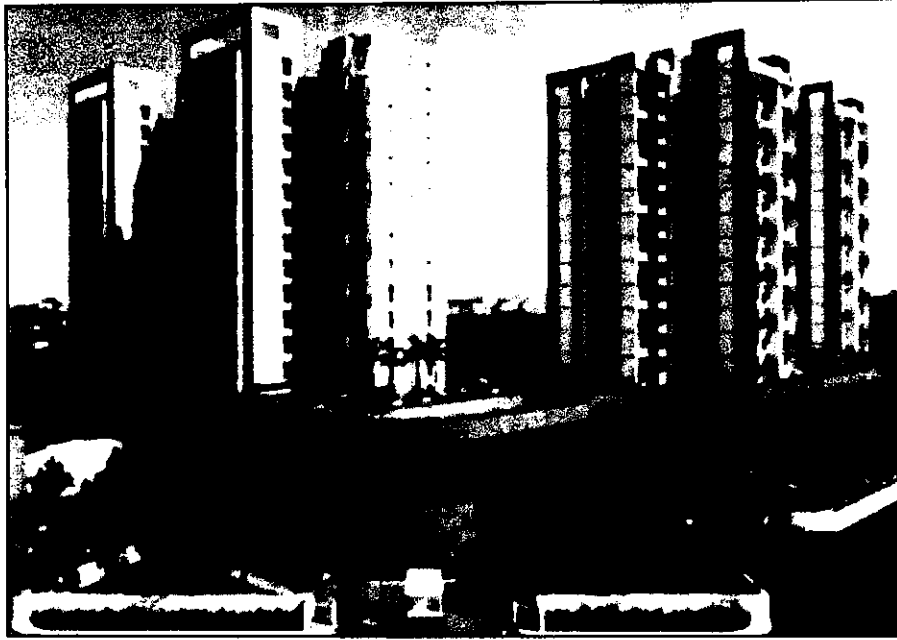


# MASTER VALUATION REPORT



**Details of the property under consideration:**

**Name of Project: "Mahindra Alcove"**

**"Mahindra Alcove"**, Proposed Residential Building on Plot Bearing CTS No. 95, 95/1 to 5 of Village - Saki, Saki Vihar Complex Road, Chandivali, Andheri (East), Mumbai, PIN Code – 400 072, State - Maharashtra, Country - India

**Latitude Longitude: 19°06'27.3"N 72°53'23.8"E**

**Valuation Done for:**

**State Bank of India**

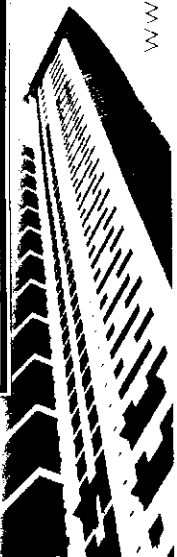
Home Loans Sales, Project Approval Cell, Local Head Office, "Synergy",  
5th Floor, C-6, 'G' Block, Bandra Kurla Complex, Bandra (East),  
Mumbai – 400 051 State - Maharashtra, Country - India

**Vastukala Consultants (I) Pvt. Ltd.**

**Mumbai • Delhi NCR • Indore • Aurangabad • Nanded  
Raipur • Jaipur • Ahmedabad • Rajkot • Thane • Nashik**

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company





## MASTER VALUATION REPORT OF "Mahindra Alcove"

**Mahindra Alcove", Proposed Residential Building on Plot Bearing CTS No. 95, 95/1 to 5 of Village - Saki, Saki Vihar Complex Road, Chandivali, Andheri (East), Mumbai, PIN Code – 400 072, State - Maharashtra, Country - India**

**Latitude Longitude: 19°06'27.3"N 72°53'23.8"E**

**NAME OF DEVELOPER: M/s. Mahindra Lifespace Developers Ltd.**

Pursuant to instructions from State Bank of India, Home Loan Sales, Project Approval Cell, BKC, Mumbai, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on **31<sup>st</sup> May 2022** for approval of Advance Processing Facility.

### 1. Location Details:

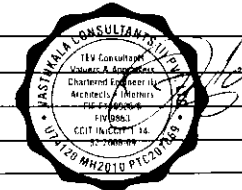
The property is situated at **Mahindra Alcove", Proposed Residential Building on Plot Bearing CTS No. 95, 95/1 to 5 of Village - Saki, Saki Vihar Complex Road, Chandivali, Andheri (East), Mumbai, PIN Code – 400 072, State - Maharashtra, Country - India.** It is about 700 Mtr. distance from Sakinaka Metro Station. Surface transport to the property is by buses, Auto, taxis & private vehicles. The property is in developing locality. 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:

<b>Name of builder</b>	<b>M/s. Mahindra Lifespace Developers Ltd.</b>	
<b>Project Registration Number</b>	<b>Wing</b>	<b>RERA Project Number</b>
	<b>A to C</b>	<b>P51800033573</b>
	<b>B</b>	<b>P51800024957</b>
	<b>D &amp; E</b>	<b>P51800028352</b>
<b>Register office address</b>	<b>M/s. Mahindra Lifespace Developers Ltd.</b> Office at 5th Floor, "Mahindra Tower", Dr. G M Bhosale Marg, Near Doordarshan, Worli, Mumbai, PIN Code - 400 018, State - Maharashtra, Country - India	
<b>Contact Numbers</b>	<b>Contact Person :</b> Mr. Biswas Partha (Builder Person - Mobile No. 9123020453) Nano Salve (Sales Person - Mobile No. 9175913076) Mr. Stanley Varghese (Builder Person- Mobile No. 8879541331)	
<b>E – mail ID AND Website</b>	salve.nano@mahindra.com, biswas.partha@mahindra.com varghese.stanley@mahindra.com, www.mahindralifespace.com	

### 3. Boundaries of the Property:

Direction	Particulars
On or towards North	Slum Area
On or towards South	Hunkaar Sports Academy
On or towards East	Ansa Industrial Estate
On or towards West	Saki Vihar Complex Road



#### Mumbai

121, 1<sup>st</sup> Floor, Akruti Star,  
Central Road, MIDC,  
Andheri (E), Mumbai - 400 093,  
(M.S.), INDIA

Tel. : +91 22 28371325  
Fax : +91 22 28371324  
mumbai@vastukala.org

#### Delhi NCR

L-306, Sispal Vihar,  
AWHO Society, Sohna Road,  
Sector - 49, Gurgaon,  
Haryana - 122018, INDIA

Mobile : +91 9216912225  
+91 9819670183  
delhincr@vastukala.org

#### Nanded

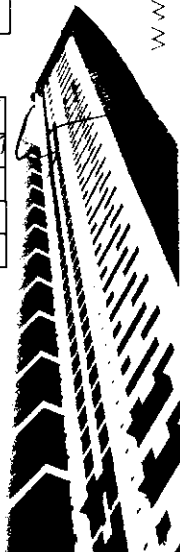
28, S.G.G.S. -  
Stadium Complex,  
Gokul Nagar,  
Nanded - 431 602, (M.S.), INDIA

Tel. : +91 2462 244288  
+91 2462 239909  
nanded@vastukala.org

#### Aurangabad

Plot No. 106, N-3, CIDCO,  
Aurangabad - 431 005,  
(M.S.), INDIA

Tel. : +91 240 2485151  
Mobile : +91 9167204062  
+91 9860863601  
aurangabad@vastukala.org



**Vastukala Consultants (I) Pvt. Ltd.**121, 1<sup>st</sup> Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai - 400 093

To,

**The Branch Manager,  
State Bank of India**Home Loans Sales, Project Approval Cell, Local Head Office, "Synergy",  
5th Floor, C-6, 'G' Block,  
Bandra Kurla Complex, Bandra (East),  
Mumbai - 400 051, State - Maharashtra, Country - India**VALUATION REPORT (IN RESPECT OF MASTER VALUATION REPORT)**

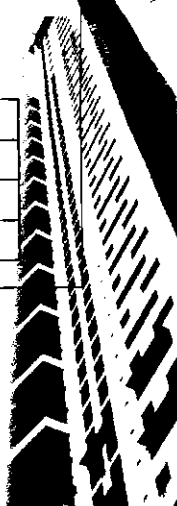
I		General	
1.	Purpose for which the valuation is made	:	As per request from State Bank of India, Home Loans Sales, Project Approval Cell, BKC to assess fair market value of the property for bank loan purpose.
2.	a)	Date of inspection	: 31.05.2022
	b)	Date on which the valuation is made	: 06.06.2022
3.	List of documents produced for perusal		
	1. Copy of Affidavit Cum Declaration of M/s. Mahindra Lifespace Developers Ltd. date 12.02.2022		
	2. Copy of Legal Title Report date 15.03.2012 issued by Chandrashekhar Athalye		
	3. Copy of Legal Title Report date 15.03.2012 issued by DSK Legal date 29.01.2022 (As per RERA Site)		
	4. Copy of MAHARERA Registration Certificate of Project No. P51800033573 issued by Maharashtra Real Estate Regulatory Authority date 22.02.2022. Last Modified date 17.05.2022 (Wing- A & C)		
	5. Copy of MAHARERA Registration Certificate of Project No. P51800024957 issued by Maharashtra Real Estate Regulatory Authority date 08.09.2021. Last Modified date 27.04.2022 (Wing- B)		
	6. Copy of MAHARERA Registration Certificate of Project No. P51800028352 issued by Maharashtra Real Estate Regulatory Authority date 08.09.2021. Last Modified date 17.05.2022 (Wing- D & E)		
	7. Copy of Letter of Encumbrances date 12.02.2021		
	8. Copy of Fire NOC issued by MCGM		
	9. Copy of Architect's Certificate date 04.05.2022 issued by Edifice Consultants Pvt. Ltd. (As per RERA Site) (Wing - A, C to E)		
	10. Copy of Architect's Certificate date 06.01.2021 issued by Edifice Consultants Pvt. Ltd. (As per RERA Site) (Wing - B)		
	11. Copy of Engineer's Certificate date 22.04.2022 issued by Vinyasa Consultants (As per RERA Site) (Wing - A, C to E)		
	12. Copy of Engineer's Certificate date 31.12.2020 issued by Vinyasa Consultants (As per RERA Site) (Wing - B)		
	13. Copy of Amended Plan Approval Letter No. CHE / ES / 2226 / L / 337 / 7 / Amend date 27.12.2021 issued by Municipal Corporation of Greater Mumbai		
	14. Declaration About Commencement Certificate date 07.06.2021 issued by M/s. Mahindra Lifespace Developers Ltd. (As per RERA Site)		
	15. Copy of Commencement Certificate No. CHE / ES / 2226 / L / 337 / New / FCC / 3 / Amend date 12.11.2018 issued by Municipal Corporation of Greater Mumbai <b>C.C. re-endorsed upto top of stilt for A to E as per last approved plans date 27.12.2021.</b> <b>Futher CC upto top of 15th upper floors for Wing -D &amp; E only as per last approved plans</b>		

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<b>27.12.2021.</b>									
16. Copy of Approved Plan No. CHE / ES / 2226 / L / 337 / New date 27.12.2021 issued by Municipal Corporation of Greater Mumbai (Number of Copies - Twenty Six - Sheet No. 1/26 to 26/26)									
<b>Approved upto:</b>									
<b>Wing</b>	<b>Number of Floors</b>								
<b>A to E</b>	<b>1 Basement + 2 Podiums (1st &amp; 2nd floor) + Stilt + 1<sup>st</sup> to 16<sup>th</sup> Upper floors.</b>								
Project Name (with address & phone nos.)	<b>Mahindra Alcove",</b> Proposed Residential Building on Plot Bearing CTS No. 95, 95/1 to 5 of Village - Saki, Saki Vihar Complex Road, Chandivali, Andheri (East), Mumbai, PIN Code - 400 072, 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)	<b>M/s. Mahindra Lifespace Developers Ltd.</b>  <b>Address:</b> Office at 5th Floor, "Mahindra Tower", Dr. G M Bhosale Marg, Near Doordarshan, Worli, Mumbai, PIN Code - 400 018, State - Maharashtra, Country - India  <b>Contact Person :</b> Mr. Biswas Partha (Builder Person - Mobile No. 9123020453) Nano Salve (Sales Person - Mobile No. 9175913076) Mr. Stanley Varghese (Builder Person- Mobile No. 8879541331)								
5. Brief description of the property (Including Leasehold / freehold etc.)									
<p><b>About "Mahindra Alcove" Project:</b> Mahindra Alcove new upcoming residential project in Andheri East, Mumbai offering 1 BHK, 2 BHK apartments. Developed by Mahindra Lifespaces Mahindra Alcove is equipped with various resident-centric amenities that include Landscaped Gardens, Children's play area, Community Hall, Club House etc. Enjoy a class-apart lifestyle at Mahindra Alcove. Located close to prominent suburbs of Mumbai like Powai, Chandivali the location has top quality Schools &amp; Hospitals. Airport and Metro station is in close proximity and there are plenty of supermarkets, cafes, restaurants, 5 star hotels, in vicinity.</p> <p><b>Mahindra Alcove Connectivity:</b> Mahindra Alcove Connectivity from the nearest hospital i.e., Balaji Hospital is 5 mins by walk. Jogeshwari Vikhroli Link Road (JVLR) is just 10 mins drive away from the location. JVLR connects to the most prominent commercial spaces and residential areas. It passes through affordable as well as up-market reputed schools, commercial spaces, state of art hospitals, educational institutions, restaurants, retros and shopping complexes. The nearest metro station i.e., Saki Naka Metro station lies within a radius of 500m. Western Express Highway and Eastern Express Highway can be reached within 45mins of drive-through JVLR.</p> <p><b>TYPE OF THE BUILDING</b></p> <table border="1"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td><b>A &amp; C</b></td> <td><b>Proposed 1 Basement + 2 Podiums (1st &amp; 2nd floor) + Stilt + 1<sup>st</sup> to 16<sup>th</sup> Upper floors.</b></td> </tr> <tr> <td><b>B</b></td> <td><b>Proposed 1 Basement + 2 Podiums (1st &amp; 2nd floor) + Stilt + 1<sup>st</sup> to 16<sup>th</sup> Upper floors.</b></td> </tr> <tr> <td><b>D &amp; E</b></td> <td><b>Proposed 1 Basement + 2 Podiums (1st &amp; 2nd floor) + Stilt + 1<sup>st</sup> to 16<sup>th</sup> Upper floors.</b></td> </tr> </tbody> </table>		Wing	Number of Floors	<b>A &amp; C</b>	<b>Proposed 1 Basement + 2 Podiums (1st &amp; 2nd floor) + Stilt + 1<sup>st</sup> to 16<sup>th</sup> Upper floors.</b>	<b>B</b>	<b>Proposed 1 Basement + 2 Podiums (1st &amp; 2nd floor) + Stilt + 1<sup>st</sup> to 16<sup>th</sup> Upper floors.</b>	<b>D &amp; E</b>	<b>Proposed 1 Basement + 2 Podiums (1st &amp; 2nd floor) + Stilt + 1<sup>st</sup> to 16<sup>th</sup> Upper floors.</b>
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<b>D &amp; E</b>	<b>Proposed 1 Basement + 2 Podiums (1st &amp; 2nd floor) + Stilt + 1<sup>st</sup> to 16<sup>th</sup> Upper floors.</b>								



**LEVEL OF COMPLETEION:**

Wing	Present stage of Construction	Percentage of work completion
A to E	Excavation work is in progress.	0%

**DATE OF COMPLETION & FUTURE LIFE:**

Expected completion date as informed by builder is **June - 2026 (Wing - A to E) (As per MAHARERA Certificate)**

**PROPOSED PROJECT AMENITIES:**

- 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
- Garden
- Indoor Game
- Jogging Track
- Club House
- Meditation Area
- Swimming Pool
- Yoga Area
- Tennis Court
- Badminton Court
- Basketball
- Table Tennis Court
- Party Hall
- Geysers
- Curtains

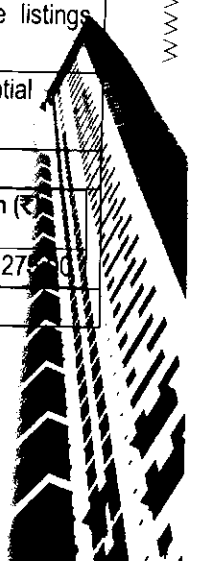
6.	Location of property	:	
	a) Plot No. / Survey No.	:	CTS No. 95, 95/1 to 5
	b) Door No.	:	Not applicable
	c) C. T.S. No. / Village	:	CTS No. 95, 95/1 to 5 of Village - Saki
	d) Ward / Taluka	:	Ward - L
	e) Mandal / District	:	Mumbai Suburban District
7.	Postal address of the property	:	<b>Mahindra Alcove", Proposed Residential Building on Plot Bearing CTS No. 95, 95/1 to 5 of Village - Saki, Saki Vihar Complex Road, Chandivali, Andheri (East), Mumbai, PIN Code - 400 072, State - Maharashtra, Country - India</b>
8.	City / Town	:	Andheri, Mumbai
	Residential area	:	Yes
	Commercial area	:	No
	Industrial area	:	No



9.	Classification of the area		:	
	i) High / Middle / Poor	:		Middle Class
	ii) Urban / Semi Urban / Rural	:		Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality		:	Municipal Corporation of Greater Mumbai, Village - Saki
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.
13a.	<b>Boundaries of the property</b>	<b>As per Documents</b>		<b>As per Site</b>
	North	Proposed 13.4 Mtr. Wide D. P. Road		Slum Area
	South	CTS No. 96		Hunkaar Sports Academy
	East	CTS No. 100, 102 & 108		Ansa Industrial Estate
	West	Existing 13.4 Mtr. Wide Road off Saki Vihar Road		Saki Vihar Complex Road
13b.	<b>Boundaries of the property</b>	<b>As per MAHARERA Certificate</b>		
		<b>Wing - A, C, D &amp; E</b>		<b>Wing - B</b>
	North	Proposed Apprx 13 Mtr Wide D P Road		Proposed DP Road
	South	CTS No. 96		Duncun Industrial Estate
	East	CTS No. 100 & 102 AND 108		Closed industrial Estate S J Studio Part Slum
	West	Apprx 13 Mtr Wide Road Off Saki Vihar Road		Existing Off Sakivihar Road
14.1	Dimensions of the site			N. A. as the land is irregular in shape
			<b>A</b>	<b>B</b>
			As per the Deed	Actuals
	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	-	-
14.2	Latitude, Longitude & Co-ordinates of property		:	19°06'27.3"N 72°53'23.8"E
14.	Extent of the site		:	Plot area - 9443.50 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 - 9443.50 Sq. M. (As per Approved Plan & RERA Certificate)
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.		:	N.A. Building Construction work not started
<b>II</b>	<b>CHARACTERSTICS OF THE SITE</b>			
1.	Classification of locality		:	Middle class
2.	Development of surrounding areas		:	Good



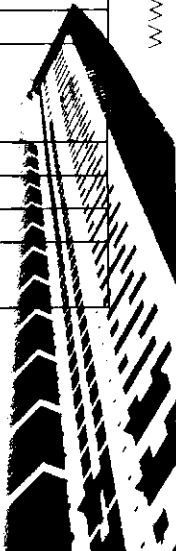
3.	Possibility of frequent flooding/ sub-merging	:	No						
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	:	All available near by						
5.	Level of land with topographical conditions	:	Plain						
6.	Shape of land	:	Irregular						
7.	Type of use to which it can be put	:	For residential purpose						
8.	Any usage restriction	:	Residential						
9.	Is plot in town planning approved layout?	:	Copy of Approved Plan No. CHE / ES / 2226 / L / 337 / New date 27.12.2021 issued by Municipal Corporation of Greater Mumbai <b>Approved upto:</b> <table border="1"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>A to E</td> <td>1 Basement + 2 Podiums (1st &amp; 2nd floor) + Stilt + 1<sup>st</sup> to 16<sup>th</sup> Upper floors.</td> </tr> </tbody> </table>	Wing	Number of Floors	A to E	1 Basement + 2 Podiums (1st & 2nd floor) + Stilt + 1 <sup>st</sup> to 16 <sup>th</sup> Upper floors.		
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A to E	1 Basement + 2 Podiums (1st & 2nd floor) + Stilt + 1 <sup>st</sup> to 16 <sup>th</sup> Upper floors.								
10.	Corner plot or intermittent plot?	:	Intermittent						
11.	Road facilities	:	Yes						
12.	Type of road available at present	:	B. T. Road						
13.	Width of road – is it below 20 ft. or more than 20 ft.	:	13.40 Mtr. Wide Existing Road						
14.	Is it a Land – Locked land?	:	No						
15.	Water potentiality	:	Municipal Water supply						
16.	Underground sewerage system	:	Connected to Municipal sewer						
17.	Is Power supply is available in the site	:	Yes						
18.	Advantages of the site	:	Located in developed area						
19.	<b>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)</b>	:	No						
<b>Part – A (Valuation of land)</b>									
1	Size of plot	:	Plot area - 9443.50 Sq. M. (As per Approved Plan & RERA Certificate)						
	North & South	:	-						
	East & West	:	-						
2	Total extent of the plot	:	As per table attached to the report						
3	Prevailing market rate ( Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	As per table attached to the report Details of recent transactions/online listings are attached with the report.						
4	Guideline rate obtained from the Register's Office ( an evidence thereof to be enclosed)	:	₹ 1,45,040.00 per Sq. M. for Residential ₹ 54,650.00 per Sq. M. for Land						
5	Assessed / adopted rate of valuation	:	<b>As per table attached to the report</b>						
6	<b>Estimated value of land</b>	:	<table border="1"> <thead> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> </thead> <tbody> <tr> <td>9443.50</td> <td>54650</td> <td>51,60,87,27</td> </tr> </tbody> </table>	Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	9443.50	54650	51,60,87,27
Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)							
9443.50	54650	51,60,87,27							
<b>Part – B (Valuation of Building)</b>									



1	Technical details of the building	:					
	a) Type of Building (Residential / Commercial / Industrial)	:	Residential				
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	N.A. Building Construction work not yet started				
	c) Year of construction	:	N.A. Building Construction work not yet started				
	d) Number of floors and height of each floor including basement, if any	:					
	<b>Wing</b>		<b>Number of Floors</b>				
	<b>A &amp; C</b>		<b>Proposed 1 Basement + 2 Podiums (1st &amp; 2nd floor) + Stilt + 1<sup>st</sup> to 16<sup>th</sup> Upper floors.</b>				
	<b>B</b>		<b>Proposed 1 Basement + 2 Podiums (1st &amp; 2nd floor) + Stilt + 1<sup>st</sup> to 16<sup>th</sup> Upper floors.</b>				
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	e) Plinth area floor-wise	:	<b>As per table attached to the report</b>				
	f) Condition of the building	:					
	i) Exterior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work not yet started				
	ii) Interior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work not yet started				
	g) Date of issue and validity of layout of approved map	:	Copy of Approved Plan No. CHE / ES / 2226 / L / 337 / New date 27.12.2021 issued by Municipal Corporation of Greater Mumbai				
	h) Approved map / plan issuing authority	:	<b>Approved upto:</b> <table border="1"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>A to E</td> <td>1 Basement + 2 Podiums (1st &amp; 2nd floor) + Stilt + 1<sup>st</sup> to 16<sup>th</sup> Upper floors.</td> </tr> </tbody> </table>	Wing	Number of Floors	A to E	1 Basement + 2 Podiums (1st & 2nd floor) + Stilt + 1 <sup>st</sup> to 16 <sup>th</sup> Upper floors.
Wing	Number of Floors						
A to E	1 Basement + 2 Podiums (1st & 2nd floor) + Stilt + 1 <sup>st</sup> to 16 <sup>th</sup> Upper floors.						
	i) Whether genuineness or authenticity of approved map / plan is verified	:	Yes				
	j) Any other comments by our empanelled valuers on authentic of approved plan	:	No.				

**Specifications of construction (floor-wise) in respect of**

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





9.	Roofing including weather proof course	:	N.A. Building Construction work not yet started
10.	Drainage	:	Proposed
<b>2.</b>	<b>Compound Wall</b>	:	
	Height	:	N.A. Building Construction work not yet started
	Length	:	
	Type of construction	:	
<b>3.</b>	<b>Electrical installation</b>	:	N.A. Building Construction work not yet started
	Type of wiring	:	
	Class of fittings (superior / ordinary / poor)	:	
	Number of light points	:	N.A. Building Construction work not yet started
	Fan points	:	
	Spare plug points	:	
	Any other item	:	-
<b>4.</b>	<b>Plumbing installation</b>	:	
	a) No. of water closets and their type	:	N.A. Building Construction work not yet started
	b) No. of wash basins	:	
	c) No. of urinals	:	
	d) No. of bath tubs	:	
	e) Water meters, taps etc.	:	
	f) Any other fixtures	:	

**CONFIGURATION OF PROJECT AS PER DEVELOPER'S INFORMATION:**

**1. Wing - A:**

1	103	1	3 BHK	860	23	883	971	25500	2,25,16,500.00	2,47,68,150.00	51500
2	104	1	2 BHK	757	22	779	857	25500	1,98,64,500.00	2,18,50,950.00	45500
3	201	2	2 BHK	757	22	779	857	25500	1,98,64,500.00	2,18,50,950.00	45500
4	202	2	2 BHK	762	19	781	859	25500	1,99,15,500.00	2,19,07,050.00	45500
5	203	2	3 BHK	860	23	883	971	25500	2,25,16,500.00	2,47,68,150.00	51500
6	204	2	2 BHK	757	22	779	857	25500	1,98,64,500.00	2,18,50,950.00	45500
7	301	3	2 BHK	757	22	779	857	Land Owner's Share			
8	302	3	2 BHK	762	19	781	859	25500	1,99,15,500.00	2,19,07,050.00	45500
9	303	3	3 BHK	860	23	883	971	25500	2,25,16,500.00	2,47,68,150.00	51500
10	304	3	2 BHK	757	22	779	857	25500	1,98,64,500.00	2,18,50,950.00	45500
11	401	4	2 BHK	757	22	779	857	25500	1,98,64,500.00	2,18,50,950.00	45500
12	402	4	2 BHK	762	19	781	859	25500	1,99,15,500.00	2,19,07,050.00	45500
13	403	4	3 BHK	860	23	883	971	25500	2,25,16,500.00	2,47,68,150.00	51500
14	404	4	2 BHK	757	22	779	857	25500	1,98,64,500.00	2,18,50,950.00	45500
15	501	5	2 BHK	757	22	779	857	25500	1,98,64,500.00	2,18,50,950.00	45500
16	502	5	2 BHK	762	19	781	859	25500	1,99,15,500.00	2,19,07,050.00	45500
17	503	5	3 BHK	860	23	883	971	25500	2,25,16,500.00	2,47,68,150.00	51500



18	504	5	2 BHK	757	22	779	857	25500	1,98,64,500.00	2,18,50,950.00	45500
19	601	6	2 BHK	757	22	779	857	Land Owner's Share			
20	602	6	2 BHK	762	19	781	859				
21	604	6	2 BHK	757	22	779	857				
22	701	7	2 BHK	757	22	779	857	26000	2,02,54,000.00	2,22,79,400.00	46500
23	702	7	2 BHK	762	19	781	859	26000	2,03,06,000.00	2,23,36,600.00	46500
24	703	7	3 BHK	860	23	883	971	26000	2,29,58,000.00	2,52,53,800.00	52500
25	704	7	2 BHK	757	22	779	857	26000	2,02,54,000.00	2,22,79,400.00	46500
26	801	8	2 BHK	757	22	779	857	26000	2,02,54,000.00	2,22,79,400.00	46500
27	802	8	2 BHK	762	19	781	859	26000	2,03,06,000.00	2,23,36,600.00	46500
28	803	8	3 BHK	860	23	883	971	26000	2,29,58,000.00	2,52,53,800.00	52500
29	804	8	2 BHK	757	22	779	857	26000	2,02,54,000.00	2,22,79,400.00	46500
30	901	9	2 BHK	757	22	779	857	Land Owner's Share			
31	902	9	2 BHK	762	19	781	859				
32	903	9	3 BHK	860	23	883	971				
33	904	9	2 BHK	757	22	779	857				
34	1001	10	2 BHK	757	22	779	857	26000	2,02,54,000.00	2,22,79,400.00	46500
35	1002	10	2 BHK	762	19	781	859	26000	2,03,06,000.00	2,23,36,600.00	46500
36	1003	10	3 BHK	860	23	883	971	26000	2,29,58,000.00	2,52,53,800.00	52500
37	1004	10	2 BHK	757	22	779	857	26000	2,02,54,000.00	2,22,79,400.00	46500
38	1101	11	2 BHK	757	22	779	857	26500	2,06,43,500.00	2,27,07,850.00	47500
39	1102	11	2 BHK	762	19	781	859	26500	2,06,96,500.00	2,27,66,150.00	47500
40	1103	11	3 BHK	860	23	883	971	26500	2,33,99,500.00	2,57,39,450.00	53500
41	1104	11	2 BHK	757	22	779	857	26500	2,06,43,500.00	2,27,07,850.00	47500
42	1201	12	2 BHK	757	22	779	857	Land Owner's Share			
43	1202	12	2 BHK	762	19	781	859				
44	1203	12	3 BHK	860	23	883	971				
45	1204	12	2 BHK	757	22	779	857				
46	1301	13	2 BHK	868	22	890	979	26500	2,35,85,000.00	2,59,43,500.00	54000
47	1302	13	2 BHK	762	19	781	859	26500	2,06,96,500.00	2,27,66,150.00	47500
48	1303	13	3 BHK	1024	23	1047	1152	26500	2,77,45,500.00	3,05,20,050.00	63500
49	1401	14	2 BHK	757	22	779	857	26500	2,06,43,500.00	2,27,07,850.00	47500
50	1402	14	2 BHK	762	19	781	859	26500	2,06,96,500.00	2,27,66,150.00	47500
51	1403	14	3 BHK	860	23	883	971	26500	2,33,99,500.00	2,57,39,450.00	53500
52	1404	14	2 BHK	757	22	779	857	26500	2,06,43,500.00	2,27,07,850.00	47500



53	1501	15	2 BHK	757	22	779	857	Land Owner's Share			
54	1502	15	2 BHK	762	19	781	859				
55	1503	15	3 BHK	860	23	883	971				
56	1504	15	2 BHK	757	22	779	857				
57	1601	16	2 BHK	757	22	779	857	26500	2,06,43,500.00	2,27,07,850.00	47500
58	1602	16	2 BHK	762	19	781	859	26500	2,06,96,500.00	2,27,66,150.00	47500
59	1603	16	3 BHK	860	23	883	971	26500	2,33,99,500.00	2,57,39,450.00	53500
60	1604	16	2 BHK	757	22	779	857	26500	2,06,43,500.00	2,27,07,850.00	47500
<b>Total</b>				<b>47315</b>	<b>1290</b>	<b>48605</b>	<b>53466</b>		<b>93,06,52,500.00</b>	<b>1,02,37,17,750.00</b>	

## 2. Wing - B:

1	101	1	2 BHK	757	22	779	857	25500	1,98,64,500.00	2,18,50,950.00	45500
2	102	1	2 BHK	762	19	781	859	25500	1,99,15,500.00	2,19,07,050.00	45500
3	103	1	3 BHK	860	23	883	971	25500	2,25,16,500.00	2,47,68,150.00	51500
4	104	1	2 BHK	757	22	779	857	25500	1,98,64,500.00	2,18,50,950.00	45500
5	201	2	2 BHK	757	22	779	857	25500	1,98,64,500.00	2,18,50,950.00	45500
6	202	2	2 BHK	762	19	781	859	25500	1,99,15,500.00	2,19,07,050.00	45500
7	203	2	3 BHK	860	23	883	971	25500	2,25,16,500.00	2,47,68,150.00	51500
8	204	2	2 BHK	757	22	779	857	25500	1,98,64,500.00	2,18,50,950.00	45500
9	301	3	2 BHK	757	22	779	857	Land Owner's Share			
10	302	3	2 BHK	762	19	781	859				
11	303	3	3 BHK	860	23	883	971	25500	2,25,16,500.00	2,47,68,150.00	51500
12	304	3	2 BHK	757	22	779	857	25500	1,98,64,500.00	2,18,50,950.00	45500
13	401	4	2 BHK	757	22	779	857	25500	1,98,64,500.00	2,18,50,950.00	45500
14	402	4	2 BHK	762	19	781	859	25500	1,99,15,500.00	2,19,07,050.00	45500
15	403	4	3 BHK	860	23	883	971	25500	2,25,16,500.00	2,47,68,150.00	51500
16	404	4	2 BHK	757	22	779	857	25500	1,98,64,500.00	2,18,50,950.00	45500
17	501	5	2 BHK	757	22	779	857	25500	1,98,64,500.00	2,18,50,950.00	45500
18	502	5	2 BHK	762	19	781	859	25500	1,99,15,500.00	2,19,07,050.00	45500
19	503	5	3 BHK	860	23	883	971	25500	2,25,16,500.00	2,47,68,150.00	51500
20	504	5	2 BHK	757	22	779	857	25500	1,98,64,500.00	2,18,50,950.00	45500
21	601	6	2 BHK	757	22	779	857	Land Owner's Share			
22	602	6	2 BHK	762	19	781	859				



23	604	6	2 BHK	757	22	779	857	Land Owner's Share			
24	701	7	2 BHK	757	22	779	857	26000	2,02,54,000.00	2,22,79,400.00	46500
25	702	7	2 BHK	762	19	781	859	26000	2,03,06,000.00	2,23,36,600.00	46500
26	703	7	3 BHK	860	23	883	971	26000	2,29,58,000.00	2,52,53,800.00	52500
27	704	7	2 BHK	757	22	779	857	26000	2,02,54,000.00	2,22,79,400.00	46500
28	801	8	2 BHK	757	22	779	857	26000	2,02,54,000.00	2,22,79,400.00	46500
29	802	8	2 BHK	762	19	781	859	26000	2,03,06,000.00	2,23,36,600.00	46500
30	803	8	3 BHK	860	23	883	971	26000	2,29,58,000.00	2,52,53,800.00	52500
31	804	8	2 BHK	757	22	779	857	26000	2,02,54,000.00	2,22,79,400.00	46500
32	901	9	2 BHK	757	22	779	857	Land Owner's Share			
33	902	9	2 BHK	762	19	781	859				
34	903	9	3 BHK	860	23	883	971				
35	904	9	2 BHK	757	22	779	857				
36	1001	10	2 BHK	757	22	779	857	26000	2,02,54,000.00	2,22,79,400.00	46500
37	1002	10	2 BHK	762	19	781	859	26000	2,03,06,000.00	2,23,36,600.00	46500
38	1003	10	3 BHK	860	23	883	971	26000	2,29,58,000.00	2,52,53,800.00	52500
39	1004	10	2 BHK	757	22	779	857	26000	2,02,54,000.00	2,22,79,400.00	46500
40	1101	11	2 BHK	757	22	779	857	26500	2,06,43,500.00	2,27,07,850.00	47500
41	1102	11	2 BHK	762	19	781	859	26500	2,06,96,500.00	2,27,66,150.00	47500
42	1103	11	3 BHK	860	23	883	971	26500	2,33,99,500.00	2,57,39,450.00	53500
43	1104	11	2 BHK	757	22	779	857	26500	2,06,43,500.00	2,27,07,850.00	47500
44	1201	12	2 BHK	757	22	779	857	Land Owner's Share			
45	1202	12	2 BHK	762	19	781	859				
46	1203	12	3 BHK	860	23	883	971				
47	1204	12	2 BHK	757	22	779	857				
48	1301	13	2 BHK	757	22	779	857	26500	2,06,43,500.00	2,27,07,850.00	47500
49	1302	13	2 BHK	762	19	781	859	26500	2,06,96,500.00	2,27,66,150.00	47500
50	1303	13	3 BHK	1024	23	1047	1152	26500	2,77,45,500.00	3,05,20,050.00	63500
51	1401	14	2 BHK	757	22	779	857	26500	2,06,43,500.00	2,27,07,850.00	47500
52	1402	14	2 BHK	762	19	781	859	26500	2,06,96,500.00	2,27,66,150.00	47500
53	1403	14	3 BHK	860	23	883	971	26500	2,33,99,500.00	2,57,39,450.00	53500
54	1404	14	2 BHK	757	22	779	857	26500	2,06,43,500.00	2,27,07,850.00	47500
55	1501	15	2 BHK	757	22	779	857	26500	2,06,43,500.00	2,27,07,850.00	47500
56	1502	15	2 BHK	762	19	781	859	26500	2,06,96,500.00	2,27,66,150.00	47500
57	1503	15	3 BHK	860	23	883	971	26500	2,33,99,500.00	2,57,39,450.00	53500



58	1504	15	2 BHK	757	22	779	857	26500	2,06,43,500.00	2,27,07,850.00	47500
59	1601	16	2 BHK	757	22	779	857	Land Owner's Share			
60	1602	16	2 BHK	762	19	781	859				
61	1603	16	3 BHK	860	23	883	971				
62	1604	16	2 BHK	757	22	779	857				
<b>Total</b>				<b>48723</b>	<b>1331</b>	<b>50054</b>	<b>55059</b>		<b>94,75,75,500.00</b>	<b>1,04,23,33,050.00</b>	

## 3. Wing - C:

1	101	1	2 BHK	715	22	737	811	25500	1,87,93,500.00	2,06,72,850.00	43000
2	102	1	2 BHK	676	17	693	762	25500	1,76,71,500.00	1,94,38,650.00	40500
3	103	1	3 BHK	961	26	987	1086	25500	2,51,68,500.00	2,76,85,350.00	57500
4	104	1	2 BHK	715	22	737	811	25500	1,87,93,500.00	2,06,72,850.00	43000
5	201	2	2 BHK	715	22	737	811	25500	1,87,93,500.00	2,06,72,850.00	43000
6	202	2	2 BHK	676	17	693	762	25500	1,76,71,500.00	1,94,38,650.00	40500
7	203	2	3 BHK	961	26	987	1086	25500	2,51,68,500.00	2,76,85,350.00	57500
8	204	2	2 BHK	715	22	737	811	25500	1,87,93,500.00	2,06,72,850.00	43000
9	301	3	2 BHK	715	22	737	811	Land Owner's Share			
10	302	3	2 BHK	676	17	693	762				
11	303	3	3 BHK	961	26	987	1086	25500	2,51,68,500.00	2,76,85,350.00	57500
12	304	3	2 BHK	715	22	737	811	25500	1,87,93,500.00	2,06,72,850.00	43000
13	401	4	2 BHK	715	22	737	811	25500	1,87,93,500.00	2,06,72,850.00	43000
14	402	4	2 BHK	676	17	693	762	25500	1,76,71,500.00	1,94,38,650.00	40500
15	403	4	3 BHK	961	26	987	1086	25500	2,51,68,500.00	2,76,85,350.00	57500
16	404	4	2 BHK	715	22	737	811	25500	1,87,93,500.00	2,06,72,850.00	43000
17	501	5	2 BHK	715	22	737	811	25500	1,87,93,500.00	2,06,72,850.00	43000
18	502	5	2 BHK	676	17	693	762	25500	1,76,71,500.00	1,94,38,650.00	40500
19	503	5	3 BHK	961	26	987	1086	25500	2,51,68,500.00	2,76,85,350.00	57500
20	504	5	2 BHK	715	22	737	811	25500	1,87,93,500.00	2,06,72,850.00	43000
21	601	6	2 BHK	715	22	737	811	Land Owner's Share			
22	602	6	2 BHK	676	17	693	762				
23	604	6	2 BHK	731	22	753	828				
24	701	7	2 BHK	715	22	737	811	26000	1,91,62,000.00	2,10,78,200.00	44000
25	702	7	2 BHK	676	17	693	762	26000	1,80,18,000.00	1,98,19,800.00	41500



26	703	7	3 BHK	961	26	987	1086	26000	2,56,62,000.00	2,82,28,200.00	59000
27	704	7	2 BHK	715	22	737	811	26000	1,91,62,000.00	2,10,78,200.00	44000
28	801	8	2 BHK	715	22	737	811	26000	1,91,62,000.00	2,10,78,200.00	44000
29	802	8	2 BHK	676	17	693	762	26000	1,80,18,000.00	1,98,19,800.00	41500
30	803	8	3 BHK	961	26	987	1086	26000	2,56,62,000.00	2,82,28,200.00	59000
31	804	8	2 BHK	715	22	737	811	26000	1,91,62,000.00	2,10,78,200.00	44000
32	901	9	2 BHK	715	22	737	811	Land Owner's Share			
33	902	9	2 BHK	676	17	693	762				
34	903	9	3 BHK	961	26	987	1086				
35	904	9	2 BHK	715	22	737	811				
36	1001	10	2 BHK	715	22	737	811	26000	1,91,62,000.00	2,10,78,200.00	44000
37	1002	10	2 BHK	676	17	693	762	26000	1,80,18,000.00	1,98,19,800.00	41500
38	1003	10	3 BHK	961	26	987	1086	26000	2,56,62,000.00	2,82,28,200.00	59000
39	1004	10	2 BHK	715	22	737	811	26000	1,91,62,000.00	2,10,78,200.00	44000
40	1101	11	2 BHK	715	22	737	811	26500	1,95,30,500.00	2,14,83,550.00	45000
41	1102	11	2 BHK	676	17	693	762	26500	1,83,64,500.00	2,02,00,950.00	42000
42	1103	11	3 BHK	961	26	987	1086	26500	2,61,55,500.00	2,87,71,050.00	60000
43	1104	11	2 BHK	715	22	737	811	26500	1,95,30,500.00	2,14,83,550.00	45000
44	1201	12	2 BHK	715	22	737	811	Land Owner's Share			
45	1202	12	2 BHK	676	17	693	762				
46	1203	12	3 BHK	961	26	987	1086				
47	1204	12	2 BHK	715	22	737	811				
48	1301	13	2 BHK	828	22	850	935	26500	2,25,25,000.00	2,47,77,500.00	51500
49	1302	13	2 BHK	676	17	693	762	26500	1,83,64,500.00	2,02,00,950.00	42000
50	1303	13	3 BHK	1088	26	1114	1225	26500	2,95,21,000.00	3,24,73,100.00	67500
51	1401	14	2 BHK	715	22	737	811	26500	1,95,30,500.00	2,14,83,550.00	45000
52	1402	14	2 BHK	676	17	693	762	26500	1,83,64,500.00	2,02,00,950.00	42000
53	1403	14	3 BHK	961	26	987	1086	26500	2,61,55,500.00	2,87,71,050.00	60000
54	1404	14	2 BHK	715	22	737	811	26500	1,95,30,500.00	2,14,83,550.00	45000
55	1501	15	2 BHK	715	22	737	811	Land Owner's Share			
56	1502	15	2 BHK	676	17	693	762				
57	1503	15	3 BHK	961	26	987	1086				
58	1504	15	2 BHK	715	22	737	811				
59	1601	16	2 BHK	715	22	737	811	26500	1,95,30,500.00	2,14,83,550.00	45000
60	1602	16	2 BHK	676	17	693	762	26500	1,83,64,500.00	2,02,00,950.00	42000



61	1603	16	3 BHK	961	26	987	1086	26500	2,61,55,500.00	2,87,71,050.00	60000
62	1604	16	2 BHK	715	22	737	811	26500	1,95,30,500.00	2,14,83,550.00	45000
<b>Total</b>				<b>47652</b>	<b>1344</b>	<b>48996</b>	<b>53896</b>		<b>93,28,35,500.00</b>	<b>1,02,61,19,050.00</b>	

## 4. Wing - D:

1	101	1	2 BHK	725	19	744	818	25500	1,89,72,000.00	2,08,69,200.00	43500
2	102	1	1 BHK	453	0	453	498	25500	1,15,51,500.00	1,27,06,650.00	26500
3	103	1	1 BHK	459	0	459	505	25500	1,17,04,500.00	1,28,74,950.00	27000
4	104	1	1 BHK	459	0	459	505	25500	1,17,04,500.00	1,28,74,950.00	27000
5	105	1	1 BHK	453	0	453	498	25500	1,15,51,500.00	1,27,06,650.00	26500
6	106	1	2 BHK	725	19	744	818	25500	1,89,72,000.00	2,08,69,200.00	43500
7	201	2	2 BHK	725	19	744	818	25500	1,89,72,000.00	2,08,69,200.00	43500
8	202	2	1 BHK	453	0	453	498	25500	1,15,51,500.00	1,27,06,650.00	26500
9	203	2	1 BHK	459	0	459	505	25500	1,17,04,500.00	1,28,74,950.00	27000
10	204	2	1 BHK	459	0	459	505	25500	1,17,04,500.00	1,28,74,950.00	27000
11	205	2	1 BHK	453	0	453	498	25500	1,15,51,500.00	1,27,06,650.00	26500
12	206	2	2 BHK	725	19	744	818	25500	1,89,72,000.00	2,08,69,200.00	43500
13	301	3	2 BHK	725	19	744	818				
14	302	3	1 BHK	453	0	453	498				
15	303	3	1 BHK	459	0	459	505				
16	304	3	1 BHK	459	0	459	505				
17	305	3	1 BHK	453	0	453	498				
18	306	3	2 BHK	725	19	744	818				
19	401	4	2 BHK	725	19	744	818	25500	1,89,72,000.00	2,08,69,200.00	43500
20	402	4	1 BHK	453	0	453	498	25500	1,15,51,500.00	1,27,06,650.00	26500
21	403	4	1 BHK	459	0	459	505	25500	1,17,04,500.00	1,28,74,950.00	27000
22	404	4	1 BHK	459	0	459	505	25500	1,17,04,500.00	1,28,74,950.00	27000
23	405	4	1 BHK	453	0	453	498	25500	1,15,51,500.00	1,27,06,650.00	26500
24	406	4	2 BHK	725	19	744	818	25500	1,89,72,000.00	2,08,69,200.00	43500
25	501	5	2 BHK	725	19	744	818	25500	1,89,72,000.00	2,08,69,200.00	43500
26	502	5	1 BHK	453	0	453	498	25500	1,15,51,500.00	1,27,06,650.00	26500
27	503	5	1 BHK	459	0	459	505	25500	1,17,04,500.00	1,28,74,950.00	27000
28	504	5	1 BHK	459	0	459	505	25500	1,17,04,500.00	1,28,74,950.00	27000

Land Owner's Share



29	505	5	1 BHK	453	0	453	498	25500	1,15,51,500.00	1,27,06,650.00	26500
30	506	5	2 BHK	725	19	744	818	25500	1,89,72,000.00	2,08,69,200.00	43500
31	601	6	2 BHK	725	19	744	818	Land Owner's Share			
32	602	6	1 BHK	453	0	453	498				
33	603	6	1 BHK	459	0	459	505				
34	606	6	2 BHK	725	19	744	818				
35	701	7	2 BHK	725	19	744	818	26000	1,93,44,000.00	2,12,78,400.00	44500
36	702	7	1 BHK	453	0	453	498	26000	1,17,78,000.00	1,29,55,800.00	27000
37	703	7	1 BHK	459	0	459	505	26000	1,19,34,000.00	1,31,27,400.00	27500
38	704	7	1 BHK	459	0	459	505	26000	1,19,34,000.00	1,31,27,400.00	27500
39	705	7	1 BHK	453	0	453	498	26000	1,17,78,000.00	1,29,55,800.00	27000
40	706	7	2 BHK	725	19	744	818	26000	1,93,44,000.00	2,12,78,400.00	44500
41	801	8	2 BHK	725	19	744	818	26000	1,93,44,000.00	2,12,78,400.00	44500
42	802	8	1 BHK	453	0	453	498	26000	1,17,78,000.00	1,29,55,800.00	27000
43	803	8	1 BHK	459	0	459	505	26000	1,19,34,000.00	1,31,27,400.00	27500
44	804	8	1 BHK	459	0	459	505	26000	1,19,34,000.00	1,31,27,400.00	27500
45	805	8	1 BHK	453	0	453	498	26000	1,17,78,000.00	1,29,55,800.00	27000
46	806	8	2 BHK	725	19	744	818	26000	1,93,44,000.00	2,12,78,400.00	44500
47	901	9	2 BHK	725	19	744	818	Land Owner's Share			
48	902	9	1 BHK	453	0	453	498				
49	903	9	1 BHK	459	0	459	505				
50	904	9	1 BHK	459	0	459	505				
51	905	9	1 BHK	453	0	453	498				
52	906	9	2 BHK	725	19	744	818				
53	1001	10	2 BHK	725	19	744	818	26500	1,97,16,000.00	2,16,87,600.00	45000
54	1002	10	1 BHK	453	0	453	498	26500	1,20,04,500.00	1,32,04,950.00	27500
55	1003	10	1 BHK	459	0	459	505	26500	1,21,63,500.00	1,33,79,850.00	28000
56	1004	10	1 BHK	459	0	459	505	26500	1,21,63,500.00	1,33,79,850.00	28000
57	1005	10	1 BHK	453	0	453	498	26500	1,20,04,500.00	1,32,04,950.00	27500
58	1006	10	2 BHK	725	19	744	818	26500	1,97,16,000.00	2,16,87,600.00	45000
59	1101	11	2 BHK	725	19	744	818	26500	1,97,16,000.00	2,16,87,600.00	45000
60	1102	11	1 BHK	453	0	453	498	26500	1,20,04,500.00	1,32,04,950.00	27500
61	1103	11	1 BHK	459	0	459	505	26500	1,21,63,500.00	1,33,79,850.00	28000
62	1104	11	1 BHK	459	0	459	505	26500	1,21,63,500.00	1,33,79,850.00	28000
63	1105	11	1 BHK	453	0	453	498	26500	1,20,04,500.00	1,32,04,950.00	27500



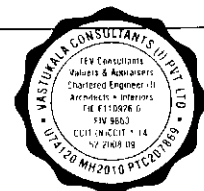


64	1106	11	2 BHK	725	19	744	818	26500	1,97,16,000.00	2,16,87,600.00	45000
65	1201	12	2 BHK	725	19	744	818	Land Owner's Share			
66	1202	12	1 BHK	453	0	453	498				
67	1203	12	1 BHK	459	0	459	505				
68	1204	12	1 BHK	459	0	459	505				
69	1205	12	1 BHK	453	0	453	498				
70	1206	12	2 BHK	725	19	744	818				
71	1301	13	2 BHK	725	19	744	818	26500	1,97,16,000.00	2,16,87,600.00	45000
72	1302	13	1 BHK	453	0	453	498	26500	1,20,04,500.00	1,32,04,950.00	27500
73	1303	13	1 BHK	459	0	459	505	26500	1,21,63,500.00	1,33,79,850.00	28000
74	1305	13	1 BHK	453	0	453	498	26500	1,20,04,500.00	1,32,04,950.00	27500
75	1306	13	2 BHK	725	19	744	818	26500	1,97,16,000.00	2,16,87,600.00	45000
76	1401	14	2 BHK	725	19	744	818	26500	1,97,16,000.00	2,16,87,600.00	45000
77	1402	14	1 BHK	453	0	453	498	26500	1,20,04,500.00	1,32,04,950.00	27500
78	1403	14	1 BHK	459	0	459	505	26500	1,21,63,500.00	1,33,79,850.00	28000
79	1404	14	1 BHK	459	0	459	505	26500	1,21,63,500.00	1,33,79,850.00	28000
80	1405	14	1 BHK	453	0	453	498	26500	1,20,04,500.00	1,32,04,950.00	27500
81	1406	14	2 BHK	725	19	744	818	26500	1,97,16,000.00	2,16,87,600.00	45000
82	1501	15	2 BHK	725	19	744	818	Land Owner's Share			
83	1502	15	1 BHK	453	0	453	498				
84	1503	15	1 BHK	459	0	459	505				
85	1504	15	1 BHK	459	0	459	505				
86	1505	15	1 BHK	453	0	453	498				
87	1506	15	2 BHK	725	19	744	818				
88	1601	16	2 BHK	725	19	744	818	26500	1,97,16,000.00	2,16,87,600.00	45000
89	1602	16	1 BHK	453	0	453	498	26500	1,20,04,500.00	1,32,04,950.00	27500
90	1603	16	1 BHK	459	0	459	505	26500	1,21,63,500.00	1,33,79,850.00	28000
91	1604	16	1 BHK	459	0	459	505	26500	1,21,63,500.00	1,33,79,850.00	28000
92	1605	16	1 BHK	453	0	453	498	26500	1,20,04,500.00	1,32,04,950.00	27500
93	1606	16	2 BHK	725	19	744	818	26500	1,97,16,000.00	2,16,87,600.00	45000
<b>Total</b>				<b>51013</b>	<b>608</b>	<b>51621</b>	<b>56783</b>		<b>93,67,24,500.00</b>	<b>1,03,03,96,950.00</b>	



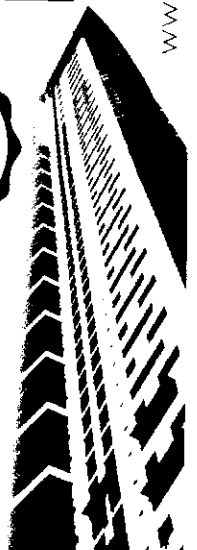
## 5. Wing - E:

1	101	1	1 BHK	454	0	454	499	25500	1,15,77,000.00	1,27,34,700.00	26500
2	102	1	2 BHK	729	19	748	823	25500	1,90,74,000.00	2,09,81,400.00	43500
3	103	1	2 BHK	729	19	748	823	25500	1,90,74,000.00	2,09,81,400.00	43500
4	104	1	1 BHK	454	0	454	499	25500	1,15,77,000.00	1,27,34,700.00	26500
5	201	2	1 BHK	454	0	454	499	25500	1,15,77,000.00	1,27,34,700.00	26500
6	202	2	2 BHK	729	19	748	823	25500	1,90,74,000.00	2,09,81,400.00	43500
7	203	2	2 BHK	729	19	748	823	25500	1,90,74,000.00	2,09,81,400.00	43500
8	204	2	1 BHK	454	0	454	499	25500	1,15,77,000.00	1,27,34,700.00	26500
9	301	3	1 BHK	454	0	454	499	25500	1,15,77,000.00	1,27,34,700.00	26500
10	302	3	2 BHK	729	19	748	823	Land Owner's Share			
11	303	3	2 BHK	729	19	748	823				
12	304	3	1 BHK	454	0	454	499	25500	1,15,77,000.00	1,27,34,700.00	26500
13	401	4	1 BHK	454	0	454	499	25500	1,15,77,000.00	1,27,34,700.00	26500
14	402	4	2 BHK	729	19	748	823	25500	1,90,74,000.00	2,09,81,400.00	43500
15	403	4	2 BHK	729	19	748	823	25500	1,90,74,000.00	2,09,81,400.00	43500
16	404	4	1 BHK	454	0	454	499	25500	1,15,77,000.00	1,27,34,700.00	26500
17	501	5	1 BHK	454	0	454	499	25500	1,15,77,000.00	1,27,34,700.00	26500
18	502	5	2 BHK	729	19	748	823	25500	1,90,74,000.00	2,09,81,400.00	43500
19	503	5	2 BHK	729	19	748	823	25500	1,90,74,000.00	2,09,81,400.00	43500
20	504	5	1 BHK	454	0	454	499	25500	1,15,77,000.00	1,27,34,700.00	26500
21	601	6	1 BHK	454	0	454	499	Land Owner's Share			
22	602	6	2 BHK	729	19	748	823				
23	603	6	2 BHK	729	19	748	823				
24	701	7	1 BHK	454	0	454	499	26000	1,18,04,000.00	1,29,84,400.00	27000
25	702	7	2 BHK	729	19	748	823	26000	1,94,48,000.00	2,13,92,800.00	44500
26	703	7	2 BHK	729	19	748	823	26000	1,94,48,000.00	2,13,92,800.00	44500
27	704	7	1 BHK	454	0	454	499	26000	1,18,04,000.00	1,29,84,400.00	27000
28	801	8	1 BHK	454	0	454	499	26000	1,18,04,000.00	1,29,84,400.00	27000
29	802	8	2 BHK	729	19	748	823	26000	1,94,48,000.00	2,13,92,800.00	44500
30	803	8	2 BHK	729	19	748	823	26000	1,94,48,000.00	2,13,92,800.00	44500
31	804	8	1 BHK	454	0	454	499	26000	1,18,04,000.00	1,29,84,400.00	27000
32	901	9	1 BHK	454	0	454	499	Land Owner's Share			
33	902	9	2 BHK	729	19	748	823				
34	903	9	2 BHK	729	19	748	823				
35	904	9	1 BHK	454	0	454	499				



36	1001	10	1 BHK	454	0	454	499	26000	1,18,04,000.00	1,29,84,400.00	27000
37	1002	10	2 BHK	729	19	748	823	26000	1,94,48,000.00	2,13,92,800.00	44500
38	1003	10	2 BHK	729	19	748	823	26000	1,94,48,000.00	2,13,92,800.00	44500
39	1004	10	1 BHK	454	0	454	499	26000	1,18,04,000.00	1,29,84,400.00	27000
40	1101	11	1 BHK	454	0	454	499	26500	1,20,31,000.00	1,32,34,100.00	27500
41	1102	11	2 BHK	729	19	748	823	26500	1,98,22,000.00	2,18,04,200.00	45500
42	1103	11	2 BHK	729	19	748	823	26500	1,98,22,000.00	2,18,04,200.00	45500
43	1104	11	1 BHK	454	0	454	499	26500	1,20,31,000.00	1,32,34,100.00	27500
44	1201	12	1 BHK	454	0	454	499	26500	1,20,31,000.00	1,32,34,100.00	27500
45	1202	12	2 BHK	729	19	748	823	26500	1,98,22,000.00	2,18,04,200.00	45500
46	1203	12	2 BHK	729	19	748	823	26500	1,98,22,000.00	2,18,04,200.00	45500
47	1204	12	1 BHK	454	0	454	499	26500	1,20,31,000.00	1,32,34,100.00	27500
48	1301	13	1 BHK	454	0	454	499	26500	1,20,31,000.00	1,32,34,100.00	27500
49	1302	13	2 BHK	729	19	748	823	26500	1,98,22,000.00	2,18,04,200.00	45500
50	1303	13	2 BHK	729	19	748	823	26500	1,98,22,000.00	2,18,04,200.00	45500
51	1401	14	1 BHK	454	0	454	499	26500	1,20,31,000.00	1,32,34,100.00	27500
52	1402	14	2 BHK	729	19	748	823	26500	1,98,22,000.00	2,18,04,200.00	45500
53	1403	14	2 BHK	729	19	748	823	26500	1,98,22,000.00	2,18,04,200.00	45500
54	1404	14	1 BHK	454	0	454	499	26500	1,20,31,000.00	1,32,34,100.00	27500
55	1501	15	1 BHK	454	0	454	499	26500	1,20,31,000.00	1,32,34,100.00	27500
56	1502	15	2 BHK	729	19	748	823	26500	1,98,22,000.00	2,18,04,200.00	45500
57	1503	15	2 BHK	729	19	748	823	26500	1,98,22,000.00	2,18,04,200.00	45500
58	1504	15	1 BHK	454	0	454	499	26500	1,20,31,000.00	1,32,34,100.00	27500
59	1601	16	1 BHK	454	0	454	499				
60	1602	16	2 BHK	729	19	748	823				
61	1603	16	2 BHK	729	19	748	823				
62	1604	16	1 BHK	454	0	454	499				
<b>Total</b>				<b>36948</b>	<b>608</b>	<b>37556</b>	<b>41312</b>		<b>76,23,73,000.00</b>	<b>83,86,10,300.00</b>	

Land Owner's Share





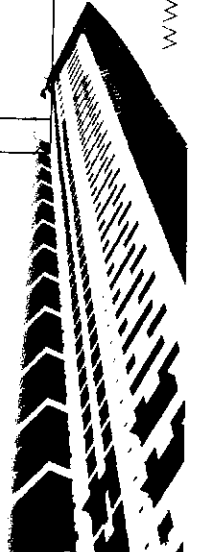
<b>Realizable Value / Fair Market Value as on date in ₹</b>	<b>4,51,01,61,000.00</b>
<b>Final Realizable Value After Completion in ₹</b>	<b>4,96,11,77,100.00</b>
<b>Cost of Construction (Total Built up area x Rate) 260516 Sq. Ft. x ₹ 2800.00</b>	<b>72,94,44,240.00</b>

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

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

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

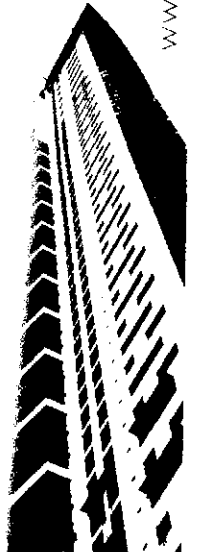
Part – F (Services)		Amount in ₹
1.	Water supply arrangements	N.A. Building Construction work not yet started
2.	Drainage arrangements	
3.	Compound wall	
4.	C.B. deposits, fittings etc.	
5.	Pavement	
	Total	



**Total abstract of the entire property**

Part - A	Land	:	<b>As per table attached to the report</b>
Part - B	Building	:	
	Land development	:	
Part - C	Compound wall	:	
Part - D	Amenities	:	
Part - E	Pavement	:	
Part - F	Services	:	
<b>Realizable Value / Fair Market Value as on date in ₹</b>		:	<b>₹ 4,51,01,61,000.00</b>
<b>Final Realizable Value After Completion in ₹</b>		:	<b>₹ 4,96,11,77,100.00</b>

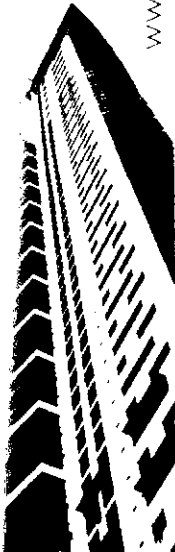
The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparable, or comps, must 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 ₹ 25,000 to ₹ 27,000.00 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 ₹ 25,500.00 per Sq. Ft. (with floorwise rates) on Carpet Area for valuation.



### Actual Site Photographs

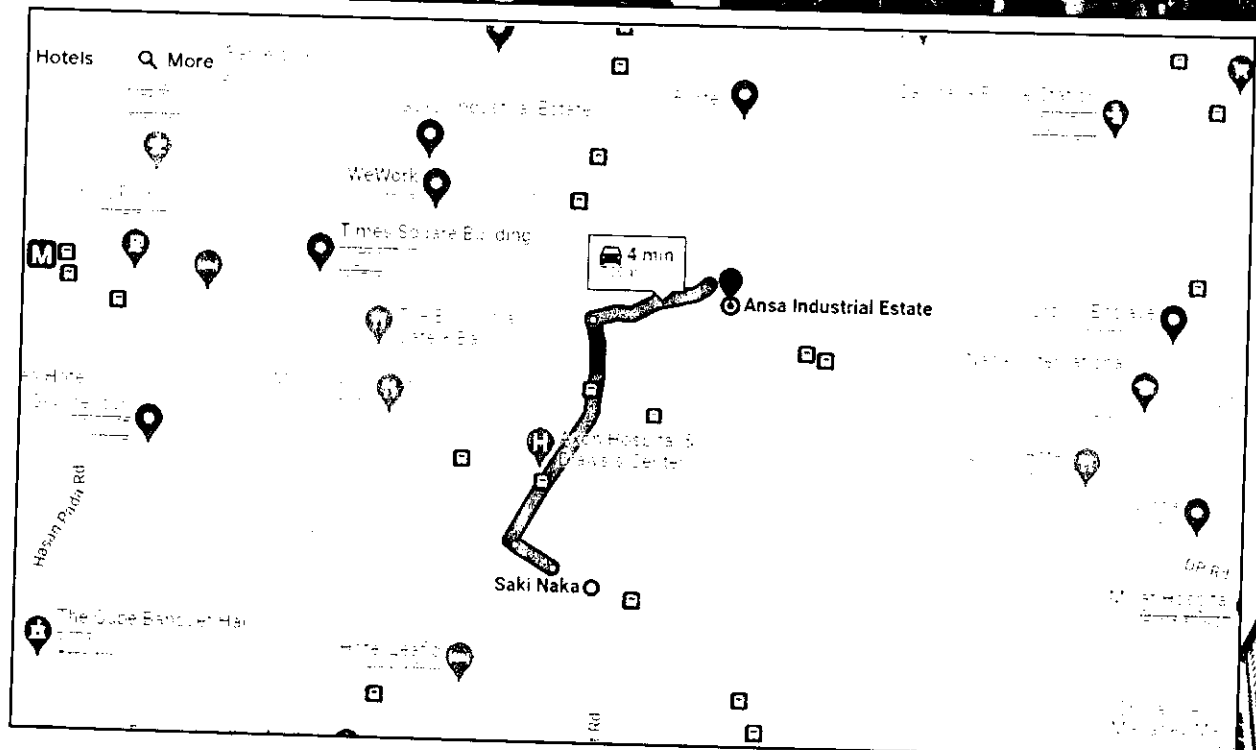


www.vastukala.org



## Route Map of the property

Site u/r



**Latitude Longitude: 19°06'27.3"N 72°53'23.8"E**


**Note:** The Blue line shows the route to site from nearest Metro station (Saki Naka – 700 Mtr.)

Vastukala Consultants (I) Pvt. Ltd.  
An ISO 9001:2015 Certified Company





## Ready Reckoner Rate



**Department of Registration & Stamps**  
Government of Maharashtra

**नोंदणी व मुद्रांक विभाग**  
महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन  
बाजारमूल्य दर पत्रक

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Feedback

Year: 2022/2023

**Annual Statement of Rates**

Language: English


Selected District: मुंबई(उपनगर)

Select Village: साकी - कुर्ना

Search By:  Survey No  Location

Enter Survey No: 95 Search

उपविभाग	रुबी मीटर	निवासी कवचिका	बॉडींग	रुफने	बीबीपिन	एरक (Rs.)	Attribute
116/543B-पुभाग:महिंदा अल्कोव या प्रकल्पा खालील मिळकती.	54650	145040	170000	212800	145040	चौरस मीटर	मि.टी.एस. नंबर
116/543-पुभाग: साकी गावातील सर्व मिळकती.	47520	111570	170000	212800	111570	चौरस मीटर	मि.टी.एस. नंबर



**Department of Registration & Stamps**  
Government of Maharashtra

**नोंदणी व मुद्रांक विभाग**  
महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन  
बाजारमूल्य दर पत्रक

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Select Village: साकी - कुर्ना

Search By:  Survey No  Location

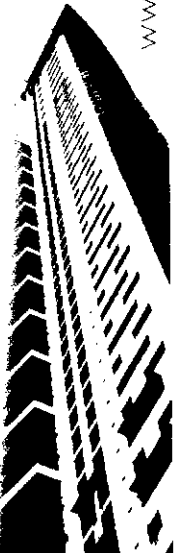
Select	उपविभाग	रुबी मीटर	निवासी कवचिका	बॉडींग	रुफने	बीबीपिन	एरक (Rs.)
SurveyNo	116/543A-पुभाग: साकी गावातील खालील दर्शविलेल्या मिळकती.	55060	112200	139700	174300	112200	चौरस मीटर
SurveyNo	116/543B-पुभाग:महिंदा अल्कोव या प्रकल्पा खालील मिळकती.	54650	145040	170000	212800	145040	चौरस मीटर
SurveyNo	116/543-पुभाग: साकी गावातील सर्व मिळकती.	47520	111570	170000	212800	111570	चौरस मीटर

[95pt, 95/1pt, 95/2pt, 95/3pt, 95/4pt]



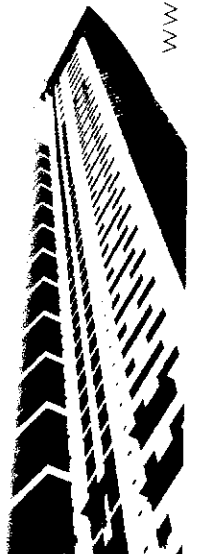
**Sale Instance**

7233370 06/06/2022 Note -Generated Through eSearch Module.For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक सह दु.नि कुर्मी 2 दस्ता क्रमांक : 7233 2022 नोंदणी : Regn.63m
<b>मावाचे नाव : साकी</b>		
(1) विनिष्ठा प्रकार	करारनामा	
(2) मूल्यवदता	24835809	
(3) काजाराभागावट/भाडेपट्ट्याच्या बाबतिलाट्टाकर आकारणी टॅक्स ची पट्टेदार ने जम्हा करावी	11600769 6	
(4) मू-साधन पीट हिस्सा व पारकामांक (अनन्यथा)	1) पातिलेचे नाव मुंबई मनपाऊतर वर्णील .सटनिका नं. सटनिका न 1403. माध्यम नं. 14 वा मजल्या.टॉवर सी. इमारतीचे नाव. सहिदा अल्कोव. इलॅक नं. चांदिवली.अंधेरी पूर्व मुंबई 400072. गठ . ऑफ साकी विद्युत गठ. इतर माहिती. ऑफ साकी बिहार कॉम्प्लेक्स रोड नं 1.सटनिकेचे गरा कागपेट होत्र 9] 68 ची.सी . 2 काय पाकिंग सोनन( C T S Number 95.95 1.95 2.95 3.95 4.95 5 : )	
(5) क्षेत्रफळ	100 84 ची मीटर	
(6) आकारणी किंवा जुबी देण्यात असलेले नोंद		
(7) दस्तऐवज करून देणा-या विद्वान ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाला हजेरनामा किंवा आदेश अस्तमयास. परिचायिचे नाव व पत्ता	1) नाव -सहिदा कॉम्प्लेक्स इन्फोस्पेस निमित्तेक .सह. अविस्टेट प्रमेडर - सी आर गण - रोडची दुबे .फि. मुंबई.पार आकारण घराबाड घरा -3] पत्ता न नॉट न . ऑफिस. भाऊ न . का मजल्या. इमारतीचे नाव. सहिदा टॉवर, इलीक न. वाळी. मुंबई. रोड न . अहाराष्ट्र. मुंबई. पिन कोड -400018 पॅन न -AAACG6904C	
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाला हजेरनामा किंवा आदेश अस्तमयास. परिचायिचे नाव व पत्ता	1) नाव -विद्युत - अरोरा घरा -51. पत्ता -नॉट न ची 32. भाऊ न . इमारतीचे नाव अहजत मूली कॉम्प्लेक्स, इलीक न. मूली सीपीएम रोड जवाड रोड न 3. रोड न. ठाणे शिवाजी. अहाराष्ट्र. THANE पिन कोड -401107 पॅन न -ABHPA2206N 2) नाव -रोड अरोरा घरा -50. पत्ता -नॉट न ची 32. भाऊ न . इमारतीचे नाव अहजत मूली कॉम्प्लेक्स, इलीक न. मूली सीपीएम रोड जवाड रोड न 3. रोड न. ठाणे शिवाजी. अहाराष्ट्र. THANE पिन कोड -401107 पॅन न -ABHPA0307R	
(9) दस्तऐवज करून दिव्याचा दिनांक	31-03-2022	
(10) दस्तऐवज नोंदणी करण्याचा दिनांक	18-04-2022	
(11) मूल्यकराक. खंड व पृष्ठ	7233 2022	
(12) काजाराभागावटमाणे मूलाक शुल्क	1243000	
(13) काजाराभागावटमाणे नोंदणी शुल्क	30000	



### Sale Instance

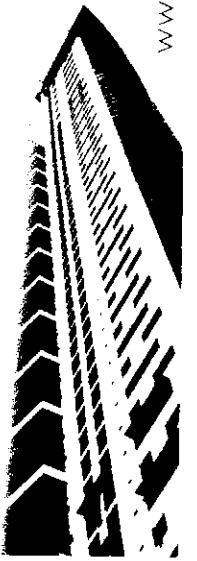
260370	सूची क्र. 2	दुय्यम निबंधक, सह दु नि कुर्वा 2
05/06/2022		दस्तावेज क्रमांक 260/2022
Note:-Generated Through eSearch Module. For original report please contact concern SRO office.		नोंदणी Regn 6371
<b>मावाचे नाव : साकी</b>		
(1) विनेखणा प्रकार	करारनामा	
(2) मीटरदस्त	16228704	
(3) बाजारभाव (भांडीगटदाराच्या बाबतितरफटाकार आकारणी देतो की गटदारा ने नमूद करावी)	8608130.4	
(4) मू-सायन, पोटिफिकस व परकमक (अभिन्यास)	1) पालिकेचे नाव मुंबई मनपाऊतर वर्णन स्पटलिक न स्पटलिया न 802, साळ न 8 चा सजला टॉवर 3, इमारतीचे नाव सहिदा अल्काव, हवॉक न चादिबली अथेगी पूर्व मुंबई 400072, गट ऑफ साकी विहार गट इतर साहिनी ऑफ साकी विहार सर्व्हिसेस गट न 1, सायन 1, कारपाकिना ( C T S Number 95.95 1.95 2.95 3.95 4.95 5. )	
(5) क्षेत्रफळ	76.36 चौ मीटर	
(6) बाकारणी किता अथी टायथान अशीन टायथ		
(7) दस्तऐवज करण टायथ का विवरण टायथ का पक्षकाराचे अथ किता दिवाली न्यायालयया हुकुमनामा किता आदेश अथअभ्यास, पतिवादिचे नाव व पदना	1) नाव -सहिदा ताईफाउण्डेशन विजिटाड नव. अथअथ - की अथ अथ - इतिहास व की अथ मुळाकार सभकाराचे अथअथ अथ (3) पदना -पदना न की-001 साळ न 1 का सजला इमारतीचे नाव -सहिदा टॉवर, अलीक न ताळी मुंबई गट न 1, सायन 1, कारपाकिना, मुंबई, पिन कोड -400072 पद न - AAAC 65904C	
(8) दस्तऐवज करण टायथ का पक्षकाराचे ग किता दिवाली न्यायालयया हुकुमनामा किता आदेश अथअभ्यास, पतिवादिचे नाव व पदना	1) नाव -सजला विद्यालय जैन वय न. पदना -पदना न की-001 साळ न 1 का सजला इमारतीचे नाव -अलीक विहार अलीक न अथी पूर्व मुंबई गट न अलीक नया अथअथ विजिटाड गट अलीक न की नया, सायन 1, कारपाकिना, मुंबई, पिन कोड -400072 पद न - AAAP 211120 2) नाव -सजला पक्षकार जैन वय -39 पदना -पदना न की-001 साळ न 1 का सजला इमारतीचे नाव -अलीक विहार, अलीक न अथी पूर्व मुंबई, गट न अलीक नया अथअथ विजिटाड गट अलीक न की नया, सायन 1, कारपाकिना, मुंबई, पिन कोड -400072 पद न - AAAP 211120	
(9) दस्तऐवज करण दिवसाचा दिनांक	07-01-2022	
(10) दस्त नोंदणी केवसाचा दिनांक	07-01-2022	
(11) अनुक्रमांक, खण व पृष्ठ	260/2022	
(12) बाजारभावापसलण मुद्राक शुल्क	811500	
(13) बाजारभावापसलणे नोंदणी शुल्क	30000	



### Sale Instance

339370		सूची क्र. 1		दस्तावेज क्रमांक मह दु नि क्रमांक 1	
06/05/2022				दस्तावेज क्रमांक 339 2022	
Note - Generated Through eSearch Module. For original report please contact concern SRO office				नदणी	
				Region 637	
<b>मावाचे नाव : साकी</b>					
(1) गिनेकाचा प्रकार	कारणात्मक				
(2) मालिका	10812705				
(3) बाजारभावात (बाईपट्टाकार) बाबतितपट्टाकार जाबराणी टोन ही पट्टादार न मसुदा करावे)	5357683 2				
(4) अनुमत्यन पट्टाकार व परकीयक, अतन्वात)	1) पाविकेचे नाव मुंबई मनपाइतर वर्णन. मदनिका न. मदनिका न 1602. मालक न. 16 वा मजल्या. टॉवर डी. इमारतीचे नाव. मतिदा अल्काव. हॉटेल न. चांदिवली. अंधेरी पूर्व मुंबई 400072. राड ऑफ साकी विहार राड. इतर मतिदी. ऑथ साकी विहार बॅराम्बेक्स गेट नं 1. साबत 1 कार्याकिर्मा ( C T S Number. 95.95 1.95 2.95 3.95 4.95 5.1 )				
(5) क्षेत्रफळ	46.33 चौ. मीटर				
(6) जाबराणी किंवा जुडी टोण्यात असेल तर					
(7) दस्तावेज करण टोणा-या विषय टोणा-या बाबतकाराचे नाव किंवा टोणा-या न्यायतयाचा हुकूमनामा किंवा अटका अतन्वात, प्रतिब टोणे नाव व पत्ता	1) नाव -मतिदा लक्ष्मणराव इंदुरावसे विमिडेड मके मजजा - ही अत टोन - इतिहास व ही लके मुळतन्वा रमकत बाबत 37 पत्ता मलोट न. अतिक. मालक न. 5 वा मजला. इमारतीचे नाव मतिदा टोवते. ब्लॉक न. परकी मुंबई. रॉड न. - महाराष्ट्र मुंबई. पिन कोड -400118 पत्ता न. - AAACG5904C				
(8) दस्तावेज करण टोणा-या बाबतकाराचे व किंवा टोणा-या न्यायतयाचा हुकूमनामा किंवा अटका अतन्वात, प्रतिब टोणे नाव व पत्ता	1) नाव -असेल परकुलन लखई वया-01. पत्ता मलोट न. मदनिका न 602 मालक न. - इमारतीचे नाव मलोटन प्रकाश कोवली. ब्लॉक न. मलोटन पूर्व मुंबई. रॉड न. रॉड न 6. रिलयन एनटी जवळ. महाराष्ट्र मुंबई. पिन कोड -400118 पत्ता न. - AAACPT434C 2) नाव -असेल असेल लखई वया -01. पत्ता मलोट न. मदनिका न 622 मालक न. - इमारतीचे नाव मलोटन प्रकाश कोवली. ब्लॉक न. मलोटन पूर्व मुंबई. रॉड न. रॉड न 6. रिलयन एनटी जवळ. महाराष्ट्र मुंबई. पिन कोड -400118 पत्ता न. - AAACPT600N				
(9) दस्तावेज करण टोणा-या टिपक	10 01 2022				
(10) दस्तावेज करण टोणा-या टिपक	10 01 2022				
(11) अनुमत्यन, खड व पृष्ठ	339 2022				
(12) बाजारभावात मूलाक शुल्क	541000				
(13) बाजारभावात नोंदणी शुल्क	30000				

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**1.85 Cr** **2 BHK 1270 Sq-ft Flat** 1500+ Buyers Served Contact Now

See Other Charges For Sale (Chandiva, Mumbai) **Nirav Patel**

PROPERTY DETAILS	PROJECT DETAILS	LOCALITY DETAILS	PRICE TRENDS	AGENT DETAILS
	<b>2 See Dimensions</b>	<b>2 BHK</b> 778 sqft ~ 0.023185 acre	<b>2</b> 38%	<b>1</b> <b>Mahindra Alcove</b>
	<b>Mahindra Lifespace Developers Ltd.</b>	<b>New Property</b> 11 (Out of 16 Floors)	<b>2 Covered</b>	<b>Unfurnished</b>

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**2.55 Cr** **984 Sq-ft** **2 BHK**  
0.023185 acre **2 Bathrooms**

**Contact Agent** **Save for Later**

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PROPERTY DETAILS	PROJECT DETAILS	LOCALITY DETAILS	PRICE TRENDS	AGENT DETAILS
	<b>2 See Dimensions</b>	<b>2 BHK</b> 695 sqft ~ 0.020133 acre	<b>2</b> 21%	<b>1</b> <b>Mahindra Alcove</b>
<b>Request Photos</b>	<b>Mahindra Lifespace Developers Ltd.</b>	<b>New Property</b> 3 (Out of 22 Floors)	<b>2 Covered</b>	<b>Unfurnished</b>

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**3 BHK Flat**  
For Sale Chandrajal, Mumbai

**2.33 Cr** 884 Sq-ft 3 BHK  
 26534 sqft Carpet Area 2 Bathrooms

- Bar/Lounge
- Outdoor Tennis Courts
- Laundry Service
- Internet/Wi-Fi Connectivity

Hemant Sonar 100+ Buyers Served  
 Certified Agent

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**3 BHK Flat**  
For Sale Chandrajal, Mumbai

**2.35 Cr** 884 Sq-ft 3 BHK  
 26534 sqft Carpet Area 2 Bathrooms

- Fireplace
- Jogging and Strolling Track
- Service/Goods Lift
- 13 Visitor Parking


Floor Assist Online Marketing Private Limited  
 1000+ Buyers Served

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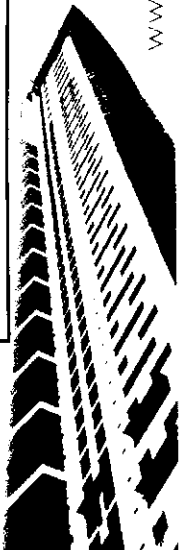
**1.90 Cr** **2 BHK 747 Sq-ft Flat**  
[See Other Charges](#) For Sale Chandrajal, Mumbai  
 King P. Sanyal's Call

Vinod Bhatia 4500+ Buyers Served  
 Certified Agent  
 Trusted User · Service Rating: 4.8/5 (100 reviews)

Contact Now

PROPERTY DETAILS	PROJECT DETAILS	LOCALITY DETAILS	PRICE TRENDS	AGENT DETAILS
	Bedrooms 2 <a href="#">See Dimensions</a>	Bedrooms 2		
	Carpet Area <b>747 sqft</b> - 26488 sqft			
	Developer <b>Mahindra Lifespace Developers Ltd.</b>	Project <b>Mahindra Alcove</b>		
	Transaction Type <b>New Property</b>	Floor 13 (Out of 16 Floors)	Carpets Area 1 Covered	Furnishing Type Unfurnished

New 9999. 179833003



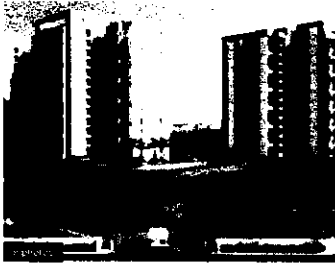
## Price Indicators

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**1.78 Cr** **2 BHK 1100 Sq-ft Flat** 500+ Buyers Served

[See Other Charges](#) [For Sale Chandivli, Mumbai](#) Certified Agent Contact Now

**PROPERTY DETAILS** **PROJECT DETAILS** **LOCALITY DETAILS** **PRICE TRENDS** **AGENT DETAILS**

 **744 sqft** **32%** **Mahindra Lifespace Developers Ltd.** **Mahindra Alcove** **2 (Out of 16 Floors)** **1 Covered** **Unfurnished**

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**1.85 Cr** **2BHK 2Baths** Exp Global India Pvt Ltd Contact Dealer

**Property (11)** **Society (24)**

**2 BHK (2)** **2 Bedrooms, 2 Bathrooms, 1 Balcony**

**75 sqft** **26774 per sqft** **Mahindra Alcove Chandivli, Mumbai, Maharashtra**

**South East** **Jan 2021**

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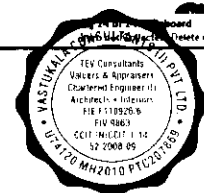
**2.79 Cr** **2BHK 2Baths** Exp Global India Pvt Ltd Contact Dealer

**Property (11)** **Society (24)**

**2 BHK (2)** **2 Bedrooms, 2 Bathrooms, 1 Balcony**

**275 sqft** **26333 per sqft** **Mahindra Alcove Chandivli, Mumbai, Maharashtra**

**South East** **Jan 2021**




## Price Indicators

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**1.15 Cr** **1 BHK 454 Sq-ft Flat** 2500+ Buyers Served Certified Agent Contact Now

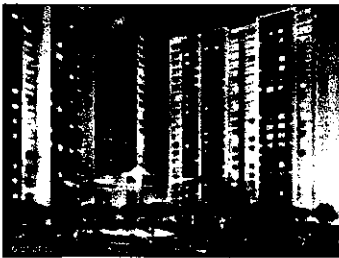
See Other Charges For Sale in Chandivala, Mumbai

PROPERTY DETAILS	PROJECT DETAILS	LOCALITY DETAILS	PRICE TRENDS	AGENT DETAILS
	Carpet Area <b>454 sqft</b> + 221.357 sqft	Bedrooms <b>1</b> <a href="#">See Dimensions</a>	Bedrooms <b>1</b>	Developer <b>Mahindra Lifespace Developers Ltd.</b>
	Project <b>Mahindra Alcove</b>	Status <b>New Property</b> Price per Sq. Ft. <b>26000</b>	Floors <b>10 (Out of 16 Floors)</b>	Carpeting <b>1 Covered</b>
	Furnishing <b>Unfurnished</b>	Project Location <b>Chandivala, Mumbai</b>	Project Location <b>Chandivala, Mumbai</b>	Project Location <b>Chandivala, Mumbai</b>
	Project Location <b>Chandivala, Mumbai</b>	Project Location <b>Chandivala, Mumbai</b>	Project Location <b>Chandivala, Mumbai</b>	Project Location <b>Chandivala, Mumbai</b>

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**1.65 Cr** **2 BHK 1012 Sq-ft Flat** 3000+ Buyers Served Certified Agent Contact Now


See Other Charges For Sale in Chandivala, Mumbai

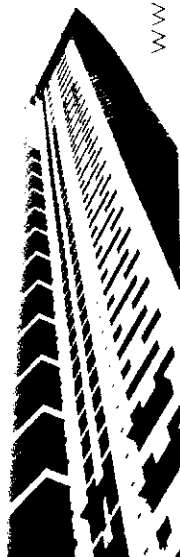
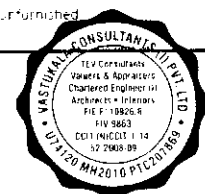
PROPERTY DETAILS	PROJECT DETAILS	LOCALITY DETAILS	PRICE TRENDS	AGENT DETAILS
	Carpet Area <b>744 sqft</b> + 322.777 sqft	Bedrooms <b>2</b> <a href="#">See Dimensions</a>	Bedrooms <b>2</b>	Developer <b>Mahindra Lifespace Developers Ltd.</b>
	Project <b>Mahindra Alcove</b>	Status <b>New Property</b> Price per Sq. Ft. <b>22250</b>	Floors <b>8 (Out of 16 Floors)</b>	Carpeting <b>1 Covered</b>
	Furnishing <b>Unfurnished</b>	Project Location <b>Chandivala, Mumbai</b>	Project Location <b>Chandivala, Mumbai</b>	Project Location <b>Chandivala, Mumbai</b>
	Project Location <b>Chandivala, Mumbai</b>	Project Location <b>Chandivala, Mumbai</b>	Project Location <b>Chandivala, Mumbai</b>	Project Location <b>Chandivala, Mumbai</b>

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**1.01 Cr** **1 BHK 700 Sq-ft Flat** 25500+ Buyers Served Naushad Khan Contact Now

See Other Charges For Sale in Chandivala, Andheri East, Mumbai, Mumbai

PROPERTY DETAILS	PROJECT DETAILS	LOCALITY DETAILS	PRICE TRENDS	AGENT DETAILS
	Carpet Area <b>459 sqft</b> + 222.074 sqft	Bedrooms <b>1</b> <a href="#">See Dimensions</a>	Bedrooms <b>1</b>	Developer <b>Mahindra Lifespace Developers Ltd.</b>
	Project <b>Mahindra Alcove</b>	Status <b>New Property</b> Price per Sq. Ft. <b>22000</b>	Floors <b>11 (Out of 16 Floors)</b>	Carpeting <b>1 Covered, 1 Open</b>
	Furnishing <b>Unfurnished</b>	Project Location <b>Chandivala, Mumbai</b>	Project Location <b>Chandivala, Mumbai</b>	Project Location <b>Chandivala, Mumbai</b>
	Project Location <b>Chandivala, Mumbai</b>	Project Location <b>Chandivala, Mumbai</b>	Project Location <b>Chandivala, Mumbai</b>	Project Location <b>Chandivala, Mumbai</b>





## Price Indicators

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**1.10 Cr**

[See Other Charges](#)

**1 BHK 635 Sq-ft Flat**

For Sale [See Other Charges](#)

18000+ Buyers Served

Hirendra Sisodiya

[Contact Now](#)

PROPERTY DETAILS

PROJECT DETAILS

LOCALITY DETAILS

PRICE TRENDS

AGENT DETAILS




Photo not uploaded by advertiser

[Request Photos](#)

Location: [See Dimension](#)

Carpet Area: 454 sqft

Super Area: 624.028 sqft

Developer: [Mahindra Lifespace Developers Ltd.](#)

Project Name: [Mahindra Alcové](#)

Property Type: New Property

Configuration: 7 (Out of 16 Floors)

Flooring: 2

Price Trend: 28%

Project: Mahindra Alcové

Carpeting: 1 Covered

Project Status: Unfurnished

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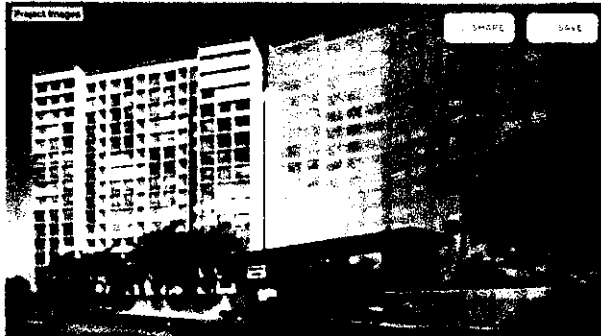
**Mahindra Alcové Wing D And E**

For Sale

**₹1.11 Cr - 1.76 Cr**


[See Other Charges](#)

[Contact Developer](#)



Project Images

[More](#) [Save](#)



19 more

1-2 BHK Apartments

Configuration

Dec 2025

Expected Start

20 BHK sq ft

Area

45,600 sq ft - 725,000 sq ft

Super Area

Vastukala Consultants (I) Pvt. Ltd.  
An ISO 9001:2015 Certified Company

www.vastukala.org

## Price Indicators Projects nearby Locality

HOUSING.COM
Buy in Mahindra
Home Alerts
Download App

**₹1.1 Cr - 1.65 Cr** | 25 Units | 1.5 Cr

₹45.00/sq.ft

View Project

Call

Map

Contact Sellers

**D S 72 Marina Phase I Tierra And Torres**

Project Images



1, 2 BHK Apartments Configurations

Dec. 2026  
Possession starts

26.90 K sq ft  
Avg Price

409.00 sq ft - 615.00 sq ft  
Units on offer

HOUSING.COM
Buy in Mahindra
Home Alerts
Download App

**₹1.57 Cr - 3.44 Cr** | 10 Units | 1.5 Cr

₹44.00/sq.ft

View Project

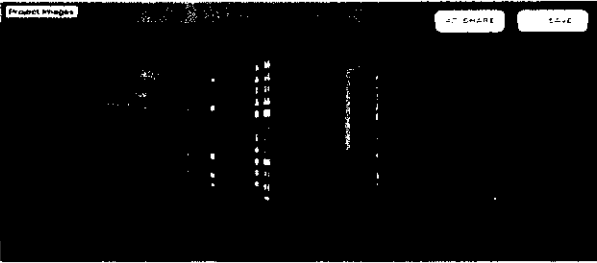
Call

Map

Contact Sellers

**Mahindra Vicino A3A4**

Project Images



1, 2 BHK Apartments Configurations

5th. 2024  
Possession starts

21.65 K sq ft  
Avg Price

448.00 sq ft - 908.00 sq ft  
Units on offer

+ 20 more

HOUSING.COM
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Home Alerts
Download App

**₹1.39 Cr** | 1 Unit | 1.5 Cr

₹45.00/sq.ft

View Project

Call

Map

Contact Seller

**2 BHK Apartment**

Offer

20% discount and per sq ft stamp duty (10% + 10%)

Map



750 sq ft  
Build Up Area

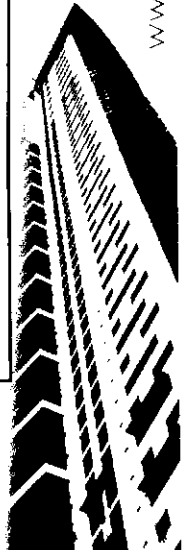
38.55 K sq ft  
Avg Price

2 BHK  
2B Configurations

1st Jan. 2025  
Possession starts

Mid c  
12 Floors

8 more



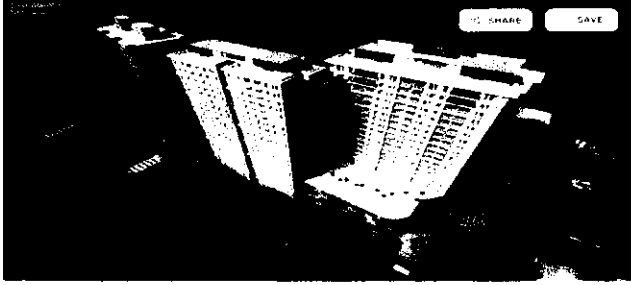
## Price Indicators Projects nearby Locality

HOUSING.com
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Andheri East
Download App

### Kaatyayni Heights

₹1.36 Cr - 3.25 Cr | 2 BHK - 3 BHK


[Contact Seller](#)



1, 2, 3 BHK Apartments Configurations

Dec 2022 Possession Starts

28.00 K/sq.ft Avg. Price



+ 19 more


412.00 sq.ft - 860.00 sq.ft Carpet Area Sizes

HOUSING.com
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Andheri East
Download App

### 2 BHK Apartment

₹1.75 Cr | 2 BHK - 3 BHK

[Contact Owner](#)




650 sq.ft Build Up Area

26.92 K/sq.ft Avg. Price

2 BHK Configuration

31st Oct. 2022 Possession Status

Lower of 9 Floors



+ 13 more

East facing Facing

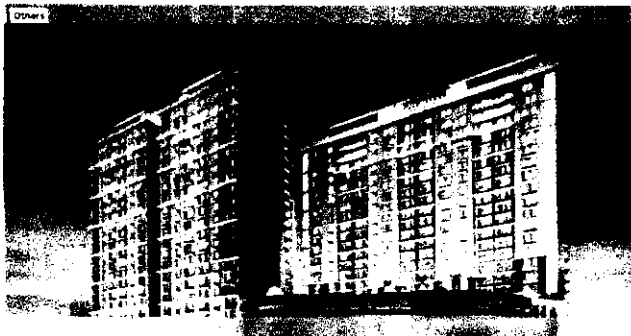
Unfurnished Furnishing

HOUSING.com
Buy in Mumbai
Andheri East
Download App

### 3 BHK Apartment

₹2.64 Cr | 2 BHK - 3 BHK

[Contact Seller](#)




1178 sq.ft Build Up Area

22.41 K/sq.ft Avg. Price

3 BHK Configuration

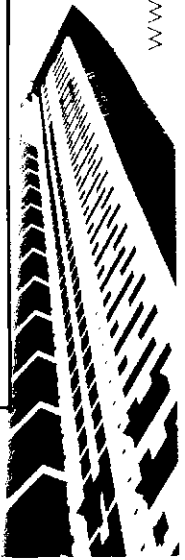
1st Dec 2024 Possession Status

Middle of 23 Floors



+ 19 more

East Facing




## Price Indicators Projects nearby Locality

**NOBROKER** Post Your Property

**2 BHK Flat For Sale In Arihant Enclave In Andheri East** ₹ 1.92 Crores ₹ 1.1 Lacs Month ₹ 551 Apply Loan

Home Types: Andheri East 2 BHK Project Details

Photos Location



2 Bedroom

2 Bathroom

1

Mar 25, 2022

Dec 1, 2022

Arihant Enclave

**HOUSING.COM** Download App

**Rite Veesta Residency B Wing Stilt Plus 7 Floors** ₹1.09 Cr - 2.23 Cr

2, 3 BHK Apartments Configurations

Apr 2022 Possession Starts

25.00 K/sq.ft Avg Price

434.00 sq.ft Carpet Area

891.00 sq.ft Built Up Area

Contact Developer

**HOUSING.COM** Download App

**2 BHK Apartment** ₹1.75 Cr

650 sq.ft Built Up Area

26.92 K/sq.ft Avg Price

2 BHK Configuration

31st Jul 2022 Possession status


Lower of 9 Floors

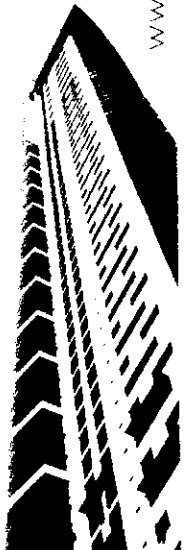
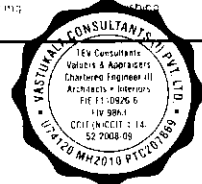
East facing Facing

Unfurnished

13 more

Contact Dealer





## Price Indicators Projects nearby Locality

**NOBROKER**
Post Your Property

**1 BHK Flat For Sale In Sangam Veda In Andheri East**

₹ 1.75 Crores

₹ 1 Lacs Month

825

Feb 11, 2022

1 Bedroom

2 Bathroom

NA

Sangam Veda

**Get Owner Details**

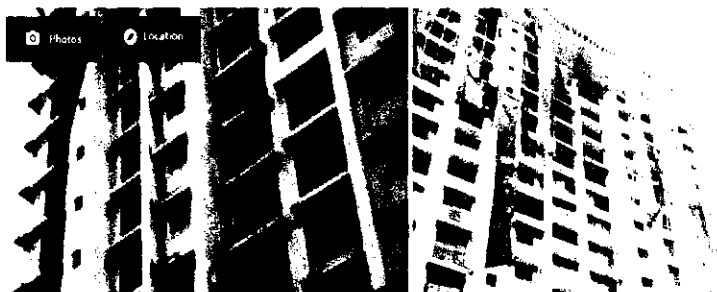
Apply Loan

Feb 11, 2022

Immediately

Sangam Veda

**Get Owner Details**



**NOBROKER**
Post Your Property

**3 BHK Flat For Sale In Silver Springs Apartment In Jeevan Vikas Kendri...**

₹ 2.35 Crores

₹ 1.35 Lacs/Month

919

Feb 22, 2022

3 Bedroom

3 Bathroom

NA

None

Silver Springs

**Get Owner Details**

Apply Loan

Feb 22, 2022

Immediately

Silver Springs

**Get Owner Details**

Price trends by NBEstimate

Report what was not correct in this property.

Listed by Broke Sold Out Wrong Info



**NOBROKER**
Post Your Property

**2 BHK Flat For Sale In Apartment In Vile Parle East**

₹ 2.25 Crores

₹ 1.29 Lacs/Month

930

Feb 20, 2022

2 Bedroom

2 Bathroom

NA

Car

**Get Owner Details**

Apply Loan

Feb 20, 2022

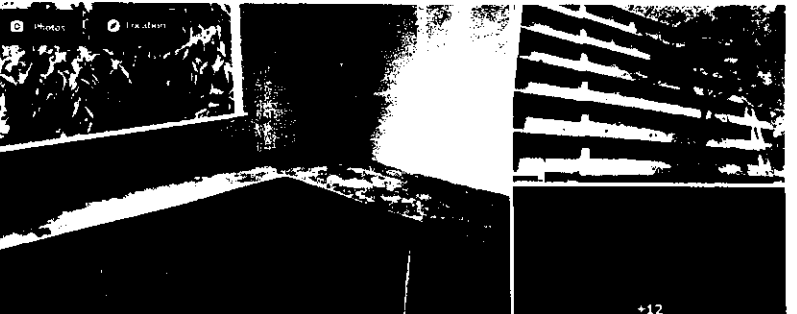
Immediately

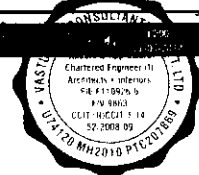
Apartment

None

**Get Owner Details**


Price trends by NBEstimate





## Price Indicators Projects nearby Locality

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**3 BHK Flat**

₹ 3.42 Cr    1330 Sq-ft    3 BHK

100% Ready to Move    2 Bathrooms    2 Balconies

✓ Jogging and Strolling Track    ✓ Service/Goods Lift  
✓ 10 Visitor Parking    ✓ Lift

✓ 24x7 Security    ✓ 24x7 Backup Power  
✓ 24x7 Maintenance    ✓ 24x7 Concierge

Contact Agent    Save for Later

<b>6 See Dimensions</b>	<b>2 Bathrooms</b>	<b>2 Balconies</b>	<b>100% Ready to Move</b>
<b>24x7 Security</b>	<b>24x7 Backup Power</b>	<b>24x7 Maintenance</b>	<b>24x7 Concierge</b>

**Buildstone Realty Advis**


✓ Certified Agent  
✓ 100% Verified

✓ 100% Verified  
✓ 100% Verified

✓ 100% Verified  
✓ 100% Verified

Contact Agent

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**6 BHK Flat**

₹ 7.30 Cr    2774 Sq-ft    6 BHK

100% Ready to Move    4 Bathrooms    2 Balconies

✓ Jogging and Strolling Track    ✓ Laundry Service  
✓ 10 Visitor Parking    ✓ Intercom Facility

✓ 24x7 Security    ✓ 24x7 Backup Power  
✓ 24x7 Maintenance    ✓ 24x7 Concierge

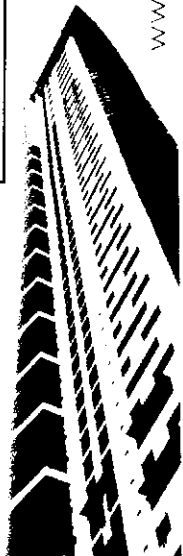
Contact Agent    Save for Later

<b>6 See Dimensions</b>	<b>4 Bathrooms</b>	<b>2 Balconies</b>	<b>100% Ready to Move</b>
<b>24x7 Security</b>	<b>24x7 Backup Power</b>	<b>24x7 Maintenance</b>	<b>24x7 Concierge</b>

**Ashu**

✓ Certified Agent  
✓ 100% Verified

Save for Later



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 : 06.06.2022

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**MANOJ BABURAO  
CHALIKWAR**

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIM TED  
ou=ADMIN,  
2.5.4.0=9E22B64Fad15569795F79e268699, 3490161330413331  
152190178105851, postalCode=400069, st=Maharashtra,  
serialNumber=1115062660022890228358603131, cn=Manoj  
Baburao Chalikwar, o=MANOJ BABURAO CHALIKWAR  
DN: 2022.06.06 11:50:28 +0530'




Auth. Sign.

Director

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

The undersigned has inspected the property detailed in the Valuation Report dated \_\_\_\_\_

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

₹ \_\_\_\_\_ (Rupees \_\_\_\_\_)

\_\_\_\_\_ only).

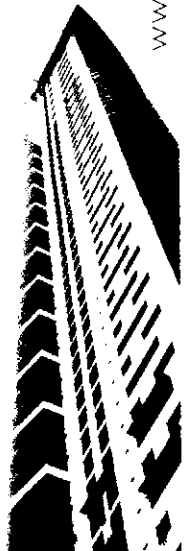
Date

Signature

(Name &amp; 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

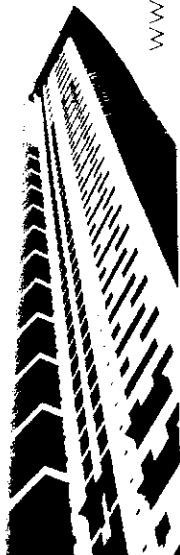


**(Annexure-I)**

**DECLARATION-CUM-UNDERTAKING**

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

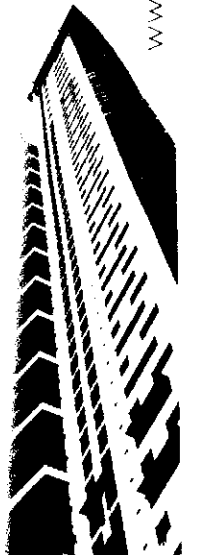
- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 06.06.2022 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 31.05.2022. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty
- n. I have not been convicted of an offence connected with any proceeding under the





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

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



	<b>Particulars</b>	<b>Valuer comment</b>
1.	Background information of the asset being valued;	The property under consideration was purchased by <b>M/s. Mahindra Lifespace Developers Ltd.</b>
2.	Purpose of valuation and appointing authority	As per request from State Bank of India, Home Loans Sales, Project Approval Cell, BKC 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 Bhavika Chavan – Valuation Engineer Vinita Surve – Processing 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 - 31.05.2022 Valuation Date - 06.06.2022 Date of Report - 06.06.2022
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 31.05.2022
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 **06<sup>th</sup> June 2022** 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**

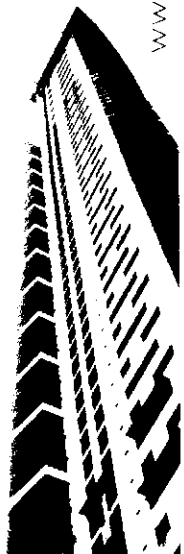
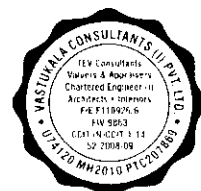
To the extent that the valuation includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based on the information known to VCIPL at the date of this document. VCIPL does not warrant that such statements are accurate or correct.

### **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. Mahindra Lifespace Developers Ltd.** Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.



**Property Title**

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

**Environmental Conditions**

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

**Town Planning**

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

**Area**

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

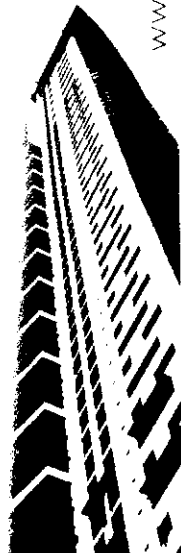
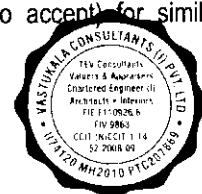
**Condition & Repair**

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

**Valuation Methodology**

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

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

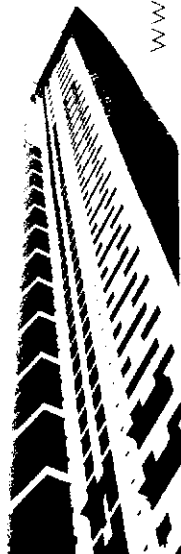
### **ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS**

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**

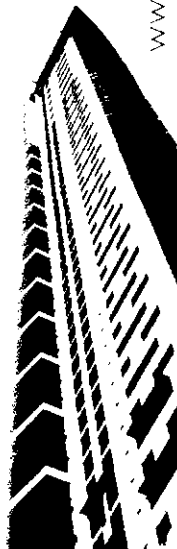
1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall 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



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.



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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.**

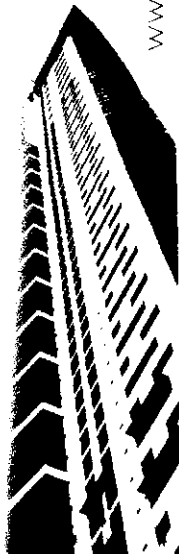
27. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.
28. A valuer shall not accept any fees or charges other than those which are disclosed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





**DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE**

This exercise is to assess **Master Valuation** of the property under reference as on **06<sup>th</sup> June 2022**.

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

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

Fundamental assumptions and conditions presumed in this definition are:

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

**DECLARATION OF PROFESSIONAL FEES CHARGED**

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

**VALUATION OF THE PROPERTY PREMISES**

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

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO  
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=INDIA,  
2.5.4.20788.220664f09330031d01339e70881913490f3d3304133311  
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serialNumber=1, postalCode=400003, st=Maharashtra,  
462875e29a3279e25161c1d4MANOJ BABURAO CHALIKWAR  
Date: 2022.06.11 15:04:40+05'30'

Auth. Sign.



Director

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

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