

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

Not a Structural Survey

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

Other

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

Legal

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



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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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MODEL CODE OF CONDUCT FOR VALUERS

Integrity and Fairness

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

Professional Competence and Due Care

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

Independence and Disclosure of Interest

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



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Confidentiality

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

Information Management

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

Gifts and hospitality:

25. A valuer or his / its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.
26. 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).
27. 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.

28. 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.
29. 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.

30. 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.
31. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

Miscellaneous

32. 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.
33. A valuer shall follow this code as amended or revised from time to time.

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Master Valuation** of the property under reference as on **13th August 2024**.

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

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

Fundamental assumptions and conditions presumed in this definition are:

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

DECLARATION OF PROFESSIONAL FEES CHARGED

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

VALUATION OF THE PROPERTY PREMISES

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

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

**Manoj
Chalikwar**

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

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

Reg. No. CAT-I-F-1763

SBI Empanelment No.: SME/TCC/38/IBBI/3

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.08.13 11:52:18 +05'30'


Auth. Sign.



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