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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "Forestville – Phase 1"

"Forestville – Phase 1", Tower – A, B & C, Proposed Building on Plot Bearing C.T. S. No. 1141 at Village – Kolshet, Kolshet Road, Next to Sandoz Baug Post Office, Taluka & Dist. – Thane, Thane (West), PIN – 400 607, State - Maharashtra, Country – India

Latitude Longitude: 19°14'15.3"N 72°59'19.3"E

Intended User:

State Bank of India

Administrative Office South Mumbai

Mumbai Main Branch Building, Gate No. 1, Horniman Circle, Mumbai Samachar Marg, Fort, Mumbai, Pin – 400 001, State - Maharashtra, Country - India

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

mumbai@vastukala.co.in

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Latitude Longitude: 19°14'15.3"N 72°59'19.3"E

NAME OF DEVELOPER: M/s. Oberoi Realty Ltd.

Pursuant to instructions from State Bank of India, Administrative Office South Mumbai, Main Branch, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on **04th September 2024** for approval of Advance Processing Facility.

1. Location Details:

The property is situated **"Forestville – Phase 1", Tower - A, B & C, Proposed Building on Plot Bearing C.T. S. No. 1141 at Village – Kolshet, Kolshet Road, Next to Sandoz Baug Post Office, Taluka & Dist. – Thane, Thane (West), PIN – 400 607, State - Maharashtra, Country – India.** It is about 6.5 Km. travel distance from Thane Railway Station of Central Railway line. Surface transport to the property is by buses, Auto, taxis & private vehicles. The property is in developing locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The locality is Middle class & developing.

2. Developer Details:

Name of builder	M/s. Oberoi Realty Ltd.	
Project Registration Number	Project	RERA Project Number
	Forestville – Phase 1	P51700050312
Register office address	M/s. Oberoi Realty Ltd. Address: Office at Commerz, 3 rd Floor, "International Business Park", Oberoi Garden City, Off Western Express Highway, Goregaon (East), Mumbai, Pin - 400 063, State - Maharashtra, Country – India.	
Contact Numbers	Contact Person: Mr. Hardika Khara (Builder Person - Mobile No. 9769171904) Shniya (Sales Person – Mobile No. 8657905137)	
E – mail ID & Website	hardika.khara@oberoiirealty.com , abhishek.bajoria@oberoiirealty.com www.oberoiirealty.com	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Open Plot
On or towards South	Sandoz Baug Post Office
On or towards East	Kolshet Road
On or towards West	Open Plot




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-  Aurangabad
-  Pune
-  Indore
-  Jaipur

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

To,

**The Branch Manager,
State Bank of India****Administrative Office South Mumbai**Mumbai Main Branch Building, Gate No. 1, Horniman Circle, Mumbai Samachar Marg, Fort,
Mumbai, Pin – 400 001, State - Maharashtra, Country - India**VALUATION REPORT (IN RESPECT OF MASTER VALUATION REPORT)**

I	General	
1.	Purpose for which the valuation is made	: As per request from State Bank of India, Administrative Office South Mumbai to assess fair market value of the property for bank loan purpose.
2.	a)	Date of inspection : 04.09.2024
	b)	Date on which the valuation is made : 09.09.2024
3.	List of documents produced for perusal	
	1.	Copy of MAHARERA Registration Certificate of Project No. P51700050312 issued by Maharashtra Real Estate Regulatory Authority date 11.10.2023.
	2.	Copy of Legal Title Report from Adv. Sahil Shah dated 08.12.2022.
	3.	Copy of Development Agreement dated 14.03.2022 with Sub Registrar No. TT – 5 / 3958 / 2022 b/w. Mr. Ashok Nagari (the Owner) AND M/s. Oberoi Realty Ltd. (the Developers)
	4.	Copy of Engineer's Certificate date 18.07.2024 issued by Saumil Daru
	5.	Copy of Environment Clearance Certificate No. SIA / MH / INFRA2 / 429719 / 2023 date 02.02.2024 issued by State Level Environment Impact Assessment Authority.
	6.	Copy of Architect Certificate date 05.07.2024 issued by Techcomm Urban Management Consultants Pvt. Ltd. (TUMC) (As per RERA Certificate).
	7.	Copy of Affidavit cum Declaration of Mr. Ashok Nagari date 12.10.2023
	8.	Copy of No Objection Certificate for Height Clearance No. SNCR / WEST / B / 021623 / 742017 dated on 24.02.2023 issued by Airport Authority of India. Valid till 23.02.2031. Doc. No. SCNR / WEST / B / 071421 / 560953.
	9.	Copy of Amended Commencement Certificate No. S05 / 0196 / 20 / TMC / TDD / TP / 4477 / 23 dated 20.10.2023 issued by Executive Engineer, Thane Municipal Corporation. फक्त परवानगी प्रमाणपत्र :- <ul style="list-style-type: none"> • टॉवर ए - तळ + 1 ते 4 पार्किंग मजले + 5 वा मजला (पार्किंग (पार्ट) / रहिवास (पार्ट) + 6 ते 60 वा मजला • टॉवर बी - तळ + 1 ते 5 पार्किंग मजले + 6 ते 60 वा मजला • टॉवर सी - तळ + 1 ते 3 पार्किंग मजले + 4 था व 5 वा मजला (पार्किंग (पार्ट) / रहिवास (पार्ट) + 6 ते 60 वा मजला
	10.	Copy of Approved Plan VP No. S05 / 0196 / 20 / TMC / TDD / TP / 4477 / 23 dated 20.10.2023 issued by Executive Engineer, Thane Municipal Corporation, Thane.



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Approved Up to:	
Phase / Tower	Number of Floors
1 / A	Ground / Stilt + 4 Podiums (1 st to 4 th Floors) + 5 th to 7 th floors (Part Podium / Part Residential) + 8 th to 60 th Upper Floors.
1 / B	Ground / Stilt + 5 Podiums (1 st to 5 th Floors) + 6 th & 7 th floors (Part Podium / Part Residential) + 8 th to 60 th Upper Floors.
1 / 3	Ground / Stilt + 3 Podiums (1 st to 3 th Floors) + 4 th & 5 th floors (Part Podium / Part Residential) + 6 th to 60 th Upper Floors.

Project Name (With address & phone nos.)	:	"Forestville – Phase 1", Tower – A, B & C, Proposed Building on Plot Bearing C.T. S. No. 1141 at Village – Kolshet, Kolshet Road, Next to Sandoz Baug Post Office, Taluka & Dist. – Thane, Thane (West), PIN – 400 607, State - Maharashtra, Country – India
4. Name of the Developer and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	:	M/s. Oberoi Realty Ltd. Address: Office at Commerz, 3 rd Floor, "International Business Park", Oberoi Garden City, Off Western Express Highway, Goregaon (East), Mumbai, Pin - 400 063, State - Maharashtra, Country – India. Contact Person: Mr. Hardika Khara (Builder Person - Mobile No. 9769171904) Shniya (Sales Person – Mobile No. 8657905137)
5. Brief description of the property (Including Leasehold / freehold etc.)	:	

About "Forestville – Phase 1" Project: Oberoi Forestville new launch in Thane West, Kolshet - Live Where Luxury Meets Nature is a Residential Project by Oberoi Realty offers 3 & 4 BHK Luxurious Apartments. Get the Floor Plan, Prices, mahaRERA, Reviews, Possession Timeline, Construction Status, connectivity, Address, Amenities, and USPs. Oberoi Forestville has 5 Towers of 60 storeys. Kolshet is well connected to Eastern Express Highway, Ghodbunder Road, LBS Marg, Bethany Hospital, Jupiter Hospital, Korum Mall, Viviana Mall, Hiranandani Business Park, MBC Infotech Park, G Corp Tech Park, Kalpataru Prime, Proposed Metro Line 4, Proposed Metro Line 5, Proposed Kapurbawdi Metro Station, Upcoming Thane-Borivali Tunnel, Thane railway Station.

TYPE OF THE BUILDING:

Phase / Tower	Number of Floors
1 / A	Proposed Ground / Stilt + 4 Podiums (1 st to 4 th Floors) + 5 th to 7 th floors (Part Podium / Part Residential) + 8 th to 60 th Upper Floors.
1 / B	Proposed Ground / Stilt + 5 Podiums (1 st to 5 th Floors) + 6 th & 7 th floors (Part Podium / Part Residential) + 8 th to 60 th Upper Floors.
1 / C	Proposed Ground / Stilt + 3 Podiums (1 st to 3 th Floors) + 4 th & 5 th floors (Part Podium / Part Residential) + 6 th to 60 th Upper Floors.

LEVEL OF COMPLETION:

Phase / Tower	Present stage of Construction	Percentage of work completion
1 / A	RCC work upto 7 th floor slab is completed.	14%
1 / B	RCC work upto 8 th floor slab is completed.	15%
1 / C	RCC work upto 11 th floor slab is completed.	17%

DATE OF COMPLETION & FUTURE LIFE:

Expected completion date as informed by builder is **December - 2029 (As per MAHARERA Certificate – Phase 1, Tower -A, B & C)**

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

PROPOSED PROJECT AMENITIES:

- Vitrified flooring for living, dining, bedrooms and kitchen.
- 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
- Kids' Play Areas
- Indoor Games
- Power Back Up
- Children's Play Area / Activity Room / Kid's Pool
- Senior Citizen Leisure Area
- Yoga Area / Reflexology Path
- Meditation Area
- Gymnasium
- Fitness Centre
- Swimming Pool
- Mini Theatre
- Reflexology Path
- Futsal Court
- Jogging Path / Skating Rink / Rock Climbing
- Indoor Games Area / Cricket Net

6.	Location of property	:	
	a)	Plot No. / Survey No.	: Survey No.48/4, 55/1 to 6, 58/1 to 12, 59/1/15 & others
	b)	Door No.	: Not applicable
	c)	C. T.S. No. / Village	: C.T. S. No. 1141 and Old CTS No. 1141, 1239 to 1242, 1343 to 1383, 1439 to 1442, 1512 to 1519, 1571 to 1575, 1641 to 1649, 1703 to 1715, 1735 to 1748, 1762 to 1773, 1779 to 1790, 1799 to 1814, 1827 to 1834, 1848 to 1858, 1871 to 1876, 1913 to 1919 at Village – Kolshet
	d)	Ward / Taluka	: Ward – 20, Taluka - Thane

	e)	Mandal / District	:	Dist. - Thane
7.		Postal address of the property	:	"Forestville – Phase 1", Tower – A, B & C, Proposed Building on Plot Bearing C.T. S. No. 1141 at Village – Kolshet, Kolshet Road, Next to Sandoz Baug Post Office, Taluka & Dist. – Thane, Thane (West), PIN – 400 607, State - Maharashtra, Country – India.
8.		City / Town	:	Thane (West)
		Residential area	:	Yes
		Commercial area	:	No
		Industrial area	:	No
9.		Classification of the area	:	
		i) High / Middle / Poor	:	Middle Class
		ii) Urban / Semi Urban / Rural	:	Urban
10.		Coming under Corporation limit / Village Panchayat / Municipality	:	Executive Engineer, Thane Municipal Corporation, Thane
11.		Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No
12.		In Case it is Agricultural land, any conversion to house site plots is contemplated	:	N.A.
13.		Boundaries of the property		As per Documents
				As per MAHARERA
				As per Site
		North		Akbar Camp & Kolshtet Gaonthan
		South		CTS No 1870, 1906, 1924 to 26 & 1929
		East		Kolshet Road
		West		Akbar Camp Road
				CTS No 1141
				CTS No 1141
				CTS No 1141
				CTS No 1141
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°14'15.3"N 72°59'19.3"E
14.		Extent of the site	:	Total Plot area – 75,391.80 Sq. M. (As per Approved Plan & Title Report) Plot area – 6023.82 Sq. M. (As per RERA Certificate) Structure - As per table attached to the report
15.		Extent of the site considered for Valuation (least of 14A&	:	Total Plot area – 75,391.80 Sq. M. (As per

	14B)		Approved Plan & Title Report) Plot area – 6023.82 Sq. M. (As per RERA Certificate)								
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	N.A. Building Construction work is in progress								
II	CHARACTERSTICS OF THE SITE										
1.	Classification of locality	:	Middle Class								
2.	Development of surrounding areas	:	Good								
3.	Possibility of frequent flooding/ sub-merging	:	No								
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	:	All available near by								
5.	Level of land with topographical conditions	:	Plain								
6.	Shape of land	:	Irregular								
7.	Type of use to which it can be put	:	For residential purpose								
8.	Any usage restriction	:	Residential								
	Is plot in town planning approved layout?	:	Copy of Approved Plan VP No. S05 / 0196 / 20 / TMC / TDD / TP / 4477 / 23 dated 20.10.2023 issued by Executive Engineer, Thane Municipal Corporation, Thane Approved Up to:								
			<table border="1"> <thead> <tr> <th>Phase / Tower</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>1 / A</td> <td>Ground / Stilt + 4 Podiums (1st to 4th Floors) + 5th to 7th floors (Part Podium / Part Residential) + 8th to 60th Upper Floors.</td> </tr> <tr> <td>1 / B</td> <td>Ground / Stilt + 5 Podiums (1st to 5th Floors) + 6th & 7th floors (Part Podium / Part Residential) + 8th to 60th Upper Floors.</td> </tr> <tr> <td>1 / C</td> <td>Ground / Stilt + 3 Podiums (1st to 3th Floors) + 4th & 5th floors (Part Podium / Part Residential) + 6th to 60th Upper Floors.</td> </tr> </tbody> </table>	Phase / Tower	Number of Floors	1 / A	Ground / Stilt + 4 Podiums (1 st to 4 th Floors) + 5 th to 7 th floors (Part Podium / Part Residential) + 8 th to 60 th Upper Floors.	1 / B	Ground / Stilt + 5 Podiums (1 st to 5 th Floors) + 6 th & 7 th floors (Part Podium / Part Residential) + 8 th to 60 th Upper Floors.	1 / C	Ground / Stilt + 3 Podiums (1 st to 3 th Floors) + 4 th & 5 th floors (Part Podium / Part Residential) + 6 th to 60 th Upper Floors.
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9.	Corner plot or intermittent plot?	:	Intermittent								
10.	Road facilities	:	Yes								
11.	Type of road available at present	:	B. T. Road								
12.	Width of road – is it below 20 ft. or more than 20 ft.	:	40.00 M. wide Kolshet Road								
13.	Is it a Land – Locked land?	:	No								
14.	Water potentiality	:	Municipal Water supply								
15.	Underground sewerage system	:	Connected to Municipal sewer								
16.	Is Power supply is available in the site	:	Yes								

17.	Advantages of the site	:	Located in developing area																		
18.	Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc.(Distance from sea-cost / tidal level must be incorporated)	:	No																		
Part – A (Valuation of land)																					
1	Size of plot	:	Total Plot area – 75,391.80 Sq. M. (As per Approved Plan & Title Report) Plot area – 6023.82 Sq. M. (As per RERA Certificate)																		
	North & South	:	-																		
	East & West	:	-																		
2	Total extent of the plot	:	As per table attached to the report																		
3	Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	As per table attached to the report Details of recent transactions/online listings are attached with the report.																		
4	Guideline rate obtained from the Register's Office (evidence thereof to be enclosed)	:	₹ 92,300.00 per Sq. M. for Residential ₹ 20,000.00 per Sq. M. for Land																		
5	Assessed / adopted rate of valuation	:	As per table attached to the report																		
6	Estimated value of land	:	<table border="1"> <thead> <tr> <th colspan="3">As per Approved Plan</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>75,391.80</td> <td>20,000</td> <td>1,50,78,36,000.00</td> </tr> <tr> <th colspan="3">As per RERA</th> </tr> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> <tr> <td>6023.82</td> <td>20,000</td> <td>12,04,76,400.00</td> </tr> </tbody> </table>	As per Approved Plan			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	75,391.80	20,000	1,50,78,36,000.00	As per RERA			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	6023.82	20,000	12,04,76,400.00
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6023.82	20,000	12,04,76,400.00																			
Part – B (Valuation of Building)																					
1	Technical details of the building	:																			
	a) Type of Building (Residential / Commercial / Industrial)	:	Residential																		
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	N.A. Building Construction work is in progress																		
	c) Year of construction	:	N.A. Building Construction work is in progress																		
	d) Number of floors and height of each floor including basement, if any	:																			
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	e) Plinth area floor-wise	:	As per table attached to the report																		
	f) Condition of the building	:																			

	i) Exterior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress								
	ii) Interior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress								
	g) Date of issue and validity of layout of approved map	:	Copy of Approved Plan VP No. S05 / 0196 / 20 / TMC / TDD / TP / 4477 / 23 dated 20.10.2023 issued by Executive Engineer, Thane Municipal Corporation, Thane								
	h) Approved map / plan issuing authority	:	<p>Approved Up to:</p> <table border="1"> <thead> <tr> <th>Phase / Tower</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>1 / A</td> <td>Ground / Stilt + 4 Podiums (1st to 4th Floors) + 5th to 7th floors (Part Podium / Part Residential) + 8th to 60th Upper Floors.</td> </tr> <tr> <td>1 / B</td> <td>Ground / Stilt + 5 Podiums (1st to 5th Floors) + 6th & 7th floors (Part Podium / Part Residential) + 8th to 60th Upper Floors.</td> </tr> <tr> <td>1 / C</td> <td>Ground / Stilt + 3 Podiums (1st to 3th Floors) + 4th & 5th floors (Part Podium / Part Residential) + 6th to 60th Upper Floors.</td> </tr> </tbody> </table>	Phase / Tower	Number of Floors	1 / A	Ground / Stilt + 4 Podiums (1 st to 4 th Floors) + 5 th to 7 th floors (Part Podium / Part Residential) + 8 th to 60 th Upper Floors.	1 / B	Ground / Stilt + 5 Podiums (1 st to 5 th Floors) + 6 th & 7 th floors (Part Podium / Part Residential) + 8 th to 60 th Upper Floors.	1 / C	Ground / Stilt + 3 Podiums (1 st to 3 th Floors) + 4 th & 5 th floors (Part Podium / Part Residential) + 6 th to 60 th Upper Floors.
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	i) Whether genuineness or authenticity of approved map / plan is verified	:	Yes								
	j) Any other comments by our empaneled valuers on authentic of approved plan	:	No.								

Specifications of construction (floor-wise) in respect of

Sr. No.	Description	:	
1.	Foundation	:	Proposed R.C.C. Footing
2.	Basement	:	N.A. Building Construction work is in progress
3.	Superstructure	:	Proposed as per IS Code requirements
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber	:	Proposed
5.	RCC Works	:	N.A. Building Construction work is in progress
6.	Plastering	:	N.A. Building Construction work is in progress
7.	Flooring, Skirting, dado	:	N.A. Building Construction work is in progress
8.	Special finish as marble, granite, wooden paneling, grills etc.	:	N.A. Building Construction work is in progress
9.	Roofing including weather proof course	:	N.A. Building Construction work is in progress
10.	Drainage	:	Proposed
2.	Compound Wall	:	
	Height	:	N.A. Building Construction work is in progress

	Length	:	
	Type of construction	:	
3.	Electrical installation	:	N.A. Building Construction work is in progress
	Type of wiring	:	
	Class of fittings (superior / ordinary / poor)	:	
	Number of light points	:	N.A. Building Construction work is in progress
	Fan points	:	
	Spare plug points	:	
	Any other item	:	-
4.	Plumbing installation	:	
	a) No. of water closets and their type	:	
	b) No. of wash basins	:	
	c) No. of urinals	:	
	d) No. of bath tubs	:	N.A. Building Construction work is in progress
	e) Water meters, taps etc.	:	
	f) Any other fixtures	:	

CONFIGURATION OF PROJECT AS PER DEVELOPER'S INFORMATION & APPROVED PLAN No. COPY OF APPROVED PLAN VP NO. S05 / 0196 / 20 / TMC / TDD / TP / 4477 / 23 DATED 20.10.2023 ISSUED BY EXECUTIVE ENGINEER, THANE MUNICIPAL CORPORATION, THANE

1) Phase -1, Tower - A:

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. Ft.	As per Approved Plan Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	507	5	3 BHK	1052	39	1091	1200	18500	2,01,83,500	2,17,98,180	54,500	33,60,280
2	508	5	3 BHK	1052	39	1091	1200	18500	2,01,83,500	2,17,98,180	54,500	33,60,280
3	605 / 705	6 & 7	Duplex	1875	0	1875	2063	18650	3,49,68,750	3,77,66,250	94,500	57,75,000
4	606 / 706	6 & 7	Duplex	1875	0	1875	2063	18650	3,49,68,750	3,77,66,250	94,500	57,75,000
5	607	6	3 BHK	1052	39	1091	1200	18550	2,02,38,050	2,18,57,094	54,500	33,60,280
6	608	6	3 BHK	1052	39	1091	1200	18550	2,02,38,050	2,18,57,094	54,500	33,60,280
7	707	7	3 BHK	1052	39	1091	1200	18650	2,03,47,150	2,19,74,922	55,000	33,60,280
8	708	7	3 BHK	1052	39	1091	1200	18650	2,03,47,150	2,19,74,922	55,000	33,60,280
9	801	8	3 BHK	1046	42	1088	1197	18700	2,03,45,600	2,19,73,248	55,000	33,51,040
10	802	8	Studio	281	0	281	309	18700	52,54,700	56,75,076	14,000	8,65,480
11	803	8	Studio	281	0	281	309	18700	52,54,700	56,75,076	14,000	8,65,480
12	804	8	3 BHK	1046	42	1088	1197	18700	2,03,45,600	2,19,73,248	55,000	33,51,040
13	806	8	4.5 BHK	1663	78	1741	1915	18700	3,25,56,700	3,51,61,236	88,000	53,62,280
14	807	8	3 BHK	1052	39	1091	1200	18700	2,04,01,700	2,20,33,836	55,000	33,60,280
15	808	8	3 BHK	1052	39	1091	1200	18700	2,04,01,700	2,20,33,836	55,000	33,60,280
16	901	9	3 BHK	1046	42	1088	1197	18750	2,04,00,000	2,20,32,000	55,000	33,51,040
17	902	9	Studio	281	0	281	309	18750	52,68,750	56,90,250	14,000	8,65,480

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18	903	9	Studio	281	0	281	309	18750	52,68,750	56,90,250	14,000	8,65,480
19	904	9	3 BHK	1046	42	1088	1197	18750	2,04,00,000	2,20,32,000	55,000	33,51,040
20	905	9	3 BHK	1052	39	1091	1200	18750	2,04,56,250	2,20,92,750	55,000	33,60,280
21	906	9	3 BHK	1052	39	1091	1200	18750	2,04,56,250	2,20,92,750	55,000	33,60,280
22	907	9	3 BHK	1052	39	1091	1200	18750	2,04,56,250	2,20,92,750	55,000	33,60,280
23	908	9	3 BHK	1052	39	1091	1200	18750	2,04,56,250	2,20,92,750	55,000	33,60,280
24	1001	10	3 BHK	1046	42	1088	1197	18800	2,04,54,400	2,20,90,752	55,000	33,51,040
25	1002	10	Studio	281	0	281	309	18800	52,82,800	57,05,424	14,500	8,65,480
26	1003	10	Studio	281	0	281	309	18800	52,82,800	57,05,424	14,500	8,65,480
27	1004	10	3 BHK	1046	42	1088	1197	18800	2,04,54,400	2,20,90,752	55,000	33,51,040
28	1005	10	3 BHK	1052	39	1091	1200	18800	2,05,10,800	2,21,51,664	55,500	33,60,280
29	1006	10	3 BHK	1052	39	1091	1200	18800	2,05,10,800	2,21,51,664	55,500	33,60,280
30	1007	10	3 BHK	1052	39	1091	1200	18800	2,05,10,800	2,21,51,664	55,500	33,60,280
31	1008	10	3 BHK	1052	39	1091	1200	18800	2,05,10,800	2,21,51,664	55,500	33,60,280
32	1101	11	3 BHK	1046	42	1088	1197	18850	2,05,08,800	2,21,49,504	55,500	33,51,040
33	1102	11	Studio	281	0	281	309	18850	52,96,850	57,20,598	14,500	8,65,480
34	1103	11	Studio	281	0	281	309	18850	52,96,850	57,20,598	14,500	8,65,480
35	1104	11	3 BHK	1046	42	1088	1197	18850	2,05,08,800	2,21,49,504	55,500	33,51,040
36	1105	11	3 BHK	1052	39	1091	1200	18850	2,05,65,350	2,22,10,578	55,500	33,60,280
37	1106	11	3 BHK	1052	39	1091	1200	18850	2,05,65,350	2,22,10,578	55,500	33,60,280
38	1107	11	3 BHK	1052	39	1091	1200	18850	2,05,65,350	2,22,10,578	55,500	33,60,280
39	1108	11	3 BHK	1052	39	1091	1200	18850	2,05,65,350	2,22,10,578	55,500	33,60,280
40	1201	12	3 BHK	1046	42	1088	1197	18900	2,05,63,200	2,22,08,256	55,500	33,51,040
41	1202	12	Studio	281	0	281	309	18900	53,10,900	57,35,772	14,500	8,65,480
42	1203	12	Studio	281	0	281	309	18900	53,10,900	57,35,772	14,500	8,65,480
43	1204	12	3 BHK	1046	42	1088	1197	18900	2,05,63,200	2,22,08,256	55,500	33,51,040
44	1205	12	3 BHK	1052	39	1091	1200	18900	2,06,19,900	2,22,69,492	55,500	33,60,280
45	1206	12	3 BHK	1052	39	1091	1200	18900	2,06,19,900	2,22,69,492	55,500	33,60,280
46	1207	12	3 BHK	1052	39	1091	1200	18900	2,06,19,900	2,22,69,492	55,500	33,60,280
47	1208	12	3 BHK	1052	39	1091	1200	18900	2,06,19,900	2,22,69,492	55,500	33,60,280
48	1301	13	3 BHK	1046	42	1088	1197	18950	2,06,17,600	2,22,67,008	55,500	33,51,040
49	1302	13	Studio	281	0	281	309	18950	53,24,950	57,50,946	14,500	8,65,480
50	1303	13	Studio	281	0	281	309	18950	53,24,950	57,50,946	14,500	8,65,480
51	1304	13	3 BHK	1046	42	1088	1197	18950	2,06,17,600	2,22,67,008	55,500	33,51,040
52	1306	13	4.5 BHK	1663	78	1741	1915	18950	3,29,91,950	3,56,31,306	89,000	53,62,280
53	1307	13	3 BHK	1052	39	1091	1200	18950	2,06,74,450	2,23,28,406	56,000	33,60,280

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54	1308	13	3 BHK	1052	39	1091	1200	18950	2,06,74,450	2,23,28,406	56,000	33,60,280
55	1401	14	3 BHK	1046	42	1088	1197	19000	2,06,72,000	2,23,25,760	56,000	33,51,040
56	1402	14	Studio	281	0	281	309	19000	53,39,000	57,66,120	14,500	8,65,480
57	1403	14	Studio	281	0	281	309	19000	53,39,000	57,66,120	14,500	8,65,480
58	1404	14	3 BHK	1046	42	1088	1197	19000	2,06,72,000	2,23,25,760	56,000	33,51,040
59	1405	14	3 BHK	1052	39	1091	1200	19000	2,07,29,000	2,23,87,320	56,000	33,60,280
60	1406	14	3 BHK	1052	39	1091	1200	19000	2,07,29,000	2,23,87,320	56,000	33,60,280
61	1407	14	3 BHK	1052	39	1091	1200	19000	2,07,29,000	2,23,87,320	56,000	33,60,280
62	1408	14	3 BHK	1052	39	1091	1200	19000	2,07,29,000	2,23,87,320	56,000	33,60,280
63	1501	15	3 BHK	1046	42	1088	1197	19050	2,07,26,400	2,23,84,512	56,000	33,51,040
64	1502	15	Studio	281	0	281	309	19050	53,53,050	57,81,294	14,500	8,65,480
65	1503	15	Studio	281	0	281	309	19050	53,53,050	57,81,294	14,500	8,65,480
66	1504	15	3 BHK	1046	42	1088	1197	19050	2,07,26,400	2,23,84,512	56,000	33,51,040
67	1505	15	3 BHK	1052	39	1091	1200	19050	2,07,83,550	2,24,46,234	56,000	33,60,280
68	1506	15	3 BHK	1052	39	1091	1200	19050	2,07,83,550	2,24,46,234	56,000	33,60,280
69	1507	15	3 BHK	1052	39	1091	1200	19050	2,07,83,550	2,24,46,234	56,000	33,60,280
70	1508	15	3 BHK	1052	39	1091	1200	19050	2,07,83,550	2,24,46,234	56,000	33,60,280
71	1601	16	3 BHK	1046	42	1088	1197	19100	2,07,80,800	2,24,43,264	56,000	33,51,040
72	1602	16	Studio	281	0	281	309	19100	53,67,100	57,96,468	14,500	8,65,480
73	1603	16	Studio	281	0	281	309	19100	53,67,100	57,96,468	14,500	8,65,480
74	1604	16	3 BHK	1046	42	1088	1197	19100	2,07,80,800	2,24,43,264	56,000	33,51,040
75	1605	16	3 BHK	1052	39	1091	1200	19100	2,08,38,100	2,25,05,148	56,500	33,60,280
76	1606	16	3 BHK	1052	39	1091	1200	19100	2,08,38,100	2,25,05,148	56,500	33,60,280
77	1607	16	3 BHK	1052	39	1091	1200	19100	2,08,38,100	2,25,05,148	56,500	33,60,280
78	1608	16	3 BHK	1052	39	1091	1200	19100	2,08,38,100	2,25,05,148	56,500	33,60,280
79	1701	17	3 BHK	1046	42	1088	1197	19150	2,08,35,200	2,25,02,016	56,500	33,51,040
80	1702	17	Studio	281	0	281	309	19150	53,81,150	58,11,642	14,500	8,65,480
81	1703	17	Studio	281	0	281	309	19150	53,81,150	58,11,642	14,500	8,65,480
82	1704	17	3 BHK	1046	42	1088	1197	19150	2,08,35,200	2,25,02,016	56,500	33,51,040
83	1705	17	3 BHK	1052	39	1091	1200	19150	2,08,92,650	2,25,64,062	56,500	33,60,280
84	1706	17	3 BHK	1052	39	1091	1200	19150	2,08,92,650	2,25,64,062	56,500	33,60,280
85	1707	17	3 BHK	1052	39	1091	1200	19150	2,08,92,650	2,25,64,062	56,500	33,60,280
86	1708	17	3 BHK	1052	39	1091	1200	19150	2,08,92,650	2,25,64,062	56,500	33,60,280
87	1801	18	3 BHK	1046	42	1088	1197	19200	2,08,89,600	2,25,60,768	56,500	33,51,040
88	1802	18	Studio	281	0	281	309	19200	53,95,200	58,26,816	14,500	8,65,480

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89	1803	18	Studio	281	0	281	309	19200	53,95,200	58,26,816	14,500	8,65,480
90	1804	18	3 BHK	1046	42	1088	1197	19200	2,08,89,600	2,25,60,768	56,500	33,51,040
91	1806	18	4.5 BHK	1663	78	1741	1915	19200	3,34,27,200	3,61,01,376	90,500	53,62,280
92	1807	18	3 BHK	1052	39	1091	1200	19200	2,09,47,200	2,26,22,976	56,500	33,60,280
93	1808	18	3 BHK	1052	39	1091	1200	19200	2,09,47,200	2,26,22,976	56,500	33,60,280
94	1901	19	3 BHK	1046	42	1088	1197	19250	2,09,44,000	2,26,19,520	56,500	33,51,040
95	1902	19	Studio	281	0	281	309	19250	54,09,250	58,41,990	14,500	8,65,480
96	1903	19	Studio	281	0	281	309	19250	54,09,250	58,41,990	14,500	8,65,480
97	1904	19	3 BHK	1046	42	1088	1197	19250	2,09,44,000	2,26,19,520	56,500	33,51,040
98	1905	19	3 BHK	1052	39	1091	1200	19250	2,10,01,750	2,26,81,890	56,500	33,60,280
99	1906	19	3 BHK	1052	39	1091	1200	19250	2,10,01,750	2,26,81,890	56,500	33,60,280
100	1907	19	3 BHK	1052	39	1091	1200	19250	2,10,01,750	2,26,81,890	56,500	33,60,280
101	1908	19	3 BHK	1052	39	1091	1200	19250	2,10,01,750	2,26,81,890	56,500	33,60,280
102	2001	20	3 BHK	1046	42	1088	1197	19300	2,09,98,400	2,26,78,272	56,500	33,51,040
103	2002	20	Studio	281	0	281	309	19300	54,23,300	58,57,164	14,500	8,65,480
104	2003	20	Studio	281	0	281	309	19300	54,23,300	58,57,164	14,500	8,65,480
105	2004	20	3 BHK	1046	42	1088	1197	19300	2,09,98,400	2,26,78,272	56,500	33,51,040
106	2005	20	3 BHK	1052	39	1091	1200	19300	2,10,56,300	2,27,40,804	57,000	33,60,280
107	2006	20	3 BHK	1052	39	1091	1200	19300	2,10,56,300	2,27,40,804	57,000	33,60,280
108	2007	20	3 BHK	1052	39	1091	1200	19300	2,10,56,300	2,27,40,804	57,000	33,60,280
109	2008	20	3 BHK	1052	39	1091	1200	19300	2,10,56,300	2,27,40,804	57,000	33,60,280
110	2101	21	3 BHK	1046	42	1088	1197	19350	2,10,52,800	2,27,37,024	57,000	33,51,040
111	2102	21	Studio	281	0	281	309	19350	54,37,350	58,72,338	14,500	8,65,480
112	2103	21	Studio	281	0	281	309	19350	54,37,350	58,72,338	14,500	8,65,480
113	2104	21	3 BHK	1046	42	1088	1197	19350	2,10,52,800	2,27,37,024	57,000	33,51,040
114	2105	21	3 BHK	1052	39	1091	1200	19350	2,11,10,850	2,27,99,718	57,000	33,60,280
115	2106	21	3 BHK	1052	39	1091	1200	19350	2,11,10,850	2,27,99,718	57,000	33,60,280
116	2107	21	3 BHK	1052	39	1091	1200	19350	2,11,10,850	2,27,99,718	57,000	33,60,280
117	2108	21	3 BHK	1052	39	1091	1200	19350	2,11,10,850	2,27,99,718	57,000	33,60,280
118	2201	22	3 BHK	1046	42	1088	1197	19400	2,11,07,200	2,27,95,776	57,000	33,51,040
119	2202	22	Studio	281	0	281	309	19400	54,51,400	58,87,512	14,500	8,65,480
120	2203	22	Studio	281	0	281	309	19400	54,51,400	58,87,512	14,500	8,65,480
121	2204	22	3 BHK	1046	42	1088	1197	19400	2,11,07,200	2,27,95,776	57,000	33,51,040
122	2205	22	3 BHK	1052	39	1091	1200	19400	2,11,65,400	2,28,58,632	57,000	33,60,280
123	2206	22	3 BHK	1052	39	1091	1200	19400	2,11,65,400	2,28,58,632	57,000	33,60,280

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124	2207	22	3 BHK	1052	39	1091	1200	19400	2,11,65,400	2,28,58,632	57,000	33,60,280
125	2208	22	3 BHK	1052	39	1091	1200	19400	2,11,65,400	2,28,58,632	57,000	33,60,280
126	2301	23	3 BHK	1046	42	1088	1197	19450	2,11,61,600	2,28,54,528	57,000	33,51,040
127	2302	23	Studio	281	0	281	309	19450	54,65,450	59,02,686	15,000	8,65,480
128	2303	23	Studio	281	0	281	309	19450	54,65,450	59,02,686	15,000	8,65,480
129	2304	23	3 BHK	1046	42	1088	1197	19450	2,11,61,600	2,28,54,528	57,000	33,51,040
130	2306	23	4.5 BHK	1663	78	1741	1915	19450	3,38,62,450	3,65,71,446	91,500	53,62,280
131	2307	23	3 BHK	1052	39	1091	1200	19450	2,12,19,950	2,29,17,546	57,500	33,60,280
132	2308	23	3 BHK	1052	39	1091	1200	19450	2,12,19,950	2,29,17,546	57,500	33,60,280
133	2401	24	3 BHK	1046	42	1088	1197	19500	2,12,16,000	2,29,13,280	57,500	33,51,040
134	2402	24	Studio	281	0	281	309	19500	54,79,500	59,17,860	15,000	8,65,480
135	2403	24	Studio	281	0	281	309	19500	54,79,500	59,17,860	15,000	8,65,480
136	2404	24	3 BHK	1046	42	1088	1197	19500	2,12,16,000	2,29,13,280	57,500	33,51,040
137	2405	24	3 BHK	1052	39	1091	1200	19500	2,12,74,500	2,29,76,460	57,500	33,60,280
138	2406	24	3 BHK	1052	39	1091	1200	19500	2,12,74,500	2,29,76,460	57,500	33,60,280
139	2407	24	3 BHK	1052	39	1091	1200	19500	2,12,74,500	2,29,76,460	57,500	33,60,280
140	2408	24	3 BHK	1052	39	1091	1200	19500	2,12,74,500	2,29,76,460	57,500	33,60,280
141	2501	25	3 BHK	1046	42	1088	1197	19550	2,12,70,400	2,29,72,032	57,500	33,51,040
142	2502	25	Studio	281	0	281	309	19550	54,93,550	59,33,034	15,000	8,65,480
143	2503	25	Studio	281	0	281	309	19550	54,93,550	59,33,034	15,000	8,65,480
144	2504	25	3 BHK	1046	42	1088	1197	19550	2,12,70,400	2,29,72,032	57,500	33,51,040
145	2505	25	3 BHK	1052	39	1091	1200	19550	2,13,29,050	2,30,35,374	57,500	33,60,280
146	2506	25	3 BHK	1052	39	1091	1200	19550	2,13,29,050	2,30,35,374	57,500	33,60,280
147	2507	25	3 BHK	1052	39	1091	1200	19550	2,13,29,050	2,30,35,374	57,500	33,60,280
148	2508	25	3 BHK	1052	39	1091	1200	19550	2,13,29,050	2,30,35,374	57,500	33,60,280
149	2601	26	3 BHK	1046	42	1088	1197	19600	2,13,24,800	2,30,30,784	57,500	33,51,040
150	2602	26	Studio	281	0	281	309	19600	55,07,600	59,48,208	15,000	8,65,480
151	2603	26	Studio	281	0	281	309	19600	55,07,600	59,48,208	15,000	8,65,480
152	2604	26	3 BHK	1046	42	1088	1197	19600	2,13,24,800	2,30,30,784	57,500	33,51,040
153	2605	26	3 BHK	1052	39	1091	1200	19600	2,13,83,600	2,30,94,288	57,500	33,60,280
154	2606	26	3 BHK	1052	39	1091	1200	19600	2,13,83,600	2,30,94,288	57,500	33,60,280
155	2607	26	3 BHK	1052	39	1091	1200	19600	2,13,83,600	2,30,94,288	57,500	33,60,280
156	2608	26	3 BHK	1052	39	1091	1200	19600	2,13,83,600	2,30,94,288	57,500	33,60,280
157	2701	27	3 BHK	1046	42	1088	1197	19650	2,13,79,200	2,30,89,536	57,500	33,51,040
158	2702	27	Studio	281	0	281	309	19650	55,21,650	59,63,382	15,000	8,65,480

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. Ft.	As per Approved Plan Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
159	2703	27	Studio	281	0	281	309	19650	55,21,650	59,63,382	15,000	8,65,480
160	2704	27	3 BHK	1046	42	1088	1197	19650	2,13,79,200	2,30,89,536	57,500	33,51,040
161	2705	27	3 BHK	1052	39	1091	1200	19650	2,14,38,150	2,31,53,202	58,000	33,60,280
162	2706	27	3 BHK	1052	39	1091	1200	19650	2,14,38,150	2,31,53,202	58,000	33,60,280
163	2707	27	3 BHK	1052	39	1091	1200	19650	2,14,38,150	2,31,53,202	58,000	33,60,280
164	2708	27	3 BHK	1052	39	1091	1200	19650	2,14,38,150	2,31,53,202	58,000	33,60,280
165	2801	28	3 BHK	1046	42	1088	1197	19700	2,14,33,600	2,31,48,288	58,000	33,51,040
166	2802	28	Studio	281	0	281	309	19700	55,35,700	59,78,556	15,000	8,65,480
167	2803	28	Studio	281	0	281	309	19700	55,35,700	59,78,556	15,000	8,65,480
168	2804	28	3 BHK	1046	42	1088	1197	19700	2,14,33,600	2,31,48,288	58,000	33,51,040
169	2806	28	4.5 BHK	1663	78	1741	1915	19700	3,42,97,700	3,70,41,516	92,500	53,62,280
170	2807	28	3 BHK	1052	39	1091	1200	19700	2,14,92,700	2,32,12,116	58,000	33,60,280
171	2808	28	3 BHK	1052	39	1091	1200	19700	2,14,92,700	2,32,12,116	58,000	33,60,280
172	2901	29	3 BHK	1046	42	1088	1197	19750	2,14,88,000	2,32,07,040	58,000	33,51,040
173	2902	29	Studio	281	0	281	309	19750	55,49,750	59,93,730	15,000	8,65,480
174	2903	29	Studio	281	0	281	309	19750	55,49,750	59,93,730	15,000	8,65,480
175	2904	29	3 BHK	1046	42	1088	1197	19750	2,14,88,000	2,32,07,040	58,000	33,51,040
176	2905	29	3 BHK	1052	39	1091	1200	19750	2,15,47,250	2,32,71,030	58,000	33,60,280
177	2906	29	3 BHK	1052	39	1091	1200	19750	2,15,47,250	2,32,71,030	58,000	33,60,280
178	2907	29	3 BHK	1052	39	1091	1200	19750	2,15,47,250	2,32,71,030	58,000	33,60,280
179	2908	29	3 BHK	1052	39	1091	1200	19750	2,15,47,250	2,32,71,030	58,000	33,60,280
180	3001	30	3 BHK	1046	42	1088	1197	19800	2,15,42,400	2,32,65,792	58,000	33,51,040
181	3002	30	Studio	281	0	281	309	19800	55,63,800	60,08,904	15,000	8,65,480
182	3003	30	Studio	281	0	281	309	19800	55,63,800	60,08,904	15,000	8,65,480
183	3004	30	3 BHK	1046	42	1088	1197	19800	2,15,42,400	2,32,65,792	58,000	33,51,040
184	3005	30	3 BHK	1052	39	1091	1200	19800	2,16,01,800	2,33,29,944	58,500	33,60,280
185	3006	30	3 BHK	1052	39	1091	1200	19800	2,16,01,800	2,33,29,944	58,500	33,60,280
186	3007	30	3 BHK	1052	39	1091	1200	19800	2,16,01,800	2,33,29,944	58,500	33,60,280
187	3008	30	3 BHK	1052	39	1091	1200	19800	2,16,01,800	2,33,29,944	58,500	33,60,280
188	3101	31	3 BHK	1046	42	1088	1197	19850	2,15,96,800	2,33,24,544	58,500	33,51,040
189	3102	31	Studio	281	0	281	309	19850	55,77,850	60,24,078	15,000	8,65,480
190	3103	31	Studio	281	0	281	309	19850	55,77,850	60,24,078	15,000	8,65,480
191	3104	31	3 BHK	1046	42	1088	1197	19850	2,15,96,800	2,33,24,544	58,500	33,51,040
192	3105	31	3 BHK	1052	39	1091	1200	19850	2,16,56,350	2,33,88,858	58,500	33,60,280
193	3106	31	3 BHK	1052	39	1091	1200	19850	2,16,56,350	2,33,88,858	58,500	33,60,280

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194	3107	31	3 BHK	1052	39	1091	1200	19850	2,16,56,350	2,33,88,858	58,500	33,60,280
195	3108	31	3 BHK	1052	39	1091	1200	19850	2,16,56,350	2,33,88,858	58,500	33,60,280
196	3201	32	3 BHK	1046	42	1088	1197	19900	2,16,51,200	2,33,83,296	58,500	33,51,040
197	3202	32	Studio	281	0	281	309	19900	55,91,900	60,39,252	15,000	8,65,480
198	3203	32	Studio	281	0	281	309	19900	55,91,900	60,39,252	15,000	8,65,480
199	3204	32	3 BHK	1046	42	1088	1197	19900	2,16,51,200	2,33,83,296	58,500	33,51,040
200	3205	32	3 BHK	1052	39	1091	1200	19900	2,17,10,900	2,34,47,772	58,500	33,60,280
201	3206	32	3 BHK	1052	39	1091	1200	19900	2,17,10,900	2,34,47,772	58,500	33,60,280
202	3207	32	3 BHK	1052	39	1091	1200	19900	2,17,10,900	2,34,47,772	58,500	33,60,280
203	3208	32	3 BHK	1052	39	1091	1200	19900	2,17,10,900	2,34,47,772	58,500	33,60,280
204	3301	33	3 BHK	1046	42	1088	1197	19950	2,17,05,600	2,34,42,048	58,500	33,51,040
205	3302	33	Studio	281	0	281	309	19950	56,05,950	60,54,426	15,000	8,65,480
206	3303	33	Studio	281	0	281	309	19950	56,05,950	60,54,426	15,000	8,65,480
207	3304	33	3 BHK	1046	42	1088	1197	19950	2,17,05,600	2,34,42,048	58,500	33,51,040
208	3306	33	4.5 BHK	1663	78	1741	1915	19950	3,47,32,950	3,75,11,586	94,000	53,62,280
209	3307	33	3 BHK	1052	39	1091	1200	19950	2,17,65,450	2,35,06,686	59,000	33,60,280
210	3308	33	3 BHK	1052	39	1091	1200	19950	2,17,65,450	2,35,06,686	59,000	33,60,280
211	3401	34	3 BHK	1046	42	1088	1197	20000	2,17,60,000	2,35,00,800	59,000	33,51,040
212	3402	34	Studio	281	0	281	309	20000	56,20,000	60,69,600	15,000	8,65,480
213	3403	34	Studio	281	0	281	309	20000	56,20,000	60,69,600	15,000	8,65,480
214	3404	34	3 BHK	1046	42	1088	1197	20000	2,17,60,000	2,35,00,800	59,000	33,51,040
215	3405	34	3 BHK	1052	39	1091	1200	20000	2,18,20,000	2,35,65,600	59,000	33,60,280
216	3406	34	3 BHK	1052	39	1091	1200	20000	2,18,20,000	2,35,65,600	59,000	33,60,280
217	3407	34	3 BHK	1052	39	1091	1200	20000	2,18,20,000	2,35,65,600	59,000	33,60,280
218	3408	34	3 BHK	1052	39	1091	1200	20000	2,18,20,000	2,35,65,600	59,000	33,60,280
219	3501	35	3 BHK	1046	42	1088	1197	20050	2,18,14,400	2,35,59,552	59,000	33,51,040
220	3502	35	Studio	281	0	281	309	20050	56,34,050	60,84,774	15,000	8,65,480
221	3503	35	Studio	281	0	281	309	20050	56,34,050	60,84,774	15,000	8,65,480
222	3504	35	3 BHK	1046	42	1088	1197	20050	2,18,14,400	2,35,59,552	59,000	33,51,040
223	3505	35	3 BHK	1052	39	1091	1200	20050	2,18,74,550	2,36,24,514	59,000	33,60,280
224	3506	35	3 BHK	1052	39	1091	1200	20050	2,18,74,550	2,36,24,514	59,000	33,60,280
225	3507	35	3 BHK	1052	39	1091	1200	20050	2,18,74,550	2,36,24,514	59,000	33,60,280
226	3508	35	3 BHK	1052	39	1091	1200	20050	2,18,74,550	2,36,24,514	59,000	33,60,280
227	3601	36	3 BHK	1046	42	1088	1197	20100	2,18,68,800	2,36,18,304	59,000	33,51,040
228	3602	36	Studio	281	0	281	309	20100	56,48,100	60,99,948	15,000	8,65,480

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229	3603	36	Studio	281	0	281	309	20100	56,48,100	60,99,948	15,000	8,65,480
230	3604	36	3 BHK	1046	42	1088	1197	20100	2,18,68,800	2,36,18,304	59,000	33,51,040
231	3605	36	3 BHK	1052	39	1091	1200	20100	2,19,29,100	2,36,83,428	59,000	33,60,280
232	3606	36	3 BHK	1052	39	1091	1200	20100	2,19,29,100	2,36,83,428	59,000	33,60,280
233	3607	36	3 BHK	1052	39	1091	1200	20100	2,19,29,100	2,36,83,428	59,000	33,60,280
234	3608	36	3 BHK	1052	39	1091	1200	20100	2,19,29,100	2,36,83,428	59,000	33,60,280
235	3701	37	3 BHK	1046	42	1088	1197	20150	2,19,23,200	2,36,77,056	59,000	33,51,040
236	3702	37	Studio	281	0	281	309	20150	56,62,150	61,15,122	15,500	8,65,480
237	3703	37	Studio	281	0	281	309	20150	56,62,150	61,15,122	15,500	8,65,480
238	3704	37	3 BHK	1046	42	1088	1197	20150	2,19,23,200	2,36,77,056	59,000	33,51,040
239	3705	37	3 BHK	1052	39	1091	1200	20150	2,19,83,650	2,37,42,342	59,500	33,60,280
240	3706	37	3 BHK	1052	39	1091	1200	20150	2,19,83,650	2,37,42,342	59,500	33,60,280
241	3707	37	3 BHK	1052	39	1091	1200	20150	2,19,83,650	2,37,42,342	59,500	33,60,280
242	3708	37	3 BHK	1052	39	1091	1200	20150	2,19,83,650	2,37,42,342	59,500	33,60,280
243	3801	38	3 BHK	1046	42	1088	1197	20200	2,19,77,600	2,37,35,808	59,500	33,51,040
244	3802	38	Studio	281	0	281	309	20200	56,76,200	61,30,296	15,500	8,65,480
245	3803	38	Studio	281	0	281	309	20200	56,76,200	61,30,296	15,500	8,65,480
246	3804	38	3 BHK	1046	42	1088	1197	20200	2,19,77,600	2,37,35,808	59,500	33,51,040
247	3806	38	4.5 BHK	1663	78	1741	1915	20200	3,51,68,200	3,79,81,656	95,000	53,62,280
248	3807	38	3 BHK	1052	39	1091	1200	20200	2,20,38,200	2,38,01,256	59,500	33,60,280
249	3808	38	3 BHK	1052	39	1091	1200	20200	2,20,38,200	2,38,01,256	59,500	33,60,280
250	3901	39	3 BHK	1046	42	1088	1197	20250	2,20,32,000	2,37,94,560	59,500	33,51,040
251	3902	39	Studio	281	0	281	309	20250	56,90,250	61,45,470	15,500	8,65,480
252	3903	39	Studio	281	0	281	309	20250	56,90,250	61,45,470	15,500	8,65,480
253	3904	39	3 BHK	1046	42	1088	1197	20250	2,20,32,000	2,37,94,560	59,500	33,51,040
254	3905	39	3 BHK	1052	39	1091	1200	20250	2,20,92,750	2,38,60,170	59,500	33,60,280
255	3906	39	3 BHK	1052	39	1091	1200	20250	2,20,92,750	2,38,60,170	59,500	33,60,280
256	3907	39	3 BHK	1052	39	1091	1200	20250	2,20,92,750	2,38,60,170	59,500	33,60,280
257	3908	39	3 BHK	1052	39	1091	1200	20250	2,20,92,750	2,38,60,170	59,500	33,60,280
258	4001	40	3 BHK	1046	42	1088	1197	20300	2,20,86,400	2,38,53,312	59,500	33,51,040
259	4002	40	Studio	281	0	281	309	20300	57,04,300	61,60,644	15,500	8,65,480
260	4003	40	Studio	281	0	281	309	20300	57,04,300	61,60,644	15,500	8,65,480
261	4004	40	3 BHK	1046	42	1088	1197	20300	2,20,86,400	2,38,53,312	59,500	33,51,040
262	4005	40	3 BHK	1052	39	1091	1200	20300	2,21,47,300	2,39,19,084	60,000	33,60,280
263	4006	40	3 BHK	1052	39	1091	1200	20300	2,21,47,300	2,39,19,084	60,000	33,60,280

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264	4007	40	3 BHK	1052	39	1091	1200	20300	2,21,47,300	2,39,19,084	60,000	33,60,280
265	4008	40	3 BHK	1052	39	1091	1200	20300	2,21,47,300	2,39,19,084	60,000	33,60,280
266	4101	41	3 BHK	1046	42	1088	1197	20350	2,21,40,800	2,39,12,064	60,000	33,51,040
267	4102	41	Studio	281	0	281	309	20350	57,18,350	61,75,818	15,500	8,65,480
268	4103	41	Studio	281	0	281	309	20350	57,18,350	61,75,818	15,500	8,65,480
269	4104	41	3 BHK	1046	42	1088	1197	20350	2,21,40,800	2,39,12,064	60,000	33,51,040
270	4105	41	3 BHK	1052	39	1091	1200	20350	2,22,01,850	2,39,77,998	60,000	33,60,280
271	4106	41	3 BHK	1052	39	1091	1200	20350	2,22,01,850	2,39,77,998	60,000	33,60,280
272	4107	41	3 BHK	1052	39	1091	1200	20350	2,22,01,850	2,39,77,998	60,000	33,60,280
273	4108	41	3 BHK	1052	39	1091	1200	20350	2,22,01,850	2,39,77,998	60,000	33,60,280
274	4201	42	3 BHK	1046	42	1088	1197	20400	2,21,95,200	2,39,70,816	60,000	33,51,040
275	4202	42	Studio	281	0	281	309	20400	57,32,400	61,90,992	15,500	8,65,480
276	4203	42	Studio	281	0	281	309	20400	57,32,400	61,90,992	15,500	8,65,480
277	4204	42	3 BHK	1046	42	1088	1197	20400	2,21,95,200	2,39,70,816	60,000	33,51,040
278	4205	42	3 BHK	1052	39	1091	1200	20400	2,22,56,400	2,40,36,912	60,000	33,60,280
279	4206	42	3 BHK	1052	39	1091	1200	20400	2,22,56,400	2,40,36,912	60,000	33,60,280
280	4207	42	3 BHK	1052	39	1091	1200	20400	2,22,56,400	2,40,36,912	60,000	33,60,280
281	4208	42	3 BHK	1052	39	1091	1200	20400	2,22,56,400	2,40,36,912	60,000	33,60,280
282	4301	43	3 BHK	1046	42	1088	1197	20450	2,22,49,600	2,40,29,568	60,000	33,51,040
283	4302	43	Studio	281	0	281	309	20450	57,46,450	62,06,166	15,500	8,65,480
284	4303	43	Studio	281	0	281	309	20450	57,46,450	62,06,166	15,500	8,65,480
285	4304	43	3 BHK	1046	42	1088	1197	20450	2,22,49,600	2,40,29,568	60,000	33,51,040
286	4306	43	4.5 BHK	1663	78	1741	1915	20450	3,56,03,450	3,84,51,726	96,000	53,62,280
287	4307	43	3 BHK	1052	39	1091	1200	20450	2,23,10,950	2,40,95,826	60,000	33,60,280
288	4308	43	3 BHK	1052	39	1091	1200	20450	2,23,10,950	2,40,95,826	60,000	33,60,280
289	4401	44	3 BHK	1046	42	1088	1197	20500	2,23,04,000	2,40,88,320	60,000	33,51,040
290	4402	44	Studio	281	0	281	309	20500	57,60,500	62,21,340	15,500	8,65,480
291	4403	44	Studio	281	0	281	309	20500	57,60,500	62,21,340	15,500	8,65,480
292	4404	44	3 BHK	1046	42	1088	1197	20500	2,23,04,000	2,40,88,320	60,000	33,51,040
293	4405	44	3 BHK	1052	39	1091	1200	20500	2,23,65,500	2,41,54,740	60,500	33,60,280
294	4406	44	3 BHK	1052	39	1091	1200	20500	2,23,65,500	2,41,54,740	60,500	33,60,280
295	4407	44	3 BHK	1052	39	1091	1200	20500	2,23,65,500	2,41,54,740	60,500	33,60,280
296	4408	44	3 BHK	1052	39	1091	1200	20500	2,23,65,500	2,41,54,740	60,500	33,60,280
297	4501	45	3 BHK	1046	42	1088	1197	20550	2,23,58,400	2,41,47,072	60,500	33,51,040
298	4502	45	Studio	281	0	281	309	20550	57,74,550	62,36,514	15,500	8,65,480

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299	4503	45	Studio	281	0	281	309	20550	57,74,550	62,36,514	15,500	8,65,480
300	4504	45	3 BHK	1046	42	1088	1197	20550	2,23,58,400	2,41,47,072	60,500	33,51,040
301	4505	45	3 BHK	1052	39	1091	1200	20550	2,24,20,050	2,42,13,654	60,500	33,60,280
302	4506	45	3 BHK	1052	39	1091	1200	20550	2,24,20,050	2,42,13,654	60,500	33,60,280
303	4507	45	3 BHK	1052	39	1091	1200	20550	2,24,20,050	2,42,13,654	60,500	33,60,280
304	4508	45	3 BHK	1052	39	1091	1200	20550	2,24,20,050	2,42,13,654	60,500	33,60,280
305	4601	46	3 BHK	1046	42	1088	1197	20600	2,24,12,800	2,42,05,824	60,500	33,51,040
306	4602	46	Studio	281	0	281	309	20600	57,88,600	62,51,688	15,500	8,65,480
307	4603	46	Studio	281	0	281	309	20600	57,88,600	62,51,688	15,500	8,65,480
308	4604	46	3 BHK	1046	42	1088	1197	20600	2,24,12,800	2,42,05,824	60,500	33,51,040
309	4605	46	3 BHK	1052	39	1091	1200	20600	2,24,74,600	2,42,72,568	60,500	33,60,280
310	4606	46	3 BHK	1052	39	1091	1200	20600	2,24,74,600	2,42,72,568	60,500	33,60,280
311	4607	46	3 BHK	1052	39	1091	1200	20600	2,24,74,600	2,42,72,568	60,500	33,60,280
312	4608	46	3 BHK	1052	39	1091	1200	20600	2,24,74,600	2,42,72,568	60,500	33,60,280
313	4701	47	3 BHK	1046	42	1088	1197	20650	2,24,67,200	2,42,64,576	60,500	33,51,040
314	4702	47	Studio	281	0	281	309	20650	58,02,650	62,66,862	15,500	8,65,480
315	4703	47	Studio	281	0	281	309	20650	58,02,650	62,66,862	15,500	8,65,480
316	4704	47	3 BHK	1046	42	1088	1197	20650	2,24,67,200	2,42,64,576	60,500	33,51,040
317	4705	47	3 BHK	1052	39	1091	1200	20650	2,25,29,150	2,43,31,482	61,000	33,60,280
318	4706	47	3 BHK	1052	39	1091	1200	20650	2,25,29,150	2,43,31,482	61,000	33,60,280
319	4707	47	3 BHK	1052	39	1091	1200	20650	2,25,29,150	2,43,31,482	61,000	33,60,280
320	4708	47	3 BHK	1052	39	1091	1200	20650	2,25,29,150	2,43,31,482	61,000	33,60,280
321	4801	48	3 BHK	1046	42	1088	1197	20700	2,25,21,600	2,43,23,328	61,000	33,51,040
322	4802	48	Studio	281	0	281	309	20700	58,16,700	62,82,036	15,500	8,65,480
323	4803	48	Studio	281	0	281	309	20700	58,16,700	62,82,036	15,500	8,65,480
324	4804	48	3 BHK	1046	42	1088	1197	20700	2,25,21,600	2,43,23,328	61,000	33,51,040
325	4806	48	4.5 BHK	1663	78	1741	1915	20700	3,60,38,700	3,89,21,796	97,500	53,62,280
326	4807	48	3 BHK	1052	39	1091	1200	20700	2,25,83,700	2,43,90,396	61,000	33,60,280
327	4808	48	3 BHK	1052	39	1091	1200	20700	2,25,83,700	2,43,90,396	61,000	33,60,280
328	4901	49	3 BHK	1046	42	1088	1197	20750	2,25,76,000	2,43,82,080	61,000	33,51,040
329	4902	49	Studio	281	0	281	309	20750	58,30,750	62,97,210	15,500	8,65,480
330	4903	49	Studio	281	0	281	309	20750	58,30,750	62,97,210	15,500	8,65,480
331	4904	49	3 BHK	1046	42	1088	1197	20750	2,25,76,000	2,43,82,080	61,000	33,51,040
332	4905	49	3 BHK	1052	39	1091	1200	20750	2,26,38,250	2,44,49,310	61,000	33,60,280
333	4906	49	3 BHK	1052	39	1091	1200	20750	2,26,38,250	2,44,49,310	61,000	33,60,280

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. Ft.	As per Approved Plan Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
334	4907	49	3 BHK	1052	39	1091	1200	20750	2,26,38,250	2,44,49,310	61,000	33,60,280
335	4908	49	3 BHK	1052	39	1091	1200	20750	2,26,38,250	2,44,49,310	61,000	33,60,280
336	5001	50	3 BHK	1046	42	1088	1197	20800	2,26,30,400	2,44,40,832	61,000	33,51,040
337	5002	50	Studio	281	0	281	309	20800	58,44,800	63,12,384	16,000	8,65,480
338	5003	50	Studio	281	0	281	309	20800	58,44,800	63,12,384	16,000	8,65,480
339	5004	50	3 BHK	1046	42	1088	1197	20800	2,26,30,400	2,44,40,832	61,000	33,51,040
340	5005	50	3 BHK	1052	39	1091	1200	20800	2,26,92,800	2,45,08,224	61,500	33,60,280
341	5006	50	3 BHK	1052	39	1091	1200	20800	2,26,92,800	2,45,08,224	61,500	33,60,280
342	5007	50	3 BHK	1052	39	1091	1200	20800	2,26,92,800	2,45,08,224	61,500	33,60,280
343	5008	50	3 BHK	1052	39	1091	1200	20800	2,26,92,800	2,45,08,224	61,500	33,60,280
344	5101	51	3 BHK	1046	42	1088	1197	20850	2,26,84,800	2,44,99,584	61,000	33,51,040
345	5102	51	Studio	281	0	281	309	20850	58,58,850	63,27,558	16,000	8,65,480
346	5103	51	Studio	281	0	281	309	20850	58,58,850	63,27,558	16,000	8,65,480
347	5104	51	3 BHK	1046	42	1088	1197	20850	2,26,84,800	2,44,99,584	61,000	33,51,040
348	5105	51	3 BHK	1052	39	1091	1200	20850	2,27,47,350	2,45,67,138	61,500	33,60,280
349	5106	51	3 BHK	1052	39	1091	1200	20850	2,27,47,350	2,45,67,138	61,500	33,60,280
350	5107	51	3 BHK	1052	39	1091	1200	20850	2,27,47,350	2,45,67,138	61,500	33,60,280
351	5108	51	3 BHK	1052	39	1091	1200	20850	2,27,47,350	2,45,67,138	61,500	33,60,280
352	5201	52	3 BHK	1046	42	1088	1197	20900	2,27,39,200	2,45,58,336	61,500	33,51,040
353	5202	52	Studio	281	0	281	309	20900	58,72,900	63,42,732	16,000	8,65,480
354	5203	52	Studio	281	0	281	309	20900	58,72,900	63,42,732	16,000	8,65,480
355	5204	52	3 BHK	1046	42	1088	1197	20900	2,27,39,200	2,45,58,336	61,500	33,51,040
356	5205	52	3 BHK	1052	39	1091	1200	20900	2,28,01,900	2,46,26,052	61,500	33,60,280
357	5206	52	3 BHK	1052	39	1091	1200	20900	2,28,01,900	2,46,26,052	61,500	33,60,280
358	5207	52	3 BHK	1052	39	1091	1200	20900	2,28,01,900	2,46,26,052	61,500	33,60,280
359	5208	52	3 BHK	1052	39	1091	1200	20950	2,28,56,450	2,46,84,966	61,500	33,60,280
360	5301	53	3 BHK	1046	42	1088	1197	20950	2,27,93,600	2,46,17,088	61,500	33,51,040
361	5302	53	Studio	281	0	281	309	20950	58,86,950	63,57,906	16,000	8,65,480
362	5303	53	Studio	281	0	281	309	20950	58,86,950	63,57,906	16,000	8,65,480
363	5304	53	3 BHK	1046	42	1088	1197	20950	2,27,93,600	2,46,17,088	61,500	33,51,040
364	5306	53	4.5 BHK	1663	78	1741	1915	20950	3,64,73,950	3,93,91,866	98,500	53,62,280
365	5307	53	3 BHK	1052	39	1091	1200	20950	2,28,56,450	2,46,84,966	61,500	33,60,280
366	5308	53	3 BHK	1052	39	1091	1200	20950	2,28,56,450	2,46,84,966	61,500	33,60,280
367	5401	54	3 BHK	1046	42	1088	1197	21000	2,28,48,000	2,46,75,840	61,500	33,51,040
368	5402	54	Studio	281	0	281	309	21000	59,01,000	63,73,080	16,000	8,65,480

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. Ft.	As per Approved Plan Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
369	5403	54	Studio	281	0	281	309	21000	59,01,000	63,73,080	16,000	8,65,480
370	5404	54	3 BHK	1046	42	1088	1197	21000	2,28,48,000	2,46,75,840	61,500	33,51,040
371	5405	54	3 BHK	1052	39	1091	1200	21000	2,29,11,000	2,47,43,880	62,000	33,60,280
372	5406	54	3 BHK	1052	39	1091	1200	21000	2,29,11,000	2,47,43,880	62,000	33,60,280
373	5407	54	3 BHK	1052	39	1091	1200	21000	2,29,11,000	2,47,43,880	62,000	33,60,280
374	5408	54	3 BHK	1052	39	1091	1200	21000	2,29,11,000	2,47,43,880	62,000	33,60,280
375	5501	55	3 BHK	1046	42	1088	1197	21050	2,29,02,400	2,47,34,592	62,000	33,51,040
376	5502	55	Studio	281	0	281	309	21050	59,15,050	63,88,254	16,000	8,65,480
377	5503	55	Studio	281	0	281	309	21050	59,15,050	63,88,254	16,000	8,65,480
378	5504	55	3 BHK	1046	42	1088	1197	21050	2,29,02,400	2,47,34,592	62,000	33,51,040
379	5505	55	3 BHK	1052	39	1091	1200	21050	2,29,65,550	2,48,02,794	62,000	33,60,280
380	5506	55	3 BHK	1052	39	1091	1200	21050	2,29,65,550	2,48,02,794	62,000	33,60,280
381	5507	55	3 BHK	1052	39	1091	1200	21050	2,29,65,550	2,48,02,794	62,000	33,60,280
382	5508	55	3 BHK	1052	39	1091	1200	21050	2,29,65,550	2,48,02,794	62,000	33,60,280
383	5601	56	3 BHK	1046	42	1088	1197	21100	2,29,56,800	2,47,93,344	62,000	33,51,040
384	5602	56	Studio	281	0	281	309	21100	59,29,100	64,03,428	16,000	8,65,480
385	5603	56	Studio	281	0	281	309	21100	59,29,100	64,03,428	16,000	8,65,480
386	5604	56	3 BHK	1046	42	1088	1197	21100	2,29,56,800	2,47,93,344	62,000	33,51,040
387	5605	56	3 BHK	1052	39	1091	1200	21100	2,30,20,100	2,48,61,708	62,000	33,60,280
388	5606	56	3 BHK	1052	39	1091	1200	21100	2,30,20,100	2,48,61,708	62,000	33,60,280
389	5607	56	3 BHK	1052	39	1091	1200	21100	2,30,20,100	2,48,61,708	62,000	33,60,280
390	5608	56	3 BHK	1052	39	1091	1200	21100	2,30,20,100	2,48,61,708	62,000	33,60,280
391	5701	57	3 BHK	1046	42	1088	1197	21150	2,30,11,200	2,48,52,096	62,000	33,51,040
392	5702	57	Studio	281	0	281	309	21150	59,43,150	64,18,602	16,000	8,65,480
393	5703	57	Studio	281	0	281	309	21150	59,43,150	64,18,602	16,000	8,65,480
394	5704	57	3 BHK	1046	42	1088	1197	21150	2,30,11,200	2,48,52,096	62,000	33,51,040
395	5705	57	3 BHK	1052	39	1091	1200	21150	2,30,74,650	2,49,20,622	62,500	33,60,280
396	5706	57	3 BHK	1052	39	1091	1200	21150	2,30,74,650	2,49,20,622	62,500	33,60,280
397	5707	57	3 BHK	1052	39	1091	1200	21150	2,30,74,650	2,49,20,622	62,500	33,60,280
398	5708	57	3 BHK	1052	39	1091	1200	21150	2,30,74,650	2,49,20,622	62,500	33,60,280
399	5801	58	3 BHK	1046	42	1088	1197	21200	2,30,65,600	2,49,10,848	62,500	33,51,040
400	5802	58	Studio	281	0	281	309	21200	59,57,200	64,33,776	16,000	8,65,480
401	5803	58	Studio	281	0	281	309	21200	59,57,200	64,33,776	16,000	8,65,480
402	5804	58	3 BHK	1046	42	1088	1197	21200	2,30,65,600	2,49,10,848	62,500	33,51,040
403	5806	58	4.5 BHK	1663	78	1741	1915	21200	3,69,09,200	3,98,61,936	99,500	53,62,280

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. Ft.	As per Approved Plan Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
404	5807	58	3 BHK	1052	39	1091	1200	21200	2,31,29,200	2,49,79,536	62,500	33,60,280
405	5808	58	3 BHK	1052	39	1091	1200	21200	2,31,29,200	2,49,79,536	62,500	33,60,280
406	5901 / 6001	59 & 60	Duplex	1864	42	1906	2097	21300	4,05,97,800	4,38,45,624	1,09,500	58,70,480
407	5902	59	Studio	281	0	281	309	21300	59,85,300	64,64,124	16,000	8,65,480
408	5903	59	Studio	281	0	281	309	21300	59,85,300	64,64,124	16,000	8,65,480
409	5904 / 6004	59 & 60	Duplex	1864	42	1906	2097	21300	4,05,97,800	4,38,45,624	1,09,500	58,70,480
410	5905 / 6005	59 & 60	Duplex	1875	39	1914	2105	21300	4,07,68,200	4,40,29,656	1,10,000	58,95,120
411	5906 / 6006	59 & 60	Duplex	1875	39	1914	2105	21300	4,07,68,200	4,40,29,656	1,10,000	58,95,120
412	5907 / 6007	59 & 60	Duplex	1875	39	1914	2105	21300	4,07,68,200	4,40,29,656	1,10,000	58,95,120
413	5908 / 6008	59 & 60	Duplex	1875	39	1914	2105	21300	4,07,68,200	4,40,29,656	1,10,000	58,95,120
414	6002	60	Studio	281	0	281	309	21300	59,85,300	64,64,124	16,000	8,65,480
415	6003	60	Studio	281	0	281	309	21300	59,85,300	64,64,124	16,000	8,65,480
Total				367525	12714	380239	418263		7,58,88,91,500	8,19,60,02,820		1,17,11,36,120

2) Phase - 1, Tower - B:

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. Ft.	As per Approved Plan Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	601 / 701	6	Duplex	1864	0	1864	2050	18650	3,47,63,600	3,75,44,688	94,000	57,41,120
2	602	6	Studio	281	0	281	309	18550	52,12,550	56,29,554	14,000	8,65,480
3	603	6	Studio	281	0	281	309	18550	52,12,550	56,29,554	14,000	8,65,480
4	604 / 704	6 & 7	Duplex	1864	0	1864	2050	18650	3,47,63,600	3,75,44,688	94,000	57,41,120
5	605 / 705	6 & 7	Duplex	1875	0	1875	2063	18650	3,49,68,750	3,77,66,250	94,500	57,75,000
6	606 / 706	6 & 7	Duplex	1875	0	1875	2063	18650	3,49,68,750	3,77,66,250	94,500	57,75,000
7	702	7	Studio	281	0	281	309	18650	52,40,650	56,59,902	14,000	8,65,480
8	703	7	Studio	281	0	281	309	18650	52,40,650	56,59,902	14,000	8,65,480
9	801	8	3 BHK	1046	42	1088	1197	18700	2,03,45,600	2,19,73,248	55,000	33,51,040
10	802	8	Studio	281	0	281	309	18700	52,54,700	56,75,076	14,000	8,65,480
11	803	8	Studio	281	0	281	309	18700	52,54,700	56,75,076	14,000	8,65,480
12	804	8	3 BHK	1046	42	1088	1197	18700	2,03,45,600	2,19,73,248	55,000	33,51,040
13	805	8	3 BHK	1052	39	1091	1200	18700	2,04,01,700	2,20,33,836	55,000	33,60,280
14	806	8	3 BHK	1052	39	1091	1200	18700	2,04,01,700	2,20,33,836	55,000	33,60,280
15	808	8	4.5 BHK	1663	78	1741	1915	18700	3,25,56,700	3,51,61,236	88,000	53,62,280

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. Ft.	As per Approved Plan Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
16	901	9	3 BHK	1046	42	1088	1197	18750	2,04,00,000	2,20,32,000	55,000	33,51,040
17	902	9	Studio	281	0	281	309	18750	52,68,750	56,90,250	14,000	8,65,480
18	903	9	Studio	281	0	281	309	18750	52,68,750	56,90,250	14,000	8,65,480
19	904	9	3 BHK	1046	42	1088	1197	18750	2,04,00,000	2,20,32,000	55,000	33,51,040
20	905	9	3 BHK	1052	39	1091	1200	18750	2,04,56,250	2,20,92,750	55,000	33,60,280
21	906	9	3 BHK	1052	39	1091	1200	18750	2,04,56,250	2,20,92,750	55,000	33,60,280
22	907	9	3 BHK	1052	39	1091	1200	18750	2,04,56,250	2,20,92,750	55,000	33,60,280
23	908	9	3 BHK	1052	39	1091	1200	18750	2,04,56,250	2,20,92,750	55,000	33,60,280
24	1001	10	3 BHK	1046	42	1088	1197	18800	2,04,54,400	2,20,90,752	55,000	33,51,040
25	1002	10	Studio	281	0	281	309	18800	52,82,800	57,05,424	14,500	8,65,480
26	1003	10	Studio	281	0	281	309	18800	52,82,800	57,05,424	14,500	8,65,480
27	1004	10	3 BHK	1046	42	1088	1197	18800	2,04,54,400	2,20,90,752	55,000	33,51,040
28	1005	10	3 BHK	1052	39	1091	1200	18800	2,05,10,800	2,21,51,664	55,500	33,60,280
29	1006	10	3 BHK	1052	39	1091	1200	18800	2,05,10,800	2,21,51,664	55,500	33,60,280
30	1007	10	3 BHK	1052	39	1091	1200	18800	2,05,10,800	2,21,51,664	55,500	33,60,280
31	1008	10	3 BHK	1052	39	1091	1200	18800	2,05,10,800	2,21,51,664	55,500	33,60,280
32	1101	11	3 BHK	1046	42	1088	1197	18850	2,05,08,800	2,21,49,504	55,500	33,51,040
33	1102	11	Studio	281	0	281	309	18850	52,96,850	57,20,598	14,500	8,65,480
34	1103	11	Studio	281	0	281	309	18850	52,96,850	57,20,598	14,500	8,65,480
35	1104	11	3 BHK	1046	42	1088	1197	18850	2,05,08,800	2,21,49,504	55,500	33,51,040
36	1105	11	3 BHK	1052	39	1091	1200	18850	2,05,65,350	2,22,10,578	55,500	33,60,280
37	1106	11	3 BHK	1052	39	1091	1200	18850	2,05,65,350	2,22,10,578	55,500	33,60,280
38	1107	11	3 BHK	1052	39	1091	1200	18850	2,05,65,350	2,22,10,578	55,500	33,60,280
39	1108	11	3 BHK	1052	39	1091	1200	18850	2,05,65,350	2,22,10,578	55,500	33,60,280
40	1201	12	3 BHK	1046	42	1088	1197	18900	2,05,63,200	2,22,08,256	55,500	33,51,040
41	1202	12	Studio	281	0	281	309	18900	53,10,900	57,35,772	14,500	8,65,480
42	1203	12	Studio	281	0	281	309	18900	53,10,900	57,35,772	14,500	8,65,480
43	1204	12	3 BHK	1046	42	1088	1197	18900	2,05,63,200	2,22,08,256	55,500	33,51,040
44	1205	12	3 BHK	1052	39	1091	1200	18900	2,06,19,900	2,22,69,492	55,500	33,60,280
45	1206	12	3 BHK	1052	39	1091	1200	18900	2,06,19,900	2,22,69,492	55,500	33,60,280
46	1207	12	3 BHK	1052	39	1091	1200	18900	2,06,19,900	2,22,69,492	55,500	33,60,280
47	1208	12	3 BHK	1052	39	1091	1200	18900	2,06,19,900	2,22,69,492	55,500	33,60,280
48	1301	13	3 BHK	1046	42	1088	1197	18950	2,06,17,600	2,22,67,008	55,500	33,51,040
49	1302	13	Studio	281	0	281	309	18950	53,24,950	57,50,946	14,500	8,65,480
50	1303	13	Studio	281	0	281	309	18950	53,24,950	57,50,946	14,500	8,65,480
51	1304	13	3 BHK	1046	42	1088	1197	18950	2,06,17,600	2,22,67,008	55,500	33,51,040

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52	1305	13	3 BHK	1052	39	1091	1200	18950	2,06,74,450	2,23,28,406	56,000	33,60,280
53	1306	13	3 BHK	1052	39	1091	1200	18950	2,06,74,450	2,23,28,406	56,000	33,60,280
54	1308	13	4.5 BHK	1663	78	1741	1915	18950	3,29,91,950	3,56,31,306	89,000	53,62,280
55	1401	14	3 BHK	1046	42	1088	1197	19000	2,06,72,000	2,23,25,760	56,000	33,51,040
56	1402	14	Studio	281	0	281	309	19000	53,39,000	57,66,120	14,500	8,65,480
57	1403	14	Studio	281	0	281	309	19000	53,39,000	57,66,120	14,500	8,65,480
58	1404	14	3 BHK	1046	42	1088	1197	19000	2,06,72,000	2,23,25,760	56,000	33,51,040
59	1405	14	3 BHK	1052	39	1091	1200	19000	2,07,29,000	2,23,87,320	56,000	33,60,280
60	1406	14	3 BHK	1052	39	1091	1200	19000	2,07,29,000	2,23,87,320	56,000	33,60,280
61	1407	14	3 BHK	1052	39	1091	1200	19000	2,07,29,000	2,23,87,320	56,000	33,60,280
62	1408	14	3 BHK	1052	39	1091	1200	19000	2,07,29,000	2,23,87,320	56,000	33,60,280
63	1501	15	3 BHK	1046	42	1088	1197	19050	2,07,26,400	2,23,84,512	56,000	33,51,040
64	1502	15	Studio	281	0	281	309	19050	53,53,050	57,81,294	14,500	8,65,480
65	1503	15	Studio	281	0	281	309	19050	53,53,050	57,81,294	14,500	8,65,480
66	1504	15	3 BHK	1046	42	1088	1197	19050	2,07,26,400	2,23,84,512	56,000	33,51,040
67	1505	15	3 BHK	1052	39	1091	1200	19050	2,07,83,550	2,24,46,234	56,000	33,60,280
68	1506	15	3 BHK	1052	39	1091	1200	19050	2,07,83,550	2,24,46,234	56,000	33,60,280
69	1507	15	3 BHK	1052	39	1091	1200	19050	2,07,83,550	2,24,46,234	56,000	33,60,280
70	1508	15	3 BHK	1052	39	1091	1200	19050	2,07,83,550	2,24,46,234	56,000	33,60,280
71	1601	16	3 BHK	1046	42	1088	1197	19100	2,07,80,800	2,24,43,264	56,000	33,51,040
72	1602	16	Studio	281	0	281	309	19100	53,67,100	57,96,468	14,500	8,65,480
73	1603	16	Studio	281	0	281	309	19100	53,67,100	57,96,468	14,500	8,65,480
74	1604	16	3 BHK	1046	42	1088	1197	19100	2,07,80,800	2,24,43,264	56,000	33,51,040
75	1605	16	3 BHK	1052	39	1091	1200	19100	2,08,38,100	2,25,05,148	56,500	33,60,280
76	1606	16	3 BHK	1052	39	1091	1200	19100	2,08,38,100	2,25,05,148	56,500	33,60,280
77	1607	16	3 BHK	1052	39	1091	1200	19100	2,08,38,100	2,25,05,148	56,500	33,60,280
78	1608	16	3 BHK	1052	39	1091	1200	19100	2,08,38,100	2,25,05,148	56,500	33,60,280
79	1701	17	3 BHK	1046	42	1088	1197	19150	2,08,35,200	2,25,02,016	56,500	33,51,040
80	1702	17	Studio	281	0	281	309	19150	53,81,150	58,11,642	14,500	8,65,480
81	1703	17	Studio	281	0	281	309	19150	53,81,150	58,11,642	14,500	8,65,480
82	1704	17	3 BHK	1046	42	1088	1197	19150	2,08,35,200	2,25,02,016	56,500	33,51,040
83	1705	17	3 BHK	1052	39	1091	1200	19150	2,08,92,650	2,25,64,062	56,500	33,60,280
84	1706	17	3 BHK	1052	39	1091	1200	19150	2,08,92,650	2,25,64,062	56,500	33,60,280
85	1707	17	3 BHK	1052	39	1091	1200	19150	2,08,92,650	2,25,64,062	56,500	33,60,280
86	1708	17	3 BHK	1052	39	1091	1200	19150	2,08,92,650	2,25,64,062	56,500	33,60,280

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87	1801	18	3 BHK	1046	42	1088	1197	19200	2,08,89,600	2,25,60,768	56,500	33,51,040
88	1802	18	Studio	281	0	281	309	19200	53,95,200	58,26,816	14,500	8,65,480
89	1803	18	Studio	281	0	281	309	19200	53,95,200	58,26,816	14,500	8,65,480
90	1804	18	3 BHK	1046	42	1088	1197	19200	2,08,89,600	2,25,60,768	56,500	33,51,040
91	1805	18	3 BHK	1052	39	1091	1200	19200	2,09,47,200	2,26,22,976	56,500	33,60,280
92	1806	18	3 BHK	1052	39	1091	1200	19200	2,09,47,200	2,26,22,976	56,500	33,60,280
93	1808	18	4.5 BHK	1663	78	1741	1915	19200	3,34,27,200	3,61,01,376	90,500	53,62,280
94	1901	19	3 BHK	1046	42	1088	1197	19250	2,09,44,000	2,26,19,520	56,500	33,51,040
95	1902	19	Studio	281	0	281	309	19250	54,09,250	58,41,990	14,500	8,65,480
96	1903	19	Studio	281	0	281	309	19250	54,09,250	58,41,990	14,500	8,65,480
97	1904	19	3 BHK	1046	42	1088	1197	19250	2,09,44,000	2,26,19,520	56,500	33,51,040
98	1905	19	3 BHK	1052	39	1091	1200	19250	2,10,01,750	2,26,81,890	56,500	33,60,280
99	1906	19	3 BHK	1052	39	1091	1200	19250	2,10,01,750	2,26,81,890	56,500	33,60,280
100	1907	19	3 BHK	1052	39	1091	1200	19250	2,10,01,750	2,26,81,890	56,500	33,60,280
101	1908	19	3 BHK	1052	39	1091	1200	19250	2,10,01,750	2,26,81,890	56,500	33,60,280
102	2001	20	3 BHK	1046	42	1088	1197	19300	2,09,98,400	2,26,78,272	56,500	33,51,040
103	2002	20	Studio	281	0	281	309	19300	54,23,300	58,57,164	14,500	8,65,480
104	2003	20	Studio	281	0	281	309	19300	54,23,300	58,57,164	14,500	8,65,480
105	2004	20	3 BHK	1046	42	1088	1197	19300	2,09,98,400	2,26,78,272	56,500	33,51,040
106	2005	20	3 BHK	1052	39	1091	1200	19300	2,10,56,300	2,27,40,804	57,000	33,60,280
107	2006	20	3 BHK	1052	39	1091	1200	19300	2,10,56,300	2,27,40,804	57,000	33,60,280
108	2007	20	3 BHK	1052	39	1091	1200	19300	2,10,56,300	2,27,40,804	57,000	33,60,280
109	2008	20	3 BHK	1052	39	1091	1200	19300	2,10,56,300	2,27,40,804	57,000	33,60,280
110	2101	21	3 BHK	1046	42	1088	1197	19350	2,10,52,800	2,27,37,024	57,000	33,51,040
111	2102	21	Studio	281	0	281	309	19350	54,37,350	58,72,338	14,500	8,65,480
112	2103	21	Studio	281	0	281	309	19350	54,37,350	58,72,338	14,500	8,65,480
113	2104	21	3 BHK	1046	42	1088	1197	19350	2,10,52,800	2,27,37,024	57,000	33,51,040
114	2105	21	3 BHK	1052	39	1091	1200	19350	2,11,10,850	2,27,99,718	57,000	33,60,280
115	2106	21	3 BHK	1052	39	1091	1200	19350	2,11,10,850	2,27,99,718	57,000	33,60,280
116	2107	21	3 BHK	1052	39	1091	1200	19350	2,11,10,850	2,27,99,718	57,000	33,60,280
117	2108	21	3 BHK	1052	39	1091	1200	19350	2,11,10,850	2,27,99,718	57,000	33,60,280
118	2201	22	3 BHK	1046	42	1088	1197	19400	2,11,07,200	2,27,95,776	57,000	33,51,040
119	2202	22	Studio	281	0	281	309	19400	54,51,400	58,87,512	14,500	8,65,480
120	2203	22	Studio	281	0	281	309	19400	54,51,400	58,87,512	14,500	8,65,480
121	2204	22	3 BHK	1046	42	1088	1197	19400	2,11,07,200	2,27,95,776	57,000	33,51,040

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122	2205	22	3 BHK	1052	39	1091	1200	19400	2,11,65,400	2,28,58,632	57,000	33,60,280
123	2206	22	3 BHK	1052	39	1091	1200	19400	2,11,65,400	2,28,58,632	57,000	33,60,280
124	2207	22	3 BHK	1052	39	1091	1200	19400	2,11,65,400	2,28,58,632	57,000	33,60,280
125	2208	22	3 BHK	1052	39	1091	1200	19400	2,11,65,400	2,28,58,632	57,000	33,60,280
126	2301	23	3 BHK	1046	42	1088	1197	19450	2,11,61,600	2,28,54,528	57,000	33,51,040
127	2302	23	Studio	281	0	281	309	19450	54,65,450	59,02,686	15,000	8,65,480
128	2303	23	Studio	281	0	281	309	19450	54,65,450	59,02,686	15,000	8,65,480
129	2304	23	3 BHK	1046	42	1088	1197	19450	2,11,61,600	2,28,54,528	57,000	33,51,040
130	2305	23	3 BHK	1052	39	1091	1200	19450	2,12,19,950	2,29,17,546	57,500	33,60,280
131	2306	23	3 BHK	1052	39	1091	1200	19450	2,12,19,950	2,29,17,546	57,500	33,60,280
132	2308	23	4.5 BHK	1663	78	1741	1915	19450	3,38,62,450	3,65,71,446	91,500	53,62,280
133	2401	24	3 BHK	1046	42	1088	1197	19500	2,12,16,000	2,29,13,280	57,500	33,51,040
134	2402	24	Studio	281	0	281	309	19500	54,79,500	59,17,860	15,000	8,65,480
135	2403	24	Studio	281	0	281	309	19500	54,79,500	59,17,860	15,000	8,65,480
136	2404	24	3 BHK	1046	42	1088	1197	19500	2,12,16,000	2,29,13,280	57,500	33,51,040
137	2405	24	3 BHK	1052	39	1091	1200	19500	2,12,74,500	2,29,76,460	57,500	33,60,280
138	2406	24	3 BHK	1052	39	1091	1200	19500	2,12,74,500	2,29,76,460	57,500	33,60,280
139	2407	24	3 BHK	1052	39	1091	1200	19500	2,12,74,500	2,29,76,460	57,500	33,60,280
140	2408	24	3 BHK	1052	39	1091	1200	19500	2,12,74,500	2,29,76,460	57,500	33,60,280
141	2501	25	3 BHK	1046	42	1088	1197	19550	2,12,70,400	2,29,72,032	57,500	33,51,040
142	2502	25	Studio	281	0	281	309	19550	54,93,550	59,33,034	15,000	8,65,480
143	2503	25	Studio	281	0	281	309	19550	54,93,550	59,33,034	15,000	8,65,480
144	2504	25	3 BHK	1046	42	1088	1197	19550	2,12,70,400	2,29,72,032	57,500	33,51,040
145	2505	25	3 BHK	1052	39	1091	1200	19550	2,13,29,050	2,30,35,374	57,500	33,60,280
146	2506	25	3 BHK	1052	39	1091	1200	19550	2,13,29,050	2,30,35,374	57,500	33,60,280
147	2507	25	3 BHK	1052	39	1091	1200	19550	2,13,29,050	2,30,35,374	57,500	33,60,280
148	2508	25	3 BHK	1052	39	1091	1200	19550	2,13,29,050	2,30,35,374	57,500	33,60,280
149	2601	26	3 BHK	1046	42	1088	1197	19600	2,13,24,800	2,30,30,784	57,500	33,51,040
150	2602	26	Studio	281	0	281	309	19600	55,07,600	59,48,208	15,000	8,65,480
151	2603	26	Studio	281	0	281	309	19600	55,07,600	59,48,208	15,000	8,65,480
152	2604	26	3 BHK	1046	42	1088	1197	19600	2,13,24,800	2,30,30,784	57,500	33,51,040
153	2605	26	3 BHK	1052	39	1091	1200	19600	2,13,83,600	2,30,94,288	57,500	33,60,280
154	2606	26	3 BHK	1052	39	1091	1200	19600	2,13,83,600	2,30,94,288	57,500	33,60,280
155	2607	26	3 BHK	1052	39	1091	1200	19600	2,13,83,600	2,30,94,288	57,500	33,60,280
156	2608	26	3 BHK	1052	39	1091	1200	19600	2,13,83,600	2,30,94,288	57,500	33,60,280

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157	2701	27	3 BHK	1046	42	1088	1197	19650	2,13,79,200	2,30,89,536	57,500	33,51,040
158	2702	27	Studio	281	0	281	309	19650	55,21,650	59,63,382	15,000	8,65,480
159	2703	27	Studio	281	0	281	309	19650	55,21,650	59,63,382	15,000	8,65,480
160	2704	27	3 BHK	1046	42	1088	1197	19650	2,13,79,200	2,30,89,536	57,500	33,51,040
161	2705	27	3 BHK	1052	39	1091	1200	19650	2,14,38,150	2,31,53,202	58,000	33,60,280
162	2706	27	3 BHK	1052	39	1091	1200	19650	2,14,38,150	2,31,53,202	58,000	33,60,280
163	2707	27	3 BHK	1052	39	1091	1200	19650	2,14,38,150	2,31,53,202	58,000	33,60,280
164	2708	27	3 BHK	1052	39	1091	1200	19650	2,14,38,150	2,31,53,202	58,000	33,60,280
165	2801	28	3 BHK	1046	42	1088	1197	19700	2,14,33,600	2,31,48,288	58,000	33,51,040
166	2802	28	Studio	281	0	281	309	19700	55,35,700	59,78,556	15,000	8,65,480
167	2803	28	Studio	281	0	281	309	19700	55,35,700	59,78,556	15,000	8,65,480
168	2804	28	3 BHK	1046	42	1088	1197	19700	2,14,33,600	2,31,48,288	58,000	33,51,040
169	2805	28	3 BHK	1052	39	1091	1200	19700	2,14,92,700	2,32,12,116	58,000	33,60,280
170	2806	28	3 BHK	1052	39	1091	1200	19700	2,14,92,700	2,32,12,116	58,000	33,60,280
171	2808	28	4.5 BHK	1663	78	1741	1915	19700	3,42,97,700	3,70,41,516	92,500	53,62,280
172	2901	29	3 BHK	1046	42	1088	1197	19750	2,14,88,000	2,32,07,040	58,000	33,51,040
173	2902	29	Studio	281	0	281	309	19750	55,49,750	59,93,730	15,000	8,65,480
174	2903	29	Studio	281	0	281	309	19750	55,49,750	59,93,730	15,000	8,65,480
175	2904	29	3 BHK	1046	42	1088	1197	19750	2,14,88,000	2,32,07,040	58,000	33,51,040
176	2905	29	3 BHK	1052	39	1091	1200	19750	2,15,47,250	2,32,71,030	58,000	33,60,280
177	2906	29	3 BHK	1052	39	1091	1200	19750	2,15,47,250	2,32,71,030	58,000	33,60,280
178	2907	29	3 BHK	1052	39	1091	1200	19750	2,15,47,250	2,32,71,030	58,000	33,60,280
179	2908	29	3 BHK	1052	39	1091	1200	19750	2,15,47,250	2,32,71,030	58,000	33,60,280
180	3001	30	3 BHK	1046	42	1088	1197	19800	2,15,42,400	2,32,65,792	58,000	33,51,040
181	3002	30	Studio	281	0	281	309	19800	55,63,800	60,08,904	15,000	8,65,480
182	3003	30	Studio	281	0	281	309	19800	55,63,800	60,08,904	15,000	8,65,480
183	3004	30	3 BHK	1046	42	1088	1197	19800	2,15,42,400	2,32,65,792	58,000	33,51,040
184	3005	30	3 BHK	1052	39	1091	1200	19800	2,16,01,800	2,33,29,944	58,500	33,60,280
185	3006	30	3 BHK	1052	39	1091	1200	19800	2,16,01,800	2,33,29,944	58,500	33,60,280
186	3007	30	3 BHK	1052	39	1091	1200	19800	2,16,01,800	2,33,29,944	58,500	33,60,280
187	3008	30	3 BHK	1052	39	1091	1200	19800	2,16,01,800	2,33,29,944	58,500	33,60,280
188	3101	31	3 BHK	1046	42	1088	1197	19850	2,15,96,800	2,33,24,544	58,500	33,51,040
189	3102	31	Studio	281	0	281	309	19850	55,77,850	60,24,078	15,000	8,65,480
190	3103	31	Studio	281	0	281	309	19850	55,77,850	60,24,078	15,000	8,65,480
191	3104	31	3 BHK	1046	42	1088	1197	19850	2,15,96,800	2,33,24,544	58,500	33,51,040

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. Ft.	As per Approved Plan Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
192	3105	31	3 BHK	1052	39	1091	1200	19850	2,16,56,350	2,33,88,858	58,500	33,60,280
193	3106	31	3 BHK	1052	39	1091	1200	19850	2,16,56,350	2,33,88,858	58,500	33,60,280
194	3107	31	3 BHK	1052	39	1091	1200	19850	2,16,56,350	2,33,88,858	58,500	33,60,280
195	3108	31	3 BHK	1052	39	1091	1200	19850	2,16,56,350	2,33,88,858	58,500	33,60,280
196	3201	32	3 BHK	1046	42	1088	1197	19900	2,16,51,200	2,33,83,296	58,500	33,51,040
197	3202	32	Studio	281	0	281	309	19900	55,91,900	60,39,252	15,000	8,65,480
198	3203	32	Studio	281	0	281	309	19900	55,91,900	60,39,252	15,000	8,65,480
199	3204	32	3 BHK	1046	42	1088	1197	19900	2,16,51,200	2,33,83,296	58,500	33,51,040
200	3205	32	3 BHK	1052	39	1091	1200	19900	2,17,10,900	2,34,47,772	58,500	33,60,280
201	3206	32	3 BHK	1052	39	1091	1200	19900	2,17,10,900	2,34,47,772	58,500	33,60,280
202	3207	32	3 BHK	1052	39	1091	1200	19900	2,17,10,900	2,34,47,772	58,500	33,60,280
203	3208	32	3 BHK	1052	39	1091	1200	19900	2,17,10,900	2,34,47,772	58,500	33,60,280
204	3301	33	3 BHK	1046	42	1088	1197	19950	2,17,05,600	2,34,42,048	58,500	33,51,040
205	3302	33	Studio	281	0	281	309	19950	56,05,950	60,54,426	15,000	8,65,480
206	3303	33	Studio	281	0	281	309	19950	56,05,950	60,54,426	15,000	8,65,480
207	3304	33	3 BHK	1046	42	1088	1197	19950	2,17,05,600	2,34,42,048	58,500	33,51,040
208	3305	33	3 BHK	1052	39	1091	1200	19950	2,17,65,450	2,35,06,686	59,000	33,60,280
209	3306	33	3 BHK	1052	39	1091	1200	19950	2,17,65,450	2,35,06,686	59,000	33,60,280
210	3308	33	4.5 BHK	1663	78	1741	1915	19950	3,47,32,950	3,75,11,586	94,000	53,62,280
211	3401	34	3 BHK	1046	42	1088	1197	20000	2,17,60,000	2,35,00,800	59,000	33,51,040
212	3402	34	Studio	281	0	281	309	20000	56,20,000	60,69,600	15,000	8,65,480
213	3403	34	Studio	281	0	281	309	20000	56,20,000	60,69,600	15,000	8,65,480
214	3404	34	3 BHK	1046	42	1088	1197	20000	2,17,60,000	2,35,00,800	59,000	33,51,040
215	3405	34	3 BHK	1052	39	1091	1200	20000	2,18,20,000	2,35,65,600	59,000	33,60,280
216	3406	34	3 BHK	1052	39	1091	1200	20000	2,18,20,000	2,35,65,600	59,000	33,60,280
217	3407	34	3 BHK	1052	39	1091	1200	20000	2,18,20,000	2,35,65,600	59,000	33,60,280
218	3408	34	3 BHK	1052	39	1091	1200	20000	2,18,20,000	2,35,65,600	59,000	33,60,280
219	3501	35	3 BHK	1046	42	1088	1197	20050	2,18,14,400	2,35,59,552	59,000	33,51,040
220	3502	35	Studio	281	0	281	309	20050	56,34,050	60,84,774	15,000	8,65,480
221	3503	35	Studio	281	0	281	309	20050	56,34,050	60,84,774	15,000	8,65,480
222	3504	35	3 BHK	1046	42	1088	1197	20050	2,18,14,400	2,35,59,552	59,000	33,51,040
223	3505	35	3 BHK	1052	39	1091	1200	20050	2,18,74,550	2,36,24,514	59,000	33,60,280
224	3506	35	3 BHK	1052	39	1091	1200	20050	2,18,74,550	2,36,24,514	59,000	33,60,280
225	3507	35	3 BHK	1052	39	1091	1200	20050	2,18,74,550	2,36,24,514	59,000	33,60,280
226	3508	35	3 BHK	1052	39	1091	1200	20050	2,18,74,550	2,36,24,514	59,000	33,60,280

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227	3601	36	3 BHK	1046	42	1088	1197	20100	2,18,68,800	2,36,18,304	59,000	33,51,040
228	3602	36	Studio	281	0	281	309	20100	56,48,100	60,99,948	15,000	8,65,480
229	3603	36	Studio	281	0	281	309	20100	56,48,100	60,99,948	15,000	8,65,480
230	3604	36	3 BHK	1046	42	1088	1197	20100	2,18,68,800	2,36,18,304	59,000	33,51,040
231	3605	36	3 BHK	1052	39	1091	1200	20100	2,19,29,100	2,36,83,428	59,000	33,60,280
232	3606	36	3 BHK	1052	39	1091	1200	20100	2,19,29,100	2,36,83,428	59,000	33,60,280
233	3607	36	3 BHK	1052	39	1091	1200	20100	2,19,29,100	2,36,83,428	59,000	33,60,280
234	3608	36	3 BHK	1052	39	1091	1200	20100	2,19,29,100	2,36,83,428	59,000	33,60,280
235	3701	37	3 BHK	1046	42	1088	1197	20150	2,19,23,200	2,36,77,056	59,000	33,51,040
236	3702	37	Studio	281	0	281	309	20150	56,62,150	61,15,122	15,500	8,65,480
237	3703	37	Studio	281	0	281	309	20150	56,62,150	61,15,122	15,500	8,65,480
238	3704	37	3 BHK	1046	42	1088	1197	20150	2,19,23,200	2,36,77,056	59,000	33,51,040
239	3705	37	3 BHK	1052	39	1091	1200	20150	2,19,83,650	2,37,42,342	59,500	33,60,280
240	3706	37	3 BHK	1052	39	1091	1200	20150	2,19,83,650	2,37,42,342	59,500	33,60,280
241	3707	37	3 BHK	1052	39	1091	1200	20150	2,19,83,650	2,37,42,342	59,500	33,60,280
242	3708	37	3 BHK	1052	39	1091	1200	20150	2,19,83,650	2,37,42,342	59,500	33,60,280
243	3801	38	3 BHK	1046	42	1088	1197	20200	2,19,77,600	2,37,35,808	59,500	33,51,040
244	3802	38	Studio	281	0	281	309	20200	56,76,200	61,30,296	15,500	8,65,480
245	3803	38	Studio	281	0	281	309	20200	56,76,200	61,30,296	15,500	8,65,480
246	3804	38	3 BHK	1046	42	1088	1197	20200	2,19,77,600	2,37,35,808	59,500	33,51,040
247	3805	38	3 BHK	1052	39	1091	1200	20200	2,20,38,200	2,38,01,256	59,500	33,60,280
248	3806	38	3 BHK	1052	39	1091	1200	20200	2,20,38,200	2,38,01,256	59,500	33,60,280
249	3808	38	4.5 BHK	1663	78	1741	1915	20200	3,51,68,200	3,79,81,656	95,000	53,62,280
250	3901	39	3 BHK	1046	42	1088	1197	20250	2,20,32,000	2,37,94,560	59,500	33,51,040
251	3902	39	Studio	281	0	281	309	20250	56,90,250	61,45,470	15,500	8,65,480
252	3903	39	Studio	281	0	281	309	20250	56,90,250	61,45,470	15,500	8,65,480
253	3904	39	3 BHK	1046	42	1088	1197	20250	2,20,32,000	2,37,94,560	59,500	33,51,040
254	3905	39	3 BHK	1052	39	1091	1200	20250	2,20,92,750	2,38,60,170	59,500	33,60,280
255	3906	39	3 BHK	1052	39	1091	1200	20250	2,20,92,750	2,38,60,170	59,500	33,60,280
256	3907	39	3 BHK	1052	39	1091	1200	20250	2,20,92,750	2,38,60,170	59,500	33,60,280
257	3908	39	3 BHK	1052	39	1091	1200	20250	2,20,92,750	2,38,60,170	59,500	33,60,280
258	4001	40	3 BHK	1046	42	1088	1197	20300	2,20,86,400	2,38,53,312	59,500	33,51,040
259	4002	40	Studio	281	0	281	309	20300	57,04,300	61,60,644	15,500	8,65,480
260	4003	40	Studio	281	0	281	309	20300	57,04,300	61,60,644	15,500	8,65,480
261	4004	40	3 BHK	1046	42	1088	1197	20300	2,20,86,400	2,38,53,312	59,500	33,51,040

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262	4005	40	3 BHK	1052	39	1091	1200	20300	2,21,47,300	2,39,19,084	60,000	33,60,280
263	4006	40	3 BHK	1052	39	1091	1200	20300	2,21,47,300	2,39,19,084	60,000	33,60,280
264	4007	40	3 BHK	1052	39	1091	1200	20300	2,21,47,300	2,39,19,084	60,000	33,60,280
265	4008	40	3 BHK	1052	39	1091	1200	20300	2,21,47,300	2,39,19,084	60,000	33,60,280
266	4101	41	3 BHK	1046	42	1088	1197	20350	2,21,40,800	2,39,12,064	60,000	33,51,040
267	4102	41	Studio	281	0	281	309	20350	57,18,350	61,75,818	15,500	8,65,480
268	4103	41	Studio	281	0	281	309	20350	57,18,350	61,75,818	15,500	8,65,480
269	4104	41	3 BHK	1046	42	1088	1197	20350	2,21,40,800	2,39,12,064	60,000	33,51,040
270	4105	41	3 BHK	1052	39	1091	1200	20350	2,22,01,850	2,39,77,998	60,000	33,60,280
271	4106	41	3 BHK	1052	39	1091	1200	20350	2,22,01,850	2,39,77,998	60,000	33,60,280
272	4107	41	3 BHK	1052	39	1091	1200	20350	2,22,01,850	2,39,77,998	60,000	33,60,280
273	4108	41	3 BHK	1052	39	1091	1200	20350	2,22,01,850	2,39,77,998	60,000	33,60,280
274	4201	42	3 BHK	1046	42	1088	1197	20400	2,21,95,200	2,39,70,816	60,000	33,51,040
275	4202	42	Studio	281	0	281	309	20400	57,32,400	61,90,992	15,500	8,65,480
276	4203	42	Studio	281	0	281	309	20400	57,32,400	61,90,992	15,500	8,65,480
277	4204	42	3 BHK	1046	42	1088	1197	20400	2,21,95,200	2,39,70,816	60,000	33,51,040
278	4205	42	3 BHK	1052	39	1091	1200	20400	2,22,56,400	2,40,36,912	60,000	33,60,280
279	4206	42	3 BHK	1052	39	1091	1200	20400	2,22,56,400	2,40,36,912	60,000	33,60,280
280	4207	42	3 BHK	1052	39	1091	1200	20400	2,22,56,400	2,40,36,912	60,000	33,60,280
281	4208	42	3 BHK	1052	39	1091	1200	20400	2,22,56,400	2,40,36,912	60,000	33,60,280
282	4301	43	3 BHK	1046	42	1088	1197	20450	2,22,49,600	2,40,29,568	60,000	33,51,040
283	4302	43	Studio	281	0	281	309	20450	57,46,450	62,06,166	15,500	8,65,480
284	4303	43	Studio	281	0	281	309	20450	57,46,450	62,06,166	15,500	8,65,480
285	4304	43	3 BHK	1046	42	1088	1197	20450	2,22,49,600	2,40,29,568	60,000	33,51,040
286	4305	43	3 BHK	1052	39	1091	1200	20450	2,23,10,950	2,40,95,826	60,000	33,60,280
287	4306	43	3 BHK	1052	39	1091	1200	20450	2,23,10,950	2,40,95,826	60,000	33,60,280
288	4308	43	4.5 BHK	1663	78	1741	1915	20450	3,56,03,450	3,84,51,726	96,000	53,62,280
289	4401	44	3 BHK	1046	42	1088	1197	20500	2,23,04,000	2,40,88,320	60,000	33,51,040
290	4402	44	Studio	281	0	281	309	20500	57,60,500	62,21,340	15,500	8,65,480
291	4403	44	Studio	281	0	281	309	20500	57,60,500	62,21,340	15,500	8,65,480
292	4404	44	3 BHK	1046	42	1088	1197	20500	2,23,04,000	2,40,88,320	60,000	33,51,040
293	4405	44	3 BHK	1052	39	1091	1200	20500	2,23,65,500	2,41,54,740	60,500	33,60,280
294	4406	44	3 BHK	1052	39	1091	1200	20500	2,23,65,500	2,41,54,740	60,500	33,60,280
295	4407	44	3 BHK	1052	39	1091	1200	20500	2,23,65,500	2,41,54,740	60,500	33,60,280
296	4408	44	3 BHK	1052	39	1091	1200	20500	2,23,65,500	2,41,54,740	60,500	33,60,280

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297	4501	45	3 BHK	1046	42	1088	1197	20550	2,23,58,400	2,41,47,072	60,500	33,51,040
298	4502	45	Studio	281	0	281	309	20550	57,74,550	62,36,514	15,500	8,65,480
299	4503	45	Studio	281	0	281	309	20550	57,74,550	62,36,514	15,500	8,65,480
300	4504	45	3 BHK	1046	42	1088	1197	20550	2,23,58,400	2,41,47,072	60,500	33,51,040
301	4505	45	3 BHK	1052	39	1091	1200	20550	2,24,20,050	2,42,13,654	60,500	33,60,280
302	4506	45	3 BHK	1052	39	1091	1200	20550	2,24,20,050	2,42,13,654	60,500	33,60,280
303	4507	45	3 BHK	1052	39	1091	1200	20550	2,24,20,050	2,42,13,654	60,500	33,60,280
304	4508	45	3 BHK	1052	39	1091	1200	20550	2,24,20,050	2,42,13,654	60,500	33,60,280
305	4601	46	3 BHK	1046	42	1088	1197	20600	2,24,12,800	2,42,05,824	60,500	33,51,040
306	4602	46	Studio	281	0	281	309	20600	57,88,600	62,51,688	15,500	8,65,480
307	4603	46	Studio	281	0	281	309	20600	57,88,600	62,51,688	15,500	8,65,480
308	4604	46	3 BHK	1046	42	1088	1197	20600	2,24,12,800	2,42,05,824	60,500	33,51,040
309	4605	46	3 BHK	1052	39	1091	1200	20600	2,24,74,600	2,42,72,568	60,500	33,60,280
310	4606	46	3 BHK	1052	39	1091	1200	20600	2,24,74,600	2,42,72,568	60,500	33,60,280
311	4607	46	3 BHK	1052	39	1091	1200	20600	2,24,74,600	2,42,72,568	60,500	33,60,280
312	4608	46	3 BHK	1052	39	1091	1200	20600	2,24,74,600	2,42,72,568	60,500	33,60,280
313	4701	47	3 BHK	1046	42	1088	1197	20650	2,24,67,200	2,42,64,576	60,500	33,51,040
314	4702	47	Studio	281	0	281	309	20650	58,02,650	62,66,862	15,500	8,65,480
315	4703	47	Studio	281	0	281	309	20650	58,02,650	62,66,862	15,500	8,65,480
316	4704	47	3 BHK	1046	42	1088	1197	20650	2,24,67,200	2,42,64,576	60,500	33,51,040
317	4705	47	3 BHK	1052	39	1091	1200	20650	2,25,29,150	2,43,31,482	61,000	33,60,280
318	4706	47	3 BHK	1052	39	1091	1200	20650	2,25,29,150	2,43,31,482	61,000	33,60,280
319	4707	47	3 BHK	1052	39	1091	1200	20650	2,25,29,150	2,43,31,482	61,000	33,60,280
320	4708	47	3 BHK	1052	39	1091	1200	20650	2,25,29,150	2,43,31,482	61,000	33,60,280
321	4801	48	3 BHK	1046	42	1088	1197	20700	2,25,21,600	2,43,23,328	61,000	33,51,040
322	4802	48	Studio	281	0	281	309	20700	58,16,700	62,82,036	15,500	8,65,480
323	4803	48	Studio	281	0	281	309	20700	58,16,700	62,82,036	15,500	8,65,480
324	4804	48	3 BHK	1046	42	1088	1197	20700	2,25,21,600	2,43,23,328	61,000	33,51,040
325	4805	48	3 BHK	1052	39	1091	1200	20700	2,25,83,700	2,43,90,396	61,000	33,60,280
326	4806	48	3 BHK	1052	39	1091	1200	20700	2,25,83,700	2,43,90,396	61,000	33,60,280
327	4808	48	4.5 BHK	1663	78	1741	1915	20700	3,60,38,700	3,89,21,796	97,500	53,62,280
328	4901	49	3 BHK	1046	42	1088	1197	20750	2,25,76,000	2,43,82,080	61,000	33,51,040
329	4902	49	Studio	281	0	281	309	20750	58,30,750	62,97,210	15,500	8,65,480
330	4903	49	Studio	281	0	281	309	20750	58,30,750	62,97,210	15,500	8,65,480
331	4904	49	3 BHK	1046	42	1088	1197	20750	2,25,76,000	2,43,82,080	61,000	33,51,040

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. Ft.	As per Approved Plan Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
332	4905	49	3 BHK	1052	39	1091	1200	20750	2,26,38,250	2,44,49,310	61,000	33,60,280
333	4906	49	3 BHK	1052	39	1091	1200	20750	2,26,38,250	2,44,49,310	61,000	33,60,280
334	4907	49	3 BHK	1052	39	1091	1200	20750	2,26,38,250	2,44,49,310	61,000	33,60,280
335	4908	49	3 BHK	1052	39	1091	1200	20750	2,26,38,250	2,44,49,310	61,000	33,60,280
336	5001	50	3 BHK	1046	42	1088	1197	20800	2,26,30,400	2,44,40,832	61,000	33,51,040
337	5002	50	Studio	281	0	281	309	20800	58,44,800	63,12,384	16,000	8,65,480
338	5003	50	Studio	281	0	281	309	20800	58,44,800	63,12,384	16,000	8,65,480
339	5004	50	3 BHK	1046	42	1088	1197	20800	2,26,30,400	2,44,40,832	61,000	33,51,040
340	5005	50	3 BHK	1052	39	1091	1200	20800	2,26,92,800	2,45,08,224	61,500	33,60,280
341	5006	50	3 BHK	1052	39	1091	1200	20800	2,26,92,800	2,45,08,224	61,500	33,60,280
342	5007	50	3 BHK	1052	39	1091	1200	20800	2,26,92,800	2,45,08,224	61,500	33,60,280
343	5008	50	3 BHK	1052	39	1091	1200	20800	2,26,92,800	2,45,08,224	61,500	33,60,280
344	5101	51	3 BHK	1046	42	1088	1197	20850	2,26,84,800	2,44,99,584	61,000	33,51,040
345	5102	51	Studio	281	0	281	309	20850	58,58,850	63,27,558	16,000	8,65,480
346	5103	51	Studio	281	0	281	309	20850	58,58,850	63,27,558	16,000	8,65,480
347	5104	51	3 BHK	1046	42	1088	1197	20850	2,26,84,800	2,44,99,584	61,000	33,51,040
348	5105	51	3 BHK	1052	39	1091	1200	20850	2,27,47,350	2,45,67,138	61,500	33,60,280
349	5106	51	3 BHK	1052	39	1091	1200	20850	2,27,47,350	2,45,67,138	61,500	33,60,280
350	5107	51	3 BHK	1052	39	1091	1200	20850	2,27,47,350	2,45,67,138	61,500	33,60,280
351	5108	51	3 BHK	1052	39	1091	1200	20850	2,27,47,350	2,45,67,138	61,500	33,60,280
352	5201	52	3 BHK	1046	42	1088	1197	20900	2,27,39,200	2,45,58,336	61,500	33,51,040
353	5202	52	Studio	281	0	281	309	20900	58,72,900	63,42,732	16,000	8,65,480
354	5203	52	Studio	281	0	281	309	20900	58,72,900	63,42,732	16,000	8,65,480
355	5204	52	3 BHK	1046	42	1088	1197	20900	2,27,39,200	2,45,58,336	61,500	33,51,040
356	5205	52	3 BHK	1052	39	1091	1200	20900	2,28,01,900	2,46,26,052	61,500	33,60,280
357	5206	52	3 BHK	1052	39	1091	1200	20900	2,28,01,900	2,46,26,052	61,500	33,60,280
358	5207	52	3 BHK	1052	39	1091	1200	20900	2,28,01,900	2,46,26,052	61,500	33,60,280
359	5208	52	3 BHK	1052	39	1091	1200	20900	2,28,01,900	2,46,26,052	61,500	33,60,280
360	5301	53	3 BHK	1046	42	1088	1197	20950	2,27,93,600	2,46,17,088	61,500	33,51,040
361	5302	53	Studio	281	0	281	309	20950	58,86,950	63,57,906	16,000	8,65,480
362	5303	53	Studio	281	0	281	309	20950	58,86,950	63,57,906	16,000	8,65,480
363	5304	53	3 BHK	1046	42	1088	1197	20950	2,27,93,600	2,46,17,088	61,500	33,51,040
364	5305	53	3 BHK	1052	39	1091	1200	20950	2,28,56,450	2,46,84,966	61,500	33,60,280
365	5306	53	3 BHK	1052	39	1091	1200	20950	2,28,56,450	2,46,84,966	61,500	33,60,280
366	5308	53	4.5 BHK	1663	78	1741	1915	20950	3,64,73,950	3,93,91,866	98,500	53,62,280

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. Ft.	As per Approved Plan Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
367	5401	54	3 BHK	1046	42	1088	1197	21000	2,28,48,000	2,46,75,840	61,500	33,51,040
368	5402	54	Studio	281	0	281	309	21000	59,01,000	63,73,080	16,000	8,65,480
369	5403	54	Studio	281	0	281	309	21000	59,01,000	63,73,080	16,000	8,65,480
370	5404	54	3 BHK	1046	42	1088	1197	21000	2,28,48,000	2,46,75,840	61,500	33,51,040
371	5405	54	3 BHK	1052	39	1091	1200	21000	2,29,11,000	2,47,43,880	62,000	33,60,280
372	5406	54	3 BHK	1052	39	1091	1200	21000	2,29,11,000	2,47,43,880	62,000	33,60,280
373	5407	54	3 BHK	1052	39	1091	1200	21000	2,29,11,000	2,47,43,880	62,000	33,60,280
374	5408	54	3 BHK	1052	39	1091	1200	21000	2,29,11,000	2,47,43,880	62,000	33,60,280
375	5501	55	3 BHK	1046	42	1088	1197	21050	2,29,02,400	2,47,34,592	62,000	33,51,040
376	5502	55	Studio	281	0	281	309	21050	59,15,050	63,88,254	16,000	8,65,480
377	5503	55	Studio	281	0	281	309	21050	59,15,050	63,88,254	16,000	8,65,480
378	5504	55	3 BHK	1046	42	1088	1197	21050	2,29,02,400	2,47,34,592	62,000	33,51,040
379	5505	55	3 BHK	1052	39	1091	1200	21050	2,29,65,550	2,48,02,794	62,000	33,60,280
380	5506	55	3 BHK	1052	39	1091	1200	21050	2,29,65,550	2,48,02,794	62,000	33,60,280
381	5507	55	3 BHK	1052	39	1091	1200	21050	2,29,65,550	2,48,02,794	62,000	33,60,280
382	5508	55	3 BHK	1052	39	1091	1200	21050	2,29,65,550	2,48,02,794	62,000	33,60,280
383	5601	56	3 BHK	1046	42	1088	1197	21100	2,29,56,800	2,47,93,344	62,000	33,51,040
384	5602	56	Studio	281	0	281	309	21100	59,29,100	64,03,428	16,000	8,65,480
385	5603	56	Studio	281	0	281	309	21100	59,29,100	64,03,428	16,000	8,65,480
386	5604	56	3 BHK	1046	42	1088	1197	21100	2,29,56,800	2,47,93,344	62,000	33,51,040
387	5605	56	3 BHK	1052	39	1091	1200	21100	2,30,20,100	2,48,61,708	62,000	33,60,280
388	5606	56	3 BHK	1052	39	1091	1200	21100	2,30,20,100	2,48,61,708	62,000	33,60,280
389	5607	56	3 BHK	1052	39	1091	1200	21100	2,30,20,100	2,48,61,708	62,000	33,60,280
390	5608	56	3 BHK	1052	39	1091	1200	21100	2,30,20,100	2,48,61,708	62,000	33,60,280
391	5701	57	3 BHK	1046	42	1088	1197	21150	2,30,11,200	2,48,52,096	62,000	33,51,040
392	5702	57	Studio	281	0	281	309	21150	59,43,150	64,18,602	16,000	8,65,480
393	5703	57	Studio	281	0	281	309	21150	59,43,150	64,18,602	16,000	8,65,480
394	5704	57	3 BHK	1046	42	1088	1197	21150	2,30,11,200	2,48,52,096	62,000	33,51,040
395	5705	57	3 BHK	1052	39	1091	1200	21150	2,30,74,650	2,49,20,622	62,500	33,60,280
396	5706	57	3 BHK	1052	39	1091	1200	21150	2,30,74,650	2,49,20,622	62,500	33,60,280
397	5707	57	3 BHK	1052	39	1091	1200	21150	2,30,74,650	2,49,20,622	62,500	33,60,280
398	5708	57	3 BHK	1052	39	1091	1200	21150	2,30,74,650	2,49,20,622	62,500	33,60,280
399	5801	58	3 BHK	1046	42	1088	1197	21200	2,30,65,600	2,49,10,848	62,500	33,51,040
400	5802	58	Studio	281	0	281	309	21200	59,57,200	64,33,776	16,000	8,65,480
401	5803	58	Studio	281	0	281	309	21200	59,57,200	64,33,776	16,000	8,65,480

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. Ft.	As per Approved Plan Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
402	5804	58	3 BHK	1046	42	1088	1197	21200	2,30,65,600	2,49,10,848	62,500	33,51,040
403	5805	58	3 BHK	1052	39	1091	1200	21200	2,31,29,200	2,49,79,536	62,500	33,60,280
404	5806	58	3 BHK	1052	39	1091	1200	21200	2,31,29,200	2,49,79,536	62,500	33,60,280
405	5808	58	4.5 BHK	1663	78	1741	1915	21200	3,69,09,200	3,98,61,936	99,500	53,62,280
406	5901 / 6001	59 & 60	Duplex	1864	42	1906	2097	21300	4,05,97,800	4,38,45,624	1,09,500	58,70,480
407	5902	59	Studio	281	0	281	309	21300	59,85,300	64,64,124	16,000	8,65,480
408	5903	59	Studio	281	0	281	309	21300	59,85,300	64,64,124	16,000	8,65,480
409	5904 / 6004	59 & 60	Duplex	1864	42	1906	2097	21300	4,05,97,800	4,38,45,624	1,09,500	58,70,480
410	5905 / 6005	59 & 60	Duplex	1875	39	1914	2105	21300	4,07,68,200	4,40,29,656	1,10,000	58,95,120
411	5906 / 6006	59 & 60	Duplex	1875	39	1914	2105	21300	4,07,68,200	4,40,29,656	1,10,000	58,95,120
412	5907 / 6007	59 & 60	Duplex	1875	39	1914	2105	21300	4,07,68,200	4,40,29,656	1,10,000	58,95,120
413	5908 / 6008	59 & 60	Duplex	1875	39	1914	2105	21300	4,07,68,200	4,40,29,656	1,10,000	58,95,120
414	6002	60	Studio	281	0	281	309	21300	59,85,300	64,64,124	16,000	8,65,480
415	6003	60	Studio	281	0	281	309	21300	59,85,300	64,64,124	16,000	8,65,480
Total				366065	12480	378545	416399		7,55,77,33,150	8,16,23,51,802		1,16,59,18,600

3) Phase - 1, Tower - C:

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. Ft.	As per Approved Plan Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	401	4	3 BHK	1046	42	1088	1197	18500	2,01,28,000	2,17,38,240	54,500	33,51,040
2	402	4	Studio	281	0	281	309	18500	51,98,500	56,14,380	14,000	8,65,480
3	403	4	Studio	281	0	281	309	18500	51,98,500	56,14,380	14,000	8,65,480
4	404	4	3 BHK	1130	42	1172	1289	18500	2,16,82,000	2,34,16,560	58,500	36,09,760
5	501	5	3 BHK	1046	42	1088	1197	18500	2,01,28,000	2,17,38,240	54,500	33,51,040
6	502	5	Studio	281	0	281	309	18500	51,98,500	56,14,380	14,000	8,65,480
7	503	5	Studio	281	0	281	309	18500	51,98,500	56,14,380	14,000	8,65,480
8	504	5	3 BHK	1130	42	1172	1289	18500	2,16,82,000	2,34,16,560	58,500	36,09,760
9	601	6	3 BHK	1046	42	1088	1197	18550	2,01,82,400	2,17,96,992	54,500	33,51,040
10	602	6	Studio	281	0	281	309	18550	52,12,550	56,29,554	14,000	8,65,480
11	603	6	Studio	281	0	281	309	18550	52,12,550	56,29,554	14,000	8,65,480
12	604	6	3 BHK	1051	42	1093	1202	18550	2,02,75,150	2,18,97,162	54,500	33,66,440
13	605 / 705	6 & 7	Duplex	1875	0	1875	2063	18650	3,49,68,750	3,77,66,250	94,500	57,75,000

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. Ft.	As per Approved Plan Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
14	606 / 706	6 & 7	Duplex	1875	0	1875	2063	18650	3,49,68,750	3,77,66,250	94,500	57,75,000
15	607 / 707	6 & 7	Duplex	1875	0	1875	2063	18650	3,49,68,750	3,77,66,250	94,500	57,75,000
16	608 / 708	6 & 7	Duplex	1875	0	1875	2063	18650	3,49,68,750	3,77,66,250	94,500	57,75,000
17	701	7	3 BHK	1046	42	1088	1197	18650	2,02,91,200	2,19,14,496	55,000	33,51,040
18	702	7	Studio	281	0	281	309	18650	52,40,650	56,59,902	14,000	8,65,480
19	703	7	Studio	281	0	281	309	18650	52,40,650	56,59,902	14,000	8,65,480
20	704	7	3 BHK	1051	42	1093	1202	18650	2,03,84,450	2,20,15,206	55,000	33,66,440
21	801	8	3 BHK	1046	42	1088	1197	18700	2,03,45,600	2,19,73,248	55,000	33,51,040
22	802	8	Studio	281	0	281	309	18700	52,54,700	56,75,076	14,000	8,65,480
23	803	8	Studio	281	0	281	309	18700	52,54,700	56,75,076	14,000	8,65,480
24	804	8	3 BHK	1046	42	1088	1197	18700	2,03,45,600	2,19,73,248	55,000	33,51,040
25	805	8	3 BHK	1052	39	1091	1200	18700	2,04,01,700	2,20,33,836	55,000	33,60,280
26	806	8	3 BHK	1052	39	1091	1200	18700	2,04,01,700	2,20,33,836	55,000	33,60,280
27	808	8	4.5 BHK	1663	78	1741	1915	18700	3,25,56,700	3,51,61,236	88,000	53,62,280
28	901	9	3 BHK	1046	42	1088	1197	18750	2,04,00,000	2,20,32,000	55,000	33,51,040
29	902	9	Studio	281	0	281	309	18750	52,68,750	56,90,250	14,000	8,65,480
30	903	9	Studio	281	0	281	309	18750	52,68,750	56,90,250	14,000	8,65,480
31	904	9	3 BHK	1046	42	1088	1197	18750	2,04,00,000	2,20,32,000	55,000	33,51,040
32	905	9	3 BHK	1052	39	1091	1200	18750	2,04,56,250	2,20,92,750	55,000	33,60,280
33	906	9	3 BHK	1052	39	1091	1200	18750	2,04,56,250	2,20,92,750	55,000	33,60,280
34	907	9	3 BHK	1052	39	1091	1200	18750	2,04,56,250	2,20,92,750	55,000	33,60,280
35	908	9	3 BHK	1052	39	1091	1200	18750	2,04,56,250	2,20,92,750	55,000	33,60,280
36	1001	10	3 BHK	1046	42	1088	1197	18800	2,04,54,400	2,20,90,752	55,000	33,51,040
37	1002	10	Studio	281	0	281	309	18800	52,82,800	57,05,424	14,500	8,65,480
38	1003	10	Studio	281	0	281	309	18800	52,82,800	57,05,424	14,500	8,65,480
39	1004	10	3 BHK	1046	42	1088	1197	18800	2,04,54,400	2,20,90,752	55,000	33,51,040
40	1005	10	3 BHK	1052	39	1091	1200	18800	2,05,10,800	2,21,51,664	55,500	33,60,280
41	1006	10	3 BHK	1052	39	1091	1200	18800	2,05,10,800	2,21,51,664	55,500	33,60,280
42	1007	10	3 BHK	1052	39	1091	1200	18800	2,05,10,800	2,21,51,664	55,500	33,60,280
43	1008	10	3 BHK	1052	39	1091	1200	18800	2,05,10,800	2,21,51,664	55,500	33,60,280
44	1101	11	3 BHK	1046	42	1088	1197	18850	2,05,08,800	2,21,49,504	55,500	33,51,040
45	1102	11	Studio	281	0	281	309	18850	52,96,850	57,20,598	14,500	8,65,480
46	1103	11	Studio	281	0	281	309	18850	52,96,850	57,20,598	14,500	8,65,480
47	1104	11	3 BHK	1046	42	1088	1197	18850	2,05,08,800	2,21,49,504	55,500	33,51,040
48	1105	11	3 BHK	1052	39	1091	1200	18850	2,05,65,350	2,22,10,578	55,500	33,60,280
49	1106	11	3 BHK	1052	39	1091	1200	18850	2,05,65,350	2,22,10,578	55,500	33,60,280

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. Ft.	As per Approved Plan Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
50	1107	11	3 BHK	1052	39	1091	1200	18850	2,05,65,350	2,22,10,578	55,500	33,60,280
51	1108	11	3 BHK	1052	39	1091	1200	18850	2,05,65,350	2,22,10,578	55,500	33,60,280
52	1201	12	3 BHK	1046	42	1088	1197	18900	2,05,63,200	2,22,08,256	55,500	33,51,040
53	1202	12	Studio	281	0	281	309	18900	53,10,900	57,35,772	14,500	8,65,480
54	1203	12	Studio	281	0	281	309	18900	53,10,900	57,35,772	14,500	8,65,480
55	1204	12	3 BHK	1046	42	1088	1197	18900	2,05,63,200	2,22,08,256	55,500	33,51,040
56	1205	12	3 BHK	1052	39	1091	1200	18900	2,06,19,900	2,22,69,492	55,500	33,60,280
57	1206	12	3 BHK	1052	39	1091	1200	18900	2,06,19,900	2,22,69,492	55,500	33,60,280
58	1207	12	3 BHK	1052	39	1091	1200	18900	2,06,19,900	2,22,69,492	55,500	33,60,280
59	1208	12	3 BHK	1052	39	1091	1200	18900	2,06,19,900	2,22,69,492	55,500	33,60,280
60	1301	13	3 BHK	1046	42	1088	1197	18950	2,06,17,600	2,22,67,008	55,500	33,51,040
61	1302	13	Studio	281	0	281	309	18950	53,24,950	57,50,946	14,500	8,65,480
62	1303	13	Studio	281	0	281	309	18950	53,24,950	57,50,946	14,500	8,65,480
63	1304	13	3 BHK	1046	42	1088	1197	18950	2,06,17,600	2,22,67,008	55,500	33,51,040
64	1305	13	3 BHK	1052	39	1091	1200	18950	2,06,74,450	2,23,28,406	56,000	33,60,280
65	1306	13	3 BHK	1052	39	1091	1200	18950	2,06,74,450	2,23,28,406	56,000	33,60,280
66	1308	13	4.5 BHK	1663	78	1741	1915	18950	3,29,91,950	3,56,31,306	89,000	53,62,280
67	1401	14	3 BHK	1046	42	1088	1197	19000	2,06,72,000	2,23,25,760	56,000	33,51,040
68	1402	14	Studio	281	0	281	309	19000	53,39,000	57,66,120	14,500	8,65,480
69	1403	14	Studio	281	0	281	309	19000	53,39,000	57,66,120	14,500	8,65,480
70	1404	14	3 BHK	1046	42	1088	1197	19000	2,06,72,000	2,23,25,760	56,000	33,51,040
71	1405	14	3 BHK	1052	39	1091	1200	19000	2,07,29,000	2,23,87,320	56,000	33,60,280
72	1406	14	3 BHK	1052	39	1091	1200	19000	2,07,29,000	2,23,87,320	56,000	33,60,280
73	1407	14	3 BHK	1052	39	1091	1200	19000	2,07,29,000	2,23,87,320	56,000	33,60,280
74	1408	14	3 BHK	1052	39	1091	1200	19000	2,07,29,000	2,23,87,320	56,000	33,60,280
75	1501	15	3 BHK	1046	42	1088	1197	19050	2,07,26,400	2,23,84,512	56,000	33,51,040
76	1502	15	Studio	281	0	281	309	19050	53,53,050	57,81,294	14,500	8,65,480
77	1503	15	Studio	281	0	281	309	19050	53,53,050	57,81,294	14,500	8,65,480
78	1504	15	3 BHK	1046	42	1088	1197	19050	2,07,26,400	2,23,84,512	56,000	33,51,040
79	1505	15	3 BHK	1052	39	1091	1200	19050	2,07,83,550	2,24,46,234	56,000	33,60,280
80	1506	15	3 BHK	1052	39	1091	1200	19050	2,07,83,550	2,24,46,234	56,000	33,60,280
81	1507	15	3 BHK	1052	39	1091	1200	19050	2,07,83,550	2,24,46,234	56,000	33,60,280
82	1508	15	3 BHK	1052	39	1091	1200	19050	2,07,83,550	2,24,46,234	56,000	33,60,280
83	1601	16	3 BHK	1046	42	1088	1197	19100	2,07,80,800	2,24,43,264	56,000	33,51,040
84	1602	16	Studio	281	0	281	309	19100	53,67,100	57,96,468	14,500	8,65,480

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85	1603	16	Studio	281	0	281	309	19100	53,67,100	57,96,468	14,500	8,65,480
86	1604	16	3 BHK	1046	42	1088	1197	19100	2,07,80,800	2,24,43,264	56,000	33,51,040
87	1605	16	3 BHK	1052	39	1091	1200	19100	2,08,38,100	2,25,05,148	56,500	33,60,280
88	1606	16	3 BHK	1052	39	1091	1200	19100	2,08,38,100	2,25,05,148	56,500	33,60,280
89	1607	16	3 BHK	1052	39	1091	1200	19100	2,08,38,100	2,25,05,148	56,500	33,60,280
90	1608	16	3 BHK	1052	39	1091	1200	19100	2,08,38,100	2,25,05,148	56,500	33,60,280
91	1701	17	3 BHK	1046	42	1088	1197	19150	2,08,35,200	2,25,02,016	56,500	33,51,040
92	1702	17	Studio	281	0	281	309	19150	53,81,150	58,11,642	14,500	8,65,480
93	1703	17	Studio	281	0	281	309	19150	53,81,150	58,11,642	14,500	8,65,480
94	1704	17	3 BHK	1046	42	1088	1197	19150	2,08,35,200	2,25,02,016	56,500	33,51,040
95	1705	17	3 BHK	1052	39	1091	1200	19150	2,08,92,650	2,25,64,062	56,500	33,60,280
96	1706	17	3 BHK	1052	39	1091	1200	19150	2,08,92,650	2,25,64,062	56,500	33,60,280
97	1707	17	3 BHK	1052	39	1091	1200	19150	2,08,92,650	2,25,64,062	56,500	33,60,280
98	1708	17	3 BHK	1052	39	1091	1200	19150	2,08,92,650	2,25,64,062	56,500	33,60,280
99	1801	18	3 BHK	1046	42	1088	1197	19200	2,08,89,600	2,25,60,768	56,500	33,51,040
100	1802	18	Studio	281	0	281	309	19200	53,95,200	58,26,816	14,500	8,65,480
101	1803	18	Studio	281	0	281	309	19200	53,95,200	58,26,816	14,500	8,65,480
102	1804	18	3 BHK	1046	42	1088	1197	19200	2,08,89,600	2,25,60,768	56,500	33,51,040
103	1805	18	3 BHK	1052	39	1091	1200	19200	2,09,47,200	2,26,22,976	56,500	33,60,280
104	1806	18	3 BHK	1052	39	1091	1200	19200	2,09,47,200	2,26,22,976	56,500	33,60,280
105	1808	18	4.5 BHK	1663	78	1741	1915	19200	3,34,27,200	3,61,01,376	90,500	53,62,280
106	1901	19	3 BHK	1046	42	1088	1197	19250	2,09,44,000	2,26,19,520	56,500	33,51,040
107	1902	19	Studio	281	0	281	309	19250	54,09,250	58,41,990	14,500	8,65,480
108	1903	19	Studio	281	0	281	309	19250	54,09,250	58,41,990	14,500	8,65,480
109	1904	19	3 BHK	1046	42	1088	1197	19250	2,09,44,000	2,26,19,520	56,500	33,51,040
110	1905	19	3 BHK	1052	39	1091	1200	19250	2,10,01,750	2,26,81,890	56,500	33,60,280
111	1906	19	3 BHK	1052	39	1091	1200	19250	2,10,01,750	2,26,81,890	56,500	33,60,280
112	1907	19	3 BHK	1052	39	1091	1200	19250	2,10,01,750	2,26,81,890	56,500	33,60,280
113	1908	19	3 BHK	1052	39	1091	1200	19250	2,10,01,750	2,26,81,890	56,500	33,60,280
114	2001	20	3 BHK	1046	42	1088	1197	19300	2,09,98,400	2,26,78,272	56,500	33,51,040
115	2002	20	Studio	281	0	281	309	19300	54,23,300	58,57,164	14,500	8,65,480
116	2003	20	Studio	281	0	281	309	19300	54,23,300	58,57,164	14,500	8,65,480
117	2004	20	3 BHK	1046	42	1088	1197	19300	2,09,98,400	2,26,78,272	56,500	33,51,040
118	2005	20	3 BHK	1052	39	1091	1200	19300	2,10,56,300	2,27,40,804	57,000	33,60,280
119	2006	20	3 BHK	1052	39	1091	1200	19300	2,10,56,300	2,27,40,804	57,000	33,60,280

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120	2007	20	3 BHK	1052	39	1091	1200	19300	2,10,56,300	2,27,40,804	57,000	33,60,280
121	2008	20	3 BHK	1052	39	1091	1200	19300	2,10,56,300	2,27,40,804	57,000	33,60,280
122	2101	21	3 BHK	1046	42	1088	1197	19350	2,10,52,800	2,27,37,024	57,000	33,51,040
123	2102	21	Studio	281	0	281	309	19350	54,37,350	58,72,338	14,500	8,65,480
124	2103	21	Studio	281	0	281	309	19350	54,37,350	58,72,338	14,500	8,65,480
125	2104	21	3 BHK	1046	42	1088	1197	19350	2,10,52,800	2,27,37,024	57,000	33,51,040
126	2105	21	3 BHK	1052	39	1091	1200	19350	2,11,10,850	2,27,99,718	57,000	33,60,280
127	2106	21	3 BHK	1052	39	1091	1200	19350	2,11,10,850	2,27,99,718	57,000	33,60,280
128	2107	21	3 BHK	1052	39	1091	1200	19350	2,11,10,850	2,27,99,718	57,000	33,60,280
129	2108	21	3 BHK	1052	39	1091	1200	19350	2,11,10,850	2,27,99,718	57,000	33,60,280
130	2201	22	3 BHK	1046	42	1088	1197	19400	2,11,07,200	2,27,95,776	57,000	33,51,040
131	2202	22	Studio	281	0	281	309	19400	54,51,400	58,87,512	14,500	8,65,480
132	2203	22	Studio	281	0	281	309	19400	54,51,400	58,87,512	14,500	8,65,480
133	2204	22	3 BHK	1046	42	1088	1197	19400	2,11,07,200	2,27,95,776	57,000	33,51,040
134	2205	22	3 BHK	1052	39	1091	1200	19400	2,11,65,400	2,28,58,632	57,000	33,60,280
135	2206	22	3 BHK	1052	39	1091	1200	19400	2,11,65,400	2,28,58,632	57,000	33,60,280
136	2207	22	3 BHK	1052	39	1091	1200	19400	2,11,65,400	2,28,58,632	57,000	33,60,280
137	2208	22	3 BHK	1052	39	1091	1200	19400	2,11,65,400	2,28,58,632	57,000	33,60,280
138	2301	23	3 BHK	1046	42	1088	1197	19450	2,11,61,600	2,28,54,528	57,000	33,51,040
139	2302	23	Studio	281	0	281	309	19450	54,65,450	59,02,686	15,000	8,65,480
140	2303	23	Studio	281	0	281	309	19450	54,65,450	59,02,686	15,000	8,65,480
141	2304	23	3 BHK	1046	42	1088	1197	19450	2,11,61,600	2,28,54,528	57,000	33,51,040
142	2305	23	3 BHK	1052	39	1091	1200	19450	2,12,19,950	2,29,17,546	57,500	33,60,280
143	2306	23	3 BHK	1052	39	1091	1200	19450	2,12,19,950	2,29,17,546	57,500	33,60,280
144	2308	23	4.5 BHK	1663	78	1741	1915	19450	3,38,62,450	3,65,71,446	91,500	53,62,280
145	2401	24	3 BHK	1046	42	1088	1197	19500	2,12,16,000	2,29,13,280	57,500	33,51,040
146	2402	24	Studio	281	0	281	309	19500	54,79,500	59,17,860	15,000	8,65,480
147	2403	24	Studio	281	0	281	309	19500	54,79,500	59,17,860	15,000	8,65,480
148	2404	24	3 BHK	1046	42	1088	1197	19500	2,12,16,000	2,29,13,280	57,500	33,51,040
149	2405	24	3 BHK	1052	39	1091	1200	19500	2,12,74,500	2,29,76,460	57,500	33,60,280
150	2406	24	3 BHK	1052	39	1091	1200	19500	2,12,74,500	2,29,76,460	57,500	33,60,280
151	2407	24	3 BHK	1052	39	1091	1200	19500	2,12,74,500	2,29,76,460	57,500	33,60,280
152	2408	24	3 BHK	1052	39	1091	1200	19500	2,12,74,500	2,29,76,460	57,500	33,60,280
153	2501	25	3 BHK	1046	42	1088	1197	19550	2,12,70,400	2,29,72,032	57,500	33,51,040
154	2502	25	Studio	281	0	281	309	19550	54,93,550	59,33,034	15,000	8,65,480

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155	2503	25	Studio	281	0	281	309	19550	54,93,550	59,33,034	15,000	8,65,480
156	2504	25	3 BHK	1046	42	1088	1197	19550	2,12,70,400	2,29,72,032	57,500	33,51,040
157	2505	25	3 BHK	1052	39	1091	1200	19550	2,13,29,050	2,30,35,374	57,500	33,60,280
158	2506	25	3 BHK	1052	39	1091	1200	19550	2,13,29,050	2,30,35,374	57,500	33,60,280
159	2507	25	3 BHK	1052	39	1091	1200	19550	2,13,29,050	2,30,35,374	57,500	33,60,280
160	2508	25	3 BHK	1052	39	1091	1200	19550	2,13,29,050	2,30,35,374	57,500	33,60,280
161	2601	26	3 BHK	1046	42	1088	1197	19600	2,13,24,800	2,30,30,784	57,500	33,51,040
162	2602	26	Studio	281	0	281	309	19600	55,07,600	59,48,208	15,000	8,65,480
163	2603	26	Studio	281	0	281	309	19600	55,07,600	59,48,208	15,000	8,65,480
164	2604	26	3 BHK	1046	42	1088	1197	19600	2,13,24,800	2,30,30,784	57,500	33,51,040
165	2605	26	3 BHK	1052	39	1091	1200	19600	2,13,83,600	2,30,94,288	57,500	33,60,280
166	2606	26	3 BHK	1052	39	1091	1200	19600	2,13,83,600	2,30,94,288	57,500	33,60,280
167	2607	26	3 BHK	1052	39	1091	1200	19600	2,13,83,600	2,30,94,288	57,500	33,60,280
168	2608	26	3 BHK	1052	39	1091	1200	19600	2,13,83,600	2,30,94,288	57,500	33,60,280
169	2701	27	3 BHK	1046	42	1088	1197	19650	2,13,79,200	2,30,89,536	57,500	33,51,040
170	2702	27	Studio	281	0	281	309	19650	55,21,650	59,63,382	15,000	8,65,480
171	2703	27	Studio	281	0	281	309	19650	55,21,650	59,63,382	15,000	8,65,480
172	2704	27	3 BHK	1046	42	1088	1197	19650	2,13,79,200	2,30,89,536	57,500	33,51,040
173	2705	27	3 BHK	1052	39	1091	1200	19650	2,14,38,150	2,31,53,202	58,000	33,60,280
174	2706	27	3 BHK	1052	39	1091	1200	19650	2,14,38,150	2,31,53,202	58,000	33,60,280
175	2707	27	3 BHK	1052	39	1091	1200	19650	2,14,38,150	2,31,53,202	58,000	33,60,280
176	2708	27	3 BHK	1052	39	1091	1200	19650	2,14,38,150	2,31,53,202	58,000	33,60,280
177	2801	28	3 BHK	1046	42	1088	1197	19700	2,14,33,600	2,31,48,288	58,000	33,51,040
178	2802	28	Studio	281	0	281	309	19700	55,35,700	59,78,556	15,000	8,65,480
179	2803	28	Studio	281	0	281	309	19700	55,35,700	59,78,556	15,000	8,65,480
180	2804	28	3 BHK	1046	42	1088	1197	19700	2,14,33,600	2,31,48,288	58,000	33,51,040
181	2805	28	3 BHK	1052	39	1091	1200	19700	2,14,92,700	2,32,12,116	58,000	33,60,280
182	2806	28	3 BHK	1052	39	1091	1200	19700	2,14,92,700	2,32,12,116	58,000	33,60,280
183	2808	28	4.5 BHK	1663	78	1741	1915	19700	3,42,97,700	3,70,41,516	92,500	53,62,280
184	2901	29	3 BHK	1046	42	1088	1197	19750	2,14,88,000	2,32,07,040	58,000	33,51,040
185	2902	29	Studio	281	0	281	309	19750	55,49,750	59,93,730	15,000	8,65,480
186	2903	29	Studio	281	0	281	309	19750	55,49,750	59,93,730	15,000	8,65,480
187	2904	29	3 BHK	1046	42	1088	1197	19750	2,14,88,000	2,32,07,040	58,000	33,51,040
188	2905	29	3 BHK	1052	39	1091	1200	19750	2,15,47,250	2,32,71,030	58,000	33,60,280
189	2906	29	3 BHK	1052	39	1091	1200	19750	2,15,47,250	2,32,71,030	58,000	33,60,280

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190	2907	29	3 BHK	1052	39	1091	1200	19750	2,15,47,250	2,32,71,030	58,000	33,60,280
191	2908	29	3 BHK	1052	39	1091	1200	19750	2,15,47,250	2,32,71,030	58,000	33,60,280
192	3001	30	3 BHK	1046	42	1088	1197	19800	2,15,42,400	2,32,65,792	58,000	33,51,040
193	3002	30	Studio	281	0	281	309	19800	55,63,800	60,08,904	15,000	8,65,480
194	3003	30	Studio	281	0	281	309	19800	55,63,800	60,08,904	15,000	8,65,480
195	3004	30	3 BHK	1046	42	1088	1197	19800	2,15,42,400	2,32,65,792	58,000	33,51,040
196	3005	30	3 BHK	1052	39	1091	1200	19800	2,16,01,800	2,33,29,944	58,500	33,60,280
197	3006	30	3 BHK	1052	39	1091	1200	19800	2,16,01,800	2,33,29,944	58,500	33,60,280
198	3007	30	3 BHK	1052	39	1091	1200	19800	2,16,01,800	2,33,29,944	58,500	33,60,280
199	3008	30	3 BHK	1052	39	1091	1200	19800	2,16,01,800	2,33,29,944	58,500	33,60,280
200	3101	31	3 BHK	1046	42	1088	1197	19850	2,15,96,800	2,33,24,544	58,500	33,51,040
201	3102	31	Studio	281	0	281	309	19850	55,77,850	60,24,078	15,000	8,65,480
202	3103	31	Studio	281	0	281	309	19850	55,77,850	60,24,078	15,000	8,65,480
203	3104	31	3 BHK	1046	42	1088	1197	19850	2,15,96,800	2,33,24,544	58,500	33,51,040
204	3105	31	3 BHK	1052	39	1091	1200	19850	2,16,56,350	2,33,88,858	58,500	33,60,280
205	3106	31	3 BHK	1052	39	1091	1200	19850	2,16,56,350	2,33,88,858	58,500	33,60,280
206	3107	31	3 BHK	1052	39	1091	1200	19850	2,16,56,350	2,33,88,858	58,500	33,60,280
207	3108	31	3 BHK	1052	39	1091	1200	19850	2,16,56,350	2,33,88,858	58,500	33,60,280
208	3201	32	3 BHK	1046	42	1088	1197	19900	2,16,51,200	2,33,83,296	58,500	33,51,040
209	3202	32	Studio	281	0	281	309	19900	55,91,900	60,39,252	15,000	8,65,480
210	3203	32	Studio	281	0	281	309	19900	55,91,900	60,39,252	15,000	8,65,480
211	3204	32	3 BHK	1046	42	1088	1197	19900	2,16,51,200	2,33,83,296	58,500	33,51,040
212	3205	32	3 BHK	1052	39	1091	1200	19900	2,17,10,900	2,34,47,772	58,500	33,60,280
213	3206	32	3 BHK	1052	39	1091	1200	19900	2,17,10,900	2,34,47,772	58,500	33,60,280
214	3207	32	3 BHK	1052	39	1091	1200	19900	2,17,10,900	2,34,47,772	58,500	33,60,280
215	3208	32	3 BHK	1052	39	1091	1200	19900	2,17,10,900	2,34,47,772	58,500	33,60,280
216	3301	33	3 BHK	1046	42	1088	1197	19950	2,17,05,600	2,34,42,048	58,500	33,51,040
217	3302	33	Studio	281	0	281	309	19950	56,05,950	60,54,426	15,000	8,65,480
218	3303	33	Studio	281	0	281	309	19950	56,05,950	60,54,426	15,000	8,65,480
219	3304	33	3 BHK	1046	42	1088	1197	19950	2,17,05,600	2,34,42,048	58,500	33,51,040
220	3305	33	3 BHK	1052	39	1091	1200	19950	2,17,65,450	2,35,06,686	59,000	33,60,280
221	3306	33	3 BHK	1052	39	1091	1200	19950	2,17,65,450	2,35,06,686	59,000	33,60,280
222	3308	33	4.5 BHK	1663	78	1741	1915	19950	3,47,32,950	3,75,11,586	94,000	53,62,280
223	3401	34	3 BHK	1046	42	1088	1197	20000	2,17,60,000	2,35,00,800	59,000	33,51,040
224	3402	34	Studio	281	0	281	309	20000	56,20,000	60,69,600	15,000	8,65,480

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. Ft.	As per Approved Plan Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
225	3403	34	Studio	281	0	281	309	20000	56,20,000	60,69,600	15,000	8,65,480
226	3404	34	3 BHK	1046	42	1088	1197	20000	2,17,60,000	2,35,00,800	59,000	33,51,040
227	3405	34	3 BHK	1052	39	1091	1200	20000	2,18,20,000	2,35,65,600	59,000	33,60,280
228	3406	34	3 BHK	1052	39	1091	1200	20000	2,18,20,000	2,35,65,600	59,000	33,60,280
229	3407	34	3 BHK	1052	39	1091	1200	20000	2,18,20,000	2,35,65,600	59,000	33,60,280
230	3408	34	3 BHK	1052	39	1091	1200	20000	2,18,20,000	2,35,65,600	59,000	33,60,280
231	3501	35	3 BHK	1046	42	1088	1197	20050	2,18,14,400	2,35,59,552	59,000	33,51,040
232	3502	35	Studio	281	0	281	309	20050	56,34,050	60,84,774	15,000	8,65,480
233	3503	35	Studio	281	0	281	309	20050	56,34,050	60,84,774	15,000	8,65,480
234	3504	35	3 BHK	1046	42	1088	1197	20050	2,18,14,400	2,35,59,552	59,000	33,51,040
235	3505	35	3 BHK	1052	39	1091	1200	20050	2,18,74,550	2,36,24,514	59,000	33,60,280
236	3506	35	3 BHK	1052	39	1091	1200	20050	2,18,74,550	2,36,24,514	59,000	33,60,280
237	3507	35	3 BHK	1052	39	1091	1200	20050	2,18,74,550	2,36,24,514	59,000	33,60,280
238	3508	35	3 BHK	1052	39	1091	1200	20050	2,18,74,550	2,36,24,514	59,000	33,60,280
239	3601	36	3 BHK	1046	42	1088	1197	20100	2,18,68,800	2,36,18,304	59,000	33,51,040
240	3602	36	Studio	281	0	281	309	20100	56,48,100	60,99,948	15,000	8,65,480
241	3603	36	Studio	281	0	281	309	20100	56,48,100	60,99,948	15,000	8,65,480
242	3604	36	3 BHK	1046	42	1088	1197	20100	2,18,68,800	2,36,18,304	59,000	33,51,040
243	3605	36	3 BHK	1052	39	1091	1200	20100	2,19,29,100	2,36,83,428	59,000	33,60,280
244	3606	36	3 BHK	1052	39	1091	1200	20100	2,19,29,100	2,36,83,428	59,000	33,60,280
245	3607	36	3 BHK	1052	39	1091	1200	20100	2,19,29,100	2,36,83,428	59,000	33,60,280
246	3608	36	3 BHK	1052	39	1091	1200	20100	2,19,29,100	2,36,83,428	59,000	33,60,280
247	3701	37	3 BHK	1046	42	1088	1197	20150	2,19,23,200	2,36,77,056	59,000	33,51,040
248	3702	37	Studio	281	0	281	309	20150	56,62,150	61,15,122	15,500	8,65,480
249	3703	37	Studio	281	0	281	309	20150	56,62,150	61,15,122	15,500	8,65,480
250	3704	37	3 BHK	1046	42	1088	1197	20150	2,19,23,200	2,36,77,056	59,000	33,51,040
251	3705	37	3 BHK	1052	39	1091	1200	20150	2,19,83,650	2,37,42,342	59,500	33,60,280
252	3706	37	3 BHK	1052	39	1091	1200	20150	2,19,83,650	2,37,42,342	59,500	33,60,280
253	3707	37	3 BHK	1052	39	1091	1200	20150	2,19,83,650	2,37,42,342	59,500	33,60,280
254	3708	37	3 BHK	1052	39	1091	1200	20150	2,19,83,650	2,37,42,342	59,500	33,60,280
255	3801	38	3 BHK	1046	42	1088	1197	20200	2,19,77,600	2,37,35,808	59,500	33,51,040
256	3802	38	Studio	281	0	281	309	20200	56,76,200	61,30,296	15,500	8,65,480
257	3803	38	Studio	281	0	281	309	20200	56,76,200	61,30,296	15,500	8,65,480
258	3804	38	3 BHK	1046	42	1088	1197	20200	2,19,77,600	2,37,35,808	59,500	33,51,040
259	3805	38	3 BHK	1052	39	1091	1200	20200	2,20,38,200	2,38,01,256	59,500	33,60,280

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260	3806	38	3 BHK	1052	39	1091	1200	20200	2,20,38,200	2,38,01,256	59,500	33,60,280
261	3808	38	4.5 BHK	1663	78	1741	1915	20200	3,51,68,200	3,79,81,656	95,000	53,62,280
262	3901	39	3 BHK	1046	42	1088	1197	20250	2,20,32,000	2,37,94,560	59,500	33,51,040
263	3902	39	Studio	281	0	281	309	20250	56,90,250	61,45,470	15,500	8,65,480
264	3903	39	Studio	281	0	281	309	20250	56,90,250	61,45,470	15,500	8,65,480
265	3904	39	3 BHK	1046	42	1088	1197	20250	2,20,32,000	2,37,94,560	59,500	33,51,040
266	3905	39	3 BHK	1052	39	1091	1200	20250	2,20,92,750	2,38,60,170	59,500	33,60,280
267	3906	39	3 BHK	1052	39	1091	1200	20250	2,20,92,750	2,38,60,170	59,500	33,60,280
268	3907	39	3 BHK	1052	39	1091	1200	20250	2,20,92,750	2,38,60,170	59,500	33,60,280
269	3908	39	3 BHK	1052	39	1091	1200	20250	2,20,92,750	2,38,60,170	59,500	33,60,280
270	4001	40	3 BHK	1046	42	1088	1197	20300	2,20,86,400	2,38,53,312	59,500	33,51,040
271	4002	40	Studio	281	0	281	309	20300	57,04,300	61,60,644	15,500	8,65,480
272	4003	40	Studio	281	0	281	309	20300	57,04,300	61,60,644	15,500	8,65,480
273	4004	40	3 BHK	1046	42	1088	1197	20300	2,20,86,400	2,38,53,312	59,500	33,51,040
274	4005	40	3 BHK	1052	39	1091	1200	20300	2,21,47,300	2,39,19,084	60,000	33,60,280
275	4006	40	3 BHK	1052	39	1091	1200	20300	2,21,47,300	2,39,19,084	60,000	33,60,280
276	4007	40	3 BHK	1052	39	1091	1200	20300	2,21,47,300	2,39,19,084	60,000	33,60,280
277	4008	40	3 BHK	1052	39	1091	1200	20300	2,21,47,300	2,39,19,084	60,000	33,60,280
278	4101	41	3 BHK	1046	42	1088	1197	20350	2,21,40,800	2,39,12,064	60,000	33,51,040
279	4102	41	Studio	281	0	281	309	20350	57,18,350	61,75,818	15,500	8,65,480
280	4103	41	Studio	281	0	281	309	20350	57,18,350	61,75,818	15,500	8,65,480
281	4104	41	3 BHK	1046	42	1088	1197	20350	2,21,40,800	2,39,12,064	60,000	33,51,040
282	4105	41	3 BHK	1052	39	1091	1200	20350	2,22,01,850	2,39,77,998	60,000	33,60,280
283	4106	41	3 BHK	1052	39	1091	1200	20350	2,22,01,850	2,39,77,998	60,000	33,60,280
284	4107	41	3 BHK	1052	39	1091	1200	20350	2,22,01,850	2,39,77,998	60,000	33,60,280
285	4108	41	3 BHK	1052	39	1091	1200	20350	2,22,01,850	2,39,77,998	60,000	33,60,280
286	4201	42	3 BHK	1046	42	1088	1197	20400	2,21,95,200	2,39,70,816	60,000	33,51,040
287	4202	42	Studio	281	0	281	309	20400	57,32,400	61,90,992	15,500	8,65,480
288	4203	42	Studio	281	0	281	309	20400	57,32,400	61,90,992	15,500	8,65,480
289	4204	42	3 BHK	1046	42	1088	1197	20400	2,21,95,200	2,39,70,816	60,000	33,51,040
290	4205	42	3 BHK	1052	39	1091	1200	20400	2,22,56,400	2,40,36,912	60,000	33,60,280
291	4206	42	3 BHK	1052	39	1091	1200	20400	2,22,56,400	2,40,36,912	60,000	33,60,280
292	4207	42	3 BHK	1052	39	1091	1200	20400	2,22,56,400	2,40,36,912	60,000	33,60,280
293	4208	42	3 BHK	1052	39	1091	1200	20400	2,22,56,400	2,40,36,912	60,000	33,60,280
294	4301	43	3 BHK	1046	42	1088	1197	20450	2,22,49,600	2,40,29,568	60,000	33,51,040

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295	4302	43	Studio	281	0	281	309	20450	57,46,450	62,06,166	15,500	8,65,480
296	4303	43	Studio	281	0	281	309	20450	57,46,450	62,06,166	15,500	8,65,480
297	4304	43	3 BHK	1046	42	1088	1197	20450	2,22,49,600	2,40,29,568	60,000	33,51,040
298	4305	43	3 BHK	1052	39	1091	1200	20450	2,23,10,950	2,40,95,826	60,000	33,60,280
299	4306	43	3 BHK	1052	39	1091	1200	20450	2,23,10,950	2,40,95,826	60,000	33,60,280
300	4308	43	4.5 BHK	1663	78	1741	1915	20450	3,56,03,450	3,84,51,726	96,000	53,62,280
301	4401	44	3 BHK	1046	42	1088	1197	20500	2,23,04,000	2,40,88,320	60,000	33,51,040
302	4402	44	Studio	281	0	281	309	20500	57,60,500	62,21,340	15,500	8,65,480
303	4403	44	Studio	281	0	281	309	20500	57,60,500	62,21,340	15,500	8,65,480
304	4404	44	3 BHK	1046	42	1088	1197	20500	2,23,04,000	2,40,88,320	60,000	33,51,040
305	4405	44	3 BHK	1052	39	1091	1200	20500	2,23,65,500	2,41,54,740	60,500	33,60,280
306	4406	44	3 BHK	1052	39	1091	1200	20500	2,23,65,500	2,41,54,740	60,500	33,60,280
307	4407	44	3 BHK	1052	39	1091	1200	20500	2,23,65,500	2,41,54,740	60,500	33,60,280
308	4408	44	3 BHK	1052	39	1091	1200	20500	2,23,65,500	2,41,54,740	60,500	33,60,280
309	4501	45	3 BHK	1046	42	1088	1197	20550	2,23,58,400	2,41,47,072	60,500	33,51,040
310	4502	45	Studio	281	0	281	309	20550	57,74,550	62,36,514	15,500	8,65,480
311	4503	45	Studio	281	0	281	309	20550	57,74,550	62,36,514	15,500	8,65,480
312	4504	45	3 BHK	1046	42	1088	1197	20550	2,23,58,400	2,41,47,072	60,500	33,51,040
313	4505	45	3 BHK	1052	39	1091	1200	20550	2,24,20,050	2,42,13,654	60,500	33,60,280
314	4506	45	3 BHK	1052	39	1091	1200	20550	2,24,20,050	2,42,13,654	60,500	33,60,280
315	4507	45	3 BHK	1052	39	1091	1200	20550	2,24,20,050	2,42,13,654	60,500	33,60,280
316	4508	45	3 BHK	1052	39	1091	1200	20550	2,24,20,050	2,42,13,654	60,500	33,60,280
317	4601	46	3 BHK	1046	42	1088	1197	20600	2,24,12,800	2,42,05,824	60,500	33,51,040
318	4602	46	Studio	281	0	281	309	20600	57,88,600	62,51,688	15,500	8,65,480
319	4603	46	Studio	281	0	281	309	20600	57,88,600	62,51,688	15,500	8,65,480
320	4604	46	3 BHK	1046	42	1088	1197	20600	2,24,12,800	2,42,05,824	60,500	33,51,040
321	4605	46	3 BHK	1052	39	1091	1200	20600	2,24,74,600	2,42,72,568	60,500	33,60,280
322	4606	46	3 BHK	1052	39	1091	1200	20600	2,24,74,600	2,42,72,568	60,500	33,60,280
323	4607	46	3 BHK	1052	39	1091	1200	20600	2,24,74,600	2,42,72,568	60,500	33,60,280
324	4608	46	3 BHK	1052	39	1091	1200	20600	2,24,74,600	2,42,72,568	60,500	33,60,280
325	4701	47	3 BHK	1046	42	1088	1197	20650	2,24,67,200	2,42,64,576	60,500	33,51,040
326	4702	47	Studio	281	0	281	309	20650	58,02,650	62,66,862	15,500	8,65,480
327	4703	47	Studio	281	0	281	309	20650	58,02,650	62,66,862	15,500	8,65,480
328	4704	47	3 BHK	1046	42	1088	1197	20650	2,24,67,200	2,42,64,576	60,500	33,51,040
329	4705	47	3 BHK	1052	39	1091	1200	20650	2,25,29,150	2,43,31,482	61,000	33,60,280

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330	4706	47	3 BHK	1052	39	1091	1200	20650	2,25,29,150	2,43,31,482	61,000	33,60,280
331	4707	47	3 BHK	1052	39	1091	1200	20650	2,25,29,150	2,43,31,482	61,000	33,60,280
332	4708	47	3 BHK	1052	39	1091	1200	20650	2,25,29,150	2,43,31,482	61,000	33,60,280
333	4801	48	3 BHK	1046	42	1088	1197	20700	2,25,21,600	2,43,23,328	61,000	33,51,040
334	4802	48	Studio	281	0	281	309	20700	58,16,700	62,82,036	15,500	8,65,480
335	4803	48	Studio	281	0	281	309	20700	58,16,700	62,82,036	15,500	8,65,480
336	4804	48	3 BHK	1046	42	1088	1197	20700	2,25,21,600	2,43,23,328	61,000	33,51,040
337	4805	48	3 BHK	1052	39	1091	1200	20700	2,25,83,700	2,43,90,396	61,000	33,60,280
338	4806	48	3 BHK	1052	39	1091	1200	20700	2,25,83,700	2,43,90,396	61,000	33,60,280
339	4808	48	4.5 BHK	1663	78	1741	1915	20700	3,60,38,700	3,89,21,796	97,500	53,62,280
340	4901	49	3 BHK	1046	42	1088	1197	20750	2,25,76,000	2,43,82,080	61,000	33,51,040
341	4902	49	Studio	281	0	281	309	20750	58,30,750	62,97,210	15,500	8,65,480
342	4903	49	Studio	281	0	281	309	20750	58,30,750	62,97,210	15,500	8,65,480
343	4904	49	3 BHK	1046	42	1088	1197	20750	2,25,76,000	2,43,82,080	61,000	33,51,040
344	4905	49	3 BHK	1052	39	1091	1200	20750	2,26,38,250	2,44,49,310	61,000	33,60,280
345	4906	49	3 BHK	1052	39	1091	1200	20750	2,26,38,250	2,44,49,310	61,000	33,60,280
346	4907	49	3 BHK	1052	39	1091	1200	20750	2,26,38,250	2,44,49,310	61,000	33,60,280
347	4908	49	3 BHK	1052	39	1091	1200	20750	2,26,38,250	2,44,49,310	61,000	33,60,280
348	5001	50	3 BHK	1046	42	1088	1197	20800	2,26,30,400	2,44,40,832	61,000	33,51,040
349	5002	50	Studio	281	0	281	309	20800	58,44,800	63,12,384	16,000	8,65,480
350	5003	50	Studio	281	0	281	309	20800	58,44,800	63,12,384	16,000	8,65,480
351	5004	50	3 BHK	1046	42	1088	1197	20800	2,26,30,400	2,44,40,832	61,000	33,51,040
352	5005	50	3 BHK	1052	39	1091	1200	20800	2,26,92,800	2,45,08,224	61,500	33,60,280
353	5006	50	3 BHK	1052	39	1091	1200	20800	2,26,92,800	2,45,08,224	61,500	33,60,280
354	5007	50	3 BHK	1052	39	1091	1200	20800	2,26,92,800	2,45,08,224	61,500	33,60,280
355	5008	50	3 BHK	1052	39	1091	1200	20800	2,26,92,800	2,45,08,224	61,500	33,60,280
356	5101	51	3 BHK	1046	42	1088	1197	20850	2,26,84,800	2,44,99,584	61,000	33,51,040
357	5102	51	Studio	281	0	281	309	20850	58,58,850	63,27,558	16,000	8,65,480
358	5103	51	Studio	281	0	281	309	20850	58,58,850	63,27,558	16,000	8,65,480
359	5104	51	3 BHK	1046	42	1088	1197	20850	2,26,84,800	2,44,99,584	61,000	33,51,040
360	5105	51	3 BHK	1052	39	1091	1200	20850	2,27,47,350	2,45,67,138	61,500	33,60,280
361	5106	51	3 BHK	1052	39	1091	1200	20850	2,27,47,350	2,45,67,138	61,500	33,60,280
362	5107	51	3 BHK	1052	39	1091	1200	20850	2,27,47,350	2,45,67,138	61,500	33,60,280
363	5108	51	3 BHK	1052	39	1091	1200	20850	2,27,47,350	2,45,67,138	61,500	33,60,280
364	5201	52	3 BHK	1046	42	1088	1197	20900	2,27,39,200	2,45,58,336	61,500	33,51,040

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. Ft.	As per Approved Plan Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
365	5202	52	Studio	281	0	281	309	20900	58,72,900	63,42,732	16,000	8,65,480
366	5203	52	Studio	281	0	281	309	20900	58,72,900	63,42,732	16,000	8,65,480
367	5204	52	3 BHK	1046	42	1088	1197	20900	2,27,39,200	2,45,58,336	61,500	33,51,040
368	5205	52	3 BHK	1052	39	1091	1200	20900	2,28,01,900	2,46,26,052	61,500	33,60,280
369	5206	52	3 BHK	1052	39	1091	1200	20900	2,28,01,900	2,46,26,052	61,500	33,60,280
370	5207	52	3 BHK	1052	39	1091	1200	20900	2,28,01,900	2,46,26,052	61,500	33,60,280
371	5208	52	3 BHK	1052	39	1091	1200	20900	2,28,01,900	2,46,26,052	61,500	33,60,280
372	5301	53	3 BHK	1046	42	1088	1197	20950	2,27,93,600	2,46,17,088	61,500	33,51,040
373	5302	53	Studio	281	0	281	309	20950	58,86,950	63,57,906	16,000	8,65,480
374	5303	53	Studio	281	0	281	309	20950	58,86,950	63,57,906	16,000	8,65,480
375	5304	53	3 BHK	1046	42	1088	1197	20950	2,27,93,600	2,46,17,088	61,500	33,51,040
376	5305	53	3 BHK	1052	39	1091	1200	20950	2,28,56,450	2,46,84,966	61,500	33,60,280
377	5306	53	3 BHK	1052	39	1091	1200	20950	2,28,56,450	2,46,84,966	61,500	33,60,280
378	5308	53	4.5 BHK	1663	78	1741	1915	20950	3,64,73,950	3,93,91,866	98,500	53,62,280
379	5401	54	3 BHK	1046	42	1088	1197	21000	2,28,48,000	2,46,75,840	61,500	33,51,040
380	5402	54	Studio	281	0	281	309	21000	59,01,000	63,73,080	16,000	8,65,480
381	5403	54	Studio	281	0	281	309	21000	59,01,000	63,73,080	16,000	8,65,480
382	5404	54	3 BHK	1046	42	1088	1197	21000	2,28,48,000	2,46,75,840	61,500	33,51,040
383	5405	54	3 BHK	1052	39	1091	1200	21000	2,29,11,000	2,47,43,880	62,000	33,60,280
384	5406	54	3 BHK	1052	39	1091	1200	21000	2,29,11,000	2,47,43,880	62,000	33,60,280
385	5407	54	3 BHK	1052	39	1091	1200	21000	2,29,11,000	2,47,43,880	62,000	33,60,280
386	5408	54	3 BHK	1052	39	1091	1200	21000	2,29,11,000	2,47,43,880	62,000	33,60,280
387	5501	55	3 BHK	1046	42	1088	1197	21050	2,29,02,400	2,47,34,592	62,000	33,51,040
388	5502	55	Studio	281	0	281	309	21050	59,15,050	63,88,254	16,000	8,65,480
389	5503	55	Studio	281	0	281	309	21050	59,15,050	63,88,254	16,000	8,65,480
390	5504	55	3 BHK	1046	42	1088	1197	21050	2,29,02,400	2,47,34,592	62,000	33,51,040
391	5505	55	3 BHK	1052	39	1091	1200	21050	2,29,65,550	2,48,02,794	62,000	33,60,280
392	5506	55	3 BHK	1052	39	1091	1200	21050	2,29,65,550	2,48,02,794	62,000	33,60,280
393	5507	55	3 BHK	1052	39	1091	1200	21050	2,29,65,550	2,48,02,794	62,000	33,60,280
394	5508	55	3 BHK	1052	39	1091	1200	21050	2,29,65,550	2,48,02,794	62,000	33,60,280
395	5601	56	3 BHK	1046	42	1088	1197	21100	2,29,56,800	2,47,93,344	62,000	33,51,040
396	5602	56	Studio	281	0	281	309	21100	59,29,100	64,03,428	16,000	8,65,480
397	5603	56	Studio	281	0	281	309	21100	59,29,100	64,03,428	16,000	8,65,480
398	5604	56	3 BHK	1046	42	1088	1197	21100	2,29,56,800	2,47,93,344	62,000	33,51,040
399	5605	56	3 BHK	1052	39	1091	1200	21100	2,30,20,100	2,48,61,708	62,000	33,60,280

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. Ft.	As per Approved Plan Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
400	5606	56	3 BHK	1052	39	1091	1200	21100	2,30,20,100	2,48,61,708	62,000	33,60,280
401	5607	56	3 BHK	1052	39	1091	1200	21100	2,30,20,100	2,48,61,708	62,000	33,60,280
402	5608	56	3 BHK	1052	39	1091	1200	21100	2,30,20,100	2,48,61,708	62,000	33,60,280
403	5701	57	3 BHK	1046	42	1088	1197	21150	2,30,11,200	2,48,52,096	62,000	33,51,040
404	5702	57	Studio	281	0	281	309	21150	59,43,150	64,18,602	16,000	8,65,480
405	5703	57	Studio	281	0	281	309	21150	59,43,150	64,18,602	16,000	8,65,480
406	5704	57	3 BHK	1046	42	1088	1197	21150	2,30,11,200	2,48,52,096	62,000	33,51,040
407	5705	57	3 BHK	1052	39	1091	1200	21150	2,30,74,650	2,49,20,622	62,500	33,60,280
408	5706	57	3 BHK	1052	39	1091	1200	21150	2,30,74,650	2,49,20,622	62,500	33,60,280
409	5707	57	3 BHK	1052	39	1091	1200	21150	2,30,74,650	2,49,20,622	62,500	33,60,280
410	5708	57	3 BHK	1052	39	1091	1200	21150	2,30,74,650	2,49,20,622	62,500	33,60,280
411	5801	58	3 BHK	1046	42	1088	1197	21200	2,30,65,600	2,49,10,848	62,500	33,51,040
412	5802	58	Studio	281	0	281	309	21200	59,57,200	64,33,776	16,000	8,65,480
413	5803	58	Studio	281	0	281	309	21200	59,57,200	64,33,776	16,000	8,65,480
414	5804	58	3 BHK	1046	42	1088	1197	21200	2,30,65,600	2,49,10,848	62,500	33,51,040
415	5805	58	3 BHK	1052	39	1091	1200	21200	2,31,29,200	2,49,79,536	62,500	33,60,280
416	5806	58	3 BHK	1052	39	1091	1200	21200	2,31,29,200	2,49,79,536	62,500	33,60,280
417	5808	58	4.5 BHK	1663	78	1741	1915	21200	3,69,09,200	3,98,61,936	99,500	53,62,280
418	5901 / 6001	59 & 60	Duplex	1864	42	1906	2097	21300	4,05,97,800	4,38,45,624	1,09,500	58,70,480
419	5902	59	Studio	281	0	281	309	21300	59,85,300	64,64,124	16,000	8,65,480
420	5903	59	Studio	281	0	281	309	21300	59,85,300	64,64,124	16,000	8,65,480
421	5904 / 6004	59 & 60	Duplex	1864	42	1906	2097	21300	4,05,97,800	4,38,45,624	1,09,500	58,70,480
422	5905 / 6005	59 & 60	Duplex	1875	39	1914	2105	21300	4,07,68,200	4,40,29,656	1,10,000	58,95,120
423	5906 / 6006	59 & 60	Duplex	1875	39	1914	2105	21300	4,07,68,200	4,40,29,656	1,10,000	58,95,120
424	5907 / 6007	59 & 60	Duplex	1875	39	1914	2105	21300	4,07,68,200	4,40,29,656	1,10,000	58,95,120
425	5908 / 6008	59 & 60	Duplex	1875	39	1914	2105	21300	4,07,68,200	4,40,29,656	1,10,000	58,95,120
426	6002	60	Studio	281	0	281	309	21300	59,85,300	64,64,124	16,000	8,65,480
427	6003	60	Studio	281	0	281	309	21300	59,85,300	64,64,124	16,000	8,65,480
Total				375757	12816	388573	427430		7,74,36,90,650	8,36,31,85,902		1,19,68,04,840

Summary of the Project:

Phase / Tower	Comp.	Total Number of Flats	Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value After Completion in ₹
1 / A	Studio -106 3 BHK - 290 4.5 BHK - 11 Duplex - 08	415	380239	418263	7,58,88,91,500.00	8,19,60,02,820.00
1 / B	Studio -110 3 BHK - 284 4.5 BHK - 11 Duplex - 10	415	378545	416399	7,55,77,33,150.00	8,16,23,51,802.00
1 / C	Studio -114 3 BHK - 292 4.5 BHK - 11 Duplex - 10	427	388573	427430	7,74,36,90,650.00	8,36,31,85,902.00
Total		1257	1147357	1262093	22,89,03,15,300.00	24,72,15,40,524.00
Typical Refuge Floors – 8th, 13th, 18th, 23rd, 28th, 33rd, 38th, 43rd, 48th, 53rd & 58th - Flat No. 5 (Tower -A)						
Typical Refuge Floors – 8th, 13th, 18th, 23rd, 28th, 33rd, 38th, 43rd, 48th, 53rd & 58th - Flat No. 7 (Tower - B & C)						

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	22,89,03,15,300.00
Final Realizable Value After Completion in ₹	24,72,15,40,524.00
Cost of Construction (Total Built up area x Rate) 1262093 Sq. Ft. x ₹ 2800.00	3,53,38,59,560.00

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

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

8.	Aluminum works	
9.	Aluminum hand rails	
10.	False ceiling	
	Total	

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

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

Total abstract of the entire property

Part – A	Land	:	As per table attached to the report
Part – B	Building	:	
	Land development	:	
Part – C	Compound wall	:	
Part - D	Amenities	:	
Part – E	Pavement	:	
Part – F	Services	:	
Realizable Value / Fair Market Value as on date in ₹		:	₹ 22,89,03,15,300.00
Final Realizable Value After Completion in ₹		:	₹ 24,72,15,40,524.00

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 ₹ 16,000.00 to ₹ 23,000.00 per Sq. Ft. on Carpet area. Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc. We estimate ₹ 18,500.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.



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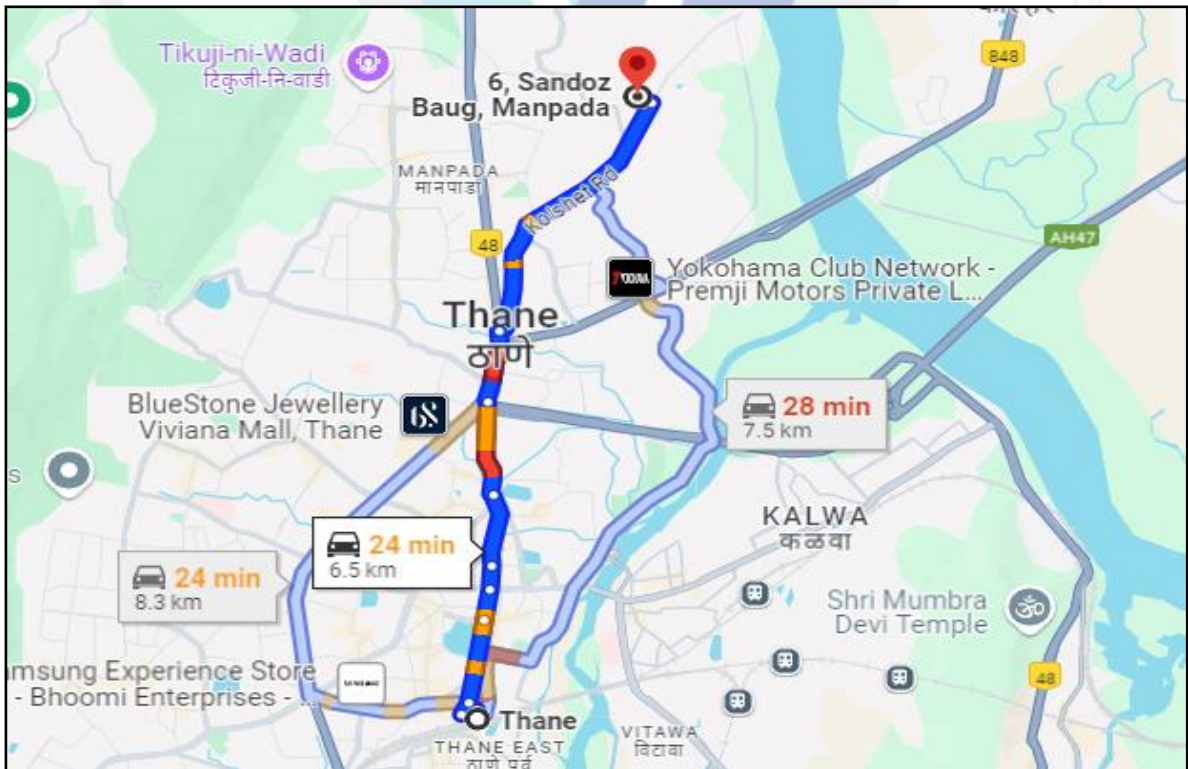
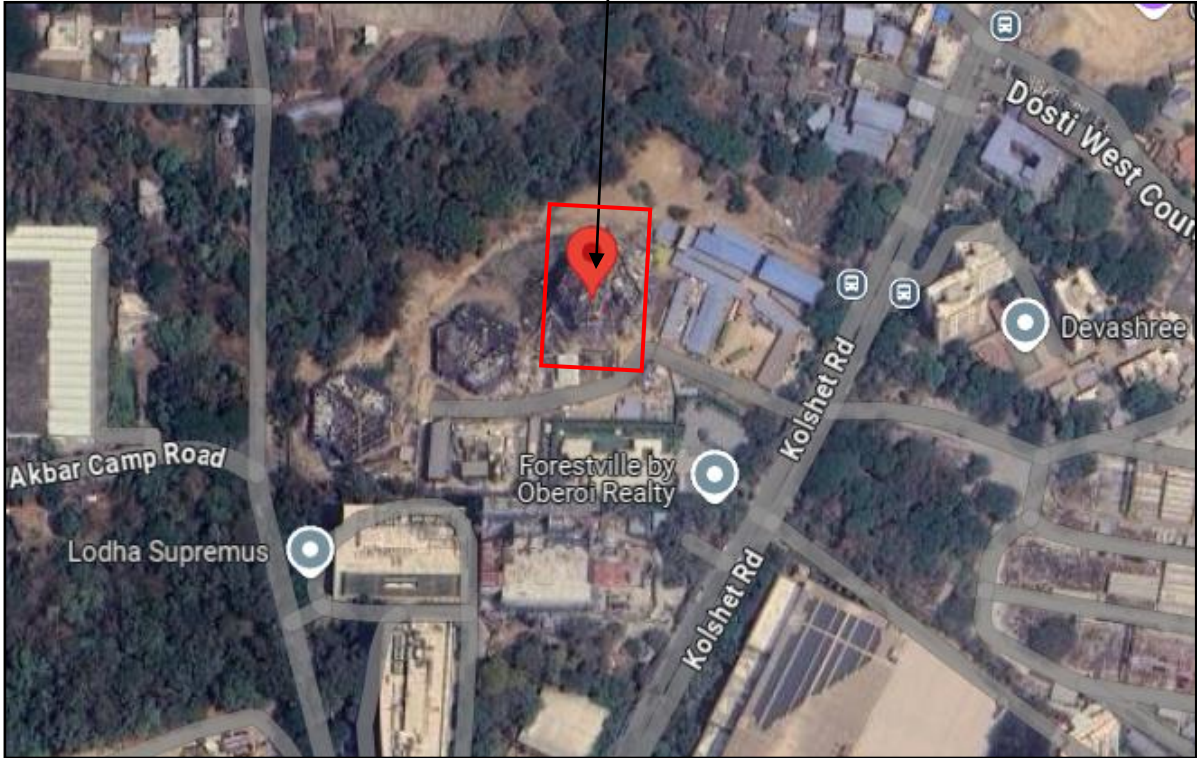


Actual Site Photographs



Route Map of the property

Site u/r



Latitude Longitude: 19°14'15.3"N 72°59'19.3"E

Note: The Blue line shows the route to site from nearest Railway Station (Thane – 6.5 Km.)

Ready Reckoner Rate

 Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



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

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Year: Language:

Selected District:

Select Taluka:

Select Village:

Search By: Survey No. SubZones

Enter Survey No:

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस दुकाने	औद्योगिक	एकक (Rs./)	Attribute
10/40-2ब) कोलशेत ठाणे रोडच्या दोन्ही बाजू लगतचे सर्वे क्रमांक / सिटीएस मौजे कोलशेत (शीट क्र. 1,2,3,4,5,6,7,7अ,8,9,10,11)	20000	92300	95600	115300	95600	चौ. मीटर सि.टी.एस. नंबर

Sales Instance

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. Ft.	Rate / Sq. Ft. on Carpet Area
6130/2024	29.04.2024	2,04,37,500.00	1052.00	17,660.00

6130530 09-09-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि.ठाणे 12 दस्त क्रमांक : 6130/2024 नोदणी : Regn:63m
गावाचे नाव : कोलशेत		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	20437500	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	11556791	
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन :सदनिका नं: सदनिका नं.4008, माळा नं: 40 वा मजला,टॉवर - ए, इमारतीचे नाव: फॉरेस्टवीले फेज-1, ब्लॉक नं: ठाणे पश्चिम - 400607, रोड : कोलशेत रोड,सॅंडोझ बाग पोस्ट ऑफिसच्या पुढे, इतर माहिती: सोबत 1 टेन्डम कारपार्किंग सदनिकेचे एकूण क्षेत्रफळ 1051.53 चौ.फूट रेरा कारपेट(झोन -10/40-2ब)((C.T.S. Number : 1141 ;))	
(5) क्षेत्रफळ	107.49 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:-ओबेरॉय रियल्टी लिमिटेड चे ऑथोराइज्ड सिग्रेटरी लियान म्हास्करेनस व राखी देसाई तर्फे मुखत्यार प्रविण मोहने वय:-40 पत्ता:-प्लॉट नं: ऑफिस, माळा नं: 3 रा मजला, इमारतीचे नाव: कॉमर्स,इंटरनॅशनल बिझनेस पार्क,ओबेरॉय गार्डन सिटी, ब्लॉक नं: गोरगाव पूर्व, मुंबई, रोड नं: ऑफ वेस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, मुंबई. पिन कोड:-400063 पॅन नं:-AABCK0235H	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अमित चंद्रमोहन कुलकर्णी वय:-46; पत्ता:-प्लॉट नं: सदनिका नं.ए1/1102, माळा नं: -, इमारतीचे नाव: सोनल लक्ष्मी, धवल हिल्स को ऑप सोसायटी, ब्लॉक नं: ठाणे, रोड नं: गावंड बाग, पोखरण रोड नं.2, महाराष्ट्र, ठाणे. पिन कोड:-400610 पॅन नं:-ALRPK4715E 2): नाव:-कांचन अमित कुलकर्णी वय:-42; पत्ता:-प्लॉट नं: सदनिका नं.ए1/1102, माळा नं: -, इमारतीचे नाव: सोनल लक्ष्मी, धवल हिल्स को ऑप सोसायटी, ब्लॉक नं: ठाणे, रोड नं: गावंड बाग, पोखरण रोड नं.2, महाराष्ट्र, ठाणे. पिन कोड:-400610 पॅन नं:-CNUPK9220R	
(9) दस्तऐवज करून दिल्याचा दिनांक	29/04/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	29/04/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	6130/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1431000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-:		

Sales Instance

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. Ft.	Rate / Sq. Ft. on Carpet Area
16651/2024	04.08.2024	2,10,91,500.00	1052.00	18,230.00

1665175 05-09-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. ठाणे 3 दस्त क्रमांक : 16651/2024 नोदणी : Regn:63m
गावाचे नाव : कोलशेत		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	21091500	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	12134576.49	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन :सदनिका नं: सदनिका नं.5208, माळा नं: 52 वा मजला,टॉवर - बी, इमारतीचे नाव: फॉरेस्टवीले फेज-1, ब्लॉक नं: ठाणे पश्चिम - 400607, रोड : कोलशेत रोड,सँडोझ बाग पोस्ट ऑफिसच्या पुढे, इतर माहिती: सोबत 1 टेन्डम कारपार्किंग सदनिकेचे एकूण क्षेत्रफळ 1051.53 चौ.फूट रेरा कारपेट....(झोन-10/40-2ब)((C.T.S. Number : 1141 ;))	
(5) क्षेत्रफळ	107.49 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-ओबेरॉय रियल्टी लिमिटेड चे ऑथोराइज्ड सिग्नेटरी लियान म्हास्करेनस व जगदीश मेरिया तर्फे मुखत्यार प्रविण मोहने वय:-41 पत्ता:-प्लॉट नं: ऑफिस, माळा नं: 3 रा मजला, इमारतीचे नाव: कॉमर्स,इंटरनेशनल बिजनेस पार्क,ओबेरॉय गार्डन सिटी, ब्लॉक नं: गोरगाव पूर्व, मुंबई, रोड नं: ऑफ वेस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, मुंबई. पिन कोड:-400063 पॅन नं:-AABCK0235H	
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अपूर्वा दिक्षीत वय:-34; पत्ता:-प्लॉट नं: सदनिका नं.23, माळा नं: बिल्डिंग नं.बी 6, इमारतीचे नाव: अरुणोदया को ऑप ही सो लि, ब्लॉक नं: सांताक्रूझ पश्चिम,मुंबई, रोड नं: खीरा नगर, महाराष्ट्र, मुंबई. पिन कोड:-400054 पॅन नं:-AUEPD5831E 2): नाव:-अंबुज मिश्रा वय:-33; पत्ता:-प्लॉट नं: सदनिका नं.23, माळा नं: बिल्डिंग नं.बी 6, इमारतीचे नाव: अरुणोदया को ऑप ही सो लि, ब्लॉक नं: सांताक्रूझ पश्चिम,मुंबई, रोड नं: खीरा नगर, महाराष्ट्र, MUMBAI. पिन कोड:-400054 पॅन नं:-BFKPM0776F	
(9) दस्तऐवज करुन दिल्याचा दिनांक	04/08/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	04/08/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	16651/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1477000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला	(i) within the limits of any Municipal Corporation or any Cantonment	

Sales Instance

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. Ft.	Rate / Sq. Ft. on Carpet Area
13497/2024	06.09.2024	2,06,55,500.00	1052.00	17,850.00

सूची क्र.2	
13497530 09-09-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	दुय्यम निबंधक : सह दु.नि.ठाणे 12 दस्त क्रमांक : 13497/2024 नोंदणी : Regn:63m
गावाचे नाव : कोलशेत	
(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	20655500
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	12134576.49
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन :सदनिका नं: सदनिका नं.4408, माळा नं: 44 वा मजला,टॉवर - सी, इमारतीचे नाव: फॉरेस्टविले फेज-1, ब्लॉक नं: ठाणे पश्चिम - 400607, रोड नं: कोलशेत रोड,सँडोझ बाग पोस्ट ऑफिसच्या पुढे, इतर माहिती: सोबत 1 टेन्डम कारपार्किंग सदनिकेचे एकूण क्षेत्रफळ 1051.53 चौ.फूट रेरा कारपेट....(झोन-10/40-2ब)((C.T.S. Number : 1141 ;))
(5) क्षेत्रफळ	107.49 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:-ओबेरॉय रियल्टी लिमिटेड चे ऑथोराइज्ड सिग्नेटरी लियान म्हास्करेनस व निलेश एच टॅक तर्फे मुखत्यार प्रविण मोहने वय:-40 पत्ता:-प्लॉट नं: ऑफिस, माळा नं: 3 रा मजला, इमारतीचे नाव: कॉमर्स,इंटरनेशनल बिझनेस पार्क,ओबेरॉय गार्डन सिटी, ब्लॉक नं: गोरगाव पूर्व, मुंबई, रोड नं: ऑफ वेस्टर्न एक्सप्रेस हायवे , महाराष्ट्र, MUMBAI. पिन कोड:-400063 पॅन नं:-AABCK0235H
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अर्पिता पाल वय:-37; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 741, सी/ओ अपर्णा सरदार, ऑप. मदारत पॉपुलर अकॅडमी, चोटोमत, मदारत, बरूयपुर, ब्लॉक नं: 24 परगनस साउथ, रोड नं: -, पश्चिम बंगाल, दक्षिण 24 पान्गाणास. पिन कोड:-743610 पॅन नं:-BHHPP8128F 2): नाव:-सीमिक सरदार वय:-43; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 741, सी/ओ अपर्णा सरदार, ऑप. मदारत पॉपुलर अकॅडमी, चोटोमत, मदारत, बरूयपुर, ब्लॉक नं: 24 परगनस साउथ, रोड नं: -, पश्चिम बंगाल, दक्षिण 24 पान्गाणास. पिन कोड:-743610 पॅन नं:-BBCPS1236E
(9) दस्तऐवज करून दिल्याचा दिनांक	06/09/2024
(10)दस्त नोंदणी केल्याचा दिनांक	06/09/2024
(11)अनुक्रमांक,खंड व पृष्ठ	13497/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1446000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला	

Sales Instance

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. Ft.	Rate / Sq. Ft. on Carpet Area
2028/2024	05.02.2024	2,10,37,000.00	1052.00	18,180.00

2028335 09-09-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		सूची क्र.2	दुय्यम निबंधक : सह दु.नि.ठाणे 5 दस्त क्रमांक : 2028/2024 नोदणी : Regn:63m
गावाचे नाव : कोलशेत			
(1)विलेखाचा प्रकार	करारनामा		
(2)मोबदला	21037000		
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	11556790.7		
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन :सदनिका नं: सदनिका नं.5108, माळा नं: 51 वा मजला,टॉवर - सी, इमारतीचे नाव: फॉरेस्टवीले फेज-1, ब्लॉक नं: ठाणे पश्चिम - 400607, रोड : कोलशेत रोड,सॅडोझ बाग पोस्ट ऑफिसच्या पुढे, इतर माहिती: सोबत 1 टेन्डम कारपार्किंग सदनिकेचे एकूण क्षेत्रफळ 1051.53 चौ.फूट रेरा कारपेट,.....(झोन -10/40-2ब)((C.T.S. Number : 1141 ;))		
(5) क्षेत्रफळ	107.49 चौ.मीटर		
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.			
(7) दस्तऐवज करुन देणा.या/लिहून ठेवणा.या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-ओबेरॉय रियल्टी लिमिटेड चे ऑथोराइज्ड सिग्रेटरी लियान म्हास्करेनस व तृती जानी तर्फे मुखत्यार प्रविण मोहने वय:-40 पत्ता:-प्लॉट नं: ऑफिस, माळा नं: 3 रा मजला, इमारतीचे नाव: कॉमर्झ,इंटरनॅशनल बिझनेस पार्क,ओबेरॉय गार्डन सिटी, ब्लॉक नं: गोरगाव पूर्व, मुंबई, रोड नं: ऑफ वेस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, मुम्बई. पिन कोड:-400063 पॅन नं:-AABCK0235H		
(8)दस्तऐवज करुन घेणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-डॉ.सुर्यकांत संभू भोसले वय:-45; पत्ता:-प्लॉट नं: सदनिका नं.2004, माळा नं: 20 मजला, विंग सी, इमारतीचे नाव: व्योम,पिरामल, वैकुंठ, ब्लॉक नं: ठाणे पश्चिम, रोड नं: बाळकुम, महाराष्ट्र, ठाणे. पिन कोड:-400607 पॅन नं:-AGXPB8179J 2): नाव:-डॉ.करुणा सुर्यकांत भोसले वय:-46; पत्ता:-प्लॉट नं: सदनिका नं.2004, माळा नं: 20 मजला, विंग सी, इमारतीचे नाव: व्योम,पिरामल, वैकुंठ, ब्लॉक नं: ठाणे पश्चिम, रोड नं: बाळकुम, महाराष्ट्र, ठाणे. पिन कोड:-400607 पॅन नं:-AJZPB1339B		
(9) दस्तऐवज करुन दिल्याचा दिनांक	05/02/2024		
(10)दस्त नोंदणी केल्याचा दिनांक	05/02/2024		
(11)अनुक्रमांक,खंड व पृष्ठ	2028/2024		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1473000		
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000		
(14)शेरा			

Sales Instance

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. Ft.	Rate / Sq. Ft. on Carpet Area
2822/2024	06.09.2024	2,20,11,750.00	1046.00	19,120.00

2822335 09-09-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि.ठाणे 5 दस्त क्रमांक : 2822/2024 नोंदणी : Regn:63m
गावाचे नाव : कोलशेत		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	22011750	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	11497903.3	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन :सदनिका नं: सदनिका नं.5004, माळा नं: 50 वा मजला,टॉवर - सी, इमारतीचे नाव: फॉरेस्टवीले फेज-1, ब्लॉक नं: ठाणे पश्चिम - 400607, रोड : कोलशेत रोड,सँडोझ बाग पोस्ट ऑफिसच्या पुढे, इतर माहिती: सोबत 1 टेन्डम कारपार्किंग सदनिकेचे एकूण क्षेत्रफळ 1045.83 चौ.फूट रेरा कारपेट(झोन -10/40-2ब)..... महसूल व वन विभाग यांचे आदेश क्र मुद्रांक-2021/अनौ.सं.क्र.12/प्र.क्र.12 प्र.क्र.107/म1 धोरण).दि.31/03/2021)अन्वये सदर दस्तात महिला खरेदीदार असल्याने मुद्रांक शुल्क मध्ये 1% सूट घेण्यात आली आहे((C.T.S. Number : 1141 ;))	
(5) क्षेत्रफळ	106.91 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:-ओबेरॉय रियल्टी लिमिटेड चे ऑथोराइज्ड सिग्रेटरी लियान म्हास्करेनस व अभिषेक बजोरीया तर्फे मुखत्यार चेतन बिरंजे वय:-34 पत्ता:-प्लॉट नं: ऑफिस, माळा नं: 3 रा मजला, इमारतीचे नाव: कॉमर्झ,इंटरनेशनल बिझनेस पार्क,ओबेरॉय गार्डन सिटी, ब्लॉक नं: गोरगाव पूर्व, मुंबई, रोड नं: ऑफ वेस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, मुम्बई. पिन कोड:-400063 पॅन नं:-AABCK0235H	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-स्नेहा अभिनेश गुप्ता तर्फे मुखत्यार अभिनेश श्रीचंद्र गुप्ता वय:-53; पत्ता:-प्लॉट नं: सदनिका नं.1202, माळा नं: -, इमारतीचे नाव: अमांडा, ब्लॉक नं: ठाणे, रोड नं: ग्लॅडिस अल्वेर्स रोड, हिरानंदानी मेडोज, महाराष्ट्र, ठाणे. पिन कोड:-400610 पॅन नं:-BVDPG7944J 2): नाव:-श्रीकृति आशिष गुप्ता वय:-23; पत्ता:-प्लॉट नं: सदनिका नं.1202, माळा नं: -, इमारतीचे नाव: अमांडा, ब्लॉक नं: ठाणे, रोड नं: ग्लॅडिस अल्वेर्स रोड, हिरानंदानी मेडोज, महाराष्ट्र, ठाणे. पिन कोड:-400610 पॅन नं:-CYSPPG8900R	
(9) दस्तऐवज करून दिल्याचा दिनांक	15/02/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	15/02/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	2822/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1321000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
पत्त्यांकनामाची तिनागन घेवलेला		

Sales Instance

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. Ft.	Rate / Sq. Ft. on Carpet Area
3445/2024	12.03.2024	55,86,000.00	281.00	18,000.00

सूची क्र.2	
3445530 09-09-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	द्वयम निबंधक : सह दु.नि.ठाणे 12 दस्त क्रमांक : 3445/2024 नोंदणी : Regn:63m
गावाचे नाव : कोलशेत	
(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	5586000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपटाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3233546
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन :सदनिका नं: सदनिका नं.4402, माळा नं: 44 वा मजला,टॉवर - बी, इमारतीचे नाव: फॉरेस्टविले फेज-1, ब्लॉक नं: ठाणे पश्चिम - 400607, रोड : कोलशेत रोड,सँडोझ बाग पोस्ट ऑफिसच्या पुढे, इतर माहिती: सोबत 1 सिंगल कारपार्किंग सदनिकेचे एकूण क्षेत्रफळ 280.61 चौ.फूट रेरा कारपेट(झोन -10/40-2ब)(C.T.S. Number : 1141 ;)
(5) क्षेत्रफळ	28.68 चौ.मीटर
(6)आकारणी किवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किवा दिवाणी न्यायालयाचा हुकुमनामा किवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-ओबेरॉय रियल्टी लिमिटेड चे ऑथोराइज्ड सिग्नेटरी लियान म्हास्करेनस व जगदीश मेरिया तर्फे मुखल्यार चेतन बिरंजे वय:-34 पत्ता:-प्लॉट नं: ऑफिस, माळा नं: 3 रा मजला, इमारतीचे नाव: कॉमर्स,इंटरनॅशनल बिझनेस पार्क,ओबेरॉय गार्डन सिटी, ब्लॉक नं: गोरेगाव पूर्व, मुंबई, रोड नं: ऑफ वेस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, मुंबई. पिन कोड:-400063 पॅन नं:-AABCK0235H
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किवा दिवाणी न्यायालयाचा हुकुमनामा किवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मयूर एस. पाटील वय:-44; पत्ता:-प्लॉट नं: सदनिका नं.बी-1501, माळा नं: -, इमारतीचे नाव: गुंठेचा हार्ट्स, ब्लॉक नं: भांडूप पश्चिम, मुंबई, रोड नं: एल बी एस मार्ग, ऑप. सेंट झेवियर स्कुल, महाराष्ट्र, मुंबई. पिन कोड:-400078 पॅन नं:-AMHPP6472A
(9) दस्तऐवज करून दिल्याचा दिनांक	07/03/2024
(10)दस्त नोंदणी केल्याचा दिनांक	12/03/2024
(11)अनुक्रमांक,खंड व पृष्ठ	3445/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	392000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	

Sales Instance

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. Ft.	Rate / Sq. Ft. on Carpet Area
2483/2024	09.02.2024	50,96,000.00	281.00	16,500.00

सूची क्र.2		दुय्यम निबंधक : सह दु.नि.ठाणे 5
2483335		दस्त क्रमांक : 2483/2024
09-09-2024		नोंदणी :
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		Regn:63m
गावाचे नाव : कोलशेत		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	5096000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2907357.7	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन :सदनिका नं: सदनिका नं.0903, माळा नं: 9 वा मजला,टॉवर - सी, इमारतीचे नाव: फॉरेस्टवीले फेज-1, ब्लॉक नं: ठाणे पश्चिम - 400607, रोड : कोलशेत रोड,सॅंडोझ बाग पोस्ट ऑफिसच्या पुढे, इतर माहिती: सोबत 1 सिंगल कारपार्किंग सदनिकेचे एकूण क्षेत्रफळ 280.61 चौ.फूट रेरा कारपेट,.....(झोन -10/40-2ब)((C.T.S. Number : 1141 ;))	
(5) क्षेत्रफळ	28.68 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-ओबेरॉय रियल्टी लिमिटेड चे ऑथोराइज्ड सिग्रेटरी लियान म्हास्करेनस व दिपक अग्रवाल तर्फे मुखत्यार प्रविण मोहने वय:-40 पत्ता:-प्लॉट नं: ऑफिस, माळा नं: 3 रा मजला, इमारतीचे नाव: कॉम्प्लेक्स,इंटरनेशनल बिझनेस पार्क,ओबेरॉय गार्डन सिटी, ब्लॉक नं: गोरगाव पूर्व, मुंबई, रोड नं: ऑफ वेस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, MUMBAI. पिन कोड:-400063 पॅन नं:-AABCK0235H	
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-प्रकाश गोपीकांत झा तर्फे मुखत्यार ऋषीकेश झा वय:-42; पत्ता:-प्लॉट नं: सदनिका नं.डी-402, माळा नं: -, इमारतीचे नाव: संस्कृती अपार्टमेंट, अगरवाल नगरी, ब्लॉक नं: नालासोपारा पूर्व, पालघर, रोड नं: 100 फुट रोड, महाराष्ट्र, THANE. पिन कोड:-401209 पॅन नं:-ANUPJ0739L	
(9) दस्तऐवज करुन दिल्याचा दिनांक	02/02/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	09/02/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	2483/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	357000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
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
3 BHK	housing.com	1090.00	1,87,00,000.00	17,156.00
3 BHK	99acres.com	1090.00	1,85,00,000.00	16,927.00

Forestville RERA

By **OBEROI REALTY LIMITED**
Kolshet, Thane West, Thane

₹1.87 Cr | ₹17.16 K/sq.ft
EMI starts at ₹92.84 K
Basic Price Onwards

Contact Sellers

3 BHK Apartment Configuration | Dec, 2028 Possession Starts | ₹17.16 K/sq.ft Avg. Price | 1090 sq.ft. (Carpet Area) Size

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

Home > Property in Thane > Flats in Thane > Flats in Thane West > Flats in Kolshet > 3 BHK Flats in Kolshet

₹1.85 Cr @ 16,972 per sq.ft. | Estimated EMI ₹1,47,760

3BHK 3Baths
Flat/Apartment for Sale
in Forestville by Oberoi Realty, Kolshet, Thane West

Contact Dealer FREE | **Shortlist**

RERA STATUS: REGISTERED | Registration No: P51700050312 | Website: https://maharera.maharashtra.gov.in/

Overview | Society | Dealer Details | Price Trends | Society Reviews | Recommendation

Property (1) | **Society (17)**

- Area:** Carpet area: 1090 sq.ft. (101.26 sq.m.)
- Configuration:** 3 Bedrooms, 3 Bathrooms, 1 Balcony with Others
- Price:** ₹ 1.85 Crore+ Govt Charges & Tax @ 16,972 per sq.ft. (Negotiable)
- Address:** Forestville by Oberoi Realty, Kolshet, Thane West
- Floor Number:** 25th of 60 Floors
- Facing:** East
- Overlooking:** Pool, Park/Garden, Main Road, Sea facing, Others, Club
- Possession in:** Mar 2028

Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
3 BHK	magicbricks.com	1090.00	2,22,00,000.00	20,435.00

magicbricks




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



Home > Property for Sale in Thane > Flats for Sale in Thane > Flats for Sale in Kolshet > 3 BHK Flats for Sale in Kolshet > 1312 Sq-ft

₹ 2.22 Cr

EMI - ₹ 1.00L | [Can I afford it?](#)

3 BHK 1312 Sq-ft Flat For Sale [Kolshet, Thane](#)

3 Beds
 3 Baths
 1 Balcony
 Unfurnished

Carpet Area
1090 sqft
₹ 20,435/sqft

Age Of Construction
Under Construction

Project
Forestville

Transaction Type
New Property

Furnished Status
Unfurnished

Contact Agent
Get Phone No.

More Details

Price Breakup ₹ 2.22 Cr

Address **Kolshet, Thane, Maharashtra**

Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
3 BHK	magicbricks.com	1090.00	1,87,00,000.00	17,150.00

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

Home > Property for Sale in Thane > Flats for Sale in Thane > Flats for Sale in Kolshet > 3 BHK Flats for Sale in Kolshet > 1300 Sq-ft

₹1.87 Cr


EMI - ₹ 84k

Get pre-approved loan

ZERO BROKERAGE



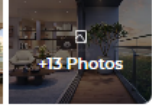
⋮

3 BHK 1300 Sq-ft Flat For Sale **Kolshet, Thane**



🛏️ 3 Beds | 🚿 3 Baths | 🚗 1 Covered Parking | 🏠 Unfurnished

Carpet Area 1090 sqft ▾ ₹17,156/sqft	Project Forestville	Transaction Type New Property
Status Under Construction	Furnished Status Unfurnished	Car Parking 1 Covered

+13 Photos

Contact Builder

Download Brochure

👁️ Property viewed by 5 People
👤 Last contact made 3 days ago

More Details

Price Breakup	₹1.87 Cr
RERA ID	P51700050312
Address	Kolshet, Thane, Maharashtra




Price Indicators



Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
4 BHK	magicbricks.com	1367.00	2,79,00,000.00	20,435.00

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

₹2.79 Cr [EMI - ₹1.26L](#) | [How much loan can I get?](#)

4 BHK 1780 Sq-ft Flat For Sale [Kolshet, Thane](#)

4 Beds
4 Baths
1 Balcony
Unfurnished

Carpet Area 1367 sqft ▾ ₹20,435/sqft	Project Forestville	Transaction Type New Property	Furnished Status Unfurnished
---	--	----------------------------------	---------------------------------

Age Of Construction
Under Construction

Contact Agent
Get Phone No.

More Details

Price Breakup	₹2.79 Cr
Address	Kolshet, Thane, Maharashtra
Furnishing	Unfurnished

Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
3 BHK	99acres.com	1046.00	1,86,00,000.00	17,780.00

The screenshot displays a real estate listing for a 3 BHK Flat. The main details are:

- Property:** 3 BHK Flat
- Price:** ₹1.86 Cr (EMI starts at ₹92.34 K)
- Rate:** ₹12.4 K/sq.ft
- Carpet Area:** 1046 sq.ft
- Configuration:** 3 BHK
- Possession:** 2nd Sep. 2024
- Location:** Forestville, Kolshet Industrial Area, Thane West, Thane
- Other Features:** Middle of 35 floors, East facing, Semi Furnished

 The listing also includes a 'Contact Seller' section with the name Krun Galkwad and a phone number. A 'Property Overview' section lists the project name as Forestville and the brokerage as No Charge. The location is identified as Forestville, Kolshet Industrial Area, Thane West, Thane.

Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
3 BHK	housing.com	1090.00	2,21,00,000.00	20,275.00


HOUSING.COM Buy In Thane + Add List Property Saved

Home / Thane / Thane West / Apartment for Sale in Thane West / 3 BHK Flat Last updated: Sep 2, 2024

3 BHK Flat **₹2.21 Cr** EMI starts at ₹1.1 Laacs
₹13.81 K/sq.ft

By OBEROI REALTY LIMITED

Forestville, Manorama Nagar, Thane West, Thane



1600 sq.ft
Built Up Area

₹13.81 K/sq.ft
Avg. Price

3 BHK
Configuration

12th Jul, 2024
Possession status

Lower **1**
of 60 floors

Semi Furnished
Furnishing

[OVERVIEW](#) [RATINGS AND REVIEWS](#) [PRICE TRENDS](#) [LOCALITY](#) [PROJECT Q&A](#) [DEVELOPER](#) [CALCULATOR](#)

Property Location
Forestville, Manorama Nagar, Thane West, Thane

Around This Property

School
Maruti Suzuki Driving School
4 mins
(1.8 km)

Hospital
Dr. Madhuri Sakhardande - Best Gynecologist...
7 mins
(6.1 km)

[View more on Maps](#)

Property Overview

Project Name Forestville	Brokerage No Charge Access Zero Brokerage Properties >
Price ₹2.21 Cr	Carpet Area 1090 sq.ft

Awesomet Nice neighborhood around

Contact Seller
Novel Homes
Housing Prime Agent
+9199672.....

Please share your contact

Name:

+91 Phone:

Email:

I agree to be contacted by Housing and agents via WhatsApp, SMS, phone, email etc

I am interested in Home Loans

Still deciding?

Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
3 BHK	Nobroker.com	1090.00	1,94,00,000.00	17,800.00

NOBROKER

[Pay Rent](#)
[Post Your Property](#)
[Sign up](#)
[Log in](#)

3 BHK Flat In Oberoi Forestville For Sale In Tha...
Near Zenith Hospital, Kolshet, Thane West, Mumbai

₹ 1.94 Crores
Non-negotiable

₹ 1.11 Lacs/Month
Estimated EMI

1,557
Sq.Ft

Need Home Loan?
[Apply Loan](#)

Photos
Location

Shortlist

3 Bedroom <small>No. of Bedroom</small>	Nov 13, 2023 <small>Posted On</small>
3 Bathroom <small>No. of Bathroom</small>	May 31, 2026 <small>Possession</small>
1 Balcony	Oberoi Forestville <small>Apartment</small>
Bike and Car Parking	Full Power Backup

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

Report what was not correct in this property

Listed by Broker
Sold Out

Wrong Info

Price trends by NBEstimate [Check Now](#)

Nearby: Thaneone Corporate Business IT Park | Tata Consultancy Services | Brand Factory | DMart | Acme Oakwood And Ashwood

Overview

Age of Building	Under Construction	Ownership Type	Self Owned
Maintenance Charges	NA	Flooring	Vitrified Tiles
Builtup Area	1,557 Sq.Ft	Carpet Area	1,090 Sq.Ft
Furnish Status	Unfurnished Furnish Now	Facing	North-East

Activity On This Property

238

Unique Views

0

Shortlists

1

Contacted

Powered By: NBEstimate

Similar Properties

Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
4 BHK	Nobroker.com	1280.00	2,68,00,000.00	20,940.00

NOBROKER

[Pay Rent](#)
[Post Your Property](#)
[Sign up](#)
[Login](#)

4 BHK Flat In Oberoi Forestville For Sale In Tha...
Near Zenith Hospital, Kolshet, Thane West, Mumbai

₹ 2.68 Crores
Non-negotiable

₹ 1.54 Lacs/Month
Estimated EMI

1,830
Sq.Ft

Need Home Loan ?
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Home / Flats for Sale in Mumbai / Flats for Sale in Thane west / 4bkh Flat for Sale in Thane west / Property Details

[Photos](#) [Location](#)

[Shortlist](#)

4 Bedroom <small>No. of Bedroom</small>	Jun 28, 2024 <small>Posted On</small>
4 Bathroom <small>No. of Bathroom</small>	Nov 12, 2025 <small>Possession</small>
1 <small>Balcony</small>	Oberoi Forestville <small>Apartment</small>
Bike and Car <small>Parking</small>	Full <small>Power Backup</small>

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

Report what was not correct in this property

Listed by Broker
Sold Out

Wrong Info

Price trends by NBEstimate [Check Now](#)

Nearby: [New India Co-Operative Bank Limited Vasant Vihar](#) [Garden Estate](#) [Jupiter Hospital Thane](#)

[MovieMax - Wonder Mall](#) [Hiranandani Joggers Park](#)

Overview

<p> Age of Building Under Construction</p>	<p> Ownership Type Self Owned</p>
<p> Maintenance Charges NA</p>	<p> Flooring Vitrified Tiles</p>
<p> Builtup Area 1,830 Sq.Ft</p>	<p> Carpet Area 1,280 Sq.Ft</p>
<p> Furnishing Status Unfurnished Furnish Now</p>	<p> Facing North-East</p>

Activity On This Property

201
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
3 BHK	99acrs.com	1090.00	1,87,00,000.00	17,155.00
4 BHK	Magicbricks.com	1367.00	2,93,00,000.00	21,434.00

99acres Buy ▾ All Residential SEARCH

Home Loans Dashboard

3BHK Flat/Apartment
Forestville by Oberoi Realty
Kolshet, Thane, Maharashtra

- Built on the strong foundation of Biophilia
- Futsal court, golf simulator and skating rink for vibrant lifestyle
- Meticulously crafted landscape with Miyawaki forest method

Home > Property in Thane > Flats in Thane > Flats in Thane West > Flats in Kolshet > 3 BHK Flats in Kolshet

Posted on Jul 16, 2024 by Oberoi Realty Limited Under Constructi

₹1.87 crore
Base Price: ₹17155 Per Sq.Ft.

1090 sq.ft. ▾
(101.26 sq.m.)
Carpet Area
[View Floor Plans](#)

New Launch
Possession: December 2026

View Phone number






Shortlist

NO BROKERAGE RERA STATUS REGISTERED | Registration No: P51700050312 [View QR Code](#) | Website: <https://maharera.maharashtra.gov.in/>

magicbricks Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

₹2.93 Cr EMI - ₹1.32L | [Can I afford it?](#)

4 BHK 1777 Sq-ft Flat For Sale **Kolshet, Thane**

4 Beds 4 Baths Unfurnished

Carpet Area 1367 sqft ₹21,434/sqft	Project Forestville	Transaction Type New Property	Status Under Construction
Lifts 6	Furnished Status Unfurnished	<div style="display: flex; justify-content: space-between; margin-top: 10px;"> Contact Agent Get Phone No. </div>	

Property viewed by 2 People

More Details

Price Breakup	₹2.93 Cr
RERA ID	P51700050312
Address	Kolshet, Thane, Maharashtra

Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
2 BHK	housing.com	531.00	1,13,00,000.00	21,280.00
1 BHK	housing.com	355.00	72,00,000.00	20,300.00

HOUSING.COM Buy In Thane

+ Add

Download App
List Property Free
Saved


Home / Thane / Kolshet / Eternia At Kalpataru Parkcity Last updated: Sep 6, 2024

Eternia At Kalpataru Parkcity ₹1.13 Cr - 3.33 Cr


By KALPATARU GROUP EMI starts at ₹56.31 K


Kalpataru Parkcity, Kolshet Road, Thane (W), Thane Basic Price

Contact Sellers



2, 3 BHK Apartments Configurations
Dec, 2026 Possession Starts
Price on request Avg. Price





531 - 1561 sq.ft. (Carpet Area) Sizes

HOUSING.COM Buy In Mumbai

+ Add

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Home / Thane / Thane West / Runwal Codename Enchanted Tower D Last updated: Sep 5, 2024

Runwal Codename Enchanted Tower D ₹72.13 L - 1.81 Cr | ₹20.33 K/sq.ft


By RUNWAL EMI starts at ₹38.2 K


Kolshet, Thane West, Thane Basic Price

Contact Sellers



1, 2, 3 BHK Apartments Configurations
Jun, 2028 Possession Starts
₹20.33 K/sq.ft Avg. Price





355 - 890 sq.ft. (Carpet Area) Sizes

Price Indicators Projects nearby Locality




Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
3 BHK	Magicbricks.com	1266.00	2,99,00,000.00	23,618.00




magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

₹ 2.99 Cr EMI - ₹ 1.35L | [Get Loan offers from 34+ banks](#)

[Check Market Value with PropWorth](#)

3 BHK Flat For Sale in Lodha Sterling, [Kolshet Road, Thane](#)

3 Beds
3 Baths
1 Balcony
Furnished

Carpet Area 1266 sqft ₹ 23,618/sqft	Developer Lodha	Project Lodha Sterling	Floor 8(Out of 8 Floors)
Transaction Type Resale	Status Ready to Move	Furnished Status Furnished	Age Of Construction Less than 5 years

Contact Owner
Get Phone No.

👤 Last contact made 1 day ago

More Details

Price Breakup ₹ 2.99 Cr

Address Kolshet Road, Thane, Maharashtra

Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
3 BHK	magicbricks.com	863.00	1,91,00,000.00	22,133.00
3 BHK	magicbricks.com	967.00	1,74,00,000.00	18,000.00

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

Home > Property for Sale in Thane > Flats for Sale in Thane > Flats for Sale in Kolshet Road > 3 BHK Flats for Sale in Kolshet Road > 1020 Sq-ft

₹1.91 Cr

EMI - ₹ 86k | [Get Loan offers from 34+ banks](#)

3 BHK 1020 Sq-ft Flat For Sale Kolshet Road, Thane

3 Beds
 2 Baths
 3 Balconies
 Unfurnished

Carpet Area 863 sqft ▾ ₹22,133/sqft	Developer Godrej Properties	Project Godrej Ascend
Transaction Type New Property	Furnished Status Unfurnished	Age Of Construction Under Construction

+5 Photos

Contact Agent

Get Phone No.

More Details

Price Breakup ₹1.91 Cr

Address Kolshet Road, Thane, Maharashtra

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

Home > Property for Sale In Thane > Flats for Sale In Thane > Flats for Sale In Dhokali > 3 BHK Flats for Sale In Dhokali > 1354 Sq-ft

₹1.74 Cr

EMI - ₹ 79k | [Get Loan offers from 34+ banks](#)

3 BHK 1354 Sq-ft Flat For Sale Dhokali, Thane

3 Beds
 3 Baths
 1 Balcony
 Unfurnished

Carpet Area 967 sqft ▾ ₹18,011/sqft	Developer Runwal Group	Project Runwal Zenith
Transaction Type New Property	Furnished Status Unfurnished	Age Of Construction Under Construction

+20 Photos

More Details

Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
2 BHK	Magicbricks.com	470.00	86,00,000.00	18,298.00

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

₹ 86.0 Lac EMI - ₹ 39k | [Get Loan offers from 34+ banks](#) ZERO BROKERAGE

2 BHK 470 Sq-ft Flat For Sale [Kolshet Road, Thane](#)

🛏 2 Beds | 🚿 2 Baths | 🏠 Unfurnished

Carpet Area 470 sqft ₹ 18,298/sqft	Developer Kalpataru Ltd.	Project Kalpataru Primera
Transaction Type New Property	Status Under Construction	Furnished Status Unfurnished

+18 Photos

Contact Builder

Get Phone No.

👤 Last contact made 6 days ago

More Details

Price Breakup	₹ 86 Lac
Booking Amount	₹ 1.0 Lac
Address	Kolshet Road, Thane, Maharashtra


Price Indicators Projects nearby Locality




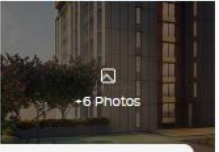
Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
3 BHK	magicbricks.com	1353.00	2,89,00,000.00	21,360.00

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

₹2.89 Cr [EMI - ₹1.30L](#) | [How much loan can I get?](#) PREMIUM PROJECT

3 BHK 1353 Sq-ft Flat For Sale [Kolshet Road, Thane](#)



3 Beds
 4 Baths
 3 Balconies
 Unfurnished

Carpet Area 1353 sqft ▾ ₹21,360/sqft	Developer Kalpataru Ltd.	Project Eternia at Kalpataru Parkcity	Transaction Type New Property
Furnished Status Unfurnished	Age Of Construction Under Construction		

Contact Agent
Get Phone No.

More Details

Price Breakup ₹2.89 Cr

Address Kolshet Road, Thane, Maharashtra

Price Indicators

Projects nearby Locality


Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
3 BHK	magicbricks.com	911.00	2,11,00,000.00	23,250.00




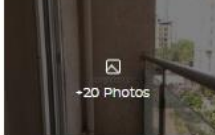
magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home > Property for Sale In Thane > Flats for Sale In Thane > Flats for Sale In Kolshet Road > 3 BHK Flats for Sale In Kolshet Road > 1275 Sq-ft

₹2.11 Cr EMI - ₹ 96k | [Get Loan offers from 34+ banks](#)

3 BHK 1275 Sq-ft Flat For Sale **Kolshet Road, Thane**



3 Beds
 3 Baths
 1 Balcony
 Unfurnished

Carpet Area
911 sqft ▾
₹ 23,257/sqft

Furnished Status
Unfurnished

Developer
Kalpataru Ltd.

Age Of Construction
Under Construction

Project
Kalpataru Parkcity

Transaction Type
New Property


Contact Agent

Get Phone No.

More Details

Price Breakup **₹ 2.11 Cr**

Address **Kolshet Road, Thane, Maharashtra**




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VASTUKALA CONSULTANTS (I) PVT. LTD.
Valuers & Appraisers
Architects & Interior Designers
Chartered Engineers (I)
TEV Consultants
Lender's Engineer
UJ 1/20 MH2010 PTC23789

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

Place: Mumbai

Date: 09.09.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Auth. Sign.



The undersigned has inspected the property detailed in the Valuation Report dated _____
on _____. We are satisfied that the fair and reasonable market value of the property is
₹ _____ (Rupees _____
_____ only).

Date

Signature
(Name & Designation of the Inspecting Official/s)

Countersigned
(BRANCH MANAGER)

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



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(Annexure-I)

DECLARATION-CUM-UNDERTAKING

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

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 04.09.2024 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. I/ my authorized representative have personally inspected the property on 09.09.2024. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty

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

	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by M/s. Oberoi Realty Ltd.
2.	Purpose of valuation and appointing authority	As per request from State Bank of India, Home Loans Sales, Administrative Office South Mumbai to assess fair market value of the property for bank loan purpose.
3.	Identity of the Valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Vaibhav Bhagat – Valuation Engineer 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 – 04.09.2024 Valuation Date – 09.09.2024 Date of Report – 09.09.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 04.09.2024
7.	Nature and sources of the information used or relied upon;	Market Survey at the time of site visit Ready Reckoner rates / Circle rates Online search for Registered Transactions Online Price Indicators on real estate portals Enquiries with Real estate consultants Existing data of Valuation assignments carried out by us
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparative Method
9.	Restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	Major factors that were taken into account during the valuation;	Current market conditions, demand and supply position, industrial land size, location, sustained demand for industrial land, all round development of commercial and industrial application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **09th September 2024** and does not take into account any unforeseeable developments which could impact the same in the future.

Our Investigations

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

Assumptions

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

Information Supplied by Others

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

Future Matters

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

Map and Plans

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

Site Details

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



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Property Title

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

Environmental Conditions

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

Town Planning

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

Area

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

Condition & Repair

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

Valuation Methodology

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

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar



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properties in an open and competitive market and is particularly useful in estimating the value of the land and properties that are typically traded on a unit basis.

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

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

Not a Structural Survey

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

Other

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

Legal

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

Property specific assumptions

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

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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

(Annexure - II)

MODEL CODE OF CONDUCT FOR VALUERS

Integrity and Fairness

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

Professional Competence and Due Care

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

Independence and Disclosure of Interest

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



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

Confidentiality

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

Information Management

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

Gifts and hospitality:

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

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

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

Remuneration and Costs.

27. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.

28. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

Occupation, employability and restrictions.

29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.

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

Miscellaneous

31. A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.

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

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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



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