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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

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MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "Geecee Emerald"

"Geecee Emerald", Proposed Residential cum Commercial building on Plot No. 1A, 1B, 1C, 1D, Sector- 27,
Village - Kharghar, Ranjanpada, Navi Mumbai, Taluka – Panvel, Dist. – Raigad, PIN – 410 210,
State - Maharashtra, Country - India

Latitude Longitude: 19°03'26.2"N 73°04'52.3"E

Valuation Done for:

State Bank of India

HLST Belapur Branch

Administrative Office, I, 5th Floor, Belapur Railway Station Complex,
CBD Belapur, Navi Mumbai, PIN - 400 614,
State - Maharashtra, Country - India

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- | | | | |
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Regd. Office

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

+91 2247495919

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Valuation Report Prepared For: State Bank of India / HLS Belapur Branch / Geecee Emerald / (10183/2307515)

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Vastu/SBI/Mumbai/07/2024/10183/2307515

31/11-519-SSPV

Date: 31.07.2024

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MASTER VALUATION REPORT OF "Geecee Emerald"

"Geecee Emerald", Proposed Residential cum Commercial building on Plot No. 1A, 1B, 1C, 1D, Sector- 27, Village - Kharghar, Ranjanpada, Navi Mumbai, Taluka – Panvel, Dist. – Raigad, PIN – 410 210, State - Maharashtra, Country - India

Latitude Longitude: 19°03'26.2"N 73°04'52.3"E

NAME OF DEVELOPER: M/s. Geecee Ventures Limited

Pursuant to instructions from State Bank of India, HLST Belapur Branch, Navi Mumbai, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on **27th July 2024** for approval of Advance Processing Facility.

1. Location Details:

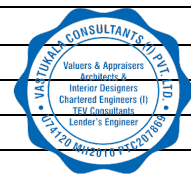
The property is situated at **"Geecee Emerald"**, Proposed Residential cum Commercial building on Plot No. 1A, 1B, 1C, 1D, Sector- 27, Village - Kharghar, Ranjanpada, Navi Mumbai, Taluka – Panvel, Dist. – Raigad, PIN – 410 210, State - Maharashtra, Country - India. It is about 5.00 Km. travel distance from Kharghar Railway Station of Harbour Railway line. Surface transport to the property is by buses, Auto, 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 locality is middle class & developed.

2. Developer Details:

Name of builder	M/s. Geecee Ventures Limited	
Project Registration Number	Project	RERA Project Number
	Geecee Emerald	P52000050116
Register office address	M/s. Geecee Ventures Limited Address: Office No. 209-210, 2 nd Floor, "Arcadia Building" , 195, NCPA Marg, Nariman Point, Mumbai – 400 021, State - Maharashtra, Country India	
Contact Numbers	Contact Person : Mr. Suresh Kumar Pillai (Builder person- Mobile No.: 09820024867 & 08652144822) Mr. Vilas (Builder Person – Mobile No. 9892793205)	
E – mail ID & Website	geecee.investor@gcvl.in suresh@gcvl.in , rupesh@gcvl.in www.geeceeventures.com	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Road & Lucky Plaza Building
On or towards South	Road
On or towards East	NMS One Bulding
On or towards West	Road & Open Plot



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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
HLST Belapur Branch
 Administrative Office, I, 5th Floor, Belapur Railway Station Complex,
 CBD Belapur, Navi Mumbai, PIN - 400 614,
 State - Maharashtra, Country - India

VALUATION REPORT (IN RESPECT OF MASTER VALUATION REPORT)

I	General	
1.	Purpose for which the valuation is made	: As per request from State Bank of India, HLST Belapur Branch, Navi Mumbai to assess fair market value of the property for bank loan purpose.
2.	a)	Date of inspection : 27.07.2024
	b)	Date on which the valuation is made : 31.07.2024
3.	List of documents produced for perusal	
	1.	Copy of Legal Title Report date 28.01.2023 issued by Adv. Bharat Agarwal
	2.	Copy of Modification Agreement date 26.11.2021 b/w. CIDCO (the Corporation) AND M/s. Geecee Ventures Ltd. (the Licensee)
	3.	Copy of Agreement to Lease date 27.08.2021 b/w. CIDCO (the Corporation) AND M/s. Geecee Ventures Ltd. (the Licensee)
	4.	Copy of Agreement to Lease date 20.08.2021 b/w. CIDCO (the Corporation) AND M/s. Geecee Ventures Ltd. (the Licensee)
	5.	Copy of Affidavit – Cum – Declaration date 14.02.2023 of M/s. Geecee Ventures Ltd.
	6.	Copy of Environment Clearance Certificate No. SIA / MH / MIS / 220243 / 2021 date 16.07.2022
	7.	Copy of NOC for Height Clearance No. NAVI / WEST / B / 20621 / 639421 date 27.10.2022. Valid upto 26.10.2030 issued by Airports Authority of India
	8.	Copy of Fire brigade provisional NOC No. CIDCO / FIRE / HQ / 2021 / E – 80407 date 09.12.2021 issued by CIDCO
	9.	Copy of Architect Periodic Construction Work Certificate date 23.07.2024 issued by Ar. Satish V. Ahuja Stage of Construction work completed – A- Wing – 26 th floors RCC Slab level
	10.	Copy of Architect Periodic Construction Work Certificate date 29.05.2024 issued by Ar. Satish V. Ahuja Stage of Construction work completed – B- Wing – 11 th floors RCC Slab level
	11.	Copy of Engineer's Certificate date 18.07.2024 issued by Sureshkumar V. Vazhathara (As per RERA Certificate)
	12.	Copy of Engineer's Certificate for Quality Assurance date 17.04.2024 issued by Rohidas Kolpe (As per RERA Certificate)
	13.	Copy of CA Certificate date 19.07.2024 issued by Sarda & Pareek LLP Chartered Accountants
	14.	Copy of MAHARERA Registration Certificate of Project No. P52000050116 issued by Maharashtra Real Estate Regulatory Authority date 15.03.2023.
	15.	Copy of Sanction of Building Permission & Amended Commencement Certificate No. CIDCO/ BP-17968/ TPO



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	(NM & K)/ 2021/ 12078 dated 23.04.2024 issued by Associate Planner CIDCO LTD. Proposed Ground floor + 5 Parking + 35 th upper floors.																
	16. Copy of Approved Plan No. CIDCO/ BP-17968/ TPO(NM & K)/ 2021/ 12078 dated 23.04.2024 issued by Associate Planner CIDCO LTD. Approved upto:																
	<table border="1"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>Ground Floor (Part Parking / Part Commercial)+ 1st & 5th floors (Parking) + 6th floor (Amenity) + 7th to 40th upper floors.</td> </tr> <tr> <td>B</td> <td>Ground Floor (Part Parking / Part Commercial)+ 1st & 5th floors (Parking) + 6th floor (Amenity) + 7th to 40th upper floors.</td> </tr> </tbody> </table>		Wing	Number of Floors	A	Ground Floor (Part Parking / Part Commercial)+ 1 st & 5 th floors (Parking) + 6 th floor (Amenity) + 7 th to 40 th upper floors.	B	Ground Floor (Part Parking / Part Commercial)+ 1 st & 5 th floors (Parking) + 6 th floor (Amenity) + 7 th to 40 th upper floors.									
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	Project Name (with address & phone nos.)	: "Geecee Emerald", Proposed Residential cum Commercial building on Plot No. 1A, 1B, 1C, 1D, Sector- 27, Village - Kharghar, Ranjanpada, Navi Mumbai, Taluka – Panvel, Dist. – Raigad, PIN – 410 210, State - Maharashtra, Country - India															
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: M/s. Geecee Ventures Limited Address: Office No. 209-210, 2 nd Floor, "Arcadia Building", 195, NCPA Marg, Nariman Point, Mumbai – 400 021, State - Maharashtra, Country India Contact Person : Mr. Suresh Kumar Pillai (Builder person- Mobile No.: 09820024867 & 08652144822) Mr. Vilas (Builder Person – Mobile No. 9892793205)															
5.	Brief description of the property (Including Leasehold / freehold etc.)	:															
	<p>About "Geecee Emerald" Project: Geecee Emerald is a project by Geecee Ventures Limited. The project is offering 2 BHK and 3 BHK. Geecee Emerald is a Under Construction residential project. There are 119 units. There are 2 buildings in this project. Geecee Emerald is located in Kharghar. Geecee Emerald was launched in April 2023. RERA ID is P52000050116.</p> <p>TYPE OF THE BUILDING:</p> <table border="1"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>Proposed Ground Floor (Part Parking / Part Commercial)+ 1st & 5th floors (Parking) + 6th floor (Amenity) + 7th to 40th upper floors.</td> </tr> <tr> <td>B</td> <td>Proposed Ground Floor (Part Parking / Part Commercial)+ 1st & 5th floors (Parking) + 6th floor (Amenity) + 7th to 40th upper floors.</td> </tr> </tbody> </table> <p>LEVEL OF COMPLETEION:</p> <table border="1"> <thead> <tr> <th>Wing</th> <th>Present stage of Construction</th> <th>Percentage of work completion</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>RCC work upto 26th floor slab is completed. Brick work is in progress upt 25th floors.</td> <td>45%</td> </tr> <tr> <td>B</td> <td>RCC work upto 16th floor slab is completed. Brick work is in progress upt 15th floors.</td> <td>31%</td> </tr> </tbody> </table>		Wing	Number of Floors	A	Proposed Ground Floor (Part Parking / Part Commercial)+ 1 st & 5 th floors (Parking) + 6 th floor (Amenity) + 7 th to 40 th upper floors.	B	Proposed Ground Floor (Part Parking / Part Commercial)+ 1 st & 5 th floors (Parking) + 6 th floor (Amenity) + 7 th to 40 th upper floors.	Wing	Present stage of Construction	Percentage of work completion	A	RCC work upto 26 th floor slab is completed. Brick work is in progress upt 25 th floors.	45%	B	RCC work upto 16 th floor slab is completed. Brick work is in progress upt 15 th floors.	31%
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B	RCC work upto 16 th floor slab is completed. Brick work is in progress upt 15 th floors.	31%															

DATE OF COMPLETION & FUTURE LIFE:	
Expected completion date as informed by builder is December - 2027 (As per MAHARERA Certificate)	
Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance & Structural repairs.	
PROPOSED PROJECT AMENITIES:	
➤ Vitrified tiles flooring in all rooms	
➤ Granite Kitchen platform with Stainless Steel Sink	
➤ Powder coated aluminum sliding windows with M.S. Grills	
➤ Laminated wooden flush doors with Safety door	
➤ Concealed wiring	
➤ Concealed plumbing	
➤ Gymnasium	
➤ Yoga Area	
➤ Garden	
➤ Club House	
➤ Swimming Pool	
➤ Senior Citizen Corner Area	
➤ Jogging Track	
➤ Fitness Centre	
6.	Location of property :
a)	Plot No. / Survey No. : Plot No. 1A, 1B, 1C, 1D
b)	Door No. : Not applicable
c)	C. T.S. No. / Village : Plot No. 1A, 1B, 1C, 1D, Sector- 27, Kharghar
d)	Ward / Taluka : Taluka – Panvel
e)	Mandal / District : District – Raigad
7.	Postal address of the property : “Geecee Emerald” , Proposed Residential cum Commercial building on Plot No. 1A, 1B, 1C, 1D, Sector- 27, Village - Kharghar, Ranjanpada, Navi Mumbai, Taluka – Panvel, Dist. – Raigad, PIN – 410 210, State - Maharashtra, Country - India
8.	City / Town : Kharghar, Navi Mumbai
	Residential area : Yes
	Commercial area : Yes
	Industrial area : No
9.	Classification of the area :
i)	High / Middle / Poor : Middle Class
ii)	Urban / Semi Urban / Rural : Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality : Associate Planner CIDCO LTD., Village - Kharghar
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area : No
12.	In Case it is Agricultural land, any conversion to house site plots is contemplated : N.A.

13.	Boundaries of the property	As per Documents	As per RERA Certificate	As per Site
	North	15.00 Mtr. Wide Road	15.00 Mtr. Wide Road	Road & Lucky Plaza Building
	South	40.00 Mtr Wide Road	40.00 Mtr Wide Road	Road
	East	Plot No. 1	Plot No. 1	NMS One Building
	West	15.00 Mtr. Wide Road	15.00 Mtr. Wide Road	Road & Open Plot
14.1	Dimensions of the site		N. A. as the land is irregular in shape	
			A As per the Deed	B Actuals
	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	-	-
14.2	Latitude, Longitude & Co-ordinates of property		: 19°03'26.2"N 73°04'52.3"E	
14.	Extent of the site		: Plot area – 8602.63 Sq. M. (As per Approved Plan & RERA Certificate) Structure - As per table attached to the report	
15.	Extent of the site considered for Valuation (least of 14A& 14B)		: Plot area – 8602.63 Sq. M. (As per Approved Plan & RERA Certificate) Structure - As per table attached to the report	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.		: N.A. Building Construction work is in progress	
II	CHARACTERSTICS OF THE SITE			
1.	Classification of locality		: Middle class	
2.	Development of surrounding areas		: Good	
3.	Possibility of frequent flooding/ sub-merging		: No	
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.		: All available near by	
5.	Level of land with topographical conditions		: Plain	
6.	Shape of land		: Irregular	
7.	Type of use to which it can be put		: For residential and commercial purpose	
8.	Any usage restriction		: Residential and Commercial	
9.	Is plot in town planning approved layout?		: Copy of Approved Plan No. CIDCO/ BP-17968/ TPO(NM & K)/ 2021/ 12078 dated 23.04.2024 issued by Associate Planner CIDCO LTD. Approved upto:	
			Wing	Number of Floors
			A	Ground Floor (Part Parking / Part Commercial) + 1 st to 5 th floors (Parking) + 6 th floor (Amenity) + 7 th to 40 th upper floors.

			B	Ground Floor (Part Parking / Part Commercial)+ 1st to 5th floors (Parking) + 6th floor (Amenity) + 7th to 40th upper floors.									
10.	Corner plot or intermittent plot?	:	Intermittent										
11.	Road facilities	:	Yes										
12.	Type of road available at present	:	Sector 27 Road										
13.	Width of road – is it below 20 ft. or more than 20 ft.	:	40.00 Mtr. 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 developing area										
19.	Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc.(Distance from sea-cost / tidal level must be incorporated)	:	No										
Part – A (Valuation of land)													
1	Size of plot	:	Plot area – 8602.63 Sq. M (As per Approved Plan & RERA Certificate)										
	North & South	:	-										
	East & West	:	-										
2	Total extent of the plot	:	As per table attached to the report										
3	Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	As per table attached to the report Details of recent transactions/online listings are attached with the report.										
4	Guideline rate obtained from the Register's Office (an evidence thereof to be enclosed)	:	₹ 72,700.00 per Sq. M. for Residential ₹ 25,200.00 per Sq. M. for Land										
5	Assessed / adopted rate of valuation	:	As per table attached to the report										
6	Estimated value of land	:	<table border="1"> <thead> <tr> <th colspan="3">As per Approved Plan & RERA Certificate</th> </tr> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> </thead> <tbody> <tr> <td>8602.63</td> <td>25200</td> <td>21,67,86,276.00</td> </tr> </tbody> </table>		As per Approved Plan & RERA Certificate			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	8602.63	25200	21,67,86,276.00
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Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)											
8602.63	25200	21,67,86,276.00											
Part – B (Valuation of Building)													
1	Technical details of the building	:											
	a) Type of Building (Residential / Commercial / Industrial)	:	Residential, Commercial										
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	N.A. Building Construction work is in progress										
	c) Year of construction	:	N.A. Building Construction work is in progress										
	d) Number of floors and height of each floor including basement, if any	:											

	Wing	Number of Floors						
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	B	Proposed Ground Floor (Part Parking / Part Commercial)+ 1 st & 5 th floors (Parking) + 6 th floor (Amenity) + 7 th to 40 th upper floors.						
e)	Plinth area floor-wise	: As per table attached to the report						
f)	Condition of the building	:						
i)	Exterior – Excellent, Good, Normal, Poor	: N.A. Building Construction work is in progress						
ii)	Interior – Excellent, Good, Normal, Poor	: N.A. Building Construction work is in progress						
g)	Date of issue and validity of layout of approved map	: Copy of Approved Plan No. CIDCO/ BP-17968/ TPO(NM & K)/ 2021/ 12078 dated 23.04.2024 issued by Associate Planner CIDCO LTD.						
h)	Approved map / plan issuing authority	: <table border="1" style="margin-left: 20px;"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>Ground Floor (Part Parking / Part Commercial)+ 1st & 5th floors (Parking) + 6th floor (Amenity) + 7th to 40th upper floors.</td> </tr> <tr> <td>B</td> <td>Ground Floor (Part Parking / Part Commercial)+ 1st & 5th floors (Parking) + 6th floor (Amenity) + 7th to 40th upper floors.</td> </tr> </tbody> </table>	Wing	Number of Floors	A	Ground Floor (Part Parking / Part Commercial)+ 1 st & 5 th floors (Parking) + 6 th floor (Amenity) + 7 th to 40 th upper floors.	B	Ground Floor (Part Parking / Part Commercial)+ 1 st & 5 th floors (Parking) + 6 th floor (Amenity) + 7 th to 40 th upper floors.
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i)	Whether genuineness or authenticity of approved map / plan is verified	: Yes						
j)	Any other comments by our empanelled valuers on authentic of approved plan	: No.						

Specifications of construction (floor-wise) in respect of

Sr. No.	Description	
1.	Foundation	: Proposed R.C.C. Footing
2.	Basement	: N.A. Building Construction work 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	:	N.A. Building Construction work is in progress
	d) No. of bath tubs	:	
	e) Water meters, taps etc.	:	
	f) Any other fixtures	:	

CONFIGURATION OF PROJECT AS PER DEVELOPER'S INFORMATION:

1) Wing - A:

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan Carpet Area in Sq. Ft.	As per Approved Plan Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	701	7	3 BHK	996	57	1053	1158	19000	2,00,07,000	2,26,07,910	47000	30,11,580
2	702	7	2 BHK	740	49	789	868	19000	1,49,91,000	1,69,39,830	35500	22,56,540
3	703	7	2 BHK	740	49	789	868	19000	1,49,91,000	1,69,39,830	35500	22,56,540
4	704	7	3 BHK	996	57	1053	1158	19000	2,00,07,000	2,26,07,910	47000	30,11,580
5	706	7	2 BHK	683	49	732	805	19000	1,39,08,000	1,57,16,040	32500	20,93,520
6	801	8	3 BHK	996	57	1053	1158	19070	2,00,80,710	2,26,91,202	47500	30,11,580
7	802	8	2 BHK	740	49	789	868	19070	1,50,46,230	1,70,02,240	35500	22,56,540
8	803	8	2 BHK	740	49	789	868	19070	1,50,46,230	1,70,02,240	35500	22,56,540
9	804	8	3 BHK	996	57	1053	1158	19070	2,00,80,710	2,26,91,202	47500	30,11,580
10	805	8	2 BHK	683	49	732	805	19070	1,39,59,240	1,57,73,941	33000	20,93,520
11	806	8	2 BHK	683	49	732	805	19070	1,39,59,240	1,57,73,941	33000	20,93,520
12	901	9	3 BHK	996	57	1053	1158	19140	2,01,54,420	2,27,74,495	47500	30,11,580
13	902	9	2 BHK	740	49	789	868	19140	1,51,01,460	1,70,64,650	35500	22,56,540
14	903	9	2 BHK	740	49	789	868	19140	1,51,01,460	1,70,64,650	35500	22,56,540
15	904	9	3 BHK	996	57	1053	1158	19140	2,01,54,420	2,27,74,495	47500	30,11,580
16	905	9	2 BHK	683	49	732	805	19140	1,40,10,480	1,58,31,842	33000	20,93,520
17	906	9	2 BHK	683	49	732	805	19140	1,40,10,480	1,58,31,842	33000	20,93,520
18	1001	10	3 BHK	996	57	1053	1158	19210	2,02,28,130	2,28,57,787	47500	30,11,580

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan Carpet Area in Sq. Ft.	As per Approved Plan Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
19	1002	10	2 BHK	740	49	789	868	19210	1,51,56,690	1,71,27,060	35500	22,56,540
20	1003	10	2 BHK	740	49	789	868	19210	1,51,56,690	1,71,27,060	35500	22,56,540
21	1004	10	3 BHK	996	57	1053	1158	19210	2,02,28,130	2,28,57,787	47500	30,11,580
22	1005	10	2 BHK	683	49	732	805	19210	1,40,61,720	1,58,89,744	33000	20,93,520
23	1006	10	2 BHK	683	49	732	805	19210	1,40,61,720	1,58,89,744	33000	20,93,520
24	1101	11	3 BHK	996	57	1053	1158	19280	2,03,01,840	2,29,41,079	48000	30,11,580
25	1102	11	2 BHK	740	49	789	868	19280	1,52,11,920	1,71,89,470	36000	22,56,540
26	1103	11	2 BHK	740	49	789	868	19280	1,52,11,920	1,71,89,470	36000	22,56,540
27	1104	11	3 BHK	996	57	1053	1158	19280	2,03,01,840	2,29,41,079	48000	30,11,580
28	1105	11	2 BHK	683	49	732	805	19280	1,41,12,960	1,59,47,645	33000	20,93,520
29	1106	11	2 BHK	683	49	732	805	19280	1,41,12,960	1,59,47,645	33000	20,93,520
30	1201	12	3 BHK	996	57	1053	1158	19350	2,03,75,550	2,30,24,372	48000	30,11,580
31	1202	12	2 BHK	740	49	789	868	19350	1,52,67,150	1,72,51,880	36000	22,56,540
32	1203	12	2 BHK	740	49	789	868	19350	1,52,67,150	1,72,51,880	36000	22,56,540
33	1204	12	3 BHK	996	57	1053	1158	19350	2,03,75,550	2,30,24,372	48000	30,11,580
34	1206	12	2 BHK	683	49	732	805	19350	1,41,64,200	1,60,05,546	33500	20,93,520
35	1301	13	3 BHK	996	57	1053	1158	19420	2,04,49,260	2,31,07,664	48000	30,11,580
36	1302	13	2 BHK	740	49	789	868	19420	1,53,22,380	1,73,14,289	36000	22,56,540
37	1303	13	2 BHK	740	49	789	868	19420	1,53,22,380	1,73,14,289	36000	22,56,540
38	1304	13	3 BHK	996	57	1053	1158	19420	2,04,49,260	2,31,07,664	48000	30,11,580
39	1305	13	2 BHK	683	49	732	805	19420	1,42,15,440	1,60,63,447	33500	20,93,520
40	1306	13	2 BHK	683	49	732	805	19420	1,42,15,440	1,60,63,447	33500	20,93,520
41	1401	14	3 BHK	996	57	1053	1158	19490	2,05,22,970	2,31,90,956	48500	30,11,580
42	1402	14	2 BHK	740	49	789	868	19490	1,53,77,610	1,73,76,699	36000	22,56,540
43	1403	14	2 BHK	740	49	789	868	19490	1,53,77,610	1,73,76,699	36000	22,56,540
44	1404	14	3 BHK	996	57	1053	1158	19490	2,05,22,970	2,31,90,956	48500	30,11,580
45	1405	14	2 BHK	683	49	732	805	19490	1,42,66,680	1,61,21,348	33500	20,93,520
46	1406	14	2 BHK	683	49	732	805	19490	1,42,66,680	1,61,21,348	33500	20,93,520
47	1501	15	3 BHK	996	57	1053	1158	19560	2,05,96,680	2,32,74,248	48500	30,11,580
48	1502	15	2 BHK	740	49	789	868	19560	1,54,32,840	1,74,39,109	36500	22,56,540
49	1503	15	2 BHK	740	49	789	868	19560	1,54,32,840	1,74,39,109	36500	22,56,540
50	1504	15	3 BHK	996	57	1053	1158	19560	2,05,96,680	2,32,74,248	48500	30,11,580
51	1505	15	2 BHK	683	49	732	805	19560	1,43,17,920	1,61,79,250	33500	20,93,520
52	1506	15	2 BHK	683	49	732	805	19560	1,43,17,920	1,61,79,250	33500	20,93,520
53	1601	16	3 BHK	996	57	1053	1158	19630	2,06,70,390	2,33,57,541	48500	30,11,580

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan Carpet Area in Sq. Ft.	As per Approved Plan Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
54	1602	16	2 BHK	740	49	789	868	19630	1,54,88,070	1,75,01,519	36500	22,56,540
55	1603	16	2 BHK	740	49	789	868	19630	1,54,88,070	1,75,01,519	36500	22,56,540
56	1604	16	3 BHK	996	57	1053	1158	19630	2,06,70,390	2,33,57,541	48500	30,11,580
57	1605	16	2 BHK	683	49	732	805	19630	1,43,69,160	1,62,37,151	34000	20,93,520
58	1606	16	2 BHK	683	49	732	805	19630	1,43,69,160	1,62,37,151	34000	20,93,520
59	1701	17	3 BHK	996	57	1053	1158	19700	2,07,44,100	2,34,40,833	49000	30,11,580
60	1702	17	2 BHK	740	49	789	868	19700	1,55,43,300	1,75,63,929	36500	22,56,540
61	1703	17	2 BHK	740	49	789	868	19700	1,55,43,300	1,75,63,929	36500	22,56,540
62	1704	17	3 BHK	996	57	1053	1158	19700	2,07,44,100	2,34,40,833	49000	30,11,580
63	1706	17	2 BHK	683	49	732	805	19700	1,44,20,400	1,62,95,052	34000	20,93,520
64	1801	18	3 BHK	996	57	1053	1158	19770	2,08,17,810	2,35,24,125	49000	30,11,580
65	1802	18	2 BHK	740	49	789	868	19770	1,55,98,530	1,76,26,339	36500	22,56,540
66	1803	18	2 BHK	740	49	789	868	19770	1,55,98,530	1,76,26,339	36500	22,56,540
67	1804	18	3 BHK	996	57	1053	1158	19770	2,08,17,810	2,35,24,125	49000	30,11,580
68	1805	18	2 BHK	683	49	732	805	19770	1,44,71,640	1,63,52,953	34000	20,93,520
69	1806	18	2 BHK	683	49	732	805	19770	1,44,71,640	1,63,52,953	34000	20,93,520
70	1901	19	3 BHK	996	57	1053	1158	19840	2,08,91,520	2,36,07,418	49000	30,11,580
71	1902	19	2 BHK	740	49	789	868	19840	1,56,53,760	1,76,88,749	37000	22,56,540
72	1903	19	2 BHK	740	49	789	868	19840	1,56,53,760	1,76,88,749	37000	22,56,540
73	1904	19	3 BHK	996	57	1053	1158	19840	2,08,91,520	2,36,07,418	49000	30,11,580
74	1905	19	2 BHK	683	49	732	805	19840	1,45,22,880	1,64,10,854	34000	20,93,520
75	1906	19	2 BHK	683	49	732	805	19840	1,45,22,880	1,64,10,854	34000	20,93,520
76	2001	20	3 BHK	996	57	1053	1158	19910	2,09,65,230	2,36,90,710	49500	30,11,580
77	2002	20	2 BHK	740	49	789	868	19910	1,57,08,990	1,77,51,159	37000	22,56,540
78	2003	20	2 BHK	740	49	789	868	19910	1,57,08,990	1,77,51,159	37000	22,56,540
79	2004	20	3 BHK	996	57	1053	1158	19910	2,09,65,230	2,36,90,710	49500	30,11,580
80	2005	20	2 BHK	683	49	732	805	19910	1,45,74,120	1,64,68,756	34500	20,93,520
81	2006	20	2 BHK	683	49	732	805	19910	1,45,74,120	1,64,68,756	34500	20,93,520
82	2101	21	3 BHK	996	57	1053	1158	19980	2,10,38,940	2,37,74,002	49500	30,11,580
83	2102	21	2 BHK	740	49	789	868	19980	1,57,64,220	1,78,13,569	37000	22,56,540
84	2103	21	2 BHK	740	49	789	868	19980	1,57,64,220	1,78,13,569	37000	22,56,540
85	2104	21	3 BHK	996	57	1053	1158	19980	2,10,38,940	2,37,74,002	49500	30,11,580
86	2105	21	2 BHK	683	49	732	805	19980	1,46,25,360	1,65,26,657	34500	20,93,520
87	2106	21	2 BHK	683	49	732	805	19980	1,46,25,360	1,65,26,657	34500	20,93,520
88	2201	22	3 BHK	996	57	1053	1158	20050	2,11,12,650	2,38,57,295	49500	30,11,580

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan Carpet Area in Sq. Ft.	As per Approved Plan Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
89	2202	22	2 BHK	740	49	789	868	20050	1,58,19,450	1,78,75,979	37000	22,56,540
90	2203	22	2 BHK	740	49	789	868	20050	1,58,19,450	1,78,75,979	37000	22,56,540
91	2204	22	3 BHK	996	57	1053	1158	20050	2,11,12,650	2,38,57,295	49500	30,11,580
92	2206	22	2 BHK	683	49	732	805	20050	1,46,76,600	1,65,84,558	34500	20,93,520
93	2301	23	3 BHK	996	57	1053	1158	20120	2,11,86,360	2,39,40,587	50000	30,11,580
94	2302	23	2 BHK	740	49	789	868	20120	1,58,74,680	1,79,38,388	37500	22,56,540
95	2303	23	2 BHK	740	49	789	868	20120	1,58,74,680	1,79,38,388	37500	22,56,540
96	2304	23	3 BHK	996	57	1053	1158	20120	2,11,86,360	2,39,40,587	50000	30,11,580
97	2305	23	2 BHK	683	49	732	805	20120	1,47,27,840	1,66,42,459	34500	20,93,520
98	2306	23	2 BHK	683	49	732	805	20120	1,47,27,840	1,66,42,459	34500	20,93,520
99	2401	24	3 BHK	996	57	1053	1158	20190	2,12,60,070	2,40,23,879	50000	30,11,580
100	2402	24	2 BHK	740	49	789	868	20190	1,59,29,910	1,80,00,798	37500	22,56,540
101	2403	24	2 BHK	740	49	789	868	20190	1,59,29,910	1,80,00,798	37500	22,56,540
102	2404	24	3 BHK	996	57	1053	1158	20190	2,12,60,070	2,40,23,879	50000	30,11,580
103	2405	24	2 BHK	683	49	732	805	20190	1,47,79,080	1,67,00,360	35000	20,93,520
104	2406	24	2 BHK	683	49	732	805	20190	1,47,79,080	1,67,00,360	35000	20,93,520
105	2501	25	3 BHK	996	57	1053	1158	20260	2,13,33,780	2,41,07,171	50000	30,11,580
106	2502	25	2 BHK	740	49	789	868	20260	1,59,85,140	1,80,63,208	37500	22,56,540
107	2503	25	2 BHK	740	49	789	868	20260	1,59,85,140	1,80,63,208	37500	22,56,540
108	2504	25	3 BHK	996	57	1053	1158	20260	2,13,33,780	2,41,07,171	50000	30,11,580
109	2505	25	2 BHK	683	49	732	805	20260	1,48,30,320	1,67,58,262	35000	20,93,520
110	2506	25	2 BHK	683	49	732	805	20260	1,48,30,320	1,67,58,262	35000	20,93,520
111	2601	26	3 BHK	996	57	1053	1158	20330	2,14,07,490	2,41,90,464	50500	30,11,580
112	2602	26	2 BHK	740	49	789	868	20330	1,60,40,370	1,81,25,618	38000	22,56,540
113	2603	26	2 BHK	740	49	789	868	20330	1,60,40,370	1,81,25,618	38000	22,56,540
114	2604	26	3 BHK	996	57	1053	1158	20330	2,14,07,490	2,41,90,464	50500	30,11,580
115	2605	26	2 BHK	683	49	732	805	20330	1,48,81,560	1,68,16,163	35000	20,93,520
116	2606	26	2 BHK	683	49	732	805	20330	1,48,81,560	1,68,16,163	35000	20,93,520
117	2701	27	3 BHK	996	57	1053	1158	20400	2,14,81,200	2,42,73,756	50500	30,11,580
118	2702	27	2 BHK	740	49	789	868	20400	1,60,95,600	1,81,88,028	38000	22,56,540
119	2703	27	2 BHK	740	49	789	868	20400	1,60,95,600	1,81,88,028	38000	22,56,540
120	2704	27	3 BHK	996	57	1053	1158	20400	2,14,81,200	2,42,73,756	50500	30,11,580
121	2706	27	2 BHK	683	49	732	805	20400	1,49,32,800	1,68,74,064	35000	20,93,520
122	2801	28	3 BHK	996	57	1053	1158	20470	2,15,54,910	2,43,57,048	50500	30,11,580
123	2802	28	2 BHK	740	49	789	868	20470	1,61,50,830	1,82,50,438	38000	22,56,540

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124	2803	28	2 BHK	740	49	789	868	20470	1,61,50,830	1,82,50,438	38000	22,56,540
125	2804	28	3 BHK	996	57	1053	1158	20470	2,15,54,910	2,43,57,048	50500	30,11,580
126	2805	28	2 BHK	683	49	732	805	20470	1,49,84,040	1,69,31,965	35500	20,93,520
127	2806	28	2 BHK	683	49	732	805	20470	1,49,84,040	1,69,31,965	35500	20,93,520
128	2901	29	3 BHK	996	57	1053	1158	20540	2,16,28,620	2,44,40,341	51000	30,11,580
129	2902	29	2 BHK	740	49	789	868	20540	1,62,06,060	1,83,12,848	38000	22,56,540
130	2903	29	2 BHK	740	49	789	868	20540	1,62,06,060	1,83,12,848	38000	22,56,540
131	2904	29	3 BHK	996	57	1053	1158	20540	2,16,28,620	2,44,40,341	51000	30,11,580
132	2905	29	2 BHK	683	49	732	805	20540	1,50,35,280	1,69,89,866	35500	20,93,520
133	2906	29	2 BHK	683	49	732	805	20540	1,50,35,280	1,69,89,866	35500	20,93,520
134	3001	30	3 BHK	1020	96	1116	1228	20610	2,30,00,760	2,59,90,859	54000	31,91,760
135	3002	30	2 BHK	740	49	789	868	20610	1,62,61,290	1,83,75,258	38500	22,56,540
136	3003	30	2 BHK	740	49	789	868	20610	1,62,61,290	1,83,75,258	38500	22,56,540
137	3004	30	3 BHK	1020	96	1116	1228	20610	2,30,00,760	2,59,90,859	54000	31,91,760
138	3005	30	2 BHK	683	49	732	805	20610	1,50,86,520	1,70,47,768	35500	20,93,520
139	3006	30	2 BHK	683	49	732	805	20610	1,50,86,520	1,70,47,768	35500	20,93,520
140	3101	31	3 BHK	1020	96	1116	1228	20680	2,30,78,880	2,60,79,134	54500	31,91,760
141	3102	31	4 BHK	1688	132	1820	2002	20680	3,76,37,600	4,25,30,488	88500	52,05,200
142	3103	31	3 BHK	1020	96	1116	1228	20680	2,30,78,880	2,60,79,134	54500	31,91,760
143	3104	31	2 BHK	683	49	732	805	20680	1,51,37,760	1,71,05,669	35500	20,93,520
144	3105	31	2 BHK	683	49	732	805	20680	1,51,37,760	1,71,05,669	35500	20,93,520
145	3201	32	3 BHK	1020	96	1116	1228	20750	2,31,57,000	2,61,67,410	54500	31,91,760
146	3202	32	4 BHK	1688	132	1820	2002	20750	3,77,65,000	4,26,74,450	89000	52,05,200
147	3203	32	3 BHK	1020	96	1116	1228	20750	2,31,57,000	2,61,67,410	54500	31,91,760
148	3205	32	2 BHK	683	49	732	805	20750	1,51,89,000	1,71,63,570	36000	20,93,520
149	3301	33	3 BHK	1020	96	1116	1228	20820	2,32,35,120	2,62,55,686	54500	31,91,760
150	3302	33	4 BHK	1688	132	1820	2002	20820	3,78,92,400	4,28,18,412	89000	52,05,200
151	3303	33	3 BHK	1020	96	1116	1228	20820	2,32,35,120	2,62,55,686	54500	31,91,760
152	3304	33	2 BHK	683	49	732	805	20820	1,52,40,240	1,72,21,471	36000	20,93,520
153	3305	33	2 BHK	683	49	732	805	20820	1,52,40,240	1,72,21,471	36000	20,93,520
154	3401	34	3 BHK	1020	96	1116	1228	20890	2,33,13,240	2,63,43,961	55000	31,91,760
155	3402	34	4 BHK	1688	132	1820	2002	20890	3,80,19,800	4,29,62,374	89500	52,05,200
156	3403	34	3 BHK	1020	96	1116	1228	20890	2,33,13,240	2,63,43,961	55000	31,91,760
157	3404	34	2 BHK	683	49	732	805	20890	1,52,91,480	1,72,79,372	36000	20,93,520
158	3405	34	2 BHK	683	49	732	805	20890	1,52,91,480	1,72,79,372	36000	20,93,520

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan Carpet Area in Sq. Ft.	As per Approved Plan Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
159	3501	35	3 BHK	1020	96	1116	1228	20960	2,33,91,360	2,64,32,237	55000	31,91,760
160	3502	35	4 BHK	1688	132	1820	2002	20960	3,81,47,200	4,31,06,336	90000	52,05,200
161	3503	35	3 BHK	1020	96	1116	1228	20960	2,33,91,360	2,64,32,237	55000	31,91,760
162	3504	35	2 BHK	683	49	732	805	20960	1,53,42,720	1,73,37,274	36000	20,93,520
163	3505	35	2 BHK	683	49	732	805	20960	1,53,42,720	1,73,37,274	36000	20,93,520
164	3601	36	3 BHK	1020	96	1116	1228	21030	2,34,69,480	2,65,20,512	55500	31,91,760
165	3602	36	4 BHK	1688	132	1820	2002	21030	3,82,74,600	4,32,50,298	90000	52,05,200
166	3603	36	3 BHK	1020	96	1116	1228	21030	2,34,69,480	2,65,20,512	55500	31,91,760
167	3604	36	2 BHK	683	49	732	805	21030	1,53,93,960	1,73,95,175	36000	20,93,520
168	3605	36	2 BHK	683	49	732	805	21030	1,53,93,960	1,73,95,175	36000	20,93,520
169	3701	37	3 BHK	1020	96	1116	1228	21100	2,35,47,600	2,66,08,788	55500	31,91,760
170	3702	37	4 BHK	1688	132	1820	2002	21100	3,84,02,000	4,33,94,260	90500	52,05,200
171	3703	37	3 BHK	1020	96	1116	1228	21100	2,35,47,600	2,66,08,788	55500	31,91,760
172	3705	37	2 BHK	683	49	732	805	21100	1,54,45,200	1,74,53,076	36500	20,93,520
173	3801	38	3 BHK	1020	96	1116	1228	21170	2,36,25,720	2,66,97,064	55500	31,91,760
174	3802	38	4 BHK	1688	132	1820	2002	21170	3,85,29,400	4,35,38,222	90500	52,05,200
175	3803	38	3 BHK	1020	96	1116	1228	21170	2,36,25,720	2,66,97,064	55500	31,91,760
176	3804	38	2 BHK	683	49	732	805	21170	1,54,96,440	1,75,10,977	36500	20,93,520
177	3805	38	2 BHK	683	49	732	805	21170	1,54,96,440	1,75,10,977	36500	20,93,520
178	3901	39	3 BHK	1020	96	1116	1228	21240	2,37,03,840	2,67,85,339	56000	31,91,760
179	3902	39	4 BHK	1688	132	1820	2002	21240	3,86,56,800	4,36,82,184	91000	52,05,200
180	3903	39	3 BHK	1020	96	1116	1228	21240	2,37,03,840	2,67,85,339	56000	31,91,760
181	3904	39	2 BHK	683	49	732	805	21240	1,55,47,680	1,75,68,878	36500	20,93,520
182	3905	39	2 BHK	683	49	732	805	21240	1,55,47,680	1,75,68,878	36500	20,93,520
183	4001	40	3 BHK	1020	96	1116	1228	21310	2,37,81,960	2,68,73,615	56000	31,91,760
184	4002	40	4 BHK	1688	132	1820	2002	21310	3,87,84,200	4,38,26,146	91500	52,05,200
185	4003	40	3 BHK	1020	96	1116	1228	21310	2,37,81,960	2,68,73,615	56000	31,91,760
186	4004	40	2 BHK	683	49	732	805	21310	1,55,98,920	1,76,26,780	36500	20,93,520
187	4005	40	2 BHK	683	49	732	805	21310	1,55,98,920	1,76,26,780	36500	20,93,520
Total				162319	11395	173714	191085		3,50,48,92,220	3,96,05,28,214		49,68,22,040

2) Wing - B:

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan Carpet Area in Sq. Ft.	As per Approved Plan Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	701	7	3 BHK	1001	57	1058	1164	19000	2,01,02,000	2,27,15,260	47500	30,25,880
2	702	7	2 BHK	740	49	789	868	19000	1,49,91,000	1,69,39,830	35500	22,56,540
3	703	7	2 BHK	740	49	789	868	19000	1,49,91,000	1,69,39,830	35500	22,56,540
4	704	7	3 BHK	1001	57	1058	1164	19000	2,01,02,000	2,27,15,260	47500	30,25,880
5	706	7	2 BHK	683	49	732	805	19000	1,39,08,000	1,57,16,040	32500	20,93,520
6	801	8	3 BHK	1001	57	1058	1164	19070	2,01,76,060	2,27,98,948	47500	30,25,880
7	802	8	2 BHK	740	49	789	868	19070	1,50,46,230	1,70,02,240	35500	22,56,540
8	803	8	2 BHK	740	49	789	868	19070	1,50,46,230	1,70,02,240	35500	22,56,540
9	804	8	3 BHK	1001	57	1058	1164	19070	2,01,76,060	2,27,98,948	47500	30,25,880
10	805	8	2 BHK	683	49	732	805	19070	1,39,59,240	1,57,73,941	33000	20,93,520
11	806	8	2 BHK	683	49	732	805	19070	1,39,59,240	1,57,73,941	33000	20,93,520
12	901	9	3 BHK	1001	57	1058	1164	19140	2,02,50,120	2,28,82,636	47500	30,25,880
13	902	9	2 BHK	740	49	789	868	19140	1,51,01,460	1,70,64,650	35500	22,56,540
14	903	9	2 BHK	740	49	789	868	19140	1,51,01,460	1,70,64,650	35500	22,56,540
15	904	9	3 BHK	1001	57	1058	1164	19140	2,02,50,120	2,28,82,636	47500	30,25,880
16	905	9	2 BHK	683	49	732	805	19140	1,40,10,480	1,58,31,842	33000	20,93,520
17	906	9	2 BHK	683	49	732	805	19140	1,40,10,480	1,58,31,842	33000	20,93,520
18	1001	10	3 BHK	1001	57	1058	1164	19210	2,03,24,180	2,29,66,323	48000	30,25,880
19	1002	10	2 BHK	740	49	789	868	19210	1,51,56,690	1,71,27,060	35500	22,56,540
20	1003	10	2 BHK	740	49	789	868	19210	1,51,56,690	1,71,27,060	35500	22,56,540
21	1004	10	3 BHK	1001	57	1058	1164	19210	2,03,24,180	2,29,66,323	48000	30,25,880
22	1005	10	2 BHK	683	49	732	805	19210	1,40,61,720	1,58,89,744	33000	20,93,520
23	1006	10	2 BHK	683	49	732	805	19210	1,40,61,720	1,58,89,744	33000	20,93,520
24	1101	11	3 BHK	1001	57	1058	1164	19280	2,03,98,240	2,30,50,011	48000	30,25,880
25	1102	11	2 BHK	740	49	789	868	19280	1,52,11,920	1,71,89,470	36000	22,56,540
26	1103	11	2 BHK	740	49	789	868	19280	1,52,11,920	1,71,89,470	36000	22,56,540
27	1104	11	3 BHK	1001	57	1058	1164	19280	2,03,98,240	2,30,50,011	48000	30,25,880
28	1105	11	2 BHK	683	49	732	805	19280	1,41,12,960	1,59,47,645	33000	20,93,520
29	1106	11	2 BHK	683	49	732	805	19280	1,41,12,960	1,59,47,645	33000	20,93,520
30	1201	12	3 BHK	1001	57	1058	1164	19350	2,04,72,300	2,31,33,699	48000	30,25,880
31	1202	12	2 BHK	740	49	789	868	19350	1,52,67,150	1,72,51,880	36000	22,56,540
32	1203	12	2 BHK	740	49	789	868	19350	1,52,67,150	1,72,51,880	36000	22,56,540
33	1204	12	3 BHK	1001	57	1058	1164	19350	2,04,72,300	2,31,33,699	48000	30,25,880
34	1206	12	2 BHK	683	49	732	805	19350	1,41,64,200	1,60,05,546	33500	20,93,520

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan Carpet Area in Sq. Ft.	As per Approved Plan Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
35	1301	13	3 BHK	1001	57	1058	1164	19420	2,05,46,360	2,32,17,387	48500	30,25,880
36	1302	13	2 BHK	740	49	789	868	19420	1,53,22,380	1,73,14,289	36000	22,56,540
37	1303	13	2 BHK	740	49	789	868	19420	1,53,22,380	1,73,14,289	36000	22,56,540
38	1304	13	3 BHK	1001	57	1058	1164	19420	2,05,46,360	2,32,17,387	48500	30,25,880
39	1305	13	2 BHK	683	49	732	805	19420	1,42,15,440	1,60,63,447	33500	20,93,520
40	1306	13	2 BHK	683	49	732	805	19420	1,42,15,440	1,60,63,447	33500	20,93,520
41	1401	14	3 BHK	1001	57	1058	1164	19490	2,06,20,420	2,33,01,075	48500	30,25,880
42	1402	14	2 BHK	740	49	789	868	19490	1,53,77,610	1,73,76,699	36000	22,56,540
43	1403	14	2 BHK	740	49	789	868	19490	1,53,77,610	1,73,76,699	36000	22,56,540
44	1404	14	3 BHK	1001	57	1058	1164	19490	2,06,20,420	2,33,01,075	48500	30,25,880
45	1405	14	2 BHK	683	49	732	805	19490	1,42,66,680	1,61,21,348	33500	20,93,520
46	1406	14	2 BHK	683	49	732	805	19490	1,42,66,680	1,61,21,348	33500	20,93,520
47	1501	15	3 BHK	1001	57	1058	1164	19560	2,06,94,480	2,33,84,762	48500	30,25,880
48	1502	15	2 BHK	740	49	789	868	19560	1,54,32,840	1,74,39,109	36500	22,56,540
49	1503	15	2 BHK	740	49	789	868	19560	1,54,32,840	1,74,39,109	36500	22,56,540
50	1504	15	3 BHK	1001	57	1058	1164	19560	2,06,94,480	2,33,84,762	48500	30,25,880
51	1505	15	2 BHK	683	49	732	805	19560	1,43,17,920	1,61,79,250	33500	20,93,520
52	1506	15	2 BHK	683	49	732	805	19560	1,43,17,920	1,61,79,250	33500	20,93,520
53	1601	16	3 BHK	1001	57	1058	1164	19630	2,07,68,540	2,34,68,450	49000	30,25,880
54	1602	16	2 BHK	740	49	789	868	19630	1,54,88,070	1,75,01,519	36500	22,56,540
55	1603	16	2 BHK	740	49	789	868	19630	1,54,88,070	1,75,01,519	36500	22,56,540
56	1604	16	3 BHK	1001	57	1058	1164	19630	2,07,68,540	2,34,68,450	49000	30,25,880
57	1605	16	2 BHK	683	49	732	805	19630	1,43,69,160	1,62,37,151	34000	20,93,520
58	1606	16	2 BHK	683	49	732	805	19630	1,43,69,160	1,62,37,151	34000	20,93,520
59	1701	17	3 BHK	1001	57	1058	1164	19700	2,08,42,600	2,35,52,138	49000	30,25,880
60	1702	17	2 BHK	740	49	789	868	19700	1,55,43,300	1,75,63,929	36500	22,56,540
61	1703	17	2 BHK	740	49	789	868	19700	1,55,43,300	1,75,63,929	36500	22,56,540
62	1704	17	3 BHK	1001	57	1058	1164	19700	2,08,42,600	2,35,52,138	49000	30,25,880
63	1706	17	2 BHK	683	49	732	805	19700	1,44,20,400	1,62,95,052	34000	20,93,520
64	1801	18	3 BHK	1001	57	1058	1164	19770	2,09,16,660	2,36,35,826	49000	30,25,880
65	1802	18	2 BHK	740	49	789	868	19770	1,55,98,530	1,76,26,339	36500	22,56,540
66	1803	18	2 BHK	740	49	789	868	19770	1,55,98,530	1,76,26,339	36500	22,56,540
67	1804	18	3 BHK	1001	57	1058	1164	19770	2,09,16,660	2,36,35,826	49000	30,25,880
68	1805	18	2 BHK	683	49	732	805	19770	1,44,71,640	1,63,52,953	34000	20,93,520
69	1806	18	2 BHK	683	49	732	805	19770	1,44,71,640	1,63,52,953	34000	20,93,520

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan Carpet Area in Sq. Ft.	As per Approved Plan Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
70	1901	19	3 BHK	1001	57	1058	1164	19840	2,09,90,720	2,37,19,514	49500	30,25,880
71	1902	19	2 BHK	740	49	789	868	19840	1,56,53,760	1,76,88,749	37000	22,56,540
72	1903	19	2 BHK	740	49	789	868	19840	1,56,53,760	1,76,88,749	37000	22,56,540
73	1904	19	3 BHK	1001	57	1058	1164	19840	2,09,90,720	2,37,19,514	49500	30,25,880
74	1905	19	2 BHK	683	49	732	805	19840	1,45,22,880	1,64,10,854	34000	20,93,520
75	1906	19	2 BHK	683	49	732	805	19840	1,45,22,880	1,64,10,854	34000	20,93,520
76	2001	20	3 BHK	1001	57	1058	1164	19910	2,10,64,780	2,38,03,201	49500	30,25,880
77	2002	20	2 BHK	740	49	789	868	19910	1,57,08,990	1,77,51,159	37000	22,56,540
78	2003	20	2 BHK	740	49	789	868	19910	1,57,08,990	1,77,51,159	37000	22,56,540
79	2004	20	3 BHK	1001	57	1058	1164	19910	2,10,64,780	2,38,03,201	49500	30,25,880
80	2005	20	2 BHK	683	49	732	805	19910	1,45,74,120	1,64,68,756	34500	20,93,520
81	2006	20	2 BHK	683	49	732	805	19910	1,45,74,120	1,64,68,756	34500	20,93,520
82	2101	21	3 BHK	1001	57	1058	1164	19980	2,11,38,840	2,38,86,889	50000	30,25,880
83	2102	21	2 BHK	740	49	789	868	19980	1,57,64,220	1,78,13,569	37000	22,56,540
84	2103	21	2 BHK	740	49	789	868	19980	1,57,64,220	1,78,13,569	37000	22,56,540
85	2104	21	3 BHK	1001	57	1058	1164	19980	2,11,38,840	2,38,86,889	50000	30,25,880
86	2105	21	2 BHK	683	49	732	805	19980	1,46,25,360	1,65,26,657	34500	20,93,520
87	2106	21	2 BHK	683	49	732	805	19980	1,46,25,360	1,65,26,657	34500	20,93,520
88	2201	22	3 BHK	1001	57	1058	1164	20050	2,12,12,900	2,39,70,577	50000	30,25,880
89	2202	22	2 BHK	740	49	789	868	20050	1,58,19,450	1,78,75,979	37000	22,56,540
90	2203	22	2 BHK	740	49	789	868	20050	1,58,19,450	1,78,75,979	37000	22,56,540
91	2204	22	3 BHK	1001	57	1058	1164	20050	2,12,12,900	2,39,70,577	50000	30,25,880
92	2206	22	2 BHK	683	49	732	805	20050	1,46,76,600	1,65,84,558	34500	20,93,520
93	2301	23	3 BHK	1001	57	1058	1164	20120	2,12,86,960	2,40,54,265	50000	30,25,880
94	2302	23	2 BHK	740	49	789	868	20120	1,58,74,680	1,79,38,388	37500	22,56,540
95	2303	23	2 BHK	740	49	789	868	20120	1,58,74,680	1,79,38,388	37500	22,56,540
96	2304	23	3 BHK	1001	57	1058	1164	20120	2,12,86,960	2,40,54,265	50000	30,25,880
97	2305	23	2 BHK	683	49	732	805	20120	1,47,27,840	1,66,42,459	34500	20,93,520
98	2306	23	2 BHK	683	49	732	805	20120	1,47,27,840	1,66,42,459	34500	20,93,520
99	2401	24	3 BHK	1001	57	1058	1164	20190	2,13,61,020	2,41,37,953	50500	30,25,880
100	2402	24	2 BHK	740	49	789	868	20190	1,59,29,910	1,80,00,798	37500	22,56,540
101	2403	24	2 BHK	740	49	789	868	20190	1,59,29,910	1,80,00,798	37500	22,56,540
102	2404	24	3 BHK	1001	57	1058	1164	20190	2,13,61,020	2,41,37,953	50500	30,25,880
103	2405	24	2 BHK	683	49	732	805	20190	1,47,79,080	1,67,00,360	35000	20,93,520
104	2406	24	2 BHK	683	49	732	805	20190	1,47,79,080	1,67,00,360	35000	20,93,520

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan Carpet Area in Sq. Ft.	As per Approved Plan Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
105	2501	25	3 BHK	1001	57	1058	1164	20260	2,14,35,080	2,42,21,640	50500	30,25,880
106	2502	25	2 BHK	740	49	789	868	20260	1,59,85,140	1,80,63,208	37500	22,56,540
107	2503	25	2 BHK	740	49	789	868	20260	1,59,85,140	1,80,63,208	37500	22,56,540
108	2504	25	3 BHK	1001	57	1058	1164	20260	2,14,35,080	2,42,21,640	50500	30,25,880
109	2505	25	2 BHK	683	49	732	805	20260	1,48,30,320	1,67,58,262	35000	20,93,520
110	2506	25	2 BHK	683	49	732	805	20260	1,48,30,320	1,67,58,262	35000	20,93,520
111	2601	26	3 BHK	1001	57	1058	1164	20330	2,15,09,140	2,43,05,328	50500	30,25,880
112	2602	26	2 BHK	740	49	789	868	20330	1,60,40,370	1,81,25,618	38000	22,56,540
113	2603	26	2 BHK	740	49	789	868	20330	1,60,40,370	1,81,25,618	38000	22,56,540
114	2604	26	3 BHK	1001	57	1058	1164	20330	2,15,09,140	2,43,05,328	50500	30,25,880
115	2605	26	2 BHK	683	49	732	805	20330	1,48,81,560	1,68,16,163	35000	20,93,520
116	2606	26	2 BHK	683	49	732	805	20330	1,48,81,560	1,68,16,163	35000	20,93,520
117	2701	27	3 BHK	1001	57	1058	1164	20400	2,15,83,200	2,43,89,016	51000	30,25,880
118	2702	27	2 BHK	740	49	789	868	20400	1,60,95,600	1,81,88,028	38000	22,56,540
119	2703	27	2 BHK	740	49	789	868	20400	1,60,95,600	1,81,88,028	38000	22,56,540
120	2704	27	3 BHK	1001	57	1058	1164	20400	2,15,83,200	2,43,89,016	51000	30,25,880
121	2706	27	2 BHK	683	49	732	805	20400	1,49,32,800	1,68,74,064	35000	20,93,520
122	2801	28	3 BHK	1001	57	1058	1164	20400	2,15,83,200	2,43,89,016	51000	30,25,880
123	2802	28	2 BHK	740	49	789	868	20470	1,61,50,830	1,82,50,438	38000	22,56,540
124	2803	28	2 BHK	740	49	789	868	20470	1,61,50,830	1,82,50,438	38000	22,56,540
125	2804	28	3 BHK	1001	57	1058	1164	20470	2,16,57,260	2,44,72,704	51000	30,25,880
126	2805	28	2 BHK	683	49	732	805	20470	1,49,84,040	1,69,31,965	35500	20,93,520
127	2806	28	2 BHK	683	49	732	805	20470	1,49,84,040	1,69,31,965	35500	20,93,520
128	2901	29	3 BHK	1001	57	1058	1164	20540	2,17,31,320	2,45,56,392	51000	30,25,880
129	2902	29	2 BHK	740	49	789	868	20540	1,62,06,060	1,83,12,848	38000	22,56,540
130	2903	29	2 BHK	740	49	789	868	20540	1,62,06,060	1,83,12,848	38000	22,56,540
131	2904	29	3 BHK	1001	57	1058	1164	20540	2,17,31,320	2,45,56,392	51000	30,25,880
132	2905	29	2 BHK	683	49	732	805	20540	1,50,35,280	1,69,89,866	35500	20,93,520
133	2906	29	2 BHK	683	49	732	805	20540	1,50,35,280	1,69,89,866	35500	20,93,520
134	3001	30	3 BHK	1025	96	1121	1233	20610	2,31,03,810	2,61,07,305	54500	32,06,060
135	3002	30	2 BHK	740	49	789	868	20610	1,62,61,290	1,83,75,258	38500	22,56,540
136	3003	30	2 BHK	740	49	789	868	20610	1,62,61,290	1,83,75,258	38500	22,56,540
137	3004	30	3 BHK	1025	96	1121	1233	20610	2,31,03,810	2,61,07,305	54500	32,06,060
138	3005	30	2 BHK	683	49	732	805	20610	1,50,86,520	1,70,47,768	35500	20,93,520
139	3006	30	2 BHK	683	49	732	805	20610	1,50,86,520	1,70,47,768	35500	20,93,520

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan Carpet Area in Sq. Ft.	As per Approved Plan Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
140	3101	31	3 BHK	1025	96	1121	1233	20680	2,31,82,280	2,61,95,976	54500	32,06,060
141	3102	31	4 BHK	1688	132	1820	2002	20680	3,76,37,600	4,25,30,488	88500	52,05,200
142	3103	31	3 BHK	1025	96	1121	1233	20680	2,31,82,280	2,61,95,976	54500	32,06,060
143	3104	31	2 BHK	683	49	732	805	20680	1,51,37,760	1,71,05,669	35500	20,93,520
144	3105	31	2 BHK	683	49	732	805	20680	1,51,37,760	1,71,05,669	35500	20,93,520
145	3201	32	3 BHK	1025	96	1121	1233	20750	2,32,60,750	2,62,84,648	55000	32,06,060
146	3202	32	4 BHK	1688	132	1820	2002	20750	3,77,65,000	4,26,74,450	89000	52,05,200
147	3203	32	3 BHK	1025	96	1121	1233	20750	2,32,60,750	2,62,84,648	55000	32,06,060
148	3205	32	2 BHK	683	49	732	805	20750	1,51,89,000	1,71,63,570	36000	20,93,520
149	3301	33	3 BHK	1025	96	1121	1233	20820	2,33,39,220	2,63,73,319	55000	32,06,060
150	3302	33	4 BHK	1688	132	1820	2002	20820	3,78,92,400	4,28,18,412	89000	52,05,200
151	3303	33	3 BHK	1025	96	1121	1233	20820	2,33,39,220	2,63,73,319	55000	32,06,060
152	3304	33	2 BHK	683	49	732	805	20820	1,52,40,240	1,72,21,471	36000	20,93,520
153	3305	33	2 BHK	683	49	732	805	20820	1,52,40,240	1,72,21,471	36000	20,93,520
154	3401	34	3 BHK	1025	96	1121	1233	20890	2,34,17,690	2,64,61,990	55000	32,06,060
155	3402	34	4 BHK	1688	132	1820	2002	20890	3,80,19,800	4,29,62,374	89500	52,05,200
156	3403	34	3 BHK	1025	96	1121	1233	20890	2,34,17,690	2,64,61,990	55000	32,06,060
157	3404	34	2 BHK	683	49	732	805	20890	1,52,91,480	1,72,79,372	36000	20,93,520
158	3405	34	2 BHK	683	49	732	805	20890	1,52,91,480	1,72,79,372	36000	20,93,520
159	3501	35	3 BHK	1025	96	1121	1233	20960	2,34,96,160	2,65,50,661	55500	32,06,060
160	3502	35	4 BHK	1688	132	1820	2002	20960	3,81,47,200	4,31,06,336	90000	52,05,200
161	3503	35	3 BHK	1025	96	1121	1233	20960	2,34,96,160	2,65,50,661	55500	32,06,060
162	3504	35	2 BHK	683	49	732	805	20960	1,53,42,720	1,73,37,274	36000	20,93,520
163	3505	35	2 BHK	683	49	732	805	20960	1,53,42,720	1,73,37,274	36000	20,93,520
164	3601	36	3 BHK	1025	96	1121	1233	21030	2,35,74,630	2,66,39,332	55500	32,06,060
165	3602	36	4 BHK	1688	132	1820	2002	21030	3,82,74,600	4,32,50,298	90000	52,05,200
166	3603	36	3 BHK	1025	96	1121	1233	21030	2,35,74,630	2,66,39,332	55500	32,06,060
167	3604	36	2 BHK	683	49	732	805	21030	1,53,93,960	1,73,95,175	36000	20,93,520
168	3605	36	2 BHK	683	49	732	805	21030	1,53,93,960	1,73,95,175	36000	20,93,520
169	3701	37	3 BHK	1025	96	1121	1233	21100	2,36,53,100	2,67,28,003	55500	32,06,060
170	3702	37	4 BHK	1688	132	1820	2002	21100	3,84,02,000	4,33,94,260	90500	52,05,200
171	3703	37	3 BHK	1025	96	1121	1233	21100	2,36,53,100	2,67,28,003	55500	32,06,060
172	3705	37	2 BHK	683	49	732	805	21100	1,54,45,200	1,74,53,076	36500	20,93,520
173	3801	38	3 BHK	1025	96	1121	1233	21170	2,37,31,570	2,68,16,674	56000	32,06,060
174	3802	38	4 BHK	1688	132	1820	2002	21170	3,85,29,400	4,35,38,222	90500	52,05,200

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan Carpet Area in Sq. Ft.	As per Approved Plan Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
175	3803	38	3 BHK	1025	96	1121	1233	21170	2,37,31,570	2,68,16,674	56000	32,06,060
176	3804	38	2 BHK	683	49	732	805	21170	1,54,96,440	1,75,10,977	36500	20,93,520
177	3805	38	2 BHK	683	49	732	805	21170	1,54,96,440	1,75,10,977	36500	20,93,520
178	3901	39	3 BHK	1025	96	1121	1233	21240	2,38,10,040	2,69,05,345	56000	32,06,060
179	3902	39	4 BHK	1688	132	1820	2002	21240	3,86,56,800	4,36,82,184	91000	52,05,200
180	3903	39	3 BHK	1025	96	1121	1233	21240	2,38,10,040	2,69,05,345	56000	32,06,060
181	3904	39	2 BHK	683	49	732	805	21240	1,55,47,680	1,75,68,878	36500	20,93,520
182	3905	39	2 BHK	683	49	732	805	21240	1,55,47,680	1,75,68,878	36500	20,93,520
183	4001	40	3 BHK	1025	96	1121	1233	21310	2,38,88,510	2,69,94,016	56000	32,06,060
184	4002	40	4 BHK	1688	132	1820	2002	21310	3,87,84,200	4,38,26,146	91500	52,05,200
185	4003	40	3 BHK	1025	96	1121	1233	21310	2,38,88,510	2,69,94,016	56000	32,06,060
186	4004	40	2 BHK	683	49	732	805	21310	1,55,98,920	1,76,26,780	36500	20,93,520
187	4005	40	2 BHK	683	49	732	805	21310	1,55,98,920	1,76,26,780	36500	20,93,520
Total				162659	11395	174054	191459		3,51,16,70,860	3,96,81,88,076		49,77,94,440

Summary of the Project:

Wing	Comp.	Total Number of Flats	Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value After Completion in ₹
A	2 BHK - 109	187	173714	191085	3,50,48,92,220.00	3,96,05,28,214.00
	3 BHK - 68					
	4 BHK - 10					
B	2 BHK - 109	187	174054	191459	3,51,16,70,860.00	3,96,81,88,076.00
	3 BHK - 68					
	4 BHK - 10					
Total		374	347768	382545	7,01,65,63,080.00	7,92,87,16,290.00

Typical Refuge Floors - 7th, 12th, 17th, 22nd & 27th Floors - Flat No. 5 (Wing – A & B)

Typical Refuge Floors – 32nd & 37th Floors - Flat No. 4 (Wing – A & B)

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	7,01,65,63,080.00
Final Realizable Value After Completion in ₹	7,92,87,16,290.00
Cost of Construction (Total Built up area x Rate) 382545 Sq. Ft. x ₹ 2600.00	99,46,16,480.00

Wing	Percentage of work done as on date	Built up area in Sq. Ft.	Total Cost Of Construction	Cost of construction as of today
A	45	191085	49,68,22,040.00	22,35,69,918.00
B	31	191459	49,77,94,440.00	15,43,16,276.40
Total		382545	99,46,16,480.00	37,78,86,194.00

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

Part – D (Amenities)		Amount in ₹
1.	Wardrobes	N.A. Building Construction work is in progress
2.	Glazed tiles	
3.	Extra sinks and bath tub	
4.	Marble / ceramic tiles flooring	
5.	Interior decorations	
6.	Architectural elevation works	
7.	Paneling works	
8.	Aluminum works	
9.	Aluminum hand rails	
10.	False ceiling	
Total		

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

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

Total abstract of the entire property

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

Realizable Value / Fair Market Value as on date in ₹	: ₹ 7,01,65,63,080.00
Final Realizable Value After Completion in ₹	: ₹ 7,92,87,16,290.00

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparable, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a residential flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 18,000.00 to ₹ 22,000.00 per Sq. Ft. on Carpet area Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc. We estimate ₹ 19,000.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.



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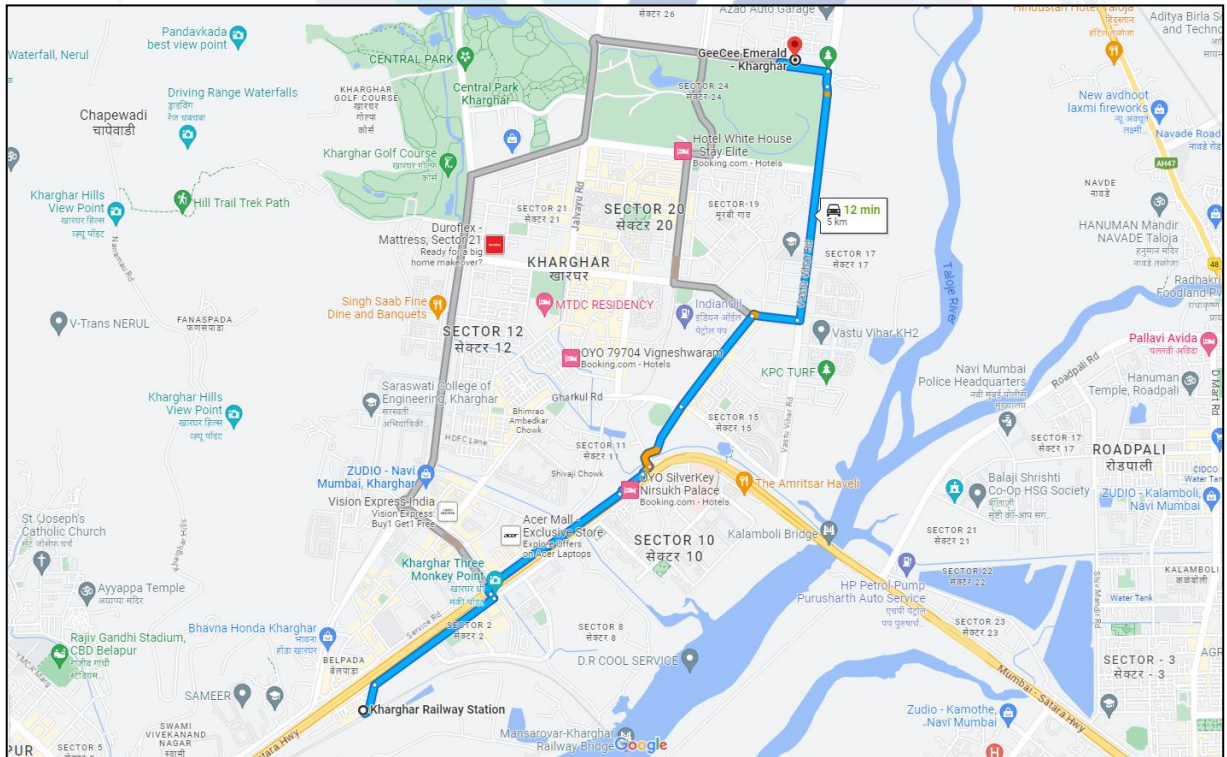
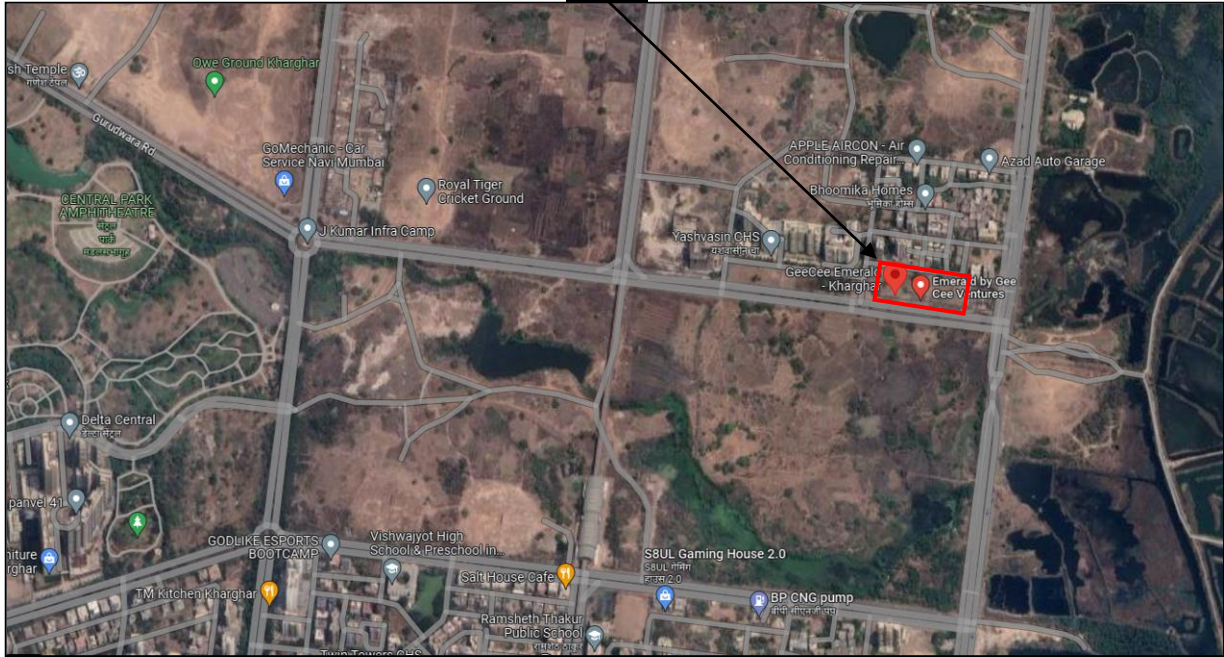


Actual Site Photographs



Route Map of the property

Site u/r



Latitude Longitude: 19°03'26.2"N 73°04'52.3"E

Note: The Blue line shows the route to site from nearest railway station (Kharghar – 5 Km.)




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Ready Reckoner Rate



Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



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

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Year: Language:

Selected District:

Select Taluka:

Select Village:

Search By: Survey No. SubZones

Select	उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)
SurveyNo	15अ/26-कामोठे सिडको से.क्र.26	25200	61800	71100	81900	71100	चौ. मीटर
SurveyNo	15अ/27-कामोठे सिडको से.क्र.27	25200	72700	83600	90900	83600	चौ. मीटर
SurveyNo	15अ/28-कामोठे सिडको से.क्र.28	25200	58300	67100	80300	67100	चौ. मीटर
SurveyNo	15अ/29-कामोठे सिडको से.क्र.29	25200	60600	69700	81900	69700	चौ. मीटर
SurveyNo	15अ/30-कामोठे सिडको से.क्र.30	25200	72700	83600	90900	83600	चौ. मीटर

... 11 12 13 14 15 16 17 18 19 20 ...

Sales Instance

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate / Sq. Ft. on Carpet Area
11285 / 2024	07.06.2024	2,09,44,355.00	94.733	1020.00	20,534.00

सूची क्र.2	
11285398 24-07-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	दुय्यम निबंधक : सह दु.नि.पनवेल 3 दस्त क्रमांक : 11285/2024 नोंदणी : Regn:63m
गावाचे नाव : खारघर	
(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	20944355
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	12291708
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पनवेल म.न.पा.इतर वर्णन : इतर माहिती: सदनिका नं.3201,टॉवर नं.ए.32 वा मजला,जिसे इमराल्ड,प्लॉट नं. 1ए,1बी,1 सी आणि 1डी,सेक्टर-27,खारघर,नवी मुंबई क्षेत्र-94.733 चौ. मी.रेरा कारपेट एरिया.,8.902 चौ.मी बाल्कनी /टेरेस एरिया((SECTOR NUMBER : 27 ;))
(5) क्षेत्रफळ	94.733 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:-जीसी वेंचर लि. तर्फे डायरेक्टर वज्रथरा वासुदेवन सुरेशकुमार यांच्या तर्फे कु. मु. म्हणून श्री. रुपेश पाटील -वय ३६ - - वय:- पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: ---, ब्लॉक नं: 209-210, अर्केडीया बिल्डिंग,नरीमन पॉईंट मुंबई, रोड नं. -, महाराष्ट्र, मुम्बई. पिन कोड:-400021 पॅन नं:-AAACG3914A
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-दर्शना बुरगोहाइन - - वय:-35; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं: 702, बिल्डिंग -8, केसर एक्झोटिका, खारघर, सेक्टर -10 महाराष्ट्र, रोड नं. -, महाराष्ट्र, राईगाड:(०:). पिन कोड:-410210 पॅन नं:-ATVPB1888M 2): नाव:-मयूर हझरीका - वय:-39; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं: 702, बिल्डिंग -8, केसर एक्झोटिका, खारघर, सेक्टर -10 महाराष्ट्र, रोड नं. -, महाराष्ट्र, राईगाड:(०:). पिन कोड:-410210 पॅन नं:-ABGPH1619D
(9) दस्तऐवज करून दिल्याचा दिनांक	07/06/2024
(10)दस्त नोंदणी केल्याचा दिनांक	07/06/2024
(11)अनुक्रमांक,खंड व पृष्ठ	11285/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1466300
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000

Sales Instance

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate / Sq. Ft. on Carpet Area
10008 / 2024	24.05.2024	3,44,22,750.00	156.779	1688.00	20,400.00

सूची क्र.2	
10008398 24-07-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	दुय्यम निबंधक : सह दु.नि.पनवेल 3 दस्त क्रमांक : 10008/2024 नोंदणी : Regn:63m
गावाचे नाव : खारघर	
(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	34422750
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	20075369.6
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:रायगडइतर वर्णन : इतर माहिती: सदनिका नं. 3702 ,37 वा मजला,बी-टॉवर,जिसी इमराल्ड,प्लॉट नं. 1ए,1बी,1 सी आणि 1डी,सेक्टर-27,खारघर,नवी मुंबई क्षेत्र-156.779 चौ. मी. कारपेट एरिया. +12.273 चौ.मी बाल्कनी / टेरेस एरिया((Plot Number : 1ए, 1बी, 1 सी 1डी ;))
(5) क्षेत्रफळ	156.779 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:-जीसी वेंचर लि. तर्फे डायरेक्टर वज्रथरा वासुदेवन सुरेशकुमार यांच्या तर्फे कु. मू. म्हणून श्री. रुपेश पाटील -- वय:-36 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: 209, अर्केडीया 195, 2 रा मजला, नरीमन पॉईंट, एनसीपीए मार्ग, मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुंबई. पिन कोड:-400021 पॅन नं:-AAACG3914A
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-कृष्णा कुमार लक्ष्मण यादव -- वय:-32; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: प्लॉट नं.बी-1/1304, हायड पार्क, सेक्टर 35-जि, प्लॉट नं.8/9/10, खारघर, रायगड , ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, राईगाड(०:). पिन कोड:-410210 पॅन नं:-AFEPY0896B 2): नाव:-प्रिया कृष्णा यादव -- वय:-36; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: प्लॉट नं.बी-1/1304, हायड पार्क, सेक्टर 35-जि, प्लॉट नं.8/9/10, खारघर, रायगड , ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, राईगाड(०:). पिन कोड:-410210 पॅन नं:-AZYPR6087R
(9) दस्तऐवज करून दिल्याचा दिनांक	24/05/2024
(10)दस्त नोंदणी केल्याचा दिनांक	24/05/2024
(11)अनुक्रमांक,खंड व पृष्ठ	10008/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	2409600
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000

Sales Instance

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate / Sq. Ft. on Carpet Area
18779 / 2023	23.10.2023	1,42,98,000.00	67.964	732.00	19,544.00

सूची क्र.2	
18779398 10-03-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	दुय्यम निबंधक : सह दु.नि.पनवेल 3 दस्त क्रमांक : 18779/2023 नोंदणी : Regn:63m
गावाचे नाव : खारघर	
(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	14298000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	8134836.32
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:रायगडइतर वर्णन : इतर माहिती: सदनिका नं.1102,11 वा मजला,ए-टॉवर,जिसे इमराल्ड,प्लॉट नं. 1ए,1बी,1 सी आणि 1डी,सेक्टर-27,खारघर,नवी मुंबई क्षेत्र-67.964 चौ. मी. कारपेट एरिया.+4.575 चौ.मी बाल्कनी /टेरेस एरिया((SECTOR NUMBER : 27 ;))
(5) क्षेत्रफळ	67.964 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:-जि.सी.वेंचर लि. तर्फे डायरेक्टर वज्रथरा वासुदेवन सुरेशकुमार यांच्या तर्फे कु. मु. म्हणून श्रीनिवास कोडूरी - वय:-45 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं: 209, अर्केडीया 195, 2 रा मजला ,नरीमन पॉईंट ,एनसीपीए मार्ग, मुंबई, रोड नं. -, महाराष्ट्र, मुम्बई. पिन कोड:-400021 पॅन नं:-AAACG3914A
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-श्री.अमित शर्मा - - वय:-38; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं: गीता कुंज, सुंदर कॉलनी, कांकरोली, राजसमंद, राजस्थान, रोड नं. -, राजस्थान, राज्सांआण्ड. पिन कोड:-313324 पॅन नं:-BUAPS9843J 2): नाव:-प्रीति शर्मा - - वय:-36; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: गीता कुंज, सुंदर कॉलनी, कांकरोली, राजसमंद, राजस्थान, ब्लॉक नं. -, रोड नं. -, राजस्थान, राज्सांआण्ड. पिन कोड:-313324 पॅन नं:-DPJPS2610H
(9) दस्तऐवज करुन दिल्याचा दिनांक	23/10/2023
(10)दस्त नोंदणी केल्याचा दिनांक	23/10/2023
(11)अनुक्रमांक,खंड व पृष्ठ	18779/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1000900
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000

Sales Instance

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate / Sq. Ft. on Carpet Area
10858 / 2024	03.06.2024	2,08,96,000.00	95.257	1025.00	20,380.00

10858398	सूची क्र.2	दुय्यम निबंधक : सह दु.नि.पनवेल 3
24-07-2024		दस्त क्रमांक : 10858/2024
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोंदणी : Regn:63m
गावाचे नाव : खारघर		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	20896000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	12354742.4	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पनवेल म.न.पा.इतर वर्णन :, इतर माहिती: सदनिका नं.3103,टॉवर नं.बी,31 वा मजला,जिसी इमराल्ड,प्लॉट नं. 1ए,1बी,1 सी आणि 1डी,सेक्टर-27,खारघर,नवी मुंबई क्षेत्र-95.257 चौ. मी.रेरा कारपेट एरिया.,8.902 चौ.मी बाल्कनी /टेरेस एरिया((SECTOR NUMBER : 27 ;))	
(5) क्षेत्रफळ	95.257 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:-जीसी वेंचर लि. तर्फे डायरेक्टर वज्रथरा वासुदेवन सुरेशकुमार यांच्या तर्फे कु. मु. म्हणुन श्री. रुपेश पाटील -वय ३६ - - वय:- पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: ---, ब्लॉक नं: 209-210, अर्केडीया बिल्डिंग,नरीमन पॉईंट मुंबई , रोड नं. -, महाराष्ट्र, मुम्बई. पिन कोड:-400021 पॅन नं:-AAACG3914A	
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-श्री.संतोष पी.थोमस - - वय:-57; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं: फ्लॉट क्रमांक बी/५०५, अरिहंत कृपा सीएचएस, प्लॉट क्रमांक ४०, सेक्टर २७, खारघर, रायगड, महाराष्ट्र, रोड नं. -, महाराष्ट्र, शाईगार:(०:). पिन कोड:-410210 पॅन नं:-ACKPT7110N 2): नाव:-मेरिया संथोशा - वय:-55; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं: फ्लॉट क्रमांक बी/५०५, अरिहंत कृपा सीएचएस, प्लॉट क्रमांक ४०, सेक्टर २७, खारघर, रायगड, महाराष्ट्र, रोड नं. -, महाराष्ट्र, शाईगार:(०:). पिन कोड:-410210 पॅन नं:-AHJPT8725B	
(9) दस्तऐवज करुन दिल्याचा दिनांक	03/06/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	03/06/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	10858/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1462800	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	



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Price Indicators

Comp.	Floor	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
2 BHK	-	Magicbricks.com	790.00	1,51,00,000.00	19,114.00

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

₹1.51 Cr EMI - ₹ 68k | [Get pre-approved loan](#)

2 BHK 790 Sq-ft Flat For Sale [Kharghar, Navi Mumbai](#)

2 Beds | 2 Baths | 2 Balconies | Unfurnished

Carpet Area 790 sqft ₹19,114/sqft	Developer Geecee Ventures Ltd.	Project GeeCee Emerald
Floor 1 (Out of 40 Floors)	Transaction Type New Property	Facing East
Lifts 3	Furnished Status Unfurnished	Car Parking 4 Open

✓ East Facing Property

Contact Agent

Get Phone No.

Last contact made 71 days ago

More Details

Price Breakup	₹1.51 Cr
Booking Amount	₹2.0 Lac
Address	Kharghar, Navi Mumbai, Kharghar, Navi Mumbai - Central Navi Mumbai, Maharashtra
Landmarks	kharghar sector 27
Furnishing	Unfurnished
Flooring	Vitrified


Price Indicators

Comp.	Floor	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
2 BHK	-	Magicbricks.com	790.00	1,55,00,000.00	19,620.00

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

₹1.55 Cr [EMI - ₹ 70k](#) | [Get pre-approved loan](#)

2 BHK 1320 Sq-ft Flat For Sale [Sector 27 Kharghar, Navi Mumbai](#)



2 Beds | 2 Baths | 2 Balconies | 1 Covered Parking

Carpet Area 790 sqft - ₹19,620/sqft	Developer Geecee Ventures Ltd.	Project GeeCee Emerald
Floor 20(Out of 40 Floors)	Transaction Type New Property	Facing East
Lifts 3	Furnished Status Unfurnished	Car Parking 1 Covered

East Facing Property
 Near Central Park sector 27

Contact Agent
Get Phone No.

Last contact made 86 days ago

More Details

Price Breakup	₹1.55 Cr ₹7,75,000 Approx. Registration Charges ₹4
Booking Amount	₹1.0 Lac
RERA ID	P52000050116
Address	Ranjanpada, Sector 27, Kharghar, Navi Mumbai, Sector 27 Kharghar, Navi Mumbai - Central Navi Mumbai, Maharashtra
Landmarks	Near Central Park sector 27

Price Indicators



Comp.	Floor	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
3 BHK	29 th	magicbricks.com	1050.00	1,98,00,000.00	18,857.00

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

Home > Property for Sale in Navi Mumbai > Flats for Sale in Navi Mumbai > Flats for Sale in Kharghar > 3 BHK Flats for Sale in Kharghar > 1750 Sq-ft

₹1.98 Cr EMI - ₹ 89k | [Get Loan offers from 34+ banks](#)

3 BHK 1750 Sq-ft Flat For Sale [Kharghar, Navi Mumbai](#)

+11 Photos

3 Beds
 3 Baths
 1 Balcony
 1 Covered Parking

Carpet Area	Developer	Project
1050 sqft ₹18,857/sqft	Geecee Ventures Ltd.	GeeCee Emerald
Floor	Transaction Type	Facing
29(Out of 40 Floors)	New Property	East
Lifts	Furnished Status	Car Parking
6	Unfurnished	1 Covered

✔ East Facing Property

Contact Agent
Get Phone No.

👤 Last contact made 18 days ago

More Details

Price Breakup	₹1.98 Cr ₹9,90,000 Approx. Registration Charges ₹6
Booking Amount	₹5.0 Lac
RERA ID	P517000050116
Address	Near BD Somani School, Kharghar, Navi Mumbai - Central Navi Mumbai, Maharashtra
Landmarks	Near Central Park

Price Indicators




Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
3 BHK	Magicbricks.com	1050.00	2,07,00,000.00	19,700.00

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

Home > Property for Sale in Navi Mumbai > Flats for Sale in Navi Mumbai > Flats for Sale in Sector 27 Kharghar > 3 BHK Flats for Sale in Sector 27 Kharghar > 1755 Sq-ft

₹2.07 Cr EMI - ₹93k | [Get Loan offers from 34+ banks](#)

3 BHK 1755 Sq-ft Flat For Sale in [Sector 27 Kharghar, Navi Mumbai](#)

3 Beds
 2 Baths
 2 Balconies
 1 Covered Parking

Full Glass W...
 Bar/Lounge

Carpet Area 1050 sqft ₹19,714/sqft	Floor 12(Out of 40 Floors)	Transaction Type New Property	Facing North - East
Lifts 2	Furnished Status Unfurnished	Car Parking 1 Covered	Type Of Ownership Freehold

Contact Agent

Get Phone No.

Last contact made 33 days ago

More Details

Price Breakup	₹2.07 Cr ₹10,35,000 Approx. Registration Charges ₹4
Booking Amount	₹5.0 Lac
Address	sector 27, Sector 27 Kharghar, Navi Mumbai - Central Navi Mumbai, Maharashtra
Landmarks	near metro station.

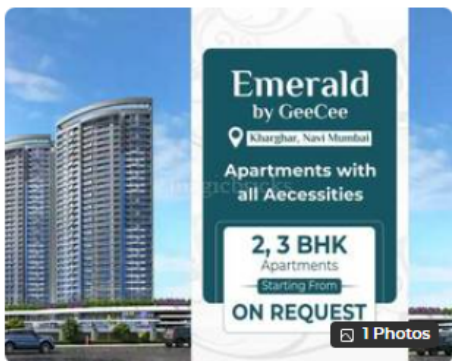
Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
2 BHK	Magicbricks.com	790.00	1,58,00,000.00	20,000.00

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

₹1.58 Cr EMI - ₹71k | [How much loan can I get?](#)

2 BHK 790 Sq-ft Flat For Sale **Kharghar, Navi Mumbai**



2 Beds
 2 Baths
 2 Balconies
 1 Covered Parking

Carpet Area	Developer	Project
790 sqft ₹20,000/sqft	Geecee Ventures Ltd.	GeeCee Emerald
Floor	Transaction Type	Facing
10(Out of 40 Floors)	New Property	East
Lifts	Furnished Status	Car Parking
4	Unfurnished	1 Covered

Contact Agent

Get Phone No.

Last contact made 77 days ago

More Details

Price Breakup	₹1.58 Cr ₹7,90,000 Approx. Registration Charges ₹3
Booking Amount	₹1.0 Lac
Address	Kharghar, Navi Mumbai, Kharghar, Navi Mumbai - Central Navi Mumbai, Maharashtra

Price Indicators

Comp.	Floor	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
3 BHK	21 st	99acres.com	1050.00	1,95,00,000.00	18,571.00

99acres Buy | Enter Locality / Project / Society / Landmark

Home > Property in Navi Mumbai > Flats in Navi Mumbai > Flats in Kharghar > 3 BHK Flats in Kharghar

₹1.95 Cr @ 18,571 per sq.ft.
Estimated EMI ₹1,55,747

3BHK 3Baths
Flat/Apartment for Sale
in GeeCee Emerald, Kharghar, Navi Mumbai

GOODWILL REALTY
FEATURED DEALER | Member Since Dec, 2023
Contact Dealer FREE

RERA STATUS REGISTERED | Registration No: P52000050116 | Website: https://maharera.t.mahaonline.gov.in/

Under Construction Property | Posted on Jul 21, 2024

Overview | Society | Dealer Details | Price Trends | Registry Record | Society Reviews

Videos (1) | **Property (1)** | **Society (13)**

Area
Super Built up area 1800 sq.ft. (167.23 sq.m.)
Built Up area: 1755 sq.ft. (163.04 sq.m.)
Carpet area: 1050 sq.ft. (97.55 sq.m.)

Configuration
3 Bedrooms , 3 Bathrooms, 3+ Balconies with Store Room

Price
₹ 1.95 Crore
@ 18,571 per sq.ft. (Negotiable) View Price Details

Address
GeeCee Emerald
Kharghar, Navi Mumbai

Floor Number
21st of 40 Floors

Facing
East

Overlooking
Pool, Park/Garden, Club, Main Road

Possession In
Dec 2026 View Construction Status

Price Indicators

Comp.	Floor	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
2 BHK	7 th	magicbricks.com	800.00	1,30,00,000.00	16,250.00
3 BHK	15 th	99acre.com	1080.00	2,23,00,000.00	20,648.00

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

₹1.30 Cr [EMI - ₹ 59k](#) | [Get pre-approved loan](#)

2 BHK 1225 Sq-ft Flat For Sale [Kharghar, Navi Mumbai](#)

2 Beds | 2 Baths | 1 Balcony | 1 Covered Parking

Carpet Area	Developer	Project
800 sqft ₹16,250/sqft	Geecee Ventures Ltd.	GeeCee Emerald
Floor	Transaction Type	Additional Rooms
7(Out of 40 Floors)	New Property	1 Study Room
Facing	Lifts	Furnished Status
East	3	Unfurnished

+7 Photos

99acres
Buy ▾
Enter Locality / Project / Society / Landmark
Post property FREE

Home > Flats in Navi Mumbai > Flats in Kharghar > Flats in Sector 27 Kharghar > 3 BHK Flats in Sector 27 Kharghar

Posted on Jul 25, 2024 | Under Construction

₹2.23 Cr @ 20,648 per sq.ft.

Estimated EMI ₹ 1,78,111

3BHK 3Baths

Flat/Apartment for Sale

In GeeCee Emerald, Sector 27 Kharghar, Navi Mumbai

Contact Dealer FREE

Shortlist

RERA STATUS REGISTERED | Registration No: P52000050116 | Website: <https://maharera.mahaonline.gov.in/>

Overview
Society
Dealer Details
Price Trends
Registry Record
Society Reviews

Property (2) **Society (13)**

3 people viewed this property yesterday

<p>Area</p> <p>Super Built up area 1755 sq.ft. (163.04 sq.m.)</p> <p>Built Up area: 1450 sq.ft. (134.71 sq.m.)</p> <p>Carpet area: 1080 sq.ft. (100.34 sq.m.)</p>	<p>Configuration</p> <p>3 Bedrooms , 3 Bathrooms, 2 Balconies with Store Room</p>
<p>Price</p> <p>₹ 2.23 Crore+ Govt Charges & Tax @ 20,648 per sq.ft. (Negotiable) View Price Details</p>	<p>Address</p> <p>GeeCee Emerald Sector 27 Kharghar, Navi Mumbai</p>
<p>Floor Number</p> <p>15th of 40 Floors</p>	<p>Facing</p> <p>West</p>
<p>Overlooking</p> <p>Main Road, Park/Garden</p>	<p>Possession in</p> <p>Dec 2026 View Construction Status</p>

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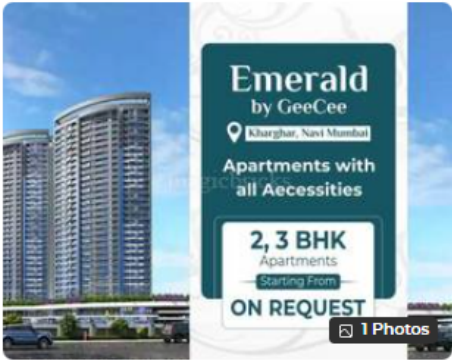
Price Indicators

Comp.	Floor	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
2 BHK	10 th	Magicbricks.com	790.00	1,58,00,000.00	20,000.00

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

₹1.58 Cr EMI - ₹ 71k | [How much loan can I get?](#)

2 BHK 790 Sq-ft Flat For Sale **Kharghar, Navi Mumbai**



🛏 2 Beds |
 🚿 2 Baths |
 🏠 2 Balconies |
 🚗 1 Covered Parking

Carpet Area	Developer	Project
790 sqft ~ ₹ 20,000/sqft	Geecee Ventures Ltd.	GeeCee Emerald
Floor	Transaction Type	Facing
10(Out of 40 Floors)	New Property	East
Lifts	Furnished Status	Car Parking
4	Unfurnished	1 Covered

Contact Agent

Get Phone No.

👤 Last contact made 77 days ago

More Details

Price Breakup	₹1.58 Cr ₹7,90,000 Approx. Registration Charges ₹3
Booking Amount	₹1.0 Lac
Address	Kharghar, Navi Mumbai, Kharghar, Navi Mumbai - Central Navi Mumbai, Maharashtra

Price Indicators

Comp.	Floor	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
2 BHK	14 th	Magicbricks.com	790.00	1,46,00,000.00	18,544.00

magicbricks

[Buy](#) [Rent](#) [Sell](#) [Home Loans](#)

₹1.46 Cr EMI - ₹ 66k | [Get Loan offers from 34+ banks](#)

2 BHK 1320 Sq-ft Flat For Sale [Kharghar, Navi Mumbai](#)

🛏 2 Beds | 🚿 2 Baths | 🏠 4 Balconies | 🚗 1 Covered Parking

Carpet Area 790 sqft ~ ₹18,544/sqft	Developer Geecee Ventures Ltd.	Project GeeCee Emerald
Floor 14(Out of 42 Floors)	Transaction Type New Property	Additional Rooms 1 Store Room
Facing West	Lifts 5	Furnished Status Unfurnished

Contact Agent
Get Phone No.

👤 Last contact made 9 days ago

More Details

Price Breakup	₹1.46 Cr ₹7,32,500 Approx. Registration Charges ₹4
Booking Amount	₹99,000
RERA ID	P52000050116
Address	Kharghar, Navi Mumbai, Kharghar, Navi Mumbai - Central Navi Mumbai, Maharashtra


Price Indicators




Comp.	Floor	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
4 BHK	35 th	Magicbricks.com	1817.00	3,80,00,000.00	20,914.00

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

₹3.80 Cr EMI - ₹1.71L | [Get pre-approved loan](#)

4 BHK 3035 Sq-ft Flat For Sale [Sector 27 Kharghar, Navi Mumbai](#)



4 Beds 4 Baths 4 Balconies 3 Covered Parking

Water Front Island Kitch...

Carpet Area 1817 sqft ₹20,914/sqft	Developer Geecee Ventures Ltd.	Project GeeCee Emerald	Floor 35(Out of 40 Floors)
Transaction Type New Property	Additional Rooms 1 Store Room	Facing East	Lifts 3

East Facing Property

Contact Agent

Get Phone No.

Last contact made 19 days ago

More Details

Price Breakup	₹3.8 Cr ₹3
Booking Amount	₹10.0 Lac
Address	Sector 27 Kharghar, Sector 27 Kharghar, Navi Mumbai - Central Navi Mumbai, Maharashtra

Price Indicators Projects nearby Locality

Comp.	Floor	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
2 BHK	-	99acres.com	654.00	1,15,00,000.00	17,584.00

99acres
Buy ▾ Enter Locality / Project / Society / Landmark
Post property FREE

₹1.15 Cr @ 17,584 per sq.ft.

Estimated EMI ₹91,851

RERA STATUS NOT AVAILABLE Website: <https://maharera.it.mahaonline.gov.in/>

2BHK 2Baths

Flat/Apartment for Sale

in Windsor solitarie, Sector 27 Kharghar, Navi Mumbai

GOLDEN KEYS

Gargi

FEATURED DEALER

Member Since Mar, 2017

Contact Dealer FREE

Under Construction Property | Posted on Jun 12, 2024

Overview
Dealer Details
Price Trends
Registry Record
Explore Locality
Recomr. ▾

Property (3)

Deal with Trusted RERA Professionals

RERA Certified Dealer has posted this property!

Area

Carpet area: **654 sq.ft.** (60.76 sq.m.)

Price

₹ 1.15 Crore+ Govt Charges & Tax @ 17,584 per sq.ft. (Negotiable)

Address

Windsor solitarie, Sector 27 Kharghar, Navi Mumbai

Floor Number

19th of 23 Floors

Facing

East

Overlooking

Park/Garden,Club,Main Road

Possession in

Dec 2027

HOUSING.COM
Buy In Mumbai ▾ + Add
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Home / Navi Mumbai / Kharghar / NMS One 27 Last updated: Jul 22, 2024

NMS One 27 RERA

By NMS ENTERPRISES

Kharghar, Navi Mumbai

₹1.56 Cr - 2.4 Cr | ₹12.69 K/sq.ft

EMI starts at ₹77.47 K

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

Contact Seller

Cover Image

3. On Commencement of work	15%
4. On Completion of Plinth	15%
5. On Completion of 1 st Slab	4%
6. On Completion of 3rd Slab	4%
7. On Completion of 5th Slab	3%
8. On Completion of 7th Slab	3%
9. On Completion of 10th Slab	3%
10. On Completion of 13th Slab	3%
11. On Commencement of Brick Work	10%
12. On Commencement of Plaster Work	3%
13. On Commencement of Flooring Work	3%

2, 3 BHK Apartments Configurations

Dec, 2027 Possession Starts

₹12.69 K/sq.ft Avg. Price

1230 sq.ft. - 1890 sq.ft. (Saleable Area) Sizes

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Price Indicators




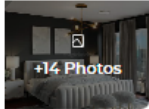
Projects nearby Locality

Comp.	Floor	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
2 BHK	10 th	Magicbricks.com	648.00	1,50,00,000.00	23,148.00

magicbricks Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

₹1.50 Cr EMI - ₹ 68k | [Get pre-approved loan](#)

2 BHK 1099 Sq-ft Flat For Sale [Sector 27 Kharghar, Navi Mumbai](#)

+14 Photos

2 Beds | 2 Baths | 3 Balconies | 1 Covered Parking

Carpet Area 648 sqft ₹ 23,148/sqft	Developer NMS Enterprises	Project NMS One 27
Floor 10 (Out of 20 Floors)	Transaction Type New Property	Facing East
Lifts 2	Furnished Status Semi-Furnished	Car Parking 1 Covered

✔ East Facing Property

Contact Agent
Get Phone No.

More Details

Price Breakup	₹1.5 Cr ₹3
Booking Amount	₹1.0 Lac
Address	Kharghar, Navi Mumbai, Sector 27 Kharghar, Navi Mumbai - Central Navi Mumbai, Maharashtra

Price Indicators Projects nearby Locality

Comp.	Floor	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
2 BHK	-	Housing.com	876.00	1,47,00,000.00	16,781.00
1 BHK	-	Housing.com	454.00	75,87,000.00	16,711.00

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+ Add


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Home / Navi Mumbai / Kharghar / Shreeji Divine Last updated: Jul 14, 2024

Shreeji Divine ✓ RERA

By SHREEJI VENTURES Price excludes maintenance, floor rise c... See More

Survey No.39 / 4 (Part), Village- Beed/Rohinjan, Kharghar, Navi Mumbai Contact Sellers



2, 3, 4, 4.5, 5.5, 6.5 BHK Ap...
Configurations

Dec, 2027
Possession Starts

Price on request
Avg. Price

876 sq.ft. - 2276 sq.ft.
(Carpet Area)
Sizes

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Home / Navi Mumbai / Kalamboli / Sai Proviso Icon Greater Kharghar Roadpali Last updated: Jul 27, 2024

Sai Proviso Icon Greater Kharghar Roadpali ✓ RERA

By PROVISO GROUP ₹75.87 L - 1.02 Cr | ₹16.42 K/sq.ft
EMI starts at ₹37.67 K
Onwards

Plot No 83, Sector 17, Near Roadpali Bus Depot, Roadpali, Navi Mumbai Contact Seller

Become the first to Rate



1, 2 BHK Apartments
Configurations

Jun, 2024
Possession Starts

₹16.42 K/sq.ft
Avg. Price

454 sq.ft. - 635 sq.ft.
(Carpet Area)
Sizes



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Price Indicators Projects nearby Locality

Comp.	Floor	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
2 BHK	-	99acres.com	654.00	1,15,00,000.00	17,584.00
3 BHK	-	99acres.com	1300.00	2,15,00,000.00	16,540.00

99acres
Buy ▾ Enter Locality / Project / Society / Landmark
Post property FREE

Home > Property in Navi Mumbai > Flats in Navi Mumbai > Flats in Kharghar > Flats in Sector 27 Kharghar > 2 BHK Flats in Sector 27 Kharghar

₹1.15 Cr @ 17,584 per sq.ft.

Estimated EMI ₹ 91,851

2BHK 2Baths

Flat/Apartment for Sale
in Windsor solitarie, Sector 27 Kharghar, Navi Mumbai

RERA STATUS NOT AVAILABLE Website: <https://maharera.tn.mahaonline.gov.in/>


GOLDEN KEYS
Gargi
FEATURED DEALER | Member Since Mar, 2017

Contact Dealer FREE

Under Construction Property | Posted on Jun 12, 2024

Overview
Dealer Details
Price Trends
Registry Record
Explore Locality
Recomr. >

Property (3)



- + Area
Carpet area: 654 sq.ft. (60.76 sq.m.)
- + Configuration
2 Bedrooms, 2 Bathrooms, 1 Balcony
[View Floor Plan](#)
- + Price
₹ 1.15 Crore+ Govt Charges & Tax
@ 17,584 per sq.ft. (Negotiable)
- + Address
Windsor solitarie
Sector 27 Kharghar, Navi Mumbai
- + Floor Number
19th of 23 Floors
- + Facing
East
- + Overlooking
Park/Garden,Club,Main Road
- + Possession in
Dec 2027

99acres
Buy ▾ Enter Locality / Project / Society / Landmark
Post property FREE

Home > Flats in Navi Mumbai > Flats in Kharghar > Flats in Sector 27 Kharghar > 3 BHK Flats in Sector 27 Kharghar

₹2.15 Cr @ 11,315 per sq.ft.

Estimated EMI ₹ 1,71,721

3BHK 3Baths

Flat/Apartment for Sale
in On Request, Sector 27 Kharghar, Navi Mumbai

RERA STATUS NOT AVAILABLE Website: <https://maharera.tn.mahaonline.gov.in/>


Contact Dealer FREE

Shortlist

Overview
Dealer Details
Price Trends
Registry Record
Explore Locality
Recomr. >

Videos (1)

Property (0)



- + Area
Built Up area: 1900 sq.ft. (176.52 sq.m.)
Carpet area: 1300 sq.ft. (120.77 sq.m.)
- + Configuration
3 Bedrooms, 3 Bathrooms, 2 Balconies
- + Price
₹ 2.15 Crore
@ 11,315 per sq.ft. (All inclusive)
- + Address
On Request
Sector 27 Kharghar, Navi Mumbai
- + Floor Number
18th of 40 Floors
- + Facing
North-East
- + Overlooking
Pool,Park/Garden,Club,Main Road,Others
- + Possession in
Dec 2025

Price Indicators Projects nearby Locality

Comp.	Floor	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
3 BHK	-	99acrs.com	850.00	1,40,00,000.00	16,470.00

99acres Buy ▾ Enter Locality / Proje 🔍 Post property **FREE** 👤

Home > Flats in Navi Mumbai > Flats in Kharghar > Flats in Sector 27 Kharghar > 3 BHK Flats in Sector 27 Kharghar

₹1.4 Cr @ 16,470 per sq.ft.
Estimated EMI ₹1,11,819

3BHK 2Baths
Flat/Apartment for Sale
in VIGHANARAJA, Sector 27 Kharghar

GOODWILL REALTY
FEATURED DEALER | Member Since Dec, 2023

Contact Dealer FREE

RERA STATUS NOT AVAILABLE | Website: <https://maharera.t.mahaonline.gov.in/>

Under Construction Property | Posted on Jul 22, 2024

Overview Dealer Details Price Trends Registry Record Explore Locality Recomm

Videos (1) **Property (3)**

Area
Super Built up area 1500 sq.ft. (139.35 sq.m.)
Built Up area: 1450 sq.ft. (134.71 sq.m.)
Carpet area: 850 sq.ft. (78.97 sq.m.)

Configuration
3 Bedrooms, 2 Bathrooms, 3 Toilets

Price
₹1.4 Crore
@ 16,470 per sq.ft. (Negotiable)

Address
VIGHANARAJA
Sector 27 Kharghar, Navi Mumbai

Floor Number
5th of 7 Floors

Facing
East

Overlooking
Park/Garden, Main Road

Possession in
Dec 2025

Floor Plan Details:
KITCHEN: 8'0" X 7'10"
PASSAGE: 2'11" WIDE
DINING: 8'4" X 9'8"
LIVING: 10'0" X 16'5"
BEDROOM: 10'10" X 13'7"
TOILET: 7'1" X 3'11"
LIFT
CHAJJA
FLAT NO. - 01
CA = 777 + 38 SQFT
FLAT NO. - 02
CA = 777 + 38 SQFT

Price Indicators Projects nearby Locality

Comp.	Floor	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
3 BHK	-	99acres.com	933.00	1,70,00,000.00	18,220.00

99acres
Buy ▾ Enter Locality / Project / Society / Landmark
Post property FREE

Home > Flats in Navi Mumbai > Flats in Kharghar > Flats in Sector 27 Kharghar > 3 BHK Flats in Sector 27 Kharghar

₹1.7 Cr @ 18,220 per sq.ft.
Estimated EMI ₹1,35,780

3BHK 3Baths
Flat/Apartment for Sale
in WINDSOR SOLITAIRE, Sector 27 Kharghar, Navi Mumbai

RERA STATUS NOT AVAILABLE Website: <https://maharera.t.mahaonline.gov.in/>

PROPS REALTY
GOODWILL REALTY
FEATURED DEALER | Member Since Dec, 2023

Contact Dealer FREE

Under Construction Property | Posted on Jun 10, 2024

Overview
Dealer Details
Price Trends
Registry Record
Explore Locality
Recomm. >

Videos (1)

Area

Super Built up area 1733 sq.ft.
(161 sq.m.)

Built Up area: 1700 sq.ft. (157.94 sq.m.)

Carpet area: 933 sq.ft. (86.68 sq.m.)

Configuration

3 Bedrooms , 3 Bathrooms, 3+ Balconies with Store Room

[View Floor Plan](#)

Price

₹ 1.7 Crore
@ 18,220 per sq.ft. (Negotiable) [View Price](#)

Details

Address

WINDSOR SOLITAIRE
Sector 27 Kharghar, Navi Mumbai

Floor Number

16th of 23 Floors

Facing


East

Overlooking

Main Road, Club, Park/ Garden, Pool

Possession in

Dec 2026




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TEV Consultants
Lender's Engineer
UJ 1120 MH2010 PTC23789

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 : 31.07.2024

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

Director

Auth. Sign.

Manoj B. Chalikwar

Govt. Registered Valuer

Chartered Engineer (India)

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

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

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

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

₹ _____ (Rupees _____

_____ only).

Date

Signature

(Name & Designation of the Inspecting Official/s)

Countersigned
(BRANCH MANAGER)

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

(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 31.07.2024 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. I/ my authorized representative have personally inspected the property on 27.07.2024. 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



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Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and

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

	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by M/s. Geecee Ventures Limited
2.	Purpose of valuation and appointing authority	As per request from State Bank of India, HLST Belapur Branch, Navi Mumbai to assess fair market value of the property for bank loan purpose.
3.	Identity of the Valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Rajesh Ghadi – Valuation Engineer Vinita Surve – Technical Manager Saiprasad Patil – Tecnical Officer
4.	Disclosure of Valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment - 27.07.2024 Valuation Date – 31.07.2024 Date of Report –31.07.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 27.07.2024
7.	Nature and sources of the information used or relied upon;	Market Survey at the time of site visit Ready Reckoner rates / Circle rates Online search for Registered Transactions Online Price Indicators on real estate portals Enquiries with Real estate consultants Existing data of Valuation assignments carried out by us
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparative Method
9.	Restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	Major factors that were taken into account during the valuation;	Current market conditions, demand and supply position, industrial land size, location, sustained demand for industrial land, all round development of commercial and industrial application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **31st July 2024** and does not take into account any unforeseeable developments which could impact the same in the future.

Our Investigations

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

Assumptions

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

Information Supplied by Others

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

Future Matters

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

Map and Plans

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

Site Details

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



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Property Title

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

Environmental Conditions

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

Town Planning

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

Area

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

Condition & Repair

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

Valuation Methodology

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

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



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

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

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

Not a Structural Survey

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

Other

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

Legal

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

Property specific assumptions

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

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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



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

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

Professional Competence and Due Care

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

Independence and Disclosure of Interest

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



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conduct the valuation independent of external influences.

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

Confidentiality

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

Information Management

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

Gifts and hospitality:

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

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

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

Remuneration and Costs.

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

Occupation, employability and restrictions.

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

Miscellaneous

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

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

Manoj B. Chalikwar

Govt. Registered Valuer
Chartered Engineer (India)
Reg. No. IBBI/RV/07/2018/10366
SBI Empanelment No.: SME/TCC/38/IBBI/3