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CIN: U74120MH2010PTC207869

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

# MASTER VALUATION REPORT



## Details of the property under consideration:

### **Name of Project: "Island Cove"**

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

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

### Intended User

**Punjab National Bank  
BKC Branch**

PNB Pragati Tower C-9 G Block  
Bandra Kurla Complex Bandra(East), Mumbai, PIN – 400 051

### Our Pan India Presence at :

- |            |        |           |           |
|------------|--------|-----------|-----------|
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| Mumbai     | Nashik | Rajkot    | Raipur    |
| Aurangabad | Pune   | Indore    | Jaipur    |

### Regd. Office

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

+91 2247495919

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Vastu/Mumbai/08/2024/10903/2307947  
30/09-425-SSPV  
Date: 30.08.2024

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

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

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

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

Pursuant to instructions from Punjab National Bank, BKC Branch, 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 **29<sup>th</sup> August 2024** for approval of Advance Processing Facility.

**1. Location Details:**

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

**2. Developer Details:**

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

**3. Boundaries of the Property:**

<b>Direction</b>	<b>Particulars</b>
On or towards North	Mahim – Sion Link Road, Off St Xavier Institute
On or towards South	Slum Area & S. V. Road / Mori Road, Off 13.40 Mtr. DP Road
On or towards East	Vrindavan Society 4, Mahim Sion Link Road
On or towards West	Open Plot, Proposed Tower 2



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

To,  
**The Branch Manager,**  
**Punjab National Bank**  
**BKC Branch**  
 PNB Pragati Tower C-9 G Block  
 Bandra Kurla Complex Bandra(East), Mumbai, PIN – 400 051

**VALUATION REPORT (IN RESPECT OF MASTER VALUATION REPORT)**

I	General	
1.	Purpose for which the valuation is made	: As per request from Punjab National Bank, BKC Branch to assess fair market value of the property for bank loan purpose.
2.	a)	Date of inspection : 29.08.2024
	b)	Date on which the valuation is made : 30.08.2024
3.	List of documents produced for perusal	
	1. Copy of Legal Title Report issued by Kartikeya & Associates (Advocates & Solicitors), dated 14.03.2024.	
	2. Copy of Development Agreement between New Janata SRA CHS (CTS No. 1500 Pt.) AND M/s. Shree Nidhi Concept Pvt. Ltd. Dated 17.10.2006.	
	3. Copy of Development Agreement between Hind Ekta Welfare SRA CHS (CTS No. 1500 Pt.) AND M/s. Shree Nidhi Concept Pvt. Ltd. Dated 17.10.2006.	
	4. Copy of Development Agreement between Navkiran Welfare SRA CHS (CTS No. 1500 Pt.) AND M/s. Shree Nidhi Concept Pvt. Ltd. Dated 17.10.2006.	
	5. Copy of Irrevocable Power of Attorney dated 07.03.2024, Doc No. BBE 2 / 5661 / 2024.	
	6. Copy of Power of Attorney from Shri Ibrahim A Majid Khan (Secretary – Hind Ekta Welfare SRA Co-Operative Hou. Soc.) to Shree Nidhi Concept Pvt. Ltd. Dated 18.10.2006.	
	7. Copy of Power of Attorney from Shri Anthony Vinod Pilai (Secretary – Navkiran Welfare SRA Co-Operative Hou. Soc.) to Shree Nidhi Concept Pvt. Ltd. Dated 18.10.2006.	
	8. Copy of Power of Attorney from Shri Shekh Mohammad Salim (Secretary –New Janata SRA Co-Operative Hou. Soc.) to M/s. Shree Nidhi Concept Pvt. Ltd. Dated 18.10.2006.	
	9. Copy of Joint Development Agreement b/w M/s. Shree Nidhi Concept Realtors Pvt. Ltd. (Part one) AND LH Residential Housing Pvt. Ltd. (Second Part) dated 07.03.2024, Doc. No. BBE 2 / 5658 / 2024.	
	10. Copy TOR (Terms of Reference) dated 08.02.2024, Doc. No. TO24B3813MH5424918N.	
	11. Copy of the resolution passed by the board of directors of LH Residential Housing Pvt. Ltd. dated 20.04.2024 to authorize officials for execution & registration of customer sales agreement for company's project at Mahim.	
	12. Copy of Engineer's Certificate dated 21.02.2024 issued by Prasad Shetty (As per RERA Certificate)	
	13. Copy of Architect's Certificate dated 23.02.2024 issued by Anand V. Dhokay Architect & Designer (As per RERA Certificate)	
	14. Copy of MAHARERA Registration Certificate of Project No. P51900046369 issued by Maharashtra Real Estate Regulatory Authority date 04.04.2024.	
	15. Copy of Height Clearance NOC No. AAI/RHQ/WR/DoAS/Auth./SNCR/WEST/B/112717/263958/101/216-19, date 12.10.2022, issued by Airports Authority of India.	

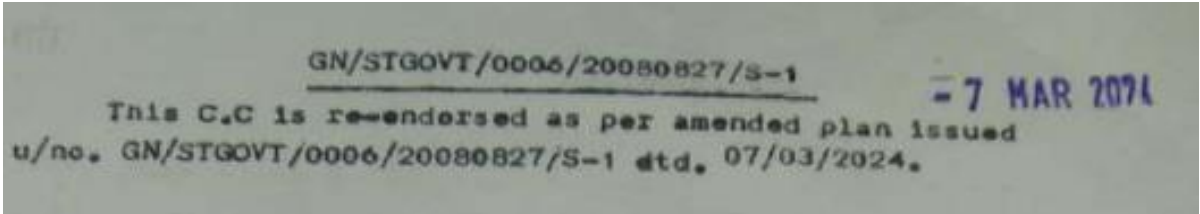


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	16. Copy of CA Certificate dated 20.02.2024 issued by S.S.M.G. & Associates LLP (As per RERA Certificate).						
	17. Copy of Deposit Agreement between Shree Nidhi Concept Realtors Pvt. Ltd. (First Part) AND Piramal Realty Pvt. Ltd. (Second Part), dated 08.01.2021.						
	18. Copy of Approval of Amended Plans Letter No. SRA / ENG / GN / STGOVT / 0006 / 20080827 / S-1 dated 07.03.2024 issued by Slum Rehabilitation Authority.						
	19. Copy of Commencement Certificate No. GN / STGOVT / 0006 / 20080827 / S-1 dated 12.02.2024 issued by Slum Rehabilitation Authority. 						
	20. Copy of Approved Plan No. SRA / ENG / GN / STGL / 0006 / 20080827 / S-1 dated 07.03.2024, issued by Executive Engineer Slum Rehabilitation Authority (Number of Copies – Twenty-Four - Sheet No. 1/24 to 24/24). <b>Approved upto:</b>						
	<table border="1"> <thead> <tr> <th>Building / Tower No.</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>1 / 1</td> <td>3 Basements + Ground (part) / Stilt (part) + (1<sup>st</sup> to 5<sup>th</sup> Podiums (Part Residential / Part Car Parking) + 6<sup>th</sup> Podium (Part Residential / Part Amenity floor) + 1<sup>st</sup> Floor (Part Residential &amp; Part Amenity) + 2<sup>nd</sup> to 27<sup>th</sup> Upper Floor + 28<sup>th</sup> Floor (Part Service Floor / Part Residential) + 28<sup>th</sup> - A (Service Floor) + 29<sup>th</sup> (Amenity Floor) upper floors.</td> </tr> <tr> <td>1 / 2</td> <td>3 Basements + Ground (part) / Stilt (part) + 1<sup>st</sup> to 5<sup>th</sup> Podiums (Part Residential / Part Car Parking) + 6<sup>th</sup> Podium (Part Residential / Part Amenity floor) + 1<sup>st</sup> to 33<sup>rd</sup> Upper Floors Residential + 33<sup>rd</sup> - A (Service Floor) + 34<sup>th</sup> (Amenity Floor) upper floors.</td> </tr> </tbody> </table>	Building / Tower No.	Number of Floors	1 / 1	3 Basements + Ground (part) / Stilt (part) + (1 <sup>st</sup> to 5 <sup>th</sup> Podiums (Part Residential / Part Car Parking) + 6 <sup>th</sup> Podium (Part Residential / Part Amenity floor) + 1 <sup>st</sup> Floor (Part Residential & Part Amenity) + 2 <sup>nd</sup> to 27 <sup>th</sup> Upper Floor + 28 <sup>th</sup> Floor (Part Service Floor / Part Residential) + 28 <sup>th</sup> - A (Service Floor) + 29 <sup>th</sup> (Amenity Floor) upper floors.	1 / 2	3 Basements + Ground (part) / Stilt (part) + 1 <sup>st</sup> to 5 <sup>th</sup> Podiums (Part Residential / Part Car Parking) + 6 <sup>th</sup> Podium (Part Residential / Part Amenity floor) + 1 <sup>st</sup> to 33 <sup>rd</sup> Upper Floors Residential + 33 <sup>rd</sup> - A (Service Floor) + 34 <sup>th</sup> (Amenity Floor) upper floors.
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	21. Project Name (With address & phone nos.) : "Island Cove", Building No. 1, Tower 1 & Tower 2, Proposed S. R. Scheme on Plot bearing C.S. No. 1500 (pt), 2116 (pt), 2124 of Mahim Division (Navkiran CHSL & New Janta CHSL. (Prop), Hind Ekta CHSL (Prop), Mahim Sion Link Road, Vrindavan Lane, Mahim, Mumbai, PIN – 400 016						
4.	Name of the Developer(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership) : <b>M/s. Shree Nidhi Concept Realtors Pvt. Ltd. (M/s. LH Residential Housing Pvt. Ltd.)</b> <b>Address:</b> Office at 1, "L & T House", Ballard Estate, N. M. Joshi Marg, Fort, Mumbai, Pin – 400 001. <b>Contact Person:</b> Mr. Chirag Chavda (Builder Person) – Mobile No. 9867798744						
5.	Brief description of the property (Including Leasehold / freehold etc.) :						
	<b>"About the "Island Cove":</b> Larsen and Toubro has launched the epitome of luxury living in the name of L and T Island Cove, to offer luxurious and exclusive residences in the heart of Mumbai South. L and T Island Cove Mahim West redefines the comfort living by offering stylish homes in the form of luxury apartments. It is a new						

launch project. Carefully crafted by its makers to set a new benchmark of exquisiteness and well-being, L and T Island Cove is going to be the most desirable address in Mumbai South. This project ensures a stress-free life for its residents through its thoughtfully designed floor plans that promise extreme privacy and freedom. L&T Island Cove Mahim, luxury living meets affordability with our exclusive price list. Choose from a selection of meticulously designed 2 and 3 BHK residences. L and T Island Cove Mahim West has 2 towers, with 28 floors each and just 460 units to offer, making it a unique investment opportunity for a select few in Mumbai South property market. The society will be completely ready for possession in Aug, 2028. In addition to luxury living, L and T Island Cove assures to be a safe investment opportunity. L and T Island Cove Mumbai South is a RERA-registered project with registration number P51900046369.

#### **TYPE OF THE BUILDING**

Building / Tower No.	Number of Floors
1 / 1	Proposed 3 Basements + Ground (part) / Stilt (part) + (1 <sup>st</sup> to 5 <sup>th</sup> Podiums (Part Residential / Part Car Parking) + 6 <sup>th</sup> Podium (Part Residential / Part Amenity floor) + 1 <sup>st</sup> Floor (Part Residential & Part Amenity) + 2 <sup>nd</sup> to 27 <sup>th</sup> Upper Floor + 28 <sup>th</sup> Floor (Part Service Floor / Part Residential) + 28 <sup>th</sup> - A (Service Floor) + 29 <sup>th</sup> (Amenity Floor) upper floors.
1 / 2	Proposed 3 Basements + Ground (part) / Stilt (part) + 1 <sup>st</sup> to 5 <sup>th</sup> Podiums (Part Residential / Part Car Parking) + 6 <sup>th</sup> Podium (Part Residential / Part Amenity floor) + 1 <sup>st</sup> to 33 <sup>rd</sup> Upper Floors Residential + 33 <sup>rd</sup> - A (Service Floor) + 34 <sup>th</sup> (Amenity Floor) upper floors.

#### **LEVEL OF COMPLETEION:**

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

#### **DATE OF COMPLETION & FUTURE LIFE:**

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

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

#### **PROPOSED PROJECT AMENITIES:**

- Vitrified tiles flooring in all rooms
- Granite Kitchen platform with Stainless Steel Sink
- Powder coated aluminum sliding windows with M.S. Grills
- Laminated wooden flush doors with Safety door
- Concealed wiring
- Concealed plumbing
- Children Play Area
- Club House
- Terrace Garden above Club House
- Yoga
- Kids Play Area
- Children Play area
- Multipurpose Area
- Senior Citizen Zone
- Yoga Area
- Jogging Track

	<ul style="list-style-type: none"> <li>➤ Gymnasium</li> <li>➤ Swimming Pool</li> <li>➤ Mini Theatre</li> <li>➤ Spa</li> <li>➤ Banquet Hall</li> <li>➤ Business Centre</li> <li>➤ Landscaped Green</li> </ul>			
6.	Location of property		:	
	a)	Plot No. / Survey No.	:	C.S. No. 1500 (pt), 2116 (pt), 2124
	b)	Door No.	:	Not applicable
	c)	C. T.S. No. / Village	:	C.S. No. 1500 (pt), 2116 (pt), 2124 of Mahim Division
	d)	Ward / Taluka	:	G/N - Ward
	e)	Mandal / District	:	District – Mumbai
7.	Postal address of the property		:	<b>"Island Cove", Building No. 1, Tower 1 &amp; Tower 2, Proposed S. R. Scheme on Plot bearing C.S. No. 1500 (pt), 2116 (pt), 2124 of Mahim Division (Navkiran CHSL &amp; New Janta CHSL. (Prop), Hind Ekta CHSL (Prop), Mahim Sion Link Road, Vrindavan Lane, Mahim, Mumbai, PIN – 400 016</b>
8.	City / Town		:	Mahim, Mumbai
	Residential area		:	Yes
	Commercial area		:	Yes
	Industrial area		:	No
9.	Classification of the area		:	
	i) High / Middle / Poor		:	Higher Class
	ii) Urban / Semi Urban / Rural		:	Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality		:	Executive Engineer Slum Rehabilitation Authority, Division - Mahim
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area		:	No
12.	In Case it is Agricultural land, any conversion to house site plots is contemplated		:	N.A.
13.	<b>Boundaries of the property</b>	<b>As per Documents</b>	<b>As per MAHARERA</b>	<b>As per Site</b>
	North	St Xavier Institute	St Xavier Institute	Mahim – Sion Link Road, Off St Xavier Institute
	South	13.4 Mtr DP Road	13.4 Mtr DP Road	Slum Area & S. V. Road / Mori Road, Off 13.40 Mtr. DP Road
	East	Mahim Sion Link Road	Mahim Sion Link Road	Vrindavan Society 4, Mahim Sion Link Road
	West	Tower 2	Tower 2	Open Plot, Proposed Tower 2
14.1	Dimensions of the site		:	N. A. as the land is irregular in shape
			A	B
			As per the Deed	Actuals
	North	:	-	-

	South	:	-	-						
	East	:	-	-						
	West	:	-	-						
14.2	Latitude, Longitude & Co-ordinates of property	:	19°02'39.0"N 72°50'35.4"E							
14.	Extent of the site	:	Total Plot area – 20465.72 Sq. M. (As per Approved Plan for Project as whole) Plot area - 6368.30 Sq. M. (RERA Certificate for Tower 1 & 2) Structure - As per table attached to the report							
15.	Extent of the site considered for Valuation (least of 14A& 14B)	:	Total Plot area – 20465.72 Sq. M. (As per Approved Plan for Project as whole) Plot area - 6368.30 Sq. M. (RERA Certificate for Tower 1 & 2) Structure - As per table attached to the report							
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	N.A. Building Construction work not yet started							
<b>II</b>	<b>CHARACTERISTICS OF THE SITE</b>									
1.	Classification of locality	:	Higher class							
2.	Development of surrounding areas	:	Good							
3.	Possibility of frequent flooding/ sub-merging	:	No							
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	:	All available near by							
5.	Level of land with topographical conditions	:	Plain							
6.	Shape of land	:	Irregular							
7.	Type of use to which it can be put	:	For residential and Commercial purpose							
8.	Any usage restriction	:	Residential							
9.	Is plot in town planning approved layout?	:	Copy of Approved Plan No. SRA / ENG / GN / STGL / 0006 / 20080827 / S-1 dated 07.03.2024, issued by Executive Engineer Slum Rehabilitation Authority (Number of Copies – Twenty-Four - Sheet No. 1/24 to 24/24). <b>Approved upto:</b>							
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1.	Corner plot or intermittent plot?	:	Intermittent																			
2.	Road facilities	:	Yes																			
3.	Type of road available at present	:	B. T. Road																			
4.	Width of road – is it below 20 ft. or more than 20 ft.	:	13.40 Mtr. Wide DP Road																			
5.	Is it a Land – Locked land?	:	No																			
6.	Water potentiality	:	Municipal Water supply																			
7.	Underground sewerage system	:	Connected to Municipal sewer																			
8.	Is Power supply is available in the site	:	Yes																			
9.	Advantages of the site	:	Located in developed area																			
10.	<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	:	Total Plot area – 20465.72 Sq. M. (As per Approved Plan for Project as whole) Plot area - 6368.30 Sq. M. (RERA Certificate for Tower 1 & 2)																			
	North & South	:	-																			
	East & West	:	-																			
2	Total extent of the plot	:	As per table attached to the report																			
3	Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	As per table attached to the report Details of recent transactions/online listings are attached with the report.																			
4	Guideline rate obtained from the Register's Office (evidence thereof to be enclosed)	:	₹ 95,970.00 per Sq. M. for Land ₹ 2,15,620.00 per Sq. M. for Residential																			
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 colspan="3"><b>As per Approved Plan</b></th> </tr> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> </thead> <tbody> <tr> <td>20465.72</td> <td>95970.00</td> <td>1964095148.00</td> </tr> <tr> <th colspan="3"><b>As per RERA Certificate</b></th> </tr> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> <tr> <td>6368.30</td> <td>95970.00</td> <td>61,11,65,751.00</td> </tr> </tbody> </table>	<b>As per Approved Plan</b>			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	20465.72	95970.00	1964095148.00	<b>As per RERA Certificate</b>			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	6368.30	95970.00	61,11,65,751.00	
<b>As per Approved Plan</b>																						
Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)																				
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Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)																				
6368.30	95970.00	61,11,65,751.00																				
<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>Building / Tower No.</b>		<b>Number of Floors</b>						
	1 / 1		Proposed 3 Basements + Ground (part) / Stilt (part) + (1 <sup>st</sup> to 5 <sup>th</sup> Podiums (Part Residential / Part Car Parking) + 6 <sup>th</sup> Podium (Part Residential / Part Amenity floor) + 1 <sup>st</sup> Floor (Part Residential & Part Amenity) + 2 <sup>nd</sup> to 27 <sup>th</sup> Upper Floor + 28 <sup>th</sup> Floor (Part Service Floor / Part Residential) + 28 <sup>th</sup> - A (Service Floor) + 29 <sup>th</sup> (Amenity Floor) upper floors.						
	1 / 2		Proposed 3 Basements + Ground (part) / Stilt (part) + 1 <sup>st</sup> to 5 <sup>th</sup> Podiums (Part Residential / Part Car Parking) + 6 <sup>th</sup> Podium (Part Residential / Part Amenity floor) + 1 <sup>st</sup> to 33 <sup>rd</sup> Upper Floors Residential + 33 <sup>rd</sup> - A (Service Floor) + 34 <sup>th</sup> (Amenity Floor) upper floors.						
	e) Plinth area floor-wise	:	As per table attached to the report						
	f) Condition of the building	:							
	i) Exterior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work not yet started						
	ii) Interior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work not yet started						
	g) Date of issue and validity of layout of approved map	:	Copy of Approved Plan No. SRA / ENG / GN / STGL / 0006 / 20080827 / S-1 dated 07.03.2024, issued by Executive Engineer Slum Rehabilitation Authority (Number of Copies – Twenty-Four - Sheet No. 1/24 to 24/24).						
	h) Approved map / plan issuing authority	:	<p><b>Approved upto:</b></p> <table border="1"> <thead> <tr> <th>Tower</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>3 Basements + Ground (part) / Stilt (part) + (1<sup>st</sup> to 5<sup>th</sup> Podiums (Part Residential / Part Car Parking) + 6<sup>th</sup> Podium (Part Residential / Part Amenity floor) + 1<sup>st</sup> Floor (Part Residential &amp; Part Amenity) + 2<sup>nd</sup> to 27<sup>th</sup> Upper Floor + 28<sup>th</sup> Floor (Part Service Floor / Part Residential) + 28<sup>th</sup> - A (Service Floor) + 29<sup>th</sup> (Amenity Floor) upper floors.</td> </tr> <tr> <td>2</td> <td>3 Basements + Ground (part) / Stilt (part) + 1<sup>st</sup> to 5<sup>th</sup> Podiums (Part Residential / Part Car Parking) + 6<sup>th</sup> Podium (Part Residential / Part Amenity floor) + 1<sup>st</sup> to 33<sup>rd</sup> Upper Floors Residential + 33<sup>rd</sup> - A (Service Floor) + 34<sup>th</sup> (Amenity Floor) upper floors.</td> </tr> </tbody> </table>	Tower	Number of Floors	1	3 Basements + Ground (part) / Stilt (part) + (1 <sup>st</sup> to 5 <sup>th</sup> Podiums (Part Residential / Part Car Parking) + 6 <sup>th</sup> Podium (Part Residential / Part Amenity floor) + 1 <sup>st</sup> Floor (Part Residential & Part Amenity) + 2 <sup>nd</sup> to 27 <sup>th</sup> Upper Floor + 28 <sup>th</sup> Floor (Part Service Floor / Part Residential) + 28 <sup>th</sup> - A (Service Floor) + 29 <sup>th</sup> (Amenity Floor) upper floors.	2	3 Basements + Ground (part) / Stilt (part) + 1 <sup>st</sup> to 5 <sup>th</sup> Podiums (Part Residential / Part Car Parking) + 6 <sup>th</sup> Podium (Part Residential / Part Amenity floor) + 1 <sup>st</sup> to 33 <sup>rd</sup> Upper Floors Residential + 33 <sup>rd</sup> - A (Service Floor) + 34 <sup>th</sup> (Amenity Floor) upper floors.
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	i) Whether genuineness or authenticity of approved map / plan is verified	:	Yes
	j) Any other comments by our empanelled valuers on authentic of approved plan	:	No.

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

Sr. No.	Description	:	
1.	Foundation	:	Proposed R.C.C. Footing
2.	Basement	:	N.A. Building Construction work 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	:	N.A. Building Construction work is in Progress
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	:	N.A. Building Construction work not yet started
<b>4.</b>	<b>Plumbing installation</b>	:	N.A. Building Construction work not yet started
	a) No. of water closets and their type	:	N.A. Building Construction work not yet started
	b) No. of wash basins	:	
	c) No. of urinals	:	
	d) No. of bath tubs	:	
	e) Water meters, taps etc.	:	
	f) Any other fixtures	:	

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

**1) Building No. 1, Tower 1:**

Sr. No.	Flat No.	Floor No.	As per Plan Comp.	As per Approved Plan / RERA Carpet Area in Sq. Ft.	Ancillary Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total area in ₹	Fair Market Value in ₹	Realizable Value in ₹	Distress Sale Value in ₹	Expected Rent per month (After Completion) in ₹
1	P101	P1	3 BHK	1220	145	1365	1502	37800	5,15,97,000	4,64,37,300	4,12,77,600	1,29,000
2	P102	P1	3 BHK	1220	145	1365	1502	37800	5,15,97,000	4,64,37,300	4,12,77,600	1,29,000
3	P103	P1	2 BHK	797	84	881	969	37800	3,33,01,800	2,99,71,620	2,66,41,440	83,500
4	P104	P1	2 BHK	817	41	858	944	37800	3,24,32,400	2,91,89,160	2,59,45,920	81,000
5	P105	P1	3 BHK	1041	77	1118	1230	37800	4,22,60,400	3,80,34,360	3,38,08,320	1,05,500
6	P201	P2	3 BHK	1220	145	1365	1502	37800	5,16,05,203	4,64,44,682	4,12,84,162	1,29,000
7	P202	P2	3 BHK	1220	145	1365	1502	37800	5,16,05,278	4,64,44,750	4,12,84,223	1,29,000
8	P203	P2	2 BHK	797	84	881	969	37800	3,32,92,350	2,99,63,115	2,66,33,880	83,000
9	P204	P2	2 BHK	817	41	857	943	37800	3,24,12,215	2,91,70,993	2,59,29,772	81,000
10	P205	P2	3 BHK	1041	77	1118	1230	37800	4,22,61,950	3,80,35,755	3,38,09,560	1,05,500
11	P301	P3	3 BHK	1220	145	1365	1502	37940	5,17,88,100	4,66,09,290	4,14,30,480	1,29,500
12	P302	P3	3 BHK	1220	145	1365	1502	37940	5,17,88,100	4,66,09,290	4,14,30,480	1,29,500
13	P303	P3	2 BHK	797	84	881	969	37940	3,34,25,140	3,00,82,626	2,67,40,112	83,500
14	P304	P3	2 BHK	817	41	858	944	37940	3,25,52,520	2,92,97,268	2,60,42,016	81,500
15	P305	P3	3 BHK	1041	77	1118	1230	37940	4,24,16,920	3,81,75,228	3,39,33,536	1,06,000
16	P401	P4	3 BHK	1220	145	1365	1502	38080	5,19,87,654	4,67,88,888	4,15,90,123	1,30,000
17	P402	P4	3 BHK	1220	145	1365	1502	38080	5,19,87,540	4,67,88,786	4,15,90,032	1,30,000
18	P403	P4	2 BHK	797	84	881	969	38080	3,35,38,960	3,01,85,064	2,68,31,168	84,000
19	P404	P4	2 BHK	817	41	857	943	38080	3,26,52,305	2,93,87,075	2,61,21,844	81,500
20	P405	P4	3 BHK	1041	77	1118	1230	38080	4,25,75,001	3,83,17,501	3,40,60,001	1,06,500
21	P501	P5	3 BHK	1220	145	1365	1502	38220	5,21,70,300	4,69,53,270	4,17,36,240	1,30,500
22	P502	P5	3 BHK	1220	145	1365	1502	38220	5,21,70,300	4,69,53,270	4,17,36,240	1,30,500
23	P503	P5	2 BHK	797	84	881	969	38220	3,36,71,820	3,03,04,638	2,69,37,456	84,000
24	P504	P5	2 BHK	817	41	858	944	38220	3,27,92,760	2,95,13,484	2,62,34,208	82,000
25	P505	P5	3 BHK	1041	77	1118	1230	38220	4,27,29,960	3,84,56,964	3,41,83,968	1,07,000
26	P601	P6	3 BHK	1220	145	1365	1502	38360	5,23,61,400	4,71,25,260	4,18,89,120	1,31,000
27	P602	P6	3 BHK	1220	145	1365	1502	38360	5,23,61,400	4,71,25,260	4,18,89,120	1,31,000
28	P603	P6	2 BHK	797	84	881	969	38360	3,37,95,160	3,04,15,644	2,70,36,128	84,500
29	P604	P6	2 BHK	817	41	858	944	38360	3,29,12,880	2,96,21,592	2,63,30,304	82,500
30	P605	P6	3 BHK	1041	77	1118	1230	38360	4,28,86,480	3,85,97,832	3,43,09,184	1,07,000
31	101	1	3 BHK	1220	145	1365	1502	38500	5,25,52,500	4,72,97,250	4,20,42,000	1,31,500
32	102	1	3 BHK	1220	145	1365	1502	38500	5,25,52,500	4,72,97,250	4,20,42,000	1,31,500
33	201	2	3 BHK	1220	145	1365	1502	38640	5,27,43,600	4,74,69,240	4,21,94,880	1,32,000
34	202	2	3 BHK	1220	145	1365	1502	38640	5,27,43,600	4,74,69,240	4,21,94,880	1,32,000
35	203	2	2 BHK	797	84	881	969	38640	3,40,41,840	3,06,37,656	2,72,33,472	85,000

Sr. No.	Flat No.	Floor No.	As per Plan Comp.	As per Approved Plan / RERA Carpet Area in Sq. Ft.	Ancillary Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total area in ₹	Fair Market Value in ₹	Realizable Value in ₹	Distress Sale Value in ₹	Expected Rent per month (After Completion) in ₹
36	204	2	2 BHK	817	41	858	944	38640	3,31,53,120	2,98,37,808	2,65,22,496	83,000
37	205	2	3 BHK	1041	77	1118	1230	38640	4,31,99,520	3,88,79,568	3,45,59,616	1,08,000
38	206	2	2 BHK	695	39	734	807	38640	2,83,61,760	2,55,25,584	2,26,89,408	71,000
39	207	2	2 BHK	695	39	734	807	38640	2,83,61,760	2,55,25,584	2,26,89,408	71,000
40	208	2	2 BHK	712	39	751	826	38640	2,90,18,640	2,61,16,776	2,32,14,912	72,500
41	209	2	3 BHK	995	53	1048	1153	38640	4,04,94,720	3,64,45,248	3,23,95,776	1,01,000
42	301	3	3 BHK	1220	145	1365	1502	38780	5,29,34,700	4,76,41,230	4,23,47,760	1,32,500
43	302	3	3 BHK	1220	145	1365	1502	38780	5,29,34,700	4,76,41,230	4,23,47,760	1,32,500
44	303	3	2 BHK	797	84	881	969	38780	3,41,65,180	3,07,48,662	2,73,32,144	85,500
45	304	3	2 BHK	817	41	858	944	38780	3,32,73,240	2,99,45,916	2,66,18,592	83,000
46	305	3	3 BHK	1041	77	1118	1230	38780	4,33,56,040	3,90,20,436	3,46,84,832	1,08,500
47	306	3	2 BHK	695	39	734	807	38780	2,84,64,520	2,56,18,068	2,27,71,616	71,000
48	307	3	2 BHK	695	39	734	807	38780	2,84,64,520	2,56,18,068	2,27,71,616	71,000
49	308	3	2 BHK	712	39	751	826	38780	2,91,23,780	2,62,11,402	2,32,99,024	73,000
50	309	3	3 BHK	995	53	1048	1153	38780	4,06,41,440	3,65,77,296	3,25,13,152	1,01,500
51	401	4	3 BHK	1220	145	1365	1502	38920	5,31,25,800	4,78,13,220	4,25,00,640	1,33,000
52	402	4	3 BHK	1220	145	1365	1502	38920	5,31,25,800	4,78,13,220	4,25,00,640	1,33,000
53	403	4	2 BHK	797	84	881	969	38920	3,42,88,520	3,08,59,668	2,74,30,816	85,500
54	404	4	2 BHK	817	41	858	944	38920	3,33,93,360	3,00,54,024	2,67,14,688	83,500
55	405	4	3 BHK	1041	77	1118	1230	38920	4,35,12,560	3,91,61,304	3,48,10,048	1,09,000
56	406	4	2 BHK	695	39	734	807	38920	2,85,67,280	2,57,10,552	2,28,53,824	71,500
57	407	4	2 BHK	695	39	734	807	38920	2,85,67,280	2,57,10,552	2,28,53,824	71,500
58	408	4	2 BHK	712	39	751	826	38920	2,92,28,920	2,63,06,028	2,33,83,136	73,000
59	409	4	3 BHK	995	53	1048	1153	38920	4,07,88,160	3,67,09,344	3,26,30,528	1,02,000
60	501	5	3 BHK	1220	145	1365	1502	39060	5,33,16,900	4,79,85,210	4,26,53,520	1,33,500
61	502	5	3 BHK	1220	145	1365	1502	39060	5,33,16,900	4,79,85,210	4,26,53,520	1,33,500
62	503	5	2 BHK	797	84	881	969	39060	3,44,11,860	3,09,70,674	2,75,29,488	86,000
63	504	5	2 BHK	817	41	858	944	39060	3,35,13,480	3,01,62,132	2,68,10,784	84,000
64	505	5	3 BHK	1041	77	1118	1230	39060	4,36,69,080	3,93,02,172	3,49,35,264	1,09,000
65	506	5	2 BHK	695	39	734	807	39060	2,86,70,040	2,58,03,036	2,29,36,032	71,500
66	507	5	2 BHK	695	39	734	807	39060	2,86,70,040	2,58,03,036	2,29,36,032	71,500
67	508	5	2 BHK	712	39	751	826	39060	2,93,34,060	2,64,00,654	2,34,67,248	73,500
68	509	5	3 BHK	995	53	1048	1153	39060	4,09,34,880	3,68,41,392	3,27,47,904	1,02,500
69	601	6	3 BHK	1220	145	1365	1502	39200	5,35,08,000	4,81,57,200	4,28,06,400	1,34,000
70	602	6	3 BHK	1220	145	1365	1502	39200	5,35,08,000	4,81,57,200	4,28,06,400	1,34,000
71	603	6	2 BHK	797	84	881	969	39200	3,45,35,200	3,10,81,680	2,76,28,160	86,500

Sr. No.	Flat No.	Floor No.	As per Plan Comp.	As per Approved Plan / RERA Carpet Area in Sq. Ft.	Ancillary Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total area in ₹	Fair Market Value in ₹	Realizable Value in ₹	Distress Sale Value in ₹	Expected Rent per month (After Completion) in ₹
72	604	6	2 BHK	817	41	858	944	39200	3,36,33,600	3,02,70,240	2,69,06,880	84,000
73	605	6	3 BHK	1041	77	1118	1230	39200	4,38,25,600	3,94,43,040	3,50,60,480	1,09,500
74	606	6	2 BHK	695	39	734	807	39200	2,87,72,800	2,58,95,520	2,30,18,240	72,000
75	607	6	2 BHK	695	39	734	807	39200	2,87,72,800	2,58,95,520	2,30,18,240	72,000
76	608	6	2 BHK	712	39	751	826	39200	2,94,39,200	2,64,95,280	2,35,51,360	73,500
77	609	6	3 BHK	995	53	1048	1153	39200	4,10,81,600	3,69,73,440	3,28,65,280	1,02,500
78	701	7	3 BHK	1220	145	1365	1502	39340	5,36,99,100	4,83,29,190	4,29,59,280	1,34,000
79	702	7	3 BHK	1220	145	1365	1502	39340	5,36,99,100	4,83,29,190	4,29,59,280	1,34,000
80	703	7	2 BHK	797	84	881	969	39340	3,46,58,540	3,11,92,686	2,77,26,832	86,500
81	704	7	2 BHK	817	41	858	944	39340	3,37,53,720	3,03,78,348	2,70,02,976	84,500
82	705	7	3 BHK	1041	77	1118	1230	39340	4,39,82,120	3,95,83,908	3,51,85,696	1,10,000
83	706	7	2 BHK	695	39	734	807	39340	2,88,75,560	2,59,88,004	2,31,00,448	72,000
84	707	7	2 BHK	695	39	734	807	39340	2,88,75,560	2,59,88,004	2,31,00,448	72,000
85	708	7	2 BHK	712	39	751	826	39340	2,95,44,340	2,65,89,906	2,36,35,472	74,000
86	709	7	3 BHK	995	53	1048	1153	39340	4,12,28,320	3,71,05,488	3,29,82,656	1,03,000
87	801	8	3 BHK	1220	145	1365	1502	39480	5,38,90,200	4,85,01,180	4,31,12,160	1,34,500
88	802	8	3 BHK	1220	145	1365	1502	39480	5,38,90,200	4,85,01,180	4,31,12,160	1,34,500
89	806	8	2 BHK	695	39	734	807	39480	2,89,78,320	2,60,80,488	2,31,82,656	72,500
90	807	8	2 BHK	695	39	734	807	39480	2,89,78,320	2,60,80,488	2,31,82,656	72,500
91	808	8	2 BHK	712	39	751	826	39480	2,96,49,480	2,66,84,532	2,37,19,584	74,000
92	809	8	3 BHK	995	53	1048	1153	39480	4,13,75,040	3,72,37,536	3,31,00,032	1,03,500
93	901	9	3 BHK	1220	145	1365	1502	39620	5,40,81,300	4,86,73,170	4,32,65,040	1,35,000
94	902	9	3 BHK	1220	145	1365	1502	39620	5,40,81,300	4,86,73,170	4,32,65,040	1,35,000
95	903	9	2 BHK	797	84	881	969	39620	3,49,05,220	3,14,14,698	2,79,24,176	87,500
96	904	9	2 BHK	817	41	858	944	39620	3,39,93,960	3,05,94,564	2,71,95,168	85,000
97	905	9	3 BHK	1041	77	1118	1230	39620	4,42,95,160	3,98,65,644	3,54,36,128	1,10,500
98	906	9	2 BHK	695	39	734	807	39620	2,90,81,080	2,61,72,972	2,32,64,864	72,500
99	907	9	2 BHK	695	39	734	807	39620	2,90,81,080	2,61,72,972	2,32,64,864	72,500
100	908	9	2 BHK	712	39	751	826	39620	2,97,54,620	2,67,79,158	2,38,03,696	74,500
101	909	9	3 BHK	995	53	1048	1153	39620	4,15,21,760	3,73,69,584	3,32,17,408	1,04,000
102	1001	10	3 BHK	1220	145	1365	1502	39760	5,42,72,400	4,88,45,160	4,34,17,920	1,35,500
103	1002	10	3 BHK	1220	145	1365	1502	39760	5,42,72,400	4,88,45,160	4,34,17,920	1,35,500
104	1003	10	2 BHK	797	84	881	969	39760	3,50,28,560	3,15,25,704	2,80,22,848	87,500
105	1004	10	2 BHK	817	41	858	944	39760	3,41,14,080	3,07,02,672	2,72,91,264	85,500
106	1005	10	3 BHK	1041	77	1118	1230	39760	4,44,51,680	4,00,06,512	3,55,61,344	1,11,000
107	1006	10	2 BHK	695	39	734	807	39760	2,91,83,840	2,62,65,456	2,33,47,072	73,000
108	1007	10	2 BHK	695	39	734	807	39760	2,91,83,840	2,62,65,456	2,33,47,072	73,000
109	1008	10	2 BHK	712	39	751	826	39760	2,98,59,760	2,68,73,784	2,38,87,808	74,500

Sr. No.	Flat No.	Floor No.	As per Plan Comp.	As per Approved Plan / RERA Carpet Area in Sq. Ft.	Ancillary Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total area in ₹	Fair Market Value in ₹	Realizable Value in ₹	Distress Sale Value in ₹	Expected Rent per month (After Completion) in ₹
110	1009	10	3 BHK	995	53	1048	1153	39760	4,16,68,480	3,75,01,632	3,33,34,784	1,04,000
111	1101	11	3 BHK	1220	145	1365	1502	39900	5,44,63,500	4,90,17,150	4,35,70,800	1,36,000
112	1102	11	3 BHK	1220	145	1365	1502	39900	5,44,63,500	4,90,17,150	4,35,70,800	1,36,000
113	1103	11	2 BHK	797	84	881	969	39900	3,51,51,900	3,16,36,710	2,81,21,520	88,000
114	1104	11	2 BHK	817	41	858	944	39900	3,42,34,200	3,08,10,780	2,73,87,360	85,500
115	1105	11	3 BHK	1041	77	1118	1230	39900	4,46,08,200	4,01,47,380	3,56,86,560	1,11,500
116	1106	11	2 BHK	695	39	734	807	39900	2,92,86,600	2,63,57,940	2,34,29,280	73,000
117	1107	11	2 BHK	695	39	734	807	39900	2,92,86,600	2,63,57,940	2,34,29,280	73,000
118	1108	11	2 BHK	712	39	751	826	39900	2,99,64,900	2,69,68,410	2,39,71,920	75,000
119	1109	11	3 BHK	995	53	1048	1153	39900	4,18,15,200	3,76,33,680	3,34,52,160	1,04,500
120	1201	12	3 BHK	1220	145	1365	1502	40040	5,46,54,600	4,91,89,140	4,37,23,680	1,36,500
121	1202	12	3 BHK	1220	145	1365	1502	40040	5,46,54,600	4,91,89,140	4,37,23,680	1,36,500
122	1203	12	2 BHK	797	84	881	969	40040	3,52,75,240	3,17,47,716	2,82,20,192	88,000
123	1204	12	2 BHK	817	41	858	944	40040	3,43,54,320	3,09,18,888	2,74,83,456	86,000
124	1205	12	3 BHK	1041	77	1118	1230	40040	4,47,64,720	4,02,88,248	3,58,11,776	1,12,000
125	1206	12	2 BHK	695	39	734	807	40040	2,93,89,360	2,64,50,424	2,35,11,488	73,500
126	1207	12	2 BHK	695	39	734	807	40040	2,93,89,360	2,64,50,424	2,35,11,488	73,500
127	1208	12	2 BHK	712	39	751	826	40040	3,00,70,040	2,70,63,036	2,40,56,032	75,000
128	1209	12	3 BHK	995	53	1048	1153	40040	4,19,61,920	3,77,65,728	3,35,69,536	1,05,000
129	1301	13	3 BHK	1220	145	1365	1502	40180	5,48,45,700	4,93,61,130	4,38,76,560	1,37,000
130	1302	13	3 BHK	1220	145	1365	1502	40180	5,48,45,700	4,93,61,130	4,38,76,560	1,37,000
131	1303	13	2 BHK	797	84	881	969	40180	3,53,98,580	3,18,58,722	2,83,18,864	88,500
132	1304	13	2 BHK	817	41	858	944	40180	3,44,74,440	3,10,26,996	2,75,79,552	86,000
133	1305	13	3 BHK	1041	77	1118	1230	40180	4,49,21,240	4,04,29,116	3,59,36,992	1,12,500
134	1306	13	2 BHK	695	39	734	807	40180	2,94,92,120	2,65,42,908	2,35,93,696	73,500
135	1307	13	2 BHK	695	39	734	807	40180	2,94,92,120	2,65,42,908	2,35,93,696	73,500
136	1308	13	2 BHK	712	39	751	826	40180	3,01,75,180	2,71,57,662	2,41,40,144	75,500
137	1309	13	3 BHK	995	53	1048	1153	40180	4,21,08,640	3,78,97,776	3,36,86,912	1,05,500
138	1401	14	3 BHK	1220	145	1365	1502	40320	5,50,36,800	4,95,33,120	4,40,29,440	1,37,500
139	1402	14	3 BHK	1220	145	1365	1502	40320	5,50,36,800	4,95,33,120	4,40,29,440	1,37,500
140	1403	14	2 BHK	797	84	881	969	40320	3,55,21,920	3,19,69,728	2,84,17,536	89,000
141	1404	14	2 BHK	817	41	858	944	40320	3,45,94,560	3,11,35,104	2,76,75,648	86,500
142	1405	14	3 BHK	1041	77	1118	1230	40320	4,50,77,760	4,05,69,984	3,60,62,208	1,12,500
143	1406	14	2 BHK	695	39	734	807	40320	2,95,94,880	2,66,35,392	2,36,75,904	74,000
144	1407	14	2 BHK	695	39	734	807	40320	2,95,94,880	2,66,35,392	2,36,75,904	74,000
145	1408	14	2 BHK	712	39	751	826	40320	3,02,80,320	2,72,52,288	2,42,24,256	75,500
146	1409	14	3 BHK	995	53	1048	1153	40320	4,22,55,360	3,80,29,824	3,38,04,288	1,05,500
147	1501	15	3 BHK	1220	145	1365	1502	40460	5,52,27,900	4,97,05,110	4,41,82,320	1,38,000

Sr. No.	Flat No.	Floor No.	As per Plan Comp.	As per Approved Plan / RERA Carpet Area in Sq. Ft.	Ancillary Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total area in ₹	Fair Market Value in ₹	Realizable Value in ₹	Distress Sale Value in ₹	Expected Rent per month (After Completion) in ₹
148	1502	15	3 BHK	1220	145	1365	1502	40460	5,52,27,900	4,97,05,110	4,41,82,320	1,38,000
149	1506	15	2 BHK	695	39	734	807	40460	2,96,97,640	2,67,27,876	2,37,58,112	74,000
150	1507	15	2 BHK	695	39	734	807	40460	2,96,97,640	2,67,27,876	2,37,58,112	74,000
151	1508	15	2 BHK	712	39	751	826	40460	3,03,85,460	2,73,46,914	2,43,08,368	76,000
152	1509	15	3 BHK	995	53	1048	1153	40460	4,24,02,080	3,81,61,872	3,39,21,664	1,06,000
153	1601	16	3 BHK	1220	145	1365	1502	40600	5,54,19,000	4,98,77,100	4,43,35,200	1,38,500
154	1602	16	3 BHK	1220	145	1365	1502	40600	5,54,19,000	4,98,77,100	4,43,35,200	1,38,500
155	1603	16	2 BHK	797	84	881	969	40600	3,57,68,600	3,21,91,740	2,86,14,880	89,500
156	1604	16	2 BHK	817	41	858	944	40600	3,48,34,800	3,13,51,320	2,78,67,840	87,000
157	1605	16	3 BHK	1041	77	1118	1230	40600	4,53,90,800	4,08,51,720	3,63,12,640	1,13,500
158	1606	16	2 BHK	695	39	734	807	40600	2,98,00,400	2,68,20,360	2,38,40,320	74,500
159	1607	16	2 BHK	695	39	734	807	40600	2,98,00,400	2,68,20,360	2,38,40,320	74,500
160	1608	16	2 BHK	712	39	751	826	40600	3,04,90,600	2,74,41,540	2,43,92,480	76,000
161	1609	16	3 BHK	995	53	1048	1153	40600	4,25,48,800	3,82,93,920	3,40,39,040	1,06,500
162	1701	17	3 BHK	1220	145	1365	1502	40740	5,56,10,100	5,00,49,090	4,44,88,080	1,39,000
163	1702	17	3 BHK	1220	145	1365	1502	40740	5,56,10,100	5,00,49,090	4,44,88,080	1,39,000
164	1703	17	2 BHK	797	84	881	969	40740	3,58,91,940	3,23,02,746	2,87,13,552	89,500
165	1704	17	2 BHK	817	41	858	944	40740	3,49,54,920	3,14,59,428	2,79,63,936	87,500
166	1705	17	3 BHK	1041	77	1118	1230	40740	4,55,47,320	4,09,92,588	3,64,37,856	1,14,000
167	1706	17	2 BHK	695	39	734	807	40740	2,99,03,160	2,69,12,844	2,39,22,528	75,000
168	1707	17	2 BHK	695	39	734	807	40740	2,99,03,160	2,69,12,844	2,39,22,528	75,000
169	1708	17	2 BHK	712	39	751	826	40740	3,05,95,740	2,75,36,166	2,44,76,592	76,500
170	1709	17	3 BHK	995	53	1048	1153	40740	4,26,95,520	3,84,25,968	3,41,56,416	1,06,500
171	1801	18	3 BHK	1220	145	1365	1502	40880	5,58,01,200	5,02,21,080	4,46,40,960	1,39,500
172	1802	18	3 BHK	1220	145	1365	1502	40880	5,58,01,200	5,02,21,080	4,46,40,960	1,39,500
173	1803	18	2 BHK	797	84	881	969	40880	3,60,15,280	3,24,13,752	2,88,12,224	90,000
174	1804	18	2 BHK	817	41	858	944	40880	3,50,75,040	3,15,67,536	2,80,60,032	87,500
175	1805	18	3 BHK	1041	77	1118	1230	40880	4,57,03,840	4,11,33,456	3,65,63,072	1,14,500
176	1806	18	2 BHK	695	39	734	807	40880	3,00,05,920	2,70,05,328	2,40,04,736	75,000
177	1807	18	2 BHK	695	39	734	807	40880	3,00,05,920	2,70,05,328	2,40,04,736	75,000
178	1808	18	2 BHK	712	39	751	826	40880	3,07,00,880	2,76,30,792	2,45,60,704	77,000
179	1809	18	3 BHK	995	53	1048	1153	40880	4,28,42,240	3,85,58,016	3,42,73,792	1,07,000
180	1901	19	3 BHK	1220	145	1365	1502	41020	5,59,92,300	5,03,93,070	4,47,93,840	1,40,000
181	1902	19	3 BHK	1220	145	1365	1502	41020	5,59,92,300	5,03,93,070	4,47,93,840	1,40,000
182	1903	19	2 BHK	797	84	881	969	41020	3,61,38,620	3,25,24,758	2,89,10,896	90,500
183	1904	19	2 BHK	817	41	858	944	41020	3,51,95,160	3,16,75,644	2,81,56,128	88,000
184	1905	19	3 BHK	1041	77	1118	1230	41020	4,58,60,360	4,12,74,324	3,66,88,288	1,14,500
185	1906	19	2 BHK	695	39	734	807	41020	3,01,08,680	2,70,97,812	2,40,86,944	75,500

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186	1907	19	2 BHK	695	39	734	807	41020	3,01,08,680	2,70,97,812	2,40,86,944	75,500
187	1908	19	2 BHK	712	39	751	826	41020	3,08,06,020	2,77,25,418	2,46,44,816	77,000
188	1909	19	3 BHK	995	53	1048	1153	41020	4,29,88,960	3,86,90,064	3,43,91,168	1,07,500
189	2001	20	3 BHK	1220	145	1365	1502	41160	5,61,83,400	5,05,65,060	4,49,46,720	1,40,500
190	2002	20	3 BHK	1220	145	1365	1502	41160	5,61,83,400	5,05,65,060	4,49,46,720	1,40,500
191	2003	20	2 BHK	797	84	881	969	41160	3,62,61,960	3,26,35,764	2,90,09,568	90,500
192	2004	20	2 BHK	817	41	858	944	41160	3,53,15,280	3,17,83,752	2,82,52,224	88,500
193	2005	20	3 BHK	1041	77	1118	1230	41160	4,60,16,880	4,14,15,192	3,68,13,504	1,15,000
194	2006	20	2 BHK	695	39	734	807	41160	3,02,11,440	2,71,90,296	2,41,69,152	75,500
195	2007	20	2 BHK	695	39	734	807	41160	3,02,11,440	2,71,90,296	2,41,69,152	75,500
196	2008	20	2 BHK	712	39	751	826	41160	3,09,11,160	2,78,20,044	2,47,28,928	77,500
197	2009	20	3 BHK	995	53	1048	1153	41160	4,31,35,680	3,88,22,112	3,45,08,544	1,08,000
198	2101	21	3 BHK	1220	145	1365	1502	41300	5,63,74,500	5,07,37,050	4,50,99,600	1,41,000
199	2102	21	3 BHK	1220	145	1365	1502	41300	5,63,74,500	5,07,37,050	4,50,99,600	1,41,000
200	2103	21	2 BHK	797	84	881	969	41300	3,63,85,300	3,27,46,770	2,91,08,240	91,000
201	2104	21	2 BHK	817	41	858	944	41300	3,54,35,400	3,18,91,860	2,83,48,320	88,500
202	2105	21	3 BHK	1041	77	1118	1230	41300	4,61,73,400	4,15,56,060	3,69,38,720	1,15,500
203	2106	21	2 BHK	695	39	734	807	41300	3,03,14,200	2,72,82,780	2,42,51,360	76,000
204	2107	21	2 BHK	695	39	734	807	41300	3,03,14,200	2,72,82,780	2,42,51,360	76,000
205	2108	21	2 BHK	712	39	751	826	41300	3,10,16,300	2,79,14,670	2,48,13,040	77,500
206	2109	21	3 BHK	995	53	1048	1153	41300	4,32,82,400	3,89,54,160	3,46,25,920	1,08,000
207	2201	22	3 BHK	1220	145	1365	1502	41440	5,65,65,600	5,09,09,040	4,52,52,480	1,41,500
208	2202	22	3 BHK	1220	145	1365	1502	41440	5,65,65,600	5,09,09,040	4,52,52,480	1,41,500
209	2206	22	2 BHK	695	39	734	807	41440	3,04,16,960	2,73,75,264	2,43,33,568	76,000
210	2207	22	2 BHK	695	39	734	807	41440	3,04,16,960	2,73,75,264	2,43,33,568	76,000
211	2208	22	2 BHK	712	39	751	826	41440	3,11,21,440	2,80,09,296	2,48,97,152	78,000
212	2209	22	3 BHK	995	53	1048	1153	41440	4,34,29,120	3,90,86,208	3,47,43,296	1,08,500
213	2301	23	3 BHK	1220	145	1365	1502	41580	5,67,56,700	5,10,81,030	4,54,05,360	1,42,000
214	2302	23	3 BHK	1220	145	1365	1502	41580	5,67,56,700	5,10,81,030	4,54,05,360	1,42,000
215	2303	23	2 BHK	797	84	881	969	41580	3,66,31,980	3,29,68,782	2,93,05,584	91,500
216	2304	23	2 BHK	817	41	858	944	41580	3,56,75,640	3,21,08,076	2,85,40,512	89,000
217	2305	23	3 BHK	1041	77	1118	1230	41580	4,64,86,440	4,18,37,796	3,71,89,152	1,16,000
218	2306	23	2 BHK	695	39	734	807	41580	3,05,19,720	2,74,67,748	2,44,15,776	76,500
219	2307	23	2 BHK	695	39	734	807	41580	3,05,19,720	2,74,67,748	2,44,15,776	76,500
220	2308	23	2 BHK	712	39	751	826	41580	3,12,26,580	2,81,03,922	2,49,81,264	78,000
221	2309	23	3 BHK	995	53	1048	1153	41580	4,35,75,840	3,92,18,256	3,48,60,672	1,09,000
222	2401	24	3 BHK	1220	145	1365	1502	41720	5,69,47,800	5,12,53,020	4,55,58,240	1,42,500
223	2402	24	3 BHK	1220	145	1365	1502	41720	5,69,47,800	5,12,53,020	4,55,58,240	1,42,500



Sr. No.	Flat No.	Floor No.	As per Plan Comp.	As per Approved Plan / RERA Carpet Area in Sq. Ft.	Ancillary Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total area in ₹	Fair Market Value in ₹	Realizable Value in ₹	Distress Sale Value in ₹	Expected Rent per month (After Completion) in ₹
224	2403	24	2 BHK	797	84	881	969	41720	3,67,55,320	3,30,79,788	2,94,04,256	92,000
225	2404	24	2 BHK	817	41	858	944	41720	3,57,95,760	3,22,16,184	2,86,36,608	89,500
226	2405	24	3 BHK	1041	77	1118	1230	41720	4,66,42,960	4,19,78,664	3,73,14,368	1,16,500
227	2406	24	2 BHK	695	39	734	807	41720	3,06,22,480	2,75,60,232	2,44,97,984	76,500
228	2407	24	2 BHK	695	39	734	807	41720	3,06,22,480	2,75,60,232	2,44,97,984	76,500
229	2408	24	2 BHK	712	39	751	826	41720	3,13,31,720	2,81,98,548	2,50,65,376	78,500
230	2409	24	3 BHK	995	53	1048	1153	41720	4,37,22,560	3,93,50,304	3,49,78,048	1,09,500
231	2501	25	3 BHK	1220	145	1365	1502	41860	5,71,38,900	5,14,25,010	4,57,11,120	1,43,000
232	2502	25	3 BHK	1220	145	1365	1502	41860	5,71,38,900	5,14,25,010	4,57,11,120	1,43,000
233	2503	25	2 BHK	797	84	881	969	41860	3,68,78,660	3,31,90,794	2,95,02,928	92,000
234	2504	25	2 BHK	817	41	858	944	41860	3,59,15,880	3,23,24,292	2,87,32,704	90,000
235	2505	25	3 BHK	1041	77	1118	1230	41860	4,67,99,480	4,21,19,532	3,74,39,584	1,17,000
236	2506	25	2 BHK	695	39	734	807	41860	3,07,25,240	2,76,52,716	2,45,80,192	77,000
237	2507	25	2 BHK	695	39	734	807	41860	3,07,25,240	2,76,52,716	2,45,80,192	77,000
238	2508	25	2 BHK	712	39	751	826	41860	3,14,36,860	2,82,93,174	2,51,49,488	78,500
239	2509	25	3 BHK	995	53	1048	1153	41860	4,38,69,280	3,94,82,352	3,50,95,424	1,09,500
240	2601	26	3 BHK	1220	145	1365	1502	42000	5,73,30,000	5,15,97,000	4,58,64,000	1,43,500
241	2602	26	3 BHK	1220	145	1365	1502	42000	5,73,30,000	5,15,97,000	4,58,64,000	1,43,500
242	2603	26	2 BHK	797	84	881	969	42000	3,70,02,000	3,33,01,800	2,96,01,600	92,500
243	2604	26	2 BHK	817	41	858	944	42000	3,60,36,000	3,24,32,400	2,88,28,800	90,000
244	2605	26	3 BHK	1041	77	1118	1230	42000	4,69,56,000	4,22,60,400	3,75,64,800	1,17,500
245	2606	26	2 BHK	695	39	734	807	42000	3,08,28,000	2,77,45,200	2,46,62,400	77,000
246	2607	26	2 BHK	695	39	734	807	42000	3,08,28,000	2,77,45,200	2,46,62,400	77,000
247	2608	26	2 BHK	712	39	751	826	42000	3,15,42,000	2,83,87,800	2,52,33,600	79,000
248	2609	26	3 BHK	995	53	1048	1153	42000	4,40,16,000	3,96,14,400	3,52,12,800	1,10,000
249	2701	27	3 BHK	1220	145	1365	1502	42140	5,75,21,100	5,17,68,990	4,60,16,880	1,44,000
250	2702	27	3 BHK	1220	145	1365	1502	42140	5,75,21,100	5,17,68,990	4,60,16,880	1,44,000
251	2703	27	2 BHK	797	84	881	969	42140	3,71,25,340	3,34,12,806	2,97,00,272	93,000
252	2704	27	2 BHK	817	41	858	944	42140	3,61,56,120	3,25,40,508	2,89,24,896	90,500
253	2705	27	3 BHK	1041	77	1118	1230	42140	4,71,12,520	4,24,01,268	3,76,90,016	1,18,000
254	2706	27	2 BHK	695	39	734	807	42140	3,09,30,760	2,78,37,684	2,47,44,608	77,500
255	2707	27	2 BHK	695	39	734	807	42140	3,09,30,760	2,78,37,684	2,47,44,608	77,500
256	2708	27	2 BHK	712	39	751	826	42140	3,16,47,140	2,84,82,426	2,53,17,712	79,000
257	2709	27	3 BHK	995	53	1048	1153	42140	4,41,62,720	3,97,46,448	3,53,30,176	1,10,500
258	2801	28	3 BHK	1220	145	1365	1502	42280	5,77,12,200	5,19,40,980	4,61,69,760	1,44,500
259	2802	28	3 BHK	1220	145	1365	1502	42280	5,77,12,200	5,19,40,980	4,61,69,760	1,44,500
260	2803	28	2 BHK	797	84	881	969	42280	3,72,48,680	3,35,23,812	2,97,98,944	93,000
261	2804	28	2 BHK	817	41	858	944	42280	3,62,76,240	3,26,48,616	2,90,20,992	90,500

Sr. No.	Flat No.	Floor No.	As per Plan Comp.	As per Approved Plan / RERA Carpet Area in Sq. Ft.	Ancillary Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total area in ₹	Fair Market Value in ₹	Realizable Value in ₹	Distress Sale Value in ₹	Expected Rent per month (After Completion) in `
262	2805	28	3 BHK	1041	77	1118	1230	42280	4,72,69,040	4,25,42,136	3,78,15,232	1,18,000
<b>Total</b>				<b>243131</b>	<b>20341</b>	<b>263471</b>	<b>289819</b>		<b>10,56,74,10,555</b>	<b>9,51,06,69,500</b>	<b>8,45,39,28,444</b>	

**2) Building No. 1, Tower 2:**

Sr. No.	Flat No.	Floor No.	As per Plan Comp.	As per Approved Plan / RERA Carpet Area in Sq. Ft.	Ancillary Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total area in ₹	Fair Market Value in ₹	Realizable Value in ₹	Distress Sale Value in ₹	Expected Rent per month (After Completion) in `
1	P101	P1	3 BHK	992	50	1042	1146	37800	3,93,87,600	3,54,48,840	3,15,10,080	98,500
2	P102	P1	2 BHK	768	42	810	891	37800	3,06,18,000	2,75,56,200	2,44,94,400	76,500
3	P103	P1	2 BHK	768	42	810	891	37800	3,06,18,000	2,75,56,200	2,44,94,400	76,500
4	P104	P1	3 BHK	1045	77	1122	1234	37800	4,24,11,600	3,81,70,440	3,39,29,280	1,06,000
5	P201	P2	3 BHK	992	50	1042	1146	37800	3,93,81,741	3,54,43,567	3,15,05,393	98,500
6	P202	P2	2 BHK	768	42	810	891	37800	3,06,26,807	2,75,64,127	2,45,01,446	76,500
7	P203	P2	2 BHK	768	42	810	891	37800	3,06,26,505	2,75,63,855	2,45,01,204	76,500
8	P204	P2	3 BHK	1045	77	1123	1235	37800	4,24,44,032	3,81,99,629	3,39,55,226	1,06,000
9	P301	P3	3 BHK	992	50	1042	1146	37940	3,95,27,599	3,55,74,839	3,16,22,079	99,000
10	P302	P3	2 BHK	768	42	810	891	37940	3,07,40,240	2,76,66,216	2,45,92,192	77,000
11	P303	P3	2 BHK	768	42	810	891	37940	3,07,39,937	2,76,65,943	2,45,91,949	77,000
12	P304	P3	3 BHK	1045	77	1123	1235	37940	4,26,01,233	3,83,41,109	3,40,80,986	1,06,500
13	P401	P4	3 BHK	992	50	1042	1146	38080	3,96,79,360	3,57,11,424	3,17,43,488	99,000
14	P402	P4	2 BHK	768	42	810	891	38080	3,08,44,800	2,77,60,320	2,46,75,840	77,000
15	P403	P4	2 BHK	768	42	810	891	38080	3,08,44,800	2,77,60,320	2,46,75,840	77,000
16	P404	P4	3 BHK	1045	77	1122	1234	38080	4,27,25,760	3,84,53,184	3,41,80,608	1,07,000
17	P501	P5	3 BHK	992	50	1042	1146	38220	3,98,25,240	3,58,42,716	3,18,60,192	99,500
18	P502	P5	2 BHK	768	42	810	891	38220	3,09,58,200	2,78,62,380	2,47,66,560	77,500
19	P503	P5	2 BHK	768	42	810	891	38220	3,09,58,200	2,78,62,380	2,47,66,560	77,500
20	P504	P5	3 BHK	1045	77	1122	1234	38220	4,28,82,840	3,85,94,556	3,43,06,272	1,07,000
21	P601	P6	3 BHK	992	50	1042	1146	38360	3,99,71,120	3,59,74,008	3,19,76,896	1,00,000
22	P602	P6	2 BHK	768	42	810	891	38360	3,10,71,600	2,79,64,440	2,48,57,280	77,500
23	P603	P6	2 BHK	768	42	810	891	38360	3,10,71,600	2,79,64,440	2,48,57,280	77,500
24	P604	P6	3 BHK	1045	77	1122	1234	38360	4,30,39,920	3,87,35,928	3,44,31,936	1,07,500
25	103	1	2 BHK	768	42	810	891	38500	3,11,85,000	2,80,66,500	2,49,48,000	78,000
26	104	1	3 BHK	1045	77	1122	1234	38500	4,31,97,000	3,88,77,300	3,45,57,600	1,08,000
27	201	2	3 BHK	992	50	1042	1146	38640	4,02,62,880	3,62,36,592	3,22,10,304	1,00,500
28	202	2	2 BHK	768	42	810	891	38640	3,12,98,400	2,81,68,560	2,50,38,720	78,000
29	203	2	2 BHK	768	42	810	891	38640	3,12,98,400	2,81,68,560	2,50,38,720	78,000



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Sr. No.	Flat No.	Floor No.	As per Plan Comp.	As per Approved Plan / RERA Carpet Area in Sq. Ft.	Ancillary Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total area in ₹	Fair Market Value in ₹	Realizable Value in ₹	Distress Sale Value in ₹	Expected Rent per month (After Completion) in ₹
30	204	2	3 BHK	1045	77	1122	1234	38640	4,33,54,080	3,90,18,672	3,46,83,264	1,08,500
31	205	2	3 BHK	1045	81	1126	1239	38640	4,35,08,640	3,91,57,776	3,48,06,912	1,09,000
32	206	2	2 BHK	768	41	809	890	38640	3,12,59,760	2,81,33,784	2,50,07,808	78,000
33	207	2	2 BHK	768	40	808	889	38640	3,12,21,120	2,80,99,008	2,49,76,896	78,000
34	208	2	3 BHK	992	53	1045	1150	38640	4,03,78,800	3,63,40,920	3,23,03,040	1,01,000
35	301	3	3 BHK	992	50	1042	1146	38780	4,04,08,760	3,63,67,884	3,23,27,008	1,01,000
36	302	3	2 BHK	768	42	810	891	38780	3,14,11,800	2,82,70,620	2,51,29,440	78,500
37	303	3	2 BHK	768	42	810	891	38780	3,14,11,800	2,82,70,620	2,51,29,440	78,500
38	304	3	3 BHK	1045	77	1122	1234	38780	4,35,11,160	3,91,60,044	3,48,08,928	1,09,000
39	305	3	3 BHK	1045	81	1126	1239	38780	4,36,66,280	3,92,99,652	3,49,33,024	1,09,000
40	306	3	2 BHK	768	41	809	890	38780	3,13,73,020	2,82,35,718	2,50,98,416	78,500
41	307	3	2 BHK	768	40	808	889	38780	3,13,34,240	2,82,00,816	2,50,67,392	78,500
42	308	3	3 BHK	992	53	1045	1150	38780	4,05,25,100	3,64,72,590	3,24,20,080	1,01,500
43	401	4	3 BHK	992	50	1042	1146	38920	4,05,54,640	3,64,99,176	3,24,43,712	1,01,500
44	402	4	2 BHK	768	42	810	891	38920	3,15,25,200	2,83,72,680	2,52,20,160	79,000
45	403	4	2 BHK	768	42	810	891	38920	3,15,25,200	2,83,72,680	2,52,20,160	79,000
46	404	4	3 BHK	1045	77	1122	1234	38920	4,36,68,240	3,93,01,416	3,49,34,592	1,09,000
47	405	4	3 BHK	1045	81	1126	1239	38920	4,38,23,920	3,94,41,528	3,50,59,136	1,09,500
48	406	4	2 BHK	768	41	809	890	38920	3,14,86,280	2,83,37,652	2,51,89,024	78,500
49	407	4	2 BHK	768	40	808	889	38920	3,14,47,360	2,83,02,624	2,51,57,888	78,500
50	408	4	3 BHK	992	53	1045	1150	38920	4,06,71,400	3,66,04,260	3,25,37,120	1,01,500
51	501	5	3 BHK	992	50	1042	1146	39060	4,07,00,520	3,66,30,468	3,25,60,416	1,02,000
52	502	5	2 BHK	768	42	810	891	39060	3,16,38,600	2,84,74,740	2,53,10,880	79,000
53	503	5	2 BHK	768	42	810	891	39060	3,16,38,600	2,84,74,740	2,53,10,880	79,000
54	504	5	3 BHK	1045	77	1122	1234	39060	4,38,25,320	3,94,42,788	3,50,60,256	1,09,500
55	505	5	3 BHK	1045	81	1126	1239	39060	4,39,81,560	3,95,83,404	3,51,85,248	1,10,000
56	506	5	2 BHK	768	41	809	890	39060	3,15,99,540	2,84,39,586	2,52,79,632	79,000
57	507	5	2 BHK	768	40	808	889	39060	3,15,60,480	2,84,04,432	2,52,48,384	79,000
58	508	5	3 BHK	992	53	1045	1150	39060	4,08,17,700	3,67,35,930	3,26,54,160	1,02,000
59	601	6	3 BHK	992	50	1042	1146	39200	4,08,46,400	3,67,61,760	3,26,77,120	1,02,000
60	602	6	2 BHK	768	42	810	891	39200	3,17,52,000	2,85,76,800	2,54,01,600	79,500
61	603	6	2 BHK	768	42	810	891	39200	3,17,52,000	2,85,76,800	2,54,01,600	79,500
62	604	6	3 BHK	1045	77	1122	1234	39200	4,39,82,400	3,95,84,160	3,51,85,920	1,10,000
63	605	6	3 BHK	1045	81	1126	1239	39200	4,41,39,200	3,97,25,280	3,53,11,360	1,10,500
64	606	6	2 BHK	768	41	809	890	39200	3,17,12,800	2,85,41,520	2,53,70,240	79,500
65	607	6	2 BHK	768	40	808	889	39200	3,16,73,600	2,85,06,240	2,53,38,880	79,000

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66	608	6	3 BHK	992	53	1045	1150	39200	4,09,64,000	3,68,67,600	3,27,71,200	1,02,500
67	701	7	3 BHK	992	50	1042	1146	39340	4,09,92,280	3,68,93,052	3,27,93,824	1,02,500
68	702	7	2 BHK	768	42	810	891	39340	3,18,65,400	2,86,78,860	2,54,92,320	79,500
69	703	7	2 BHK	768	42	810	891	39340	3,18,65,400	2,86,78,860	2,54,92,320	79,500
70	704	7	3 BHK	1045	77	1122	1234	39340	4,41,39,480	3,97,25,532	3,53,11,584	1,10,500
71	705	7	3 BHK	1045	81	1126	1239	39340	4,42,96,840	3,98,67,156	3,54,37,472	1,10,500
72	706	7	2 BHK	768	41	809	890	39340	3,18,26,060	2,86,43,454	2,54,60,848	79,500
73	707	7	2 BHK	768	40	808	889	39340	3,17,86,720	2,86,08,048	2,54,29,376	79,500
74	708	7	3 BHK	992	53	1045	1150	39340	4,11,10,300	3,69,99,270	3,28,88,240	1,03,000
75	803	8	2 BHK	768	42	810	891	39480	3,19,78,800	2,87,80,920	2,55,83,040	80,000
76	804	8	3 BHK	1045	77	1122	1234	39480	4,42,96,560	3,98,66,904	3,54,37,248	1,10,500
77	805	8	3 BHK	1045	81	1126	1239	39480	4,44,54,480	4,00,09,032	3,55,63,584	1,11,000
78	806	8	2 BHK	768	41	809	890	39480	3,19,39,320	2,87,45,388	2,55,51,456	80,000
79	807	8	2 BHK	768	40	808	889	39480	3,18,99,840	2,87,09,856	2,55,19,872	79,500
80	808	8	3 BHK	992	53	1045	1150	39480	4,12,56,600	3,71,30,940	3,30,05,280	1,03,000
81	901	9	3 BHK	992	50	1042	1146	39620	4,12,84,040	3,71,55,636	3,30,27,232	1,03,000
82	902	9	2 BHK	768	42	810	891	39620	3,20,92,200	2,88,82,980	2,56,73,760	80,000
83	903	9	2 BHK	768	42	810	891	39620	3,20,92,200	2,88,82,980	2,56,73,760	80,000
84	904	9	3 BHK	1045	77	1122	1234	39620	4,44,53,640	4,00,08,276	3,55,62,912	1,11,000
85	905	9	3 BHK	1045	81	1126	1239	39620	4,46,12,120	4,01,50,908	3,56,89,696	1,11,500
86	906	9	2 BHK	768	41	809	890	39620	3,20,52,580	2,88,47,322	2,56,42,064	80,000
87	907	9	2 BHK	768	40	808	889	39620	3,20,12,960	2,88,11,664	2,56,10,368	80,000
88	908	9	3 BHK	992	53	1045	1150	39620	4,14,02,900	3,72,62,610	3,31,22,320	1,03,500
89	1001	10	3 BHK	992	50	1042	1146	39760	4,14,29,920	3,72,86,928	3,31,43,936	1,03,500
90	1002	10	2 BHK	768	42	810	891	39760	3,22,05,600	2,89,85,040	2,57,64,480	80,500
91	1003	10	2 BHK	768	42	810	891	39760	3,22,05,600	2,89,85,040	2,57,64,480	80,500
92	1004	10	3 BHK	1045	77	1122	1234	39760	4,46,10,720	4,01,49,648	3,56,88,576	1,11,500
93	1005	10	3 BHK	1045	81	1126	1239	39760	4,47,69,760	4,02,92,784	3,58,15,808	1,12,000
94	1006	10	2 BHK	768	41	809	890	39760	3,21,65,840	2,89,49,256	2,57,32,672	80,500
95	1007	10	2 BHK	768	40	808	889	39760	3,21,26,080	2,89,13,472	2,57,00,864	80,500
96	1008	10	3 BHK	992	53	1045	1150	39760	4,15,49,200	3,73,94,280	3,32,39,360	1,04,000
97	1101	11	3 BHK	992	50	1042	1146	39900	4,15,75,800	3,74,18,220	3,32,60,640	1,04,000
98	1102	11	2 BHK	768	42	810	891	39900	3,23,19,000	2,90,87,100	2,58,55,200	81,000
99	1103	11	2 BHK	768	42	810	891	39900	3,23,19,000	2,90,87,100	2,58,55,200	81,000
100	1104	11	3 BHK	1045	77	1122	1234	39900	4,47,67,800	4,02,91,020	3,58,14,240	1,12,000
101	1105	11	3 BHK	1045	81	1126	1239	39900	4,49,27,400	4,04,34,660	3,59,41,920	1,12,500
102	1106	11	2 BHK	768	41	809	890	39900	3,22,79,100	2,90,51,190	2,58,23,280	80,500
103	1107	11	2 BHK	768	40	808	889	39900	3,22,39,200	2,90,15,280	2,57,91,360	80,500

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104	1108	11	3 BHK	992	53	1045	1150	39900	4,16,95,500	3,75,25,950	3,33,56,400	1,04,000
105	1201	12	3 BHK	992	50	1042	1146	40040	4,17,21,680	3,75,49,512	3,33,77,344	1,04,500
106	1202	12	2 BHK	768	42	810	891	40040	3,24,32,400	2,91,89,160	2,59,45,920	81,000
107	1203	12	2 BHK	768	42	810	891	40040	3,24,32,400	2,91,89,160	2,59,45,920	81,000
108	1204	12	3 BHK	1045	77	1122	1234	40040	4,49,24,880	4,04,32,392	3,59,39,904	1,12,500
109	1205	12	3 BHK	1045	81	1126	1239	40040	4,50,85,040	4,05,76,536	3,60,68,032	1,12,500
110	1206	12	2 BHK	768	41	809	890	40040	3,23,92,360	2,91,53,124	2,59,13,888	81,000
111	1207	12	2 BHK	768	40	808	889	40040	3,23,52,320	2,91,17,088	2,58,81,856	81,000
112	1208	12	3 BHK	992	53	1045	1150	40040	4,18,41,800	3,76,57,620	3,34,73,440	1,04,500
113	1301	13	3 BHK	992	50	1042	1146	40180	4,18,67,560	3,76,80,804	3,34,94,048	1,04,500
114	1302	13	2 BHK	768	42	810	891	40180	3,25,45,800	2,92,91,220	2,60,36,640	81,500
115	1303	13	2 BHK	768	42	810	891	40180	3,25,45,800	2,92,91,220	2,60,36,640	81,500
116	1304	13	3 BHK	1045	77	1122	1234	40180	4,50,81,960	4,05,73,764	3,60,65,568	1,12,500
117	1305	13	3 BHK	1045	81	1126	1239	40180	4,52,42,680	4,07,18,412	3,61,94,144	1,13,000
118	1306	13	2 BHK	768	41	809	890	40180	3,25,05,620	2,92,55,058	2,60,04,496	81,500
119	1307	13	2 BHK	768	40	808	889	40180	3,24,65,440	2,92,18,896	2,59,72,352	81,000
120	1308	13	3 BHK	992	53	1045	1150	40180	4,19,88,100	3,77,89,290	3,35,90,480	1,05,000
121	1401	14	3 BHK	992	50	1042	1146	40320	4,20,13,440	3,78,12,096	3,36,10,752	1,05,000
122	1402	14	2 BHK	768	42	810	891	40320	3,26,59,200	2,93,93,280	2,61,27,360	81,500
123	1403	14	2 BHK	768	42	810	891	40320	3,26,59,200	2,93,93,280	2,61,27,360	81,500
124	1404	14	3 BHK	1045	77	1122	1234	40320	4,52,39,040	4,07,15,136	3,61,91,232	1,13,000
125	1405	14	3 BHK	1045	81	1126	1239	40320	4,54,00,320	4,08,60,288	3,63,20,256	1,13,500
126	1406	14	2 BHK	768	41	809	890	40320	3,26,18,880	2,93,56,992	2,60,95,104	81,500
127	1407	14	2 BHK	768	40	808	889	40320	3,25,78,560	2,93,20,704	2,60,62,848	81,500
128	1408	14	3 BHK	992	53	1045	1150	40320	4,21,34,400	3,79,20,960	3,37,07,520	1,05,500
129	1503	15	2 BHK	768	42	810	891	40460	3,27,81,704	2,95,03,533	2,62,25,363	82,000
130	1504	15	3 BHK	1045	77	1123	1235	40460	4,54,30,835	4,08,87,751	3,63,44,668	1,13,500
131	1505	15	3 BHK	1045	81	1127	1239	40460	4,55,86,687	4,10,28,018	3,64,69,349	1,14,000
132	1506	15	2 BHK	768	41	809	889	40460	3,27,14,742	2,94,43,268	2,61,71,794	82,000
133	1507	15	2 BHK	768	40	809	889	40460	3,27,14,864	2,94,43,377	2,61,71,891	82,000
134	1508	15	3 BHK	992	53	1045	1150	40460	4,22,88,266	3,80,59,439	3,38,30,613	1,05,500
135	1601	16	3 BHK	992	50	1042	1146	40600	4,23,05,200	3,80,74,680	3,38,44,160	1,06,000
136	1602	16	2 BHK	768	42	810	891	40600	3,28,86,000	2,95,97,400	2,63,08,800	82,000
137	1603	16	2 BHK	768	42	810	891	40600	3,28,86,000	2,95,97,400	2,63,08,800	82,000
138	1604	16	3 BHK	1045	77	1122	1234	40600	4,55,53,200	4,09,97,880	3,64,42,560	1,14,000
139	1605	16	3 BHK	1045	81	1126	1239	40600	4,57,15,600	4,11,44,040	3,65,72,480	1,14,500
140	1606	16	2 BHK	768	41	809	890	40600	3,28,45,400	2,95,60,860	2,62,76,320	82,000
141	1607	16	2 BHK	768	40	808	889	40600	3,28,04,800	2,95,24,320	2,62,43,840	82,000

Sr. No.	Flat No.	Floor No.	As per Plan Comp.	As per Approved Plan / RERA Carpet Area in Sq. Ft.	Ancillary Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total area in ₹	Fair Market Value in ₹	Realizable Value in ₹	Distress Sale Value in ₹	Expected Rent per month (After Completion) in ₹
142	1608	16	3 BHK	992	53	1045	1150	40600	4,24,27,000	3,81,84,300	3,39,41,600	1,06,000
143	1701	17	3 BHK	992	50	1042	1146	40740	4,24,51,080	3,82,05,972	3,39,60,864	1,06,000
144	1702	17	2 BHK	768	42	810	891	40740	3,29,99,400	2,96,99,460	2,63,99,520	82,500
145	1703	17	2 BHK	768	42	810	891	40740	3,29,99,400	2,96,99,460	2,63,99,520	82,500
146	1704	17	3 BHK	1045	77	1122	1234	40740	4,57,10,280	4,11,39,252	3,65,68,224	1,14,500
147	1705	17	3 BHK	1045	81	1126	1239	40740	4,58,73,240	4,12,85,916	3,66,98,592	1,14,500
148	1706	17	2 BHK	768	41	809	890	40740	3,29,58,660	2,96,62,794	2,63,66,928	82,500
149	1707	17	2 BHK	768	40	808	889	40740	3,29,17,920	2,96,26,128	2,63,34,336	82,500
150	1708	17	3 BHK	992	53	1045	1150	40740	4,25,73,300	3,83,15,970	3,40,58,640	1,06,500
151	1801	18	3 BHK	992	50	1042	1146	40880	4,25,96,960	3,83,37,264	3,40,77,568	1,06,500
152	1802	18	2 BHK	768	42	810	891	40880	3,31,12,800	2,98,01,520	2,64,90,240	83,000
153	1803	18	2 BHK	768	42	810	891	40880	3,31,12,800	2,98,01,520	2,64,90,240	83,000
154	1804	18	3 BHK	1045	77	1122	1234	40880	4,58,67,360	4,12,80,624	3,66,93,888	1,14,500
155	1805	18	3 BHK	1045	81	1126	1239	40880	4,60,30,880	4,14,27,792	3,68,24,704	1,15,000
156	1806	18	2 BHK	768	41	809	890	40880	3,30,71,920	2,97,64,728	2,64,57,536	82,500
157	1807	18	2 BHK	768	40	808	889	40880	3,30,31,040	2,97,27,936	2,64,24,832	82,500
158	1808	18	3 BHK	992	53	1045	1150	40880	4,27,19,600	3,84,47,640	3,41,75,680	1,07,000
159	1901	19	3 BHK	992	50	1042	1146	41020	4,27,42,840	3,84,68,556	3,41,94,272	1,07,000
160	1902	19	2 BHK	768	42	810	891	41020	3,32,26,200	2,99,03,580	2,65,80,960	83,000
161	1903	19	2 BHK	768	42	810	891	41020	3,32,26,200	2,99,03,580	2,65,80,960	83,000
162	1904	19	3 BHK	1045	77	1122	1234	41020	4,60,24,440	4,14,21,996	3,68,19,552	1,15,000
163	1905	19	3 BHK	1045	81	1126	1239	41020	4,61,88,520	4,15,69,668	3,69,50,816	1,15,500
164	1906	19	2 BHK	768	41	809	890	41020	3,31,85,180	2,98,66,662	2,65,48,144	83,000
165	1907	19	2 BHK	768	40	808	889	41020	3,31,44,160	2,98,29,744	2,65,15,328	83,000
166	1908	19	3 BHK	992	53	1045	1150	41020	4,28,65,900	3,85,79,310	3,42,92,720	1,07,000
167	2001	20	3 BHK	992	50	1042	1146	41160	4,28,88,720	3,85,99,848	3,43,10,976	1,07,000
168	2002	20	2 BHK	768	42	810	891	41160	3,33,39,600	3,00,05,640	2,66,71,680	83,500
169	2003	20	2 BHK	768	42	810	891	41160	3,33,39,600	3,00,05,640	2,66,71,680	83,500
170	2004	20	3 BHK	1045	77	1122	1234	41160	4,61,81,520	4,15,63,368	3,69,45,216	1,15,500
171	2005	20	3 BHK	1045	81	1126	1239	41160	4,63,46,160	4,17,11,544	3,70,76,928	1,16,000
172	2006	20	2 BHK	768	41	809	890	41160	3,32,98,440	2,99,68,596	2,66,38,752	83,000
173	2007	20	2 BHK	768	40	808	889	41160	3,32,57,280	2,99,31,552	2,66,05,824	83,000
174	2008	20	3 BHK	992	53	1045	1150	41160	4,30,12,200	3,87,10,980	3,44,09,760	1,07,500
175	2101	21	3 BHK	992	50	1042	1146	41300	4,30,34,600	3,87,31,140	3,44,27,680	1,07,500
176	2102	21	2 BHK	768	42	810	891	41300	3,34,53,000	3,01,07,700	2,67,62,400	83,500
177	2103	21	2 BHK	768	42	810	891	41300	3,34,53,000	3,01,07,700	2,67,62,400	83,500
178	2104	21	3 BHK	1045	77	1122	1234	41300	4,63,38,600	4,17,04,740	3,70,70,880	1,16,000
179	2105	21	3 BHK	1045	81	1126	1239	41300	4,65,03,800	4,18,53,420	3,72,03,040	1,16,500

Sr. No.	Flat No.	Floor No.	As per Plan Comp.	As per Approved Plan / RERA Carpet Area in Sq. Ft.	Ancillary Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total area in ₹	Fair Market Value in ₹	Realizable Value in ₹	Distress Sale Value in ₹	Expected Rent per month (After Completion) in ₹
180	2106	21	2 BHK	768	41	809	890	41300	3,34,11,700	3,00,70,530	2,67,29,360	83,500
181	2107	21	2 BHK	768	40	808	889	41300	3,33,70,400	3,00,33,360	2,66,96,320	83,500
182	2108	21	3 BHK	992	53	1045	1150	41300	4,31,58,500	3,88,42,650	3,45,26,800	1,08,000
183	2203	22	2 BHK	768	42	810	891	41440	3,35,75,724	3,02,18,152	2,68,60,579	84,000
184	2204	22	3 BHK	1045	77	1123	1235	41440	4,65,31,236	4,18,78,112	3,72,24,988	1,16,500
185	2205	22	3 BHK	1045	81	1127	1239	41440	4,66,90,862	4,20,21,776	3,73,52,690	1,16,500
186	2206	22	2 BHK	768	41	809	889	41440	3,35,07,141	3,01,56,427	2,68,05,713	84,000
187	2207	22	2 BHK	768	40	809	889	41440	3,35,07,265	3,01,56,539	2,68,05,812	84,000
188	2208	22	3 BHK	992	53	1045	1150	41440	4,33,12,549	3,89,81,294	3,46,50,039	1,08,500
189	2301	23	3 BHK	992	50	1042	1146	41580	4,33,26,360	3,89,93,724	3,46,61,088	1,08,500
190	2302	23	2 BHK	768	42	810	891	41580	3,36,79,800	3,03,11,820	2,69,43,840	84,000
191	2303	23	2 BHK	768	42	810	891	41580	3,36,79,800	3,03,11,820	2,69,43,840	84,000
192	2304	23	3 BHK	1045	77	1122	1234	41580	4,66,52,760	4,19,87,484	3,73,22,208	1,16,500
193	2305	23	3 BHK	1045	81	1126	1239	41580	4,68,19,080	4,21,37,172	3,74,55,264	1,17,000
194	2306	23	2 BHK	768	41	809	890	41580	3,36,38,220	3,02,74,398	2,69,10,576	84,000
195	2307	23	2 BHK	768	40	808	889	41580	3,35,96,640	3,02,36,976	2,68,77,312	84,000
196	2308	23	3 BHK	992	53	1045	1150	41580	4,34,51,100	3,91,05,990	3,47,60,880	1,08,500
197	2401	24	3 BHK	992	50	1042	1146	41720	4,34,72,240	3,91,25,016	3,47,77,792	1,08,500
198	2402	24	2 BHK	768	42	810	891	41720	3,37,93,200	3,04,13,880	2,70,34,560	84,500
199	2403	24	2 BHK	768	42	810	891	41720	3,37,93,200	3,04,13,880	2,70,34,560	84,500
200	2404	24	3 BHK	1045	77	1122	1234	41720	4,68,09,840	4,21,28,856	3,74,47,872	1,17,000
201	2405	24	3 BHK	1045	81	1126	1239	41720	4,69,76,720	4,22,79,048	3,75,81,376	1,17,500
202	2406	24	2 BHK	768	41	809	890	41720	3,37,51,480	3,03,76,332	2,70,01,184	84,500
203	2407	24	2 BHK	768	40	808	889	41720	3,37,09,760	3,03,38,784	2,69,67,808	84,500
204	2408	24	3 BHK	992	53	1045	1150	41720	4,35,97,400	3,92,37,660	3,48,77,920	1,09,000
205	2501	25	3 BHK	992	50	1042	1146	41860	4,36,18,120	3,92,56,308	3,48,94,496	1,09,000
206	2502	25	2 BHK	768	42	810	891	41860	3,39,06,600	3,05,15,940	2,71,25,280	85,000
207	2503	25	2 BHK	768	42	810	891	41860	3,39,06,600	3,05,15,940	2,71,25,280	85,000
208	2504	25	3 BHK	1045	77	1122	1234	41860	4,69,66,920	4,22,70,228	3,75,73,536	1,17,500
209	2505	25	3 BHK	1045	81	1126	1239	41860	4,71,34,360	4,24,20,924	3,77,07,488	1,18,000
210	2506	25	2 BHK	768	41	809	890	41860	3,38,64,740	3,04,78,266	2,70,91,792	84,500
211	2507	25	2 BHK	768	40	808	889	41860	3,38,22,880	3,04,40,592	2,70,58,304	84,500
212	2508	25	3 BHK	992	53	1045	1150	41860	4,37,43,700	3,93,69,330	3,49,94,960	1,09,500
213	2601	26	3 BHK	992	50	1042	1146	42000	4,37,64,000	3,93,87,600	3,50,11,200	1,09,500
214	2602	26	2 BHK	768	42	810	891	42000	3,40,20,000	3,06,18,000	2,72,16,000	85,000
215	2603	26	2 BHK	768	42	810	891	42000	3,40,20,000	3,06,18,000	2,72,16,000	85,000
216	2604	26	3 BHK	1045	77	1122	1234	42000	4,71,24,000	4,24,11,600	3,76,99,200	1,18,000
217	2605	26	3 BHK	1045	81	1126	1239	42000	4,72,92,000	4,25,62,800	3,78,33,600	1,18,000

Sr. No.	Flat No.	Floor No.	As per Plan Comp.	As per Approved Plan / RERA Carpet Area in Sq. Ft.	Ancillary Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total area in ₹	Fair Market Value in ₹	Realizable Value in ₹	Distress Sale Value in ₹	Expected Rent per month (After Completion) in ₹
218	2606	26	2 BHK	768	41	809	890	42000	3,39,78,000	3,05,80,200	2,71,82,400	85,000
219	2607	26	2 BHK	768	40	808	889	42000	3,39,36,000	3,05,42,400	2,71,48,800	85,000
220	2608	26	3 BHK	992	53	1045	1150	42000	4,38,90,000	3,95,01,000	3,51,12,000	1,09,500
221	2701	27	3 BHK	992	50	1042	1146	42140	4,39,09,880	3,95,18,892	3,51,27,904	1,10,000
222	2702	27	2 BHK	768	42	810	891	42140	3,41,33,400	3,07,20,060	2,73,06,720	85,500
223	2703	27	2 BHK	768	42	810	891	42140	3,41,33,400	3,07,20,060	2,73,06,720	85,500
224	2704	27	3 BHK	1045	77	1122	1234	42140	4,72,81,080	4,25,52,972	3,78,24,864	1,18,000
225	2705	27	3 BHK	1045	81	1126	1239	42140	4,74,49,640	4,27,04,676	3,79,59,712	1,18,500
226	2706	27	2 BHK	768	41	809	890	42140	3,40,91,260	3,06,82,134	2,72,73,008	85,000
227	2707	27	2 BHK	768	40	808	889	42140	3,40,49,120	3,06,44,208	2,72,39,296	85,000
228	2708	27	3 BHK	992	53	1045	1150	42140	4,40,36,300	3,96,32,670	3,52,29,040	1,10,000
229	2801	28	3 BHK	992	50	1042	1146	42280	4,40,55,760	3,96,50,184	3,52,44,608	1,10,000
230	2802	28	2 BHK	768	42	810	891	42280	3,42,46,800	3,08,22,120	2,73,97,440	85,500
231	2803	28	2 BHK	768	42	810	891	42280	3,42,46,800	3,08,22,120	2,73,97,440	85,500
232	2804	28	3 BHK	1045	77	1122	1234	42280	4,74,38,160	4,26,94,344	3,79,50,528	1,18,500
233	2805	28	3 BHK	1045	81	1126	1239	42280	4,76,07,280	4,28,46,552	3,80,85,824	1,19,000
234	2806	28	2 BHK	768	41	809	890	42280	3,42,04,520	3,07,84,068	2,73,63,616	85,500
235	2807	28	2 BHK	768	40	808	889	42280	3,41,62,240	3,07,46,016	2,73,29,792	85,500
236	2808	28	3 BHK	992	53	1045	1150	42280	4,41,82,600	3,97,64,340	3,53,46,080	1,10,500
237	2903	29	2 BHK	768	42	810	891	42420	3,43,69,745	3,09,32,770	2,74,95,796	86,000
238	2904	29	3 BHK	1045	77	1123	1235	42420	4,76,31,636	4,28,68,473	3,81,05,309	1,19,000
239	2905	29	3 BHK	1045	81	1127	1239	42420	4,77,95,038	4,30,15,534	3,82,36,031	1,19,500
240	2906	29	2 BHK	768	41	809	889	42420	3,42,99,539	3,08,69,585	2,74,39,632	85,500
241	2907	29	2 BHK	768	40	809	889	42420	3,42,99,667	3,08,69,700	2,74,39,733	85,500
242	2908	29	3 BHK	992	53	1045	1150	42420	4,43,36,833	3,99,03,149	3,54,69,466	1,11,000
243	3001	30	3 BHK	992	50	1042	1146	42560	4,43,47,520	3,99,12,768	3,54,78,016	1,11,000
244	3002	30	2 BHK	768	42	810	891	42560	3,44,73,600	3,10,26,240	2,75,78,880	86,000
245	3003	30	2 BHK	768	42	810	891	42560	3,44,73,600	3,10,26,240	2,75,78,880	86,000
246	3004	30	3 BHK	1045	77	1122	1234	42560	4,77,52,320	4,29,77,088	3,82,01,856	1,19,500
247	3005	30	3 BHK	1045	81	1126	1239	42560	4,79,22,560	4,31,30,304	3,83,38,048	1,20,000
248	3006	30	2 BHK	768	41	809	890	42560	3,44,31,040	3,09,87,936	2,75,44,832	86,000
249	3007	30	2 BHK	768	40	808	889	42560	3,43,88,480	3,09,49,632	2,75,10,784	86,000
250	3008	30	3 BHK	992	53	1045	1150	42560	4,44,75,200	4,00,27,680	3,55,80,160	1,11,000
251	3101	31	3 BHK	992	50	1042	1146	42700	4,44,93,400	4,00,44,060	3,55,94,720	1,11,000
252	3102	31	2 BHK	768	42	810	891	42700	3,45,87,000	3,11,28,300	2,76,69,600	86,500
253	3103	31	2 BHK	768	42	810	891	42700	3,45,87,000	3,11,28,300	2,76,69,600	86,500
254	3104	31	3 BHK	1045	77	1122	1234	42700	4,79,09,400	4,31,18,460	3,83,27,520	1,20,000
255	3105	31	3 BHK	1045	81	1126	1239	42700	4,80,80,200	4,32,72,180	3,84,64,160	1,20,000



Sr. No.	Flat No.	Floor No.	As per Plan Comp.	As per Approved Plan / RERA Carpet Area in Sq. Ft.	Ancillary Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total area in ₹	Fair Market Value in ₹	Realizable Value in ₹	Distress Sale Value in ₹	Expected Rent per month (After Completion) in ₹
256	3106	31	2 BHK	768	41	809	890	42700	3,45,44,300	3,10,89,870	2,76,35,440	86,500
257	3107	31	2 BHK	768	40	808	889	42700	3,45,01,600	3,10,51,440	2,76,01,280	86,500
258	3108	31	3 BHK	992	53	1045	1150	42700	4,46,21,500	4,01,59,350	3,56,97,200	1,11,500
259	3201	32	3 BHK	992	50	1042	1146	42840	4,46,39,280	4,01,75,352	3,57,11,424	1,11,500
260	3202	32	2 BHK	768	42	810	891	42840	3,47,00,400	3,12,30,360	2,77,60,320	87,000
261	3203	32	2 BHK	768	42	810	891	42840	3,47,00,400	3,12,30,360	2,77,60,320	87,000
262	3204	32	3 BHK	1045	77	1122	1234	42840	4,80,66,480	4,32,59,832	3,84,53,184	1,20,000
263	3205	32	3 BHK	1045	81	1126	1239	42840	4,82,37,840	4,34,14,056	3,85,90,272	1,20,500
264	3206	32	2 BHK	768	41	809	890	42840	3,46,57,560	3,11,91,804	2,77,26,048	86,500
265	3207	32	2 BHK	768	40	808	889	42840	3,46,14,720	3,11,53,248	2,76,91,776	86,500
266	3208	32	3 BHK	992	53	1045	1150	42840	4,47,67,800	4,02,91,020	3,58,14,240	1,12,000
267	3301	33	3 BHK	992	50	1042	1146	42980	4,47,85,160	4,03,06,644	3,58,28,128	1,12,000
268	3302	33	2 BHK	768	42	810	891	42980	3,48,13,800	3,13,32,420	2,78,51,040	87,000
269	3303	33	2 BHK	768	42	810	891	42980	3,48,13,800	3,13,32,420	2,78,51,040	87,000
270	3304	33	3 BHK	1045	77	1122	1234	42980	4,82,23,560	4,34,01,204	3,85,78,848	1,20,500
271	3305	33	3 BHK	1045	81	1126	1239	42980	4,83,95,480	4,35,55,932	3,87,16,384	1,21,000
272	3306	33	2 BHK	768	41	809	890	42980	3,47,70,820	3,12,93,738	2,78,16,656	87,000
273	3307	33	2 BHK	768	40	808	889	42980	3,47,27,840	3,12,55,056	2,77,82,272	87,000
274	3308	33	3 BHK	992	53	1045	1150	42980	4,49,14,100	4,04,22,690	3,59,31,280	1,12,500
<b>Total</b>				<b>244887</b>	<b>14654</b>	<b>259541</b>	<b>285495</b>		<b>10,52,33,11,306</b>	<b>9,47,09,80,175</b>	<b>8,41,86,49,044</b>	

### Summary of the Project:

Building No. / Tower	Comp.	Total Number of Flats	Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Fair Market Value in (₹)	Realizable Value in (₹)	Distress Sale Value in (₹)
1 / 1	2 BHK - 138 3 BHK - 124	262	263471	289819	10,56,74,10,555.00	9,51,06,69,500.00	8,45,39,28,444.00
1 / 2	2 BHK - 137 3 BHK - 137	274	259541	285495	10,52,33,11,306.00	9,47,09,80,175.00	8,41,86,49,044.00
<b>Total</b>		<b>536</b>	<b>523012</b>	<b>575313</b>	<b>21,09,07,21,861.00</b>	<b>18,98,16,49,675.00</b>	<b>16,87,25,77,489.00</b>

Particulars	Market Value (₹)
Fair Market Value in ₹	21,09,07,21,861.00
Realizable Value in ₹	18,98,16,49,675.00
Distress Sale Value in ₹	16,87,25,77,489.00
Cost of Construction (Total Built up area x Rate) 575313 Sq. Ft. x ₹ 3200.00	1,84,10,02,529.00

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparable, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a residential flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 36,500.00 to ₹ 43,500.00 per Sq. Ft. on Carpet area Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc. We estimate ₹ 37,800.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.



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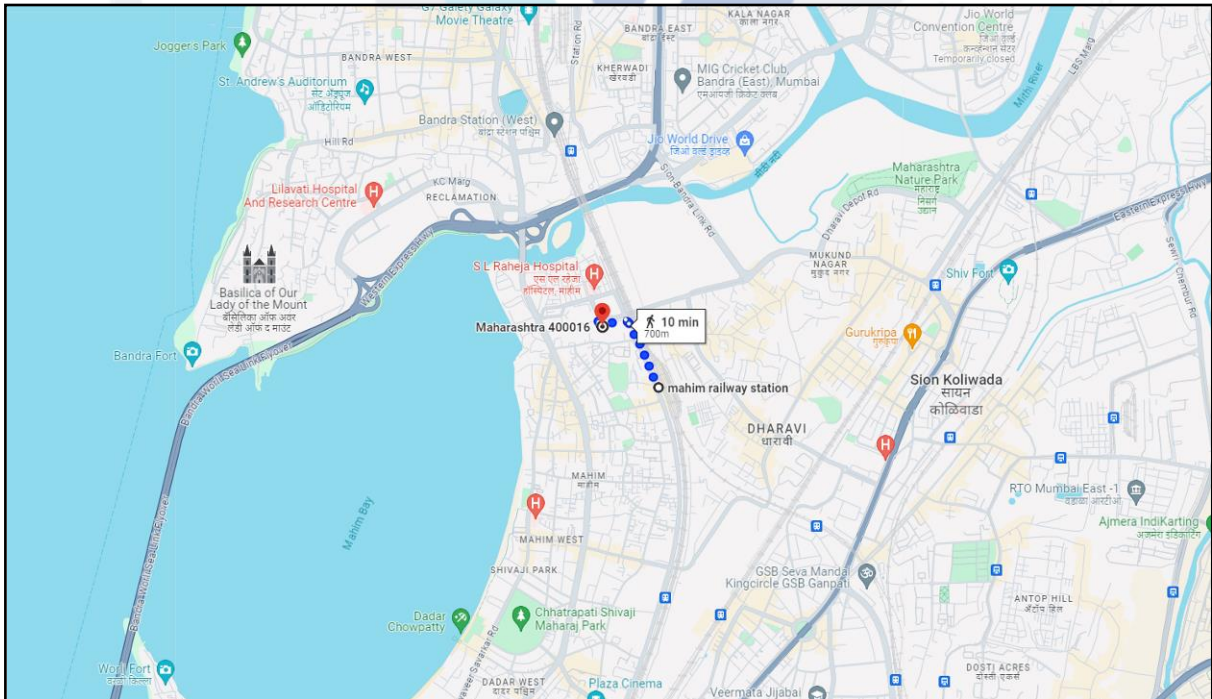


## Actual Site Photographs



## Route Map of the property

Site u/r



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

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




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## Ready Reckoner Rate



Department of Registration and Stamp  
Government of Maharashtra

नोंदणी व मुद्रांक विभाग  
महाराष्ट्र शासन



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

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Year:  Language:


Selected District:

Select Village:

Search By:  Survey No.  Location

Enter Survey No:

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




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Interior Designers  
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TEV Consultants  
Lender's Engineer

## Sales Instance

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate / Sq. Ft. on Carpet Area
18499/2024	08.08.2024	3,54,42,382.00	-	857.00	41,356.00

सूची क्र.2	
18499319 30-08-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	दुय्यम निबंधक : सह दु.नि.मुंबई शहर 2 दस्ता क्रमांक : 18499/2024 नोंदणी : Regn:63m
<b>गावाचे नाव : माहिम</b>	
(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	35442382
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	23591084.2575
(4) भू-मापन,पोटहिसा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन : इतर माहिती: सदनिका नं. 2704,27 वा मजला,क्षेत्रफळ 816.886 चौ. फुट कारपेट,सोबत एन्सिलरी एरिया 40.580 चौ.फुट,टॉवर टी 01,आयलँड कोव,माहिम मुंबई 400016. सोबत पोडियम लेव्हल 3 मधील 1 सिंगल कार पार्किंग स्पेस नं. 023,क्षेत्रफळ 13.75 चौ मी,इतर माहिती दस्तात नमूद केल्या प्रमाणे.नोटीफीकेशन क्रमांक शासन आदेश क्र. मुद्रांक - 2021/अनौ.सं.क.12/प्र.क्र.107/म-1(धोरण) दि. 31/03/2021 अन्वये माहितीसाठी 1 टक्के सुट. ( ( C.T.S. Number : 1500(Part), 2116(Part) and 2124(Part) ; ) )
(5) क्षेत्रफळ	87.62 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-श्री निधी कॉन्सोए रिअल्टर्स प्रा लि तर्फे कु.मु. एलएच रेसिडेन्सिअल हाऊसिंग प्रायव्हेट लिमिटेड तर्फे ऑथोराइज्ड सिग्रेटरी संस्था नायर तर्फे कबुलीजबाबासाठी दिपक प्रधान वय:-62 पत्ता:-प्लॉट नं. : , माळा नं: पहिला मजला, , इमारतीचे नाव: गणेश भुवन, , ब्लॉक नं: आर एन 3, रोड नंबर 2, हिंदू कॉलनी, , रोड नं: दादर पूर्व, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400013 पॅन नं:-AAKCS2026H 2): नाव:-एलएच रेसिडेन्सिअल हाऊसिंग प्रायव्हेट लिमिटेड तर्फे ऑथोराइज्ड सिग्रेटरी संस्था नायर यांच्यातर्फे कबुलीजबाबाकरीता दिपक प्रधान वय:-62 पत्ता:-प्लॉट नं: , माळा नं: , इमारतीचे नाव: एल अँड टी हाऊस, , ब्लॉक नं: , रोड नं: एनएम मार्ग, बॅलार्ड इस्टेट, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400001 पॅन नं:-AAFCL4977R
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-याशना वहाळ वय:-32; पत्ता:-प्लॉट नं: 3ए, माळा नं: , इमारतीचे नाव: मानेक महल, ब्लॉक नं: , रोड नं: 27 जुहू तारा रोड, जुहू मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400049 पॅन नं:- ABUPW7139B
(9) दस्तऐवज करून दिल्याचा दिनांक	06/08/2024
(10)दस्ता नोंदणी केल्याचा दिनांक	08/08/2024
(11)अनुक्रमांक,खंड व पृष्ठ	18499/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1772300
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)घोरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-:	

**Sales Instance**

Regd. Doc. No.	Date	Agreement Value in ₹	Built up Area in Sq. M.	Built up Area in Sq. Ft.	Rate / Sq. Ft. on Built up Area
18388/2024	08.08.2024	3,69,60,709.00	-	881.00	41,953.00

सूची क्र.2	
18388319 30-08-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	दुय्यम निबंधक : सह दु.नि.मुंबई शहर 2 दस्ता क्रमांक : 18388/2024 नोदणी : Regn:83m
<b>गावाचे नाव : माहिम</b>	
(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	36960709
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	23057863.75
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन : इतर माहिती: सदनिका नं. 2703,27 वा मजला,क्षेत्रफळ 796.995 चौ. फुट कारपेट,सोबत एन्सिलरी एरिया 83.755 चौ.फुट,टॉवर टी 01,आयलॅंड कोव,माहिम मुंबई 400016..सोबत पोडियम लेव्हल 3 मधील 1 सिंगल कार पार्किंग स्पेस नं. 022,क्षेत्रफळ 13.75 चौ मी,इतर माहिती दस्तात नमूद केल्या प्रमाणे.( ( C.T.S. Number : 1500(Part), 2116(Part) and 2124(Part) ; ) )
(5) क्षेत्रफळ	90.00 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-श्री निधी कॉन्सोए रिअल्टर्स प्रा लि तर्फे कु.मु. एलएच रेसिडेन्सिअल हाऊसिंग प्रायव्हेट लिमिटेड तर्फे ऑथोराइज्ड सिप्रेटरी रोशेल चॅटर्जी तर्फे कबुलीजबाबासाठी दिपक प्रधान वय:-62 पत्ता:-प्लॉट नं. : , माळा नं: पहिला मजला, , इमारतीचे नाव: गणेश भुवन, , ब्लॉक नं: आर एन 3, रोड नंबर 2, हिंदू कॉलनी, , रोड नं: दादर पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400013 पॅन नं:-AAKCS2026H 2): नाव:-एलएच रेसिडेन्सिअल हाऊसिंग प्रायव्हेट लिमिटेड तर्फे ऑथोराइज्ड सिप्रेटरी रोशेल चॅटर्जी तर्फे वांच्यातर्फे कबुलीजबाबाकरीता दिपक प्रधान वय:-62 पत्ता:-प्लॉट नं. : , माळा नं: , इमारतीचे नाव: एल अँड टी हाऊस, , ब्लॉक नं. : , रोड नं: एनएम मार्ग, बॅलार्ड इस्टेट, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400001 पॅन नं:-AAFCL4977R
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सुनिता लोढा वय:-57; पत्ता:-प्लॉट नं: बी 101, माळा नं: , इमारतीचे नाव: आदित्य बिल्डिंग, , ब्लॉक नं: वसोवा टेलिफोन एक्स्चेंज, रोड नं: अंधेरी पश्चिम, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400053 पॅन नं:-ABMPL2044G 2): नाव:-निखिल लोढा वय:-32; पत्ता:-प्लॉट नं: बी 101, माळा नं: , इमारतीचे नाव: आदित्य बिल्डिंग, , ब्लॉक नं: वसोवा टेलिफोन एक्स्चेंज, रोड नं: अंधेरी पश्चिम, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400053 पॅन नं:-AGFPL7109J
(9) दस्तऐवज करून दिल्याचा दिनांक	05/08/2024
(10)दस्ता नोंदणी केल्याचा दिनांक	08/08/2024
(11)अनुक्रमांक,खंड व पृष्ठ	18388/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	2217800
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	

**Sales Instance**

Regd. Doc. No.	Date	Agreement Value in ₹	Built up Area in Sq. M.	Built up Area in Sq. Ft.	Rate / Sq. Ft. on Built up Area
17916/2024	29.08.2024	4,39,25,520.00	-	1118.00	39,289.00

सूची क्र.2		दुय्यम निबंधक : सह दु.नि.मुंबई शहर 4
17916508	30-08-2024	दस्ता क्रमांक : 17916/2024
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोदणी : Regn:83m
<b>गावाचे नाव : माहिम</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	43925520	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	30009441.125	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन : इतर माहिती: सदनिका नं. 1805,18वा मजला,क्षेत्रफळ 1040.906 चौ. फुट कारपेट,सोबत एन्सिलरी एरिया 77.135 चौ.फुट,टॉवर टी 01,आयलँड कोव,माहिम मुंबई 400016..सोबत पोडियम लेव्हल 4 मधील 1 टँडम कार पार्किंग स्पेस नं. 067 व 068,क्षेत्रफळ 13.75 चौ. मी. व 10.35 चौ. मी.,इतर माहिती दस्तात नमूद केल्या प्रमाणे.( ( C.T.S. Number : 1500(Part), 2116(Part) and 2124(Part) ; ) )	
(5) क्षेत्रफळ	114.25 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-श्री निधी कॉन्सोए रिअल्टर्स प्रा लि तर्फे कु.मु. एलएच रेसिडेन्सिअल हाऊसिंग प्रायव्हेट लिमिटेड तर्फे ऑंधोराइव्ह सिग्रेटरी रोशाल चॅटर्जी तर्फे कबुलीजबाबासाठी दिपक प्रधान वय:-62 पत्ता:-प्लॉट नं. : माळा नं: पहिला मजला, इमारतीचे नाव: गणेश भुवन, ब्लॉक नं: आर एन 3, रोड नंबर 2, हिंदू कॉलनी, रोड नं: दादर पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400013 पॅन नं:-AAKCS2026H 2): नाव:-एलएच रेसिडेन्सिअल हाऊसिंग प्रायव्हेट लिमिटेड तर्फे ऑंधोराइव्ह सिग्रेटरी रोशाल चॅटर्जी यांच्यातर्फे कबुलीजबाबाकरीता दिपक प्रधान वय:-62 पत्ता:-प्लॉट नं. : माळा नं: इमारतीचे नाव: एल अँड टी हाऊस, ब्लॉक नं: , रोड नं: एनएम मार्ग, बॅलार्ड इस्टेट, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400001 पॅन नं:-AAFL4977R	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-विनोद मोदी वय:-59; पत्ता:-प्लॉट नं: 60, माळा नं: , इमारतीचे नाव: स्वस्तिक प्लाझा, ब्लॉक नं: , रोड नं: वी एल मेहता रोड, जुहू मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400049 पॅन नं:-AADPM1392G	
(9) दस्तऐवज करून दिल्याचा दिनांक	29/08/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	29/08/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	17916/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	2635700	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)सौरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	






## Price Indicators



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

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

₹3.19 Cr [EMI - ₹1.44L](#) | [Get Loan offers from 34+ banks](#) PREMIUM PROJECT

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

2 Beds
 2 Baths
 1 Balcony
 Unfurnished

Carpet Area 817 sqft ₹39,045/sqft	Developer <a href="#">L &amp; T Realty</a>	Project <a href="#">Island Cove</a>	Transaction Type New Property
Furnished Status Unfurnished	Age Of Construction Under Construction		

Contact Agent
Get Phone No.

### More Details

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

## Price Indicators

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

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

### 3 BHK Flat

By L&T REALTY

Island Cove, Mahim West, Mahim, Mumbai

**₹4.51 Cr**



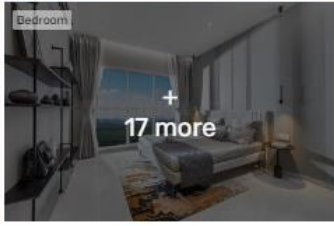
EMI starts at ₹2.24 Lacs

₹43.37 K/sq.ft

Contact Seller

SHARE

SAVE

1040 sq.ft  
Built Up Area

₹43.37 K/sq.ft  
Avg. Price

3 BHK  
Configuration

31st Aug, 2028  
Possession status

Middle of 33 floors

East facing Facing

Unfurnished Furnishing

#### Property Overview

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

About this property

agents via WhatsApp, SMS, phone, email etc

I am interested in Home Loans

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**Still deciding?**  
Shortlist this property for now & easily come back to it later.

Share

## Price Indicators

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

NOBROKER

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[Sign up](#)
[Log in](#)

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

₹ 2.91 Crores  
Negotiable

₹ 1.67 Lacs/Month  
Estimated EMI

1,050  
Sq.Ft

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

Photos
Location

Shortlist

**2 Bedroom**  
No. of Bedroom

**2 Bathroom**  
No. of Bathroom

**1**  
Balcony

**Bike and Car**  
Parking

**Nov 8, 2023**  
Posted On

**Jun 7, 2026**  
Possession

**L And T Island Cove**  
Apartment

**Full**  
Power Backup

[Contact](#)

[Book Virtual Meet](#)

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[Wrong Info](#)

Price trends by NBEstimate [Check Now](#)

Nearby: [Big Bazaar](#) [Lucky Restaurant](#) [Citylight Cinema](#) [Persian Darbar](#) [Matunga Railway Station](#)

### Overview

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

### Activity On This Property

**0**

Unique Views

**0**

Shortlists

**0**

Contacted

Powered By: NBEstimate

### Similar Properties

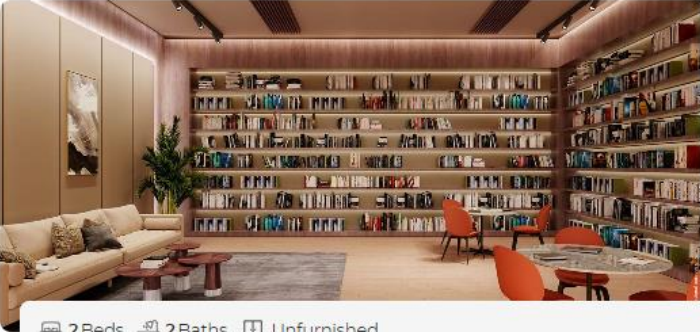


## Price Indicators




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

magicbricks
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Sell ▾
Home Loans ▾

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

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

🛏 2 Beds
🚿 2 Baths
🏠 Unfurnished

Carpet Area 797 sqft - ₹39,021/sqft	Developer <a href="#">L &amp; T Realty</a>	Project <a href="#">Island Cove</a>	Transaction Type New Property
Furnished Status Unfurnished	Age Of Construction Under Construction		

Contact Agent
Get Phone No.

### More Details

Price Breakup ₹3.11 Cr

Address Mahim, Mumbai - South Mumbai, Maharashtra




## Price Indicators



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

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

2 BHK 800 Sq-ft Flat For Sale **Mahim, Mumbai**

2 Beds
 2 Baths
 Unfurnished

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

Contact Agent
Get Phone No.

### More Details

Price Breakup      ₹2.71 Cr

Address              Mahim, Mumbai - South Mumbai, Maharashtra




## Price Indicators




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

**magicbricks**
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

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

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

2 Beds
 2 Baths
 1 Balcony
 Unfurnished

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

Contact Agent
Get Phone No.

### More Details

Price Breakup	₹2.78 Cr
Address	Mahim, Mumbai - South Mumbai, Maharashtra




## Price Indicators



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

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

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

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

🛏 2 Beds
🚿 2 Baths
🏡 1 Balcony
🏠 Unfurnished

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

Contact Agent
Get Phone No.

### More Details

Price Breakup **₹2.78 Cr**

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

## Price Indicators




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



**magicbricks** Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

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

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

3 Beds
 2 Baths
 2 Balconies
 Unfurnished

Carpet Area 995 sqft - ₹38,995/sqft	Developer <a href="#">L &amp; T Realty</a>	Project <a href="#">Island Cove</a>	Transaction Type New Property
Furnished Status Unfurnished	Age Of Construction Under Construction		

Contact Agent
Get Phone No.

### More Details

Price Breakup	₹3.88 Cr
Address	Mahim, Mumbai - South Mumbai, Maharashtra



## Price Indicators

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


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

₹ 4.06 Cr

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

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



3 Beds
 3 Baths
 Unfurnished

Carpet Area  
**1041 sqft**  
₹ 39,001/sqft

Furnished Status  
**Unfurnished**

Developer  
**L & T Realty**

Age Of Construction  
**Under Construction**

Project  
**Island Cove**

Transaction Type  
**New Property**

Contact Agent
Get Phone No.

### More Details

Price Breakup **₹ 4.06 Cr**

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

## Price Indicators Projects nearby Locality

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

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

**Suraj Vitalis** ✓ RERA

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

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

Cover Image

SHARE

SAVE

Project Tour

1, 2, 3, 4 BHK Apartments Configurations

Dec, 2026 Possession Starts

₹42.98 K/sq.ft Avg. Price

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

[Overview/Home](#)   [Around This Project](#)   [More About Project](#)   [About Project](#)   [Floor Plan](#)   [Tour This Project](#)   [Amenities](#)

## Price Indicators Projects nearby Locality

Comp.	Floor	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
1 BHK	-	squareyards.com	350.00	1,55,00,000.00	44,286.00

**square yards** Mumbai Buy Rent Projects Agents Services Resources Sell or Rent Properties Intelligent Login

### Suraj Eterna

Mahim West, Mumbai

**₹ 1.55 Cr to 3.35 Cr**

Status: **Early Stage Construction**

**Project Size**  
77 units • 0.17 Acres

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

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

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100% Service, 0% Brokerage

**Valuation Report** DOWNLOAD SAMPLE  
Estimated Market Value Rental Value Govt. Value

**Data Intelligence**  
Recent Sales Transactions Price Movement

As a result of my appraisal and analysis, it is my considered opinion that the realizable Value of the above property in the prevailing condition with aforesaid specification is **(As per table attached to the report)**

Place: Mumbai

Date: 30.08.2024

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

**Director**

**Auth. Sign.**



**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

PNB Empanelment No. ZO:SAMD:1138

Enclosures	
1.	Declaration from the valuer
2.	Model code of conduct for valuer
3.	Photograph not allowed
4.	Screen shot (in hard copy) of Global Positioning System (GPS)/Various Applications (Apps)/Internet sites (eg. Google earth)/etc
5.	Any other relevant documents/extracts



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(Annexure-I)

**DECLARATION-CUM-UNDERTAKING**

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

- a. The information furnished in my valuation report dated 30.08.2024 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- b. I have no direct or indirect interest in the property valued;
- c. We have not allowed inspection internally & externally.
- d. I have not been convicted of any offence and sentenced to a term of imprisonment.
- e. I have not been found guilty of misconduct in my professional capacity.
- f. 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.
- g. 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.
- h. I abide by the Model Code of **Conduct** for empanelment of valuer in the Bank. (Annexure III - A signed copy of same to be taken and kept along with this declaration).
- i. I am registered under Section 34 AB of the Wealth Tax Act, 1957
- j. I am the Director of the company, who is competent to sign this valuation report.
- k. Further, I hereby provide the following information.
- l. Valuer/authorized representative have visited & valued the right property.

	<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. Shree Nidhi Concept Realtors Pvt. Ltd. (M/s. LH Residential Housing Pvt. Ltd.)</b>
2.	Purpose of valuation and appointing authority	As per request from Punjab National Bank, BKC Branch to assess fair market value of the property for bank loan purpose.
3.	Identity of the Valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Dashrath Jaiwal – Valuation Engineer Saiprasad Patil – Technical Officer Vinita Surve – Technical Manager
4.	Disclosure of Valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment – 29.08.2024 Valuation Date – 30.08.2024 Date of Report – 30.08.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 29.08.2024
7.	Nature and sources of the information used or relied upon;	Market Survey at the time of site visit Ready Reckoner rates / Circle rates Online search for Registered Transactions Online Price Indicators on real estate portals Enquiries with Real estate consultants Existing data of Valuation assignments carried out by us
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparative Method
9.	Restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	Major factors that were taken into account during the valuation;	Current market conditions, demand and supply position, industrial land size, location, sustained demand for industrial land, all round development of commercial and industrial application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

**(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.



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

### Confidentiality

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

### Information Management

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

### Gifts and hospitality:

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

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

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



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**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.

**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.

### **DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE**

This exercise is to assess **Master Valuation** of the property under reference as on **30<sup>th</sup> August 2024**.

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

*“The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently 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.**

**Director**

**Auth. Sign.**

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

PNB Empanelment No. ZO:SAMD:1138



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