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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

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MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "Island Cove"

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

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

Intended User **State Bank of India**

Administrative Office, Thane Branch,
SBI Building, 1st Floor, B -35, Road No. 22, Wagle Industrial Estate,
Wagle Circle, Thane (West), Pin – 400 604 State - Maharashtra, Country - India.

Our Pan India Presence at :

- | | | | |
|------------|--------|-----------|-----------|
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| Mumbai | Nashik | Rajkot | Raipur |
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Regd. Office

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

+91 2247495919

mumbai@vastukala.co.in

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Valuation Report Prepared For: State Bank of India / Thane Branch / Island Cove / (11300/2308285)

Page 2 of 55

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Vastu/SBI/Mumbai/09/2024/11300/2308285
21/18-291-V
Date: 21.09.2024

MASTER VALUATION REPORT OF " Island Cove"

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

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

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

Pursuant to instructions from State Bank of India, Administrative Office, Thane 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 **20th September 2024** for approval of Advance Processing Facility.

1. Location Details:

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

2. Developer Details:

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

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Mahim – Sion Link Road
On or towards South	Slum Area & S. V. Road / Mori Road
On or towards East	Vrindavan Society 4
On or towards West	Road & Open Plot



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- Nanded
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- Nashik
- Rajkot
- Raipur
- Aurangabad
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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, Thane Branch,

SBI Building, 1st Floor, B -35, Road No. 22, Wagle Industrial Estate,

Wagle Circle, Thane (West), Pin – 400 604,

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 Thane Branch to assess fair market value of the property for bank loan purpose.
2.	a)	Date of inspection : 20.09.2024
	b)	Date on which the valuation is made : 21.09.2024
3.	List of documents produced for Perusal	
	1.	Copy of Legal Title Report issued by Kartikeya & Associates (Advocates & Solicitors), dated 14.03.2024.
	2.	Copy of Development Agreement between New Janata SRA CHS (CTS No. 1500 Pt.) AND M/s. Shree Nidhi Concept Pvt. Ltd. Dated 17.10.2006.
	3.	Copy of Development Agreement between Hind Ekta Welfare SRA CHS (CTS No. 1500 Pt.) AND M/s. Shree Nidhi Concept Pvt. Ltd. Dated 17.10.2006.
	4.	Copy of Development Agreement between Navkiran Welfare SRA CHS (CTS No. 1500 Pt.) AND M/s. Shree Nidhi Concept Pvt. Ltd. Dated 17.10.2006.
	5.	Copy of Irrevocable Power of Attorney dated 07.03.2024, Doc No. BBE 2 / 5661 / 2024.
	6.	Copy of Power of Attorney from Shri Ibrahim A Majid Khan (Secretary – Hind Ekta Welfare SRA Co-Operative Hou. Soc.) TO Shree Nidhi Concept Pvt. Ltd. Dated 18.10.2006.
	7.	Copy of Power of Attorney from Shri Anthony Vinod Pilai (Secretary – Navkiran Welfare SRA Co-Operative Hou. Soc.) TO Shree Nidhi Concept Pvt. Ltd. Dated 18.10.2006.
	8.	Copy of Power of Attorney from Shri Shekh Mohammad Salim (Secretary –New Janata SRA Co-Operative Hou. Soc.) TO Shree Nidhi Concept Pvt. Ltd. Dated 18.10.2006.
	9.	Copy of Joint Development Agreement b/w M/s. Shree Nidhi Concept Realtors Pvt. Ltd. (Part one) AND LH Residential Housing Pvt. Ltd. (Second Part) dated 07.03.2024, Doc. No. BBE 2 / 5658 / 2024.
	10.	Copy TOR (Terms of Reference) dated 08.02.2024, Doc. No. TO24B3813MH5424918N.
	11.	Copy of the resolution passed by the board of directors of LH Residential Housing Pvt. Ltd. dated 20.04.2024 to authorize officials for execution & registration of customer sales agreement for company's project at Mahim.
	12.	Copy of Engineer's Certificate dated 21.02.2024 issued by Prasad Shetty (As per RERA Certificate)
	13.	Copy of Architect's Certificate dated 23.02.2024 issued by Anand V. Dhokay Architect & Designer (As per RERA Certificate)
	14.	Copy of MAHARERA Registration Certificate of Project No. P51900046369 issued by Maharashtra Real Estate Regulatory Authority date 04.04.2024.
	15.	Copy of Height Clearance NOC No. AAI/RHQ/WR/DoAS/Auth./SNCR/WEST/B/112717/263958/101/216-19,

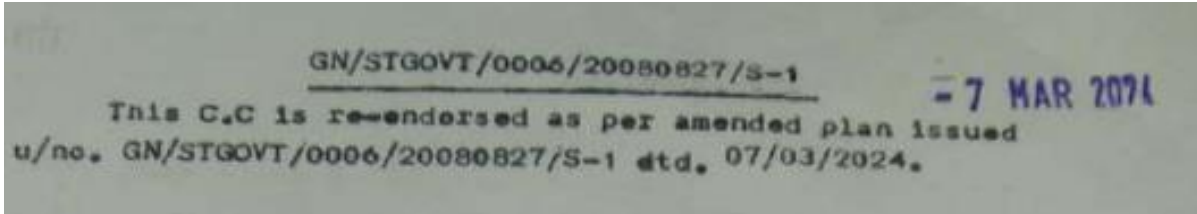


Since 1989

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	date 12.10.2022, issued by Airports Authority of India.						
	16. Copy of CA Certificate dated 20.02.2024 issued by S.S.M.G. & Associates LLP (As per RERA Certificate).						
	17. Copy of Deposit Agreement between Shree Nidhi Concept Realtors Pvt. Ltd. (First Part) AND Piramal Realty Pvt. Ltd. (Second Part), dated 08.01.2021.						
	18. Copy of Commencement Certificate GN / STGOVT / 0006 / 20080827 / S-1 dated 12.02.2024 issued by Slum Rehabilitation Authority.						
							
	19. Copy of Approved Plan No. SRA / ENG / GN / STGL / 0006 / 20080827 / S-1 dated 07.03.2024, issued by Executive Engineer Slum Rehabilitation Authority (Number of Copies – Twenty Four - Sheet No. 1/24 to 24/24).						
	<p>Approved upto:</p> <table border="1"> <thead> <tr> <th>Building / Tower No.</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>1 / 1</td> <td>3 Basements + Ground (part) / Stilt (part) + (1st to 5th Podiums (Part Residential / Part Car Parking) + 6th Podium (Part Residential / Part Amenity floor) + 1st Floor (Part Residential & Part Amenity) + 2nd to 27th Upper Floor + 28th Floor (Part Service Floor / Part Residential) + 28th - A (Service Floor) + 29th (Amenity Floor) upper floors.</td> </tr> <tr> <td>1 / 2</td> <td>3 Basements + Ground (part) / Stilt (part) + 1st to 5th Podiums (Part Residential / Part Car Parking) + 6th Podium (Part Residential / Part Amenity floor) + 1st to 33rd Upper Floors Residential + 33rd - A (Service Floor) + 34th (Amenity Floor) upper floors.</td> </tr> </tbody> </table>	Building / Tower No.	Number of Floors	1 / 1	3 Basements + Ground (part) / Stilt (part) + (1 st to 5 th Podiums (Part Residential / Part Car Parking) + 6 th Podium (Part Residential / Part Amenity floor) + 1 st Floor (Part Residential & Part Amenity) + 2 nd to 27 th Upper Floor + 28 th Floor (Part Service Floor / Part Residential) + 28 th - A (Service Floor) + 29 th (Amenity Floor) upper floors.	1 / 2	3 Basements + Ground (part) / Stilt (part) + 1 st to 5 th Podiums (Part Residential / Part Car Parking) + 6 th Podium (Part Residential / Part Amenity floor) + 1 st to 33 rd Upper Floors Residential + 33 rd - A (Service Floor) + 34 th (Amenity Floor) upper floors.
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	<p>"About the "Island Cove": Larsen and Toubro has launched the epitome of luxury living in the name of L and T Island Cove, to offer luxurious and exclusive residences in the heart of Mumbai South. L and T Island Cove Mahim West redefines the comfort living by offering stylish homes in the form of luxury apartments. It is a new launch project. Carefully crafted by its makers to set a new benchmark of exquisiteness and well-being, L and T Island</p>						

Cove is going to be the most desirable address in Mumbai South. This project ensures a stress-free life for its residents through its thoughtfully designed floor plans that promise extreme privacy and freedom. L&T Island Cove Mahim, luxury living meets affordability with our exclusive price list. Choose from a selection of meticulously designed 2 and 3 BHK residences. The society will be completely ready for possession in Aug, 2028. In addition to luxury living, L and T Island Cove assures to be a safe investment opportunity. L and T Island Cove Mumbai South is a RERA-registered project with registration number P51900046369.

TYPE OF THE BUILDING

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

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

DATE OF COMPLETION & FUTURE LIFE:

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

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

PROPOSED PROJECT AMENITIES:

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

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

	East	:	-	-				
	West	:	-	-				
14.2	Latitude, Longitude & Co-ordinates of property	:	19°02'39.0"N 72°50'35.4"E					
14.	Extent of the site	:	Total Plot area – 20465.72 Sq. M. (As per Approved Plan) Plot area - 6368.30 Sq. M. (RERA Certificate) Structure - As per table attached to the report					
15.	Extent of the site considered for Valuation (least of 14A& 14B)	:	Total Plot area – 20465.72 Sq. M. (As per Approved Plan) Plot area - 6368.30 Sq. M. (RERA Certificate) Structure - As per table attached to the report					
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	N.A. Building Construction work not yet started					
II	CHARACTERSTICS OF THE SITE							
1.	Classification of locality	:	Higher class					
2.	Development of surrounding areas	:	Good					
3.	Possibility of frequent flooding/ sub-merging	:	No					
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	:	All available near by					
5.	Level of land with topographical conditions	:	Plain					
6.	Shape of land	:	Irregular					
7.	Type of use to which it can be put	:	For residential and Commercial purpose					
8.	Any usage restriction	:	Residential and commercial purpose					
9.	Is plot in town planning approved layout?	:	Copy of Approved Plan SRA / ENG / GN / STGL / 0006 / 20080827 / S-1 dated 07.03.2024, issued by Executive Engineer Slum Rehabilitation Authority (Number of Copies – Twenty Four - Sheet No. 1/24 to 24/24). Approved upto:					
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10.	Corner plot or intermittent plot?	:	Intermittent													
11.	Road facilities	:	Yes													
12.	Type of road available at present	:	B. T. Road													
13.	Width of road – is it below 20 ft. or more than 20 ft.	:	13.40 Mtr. Wide DP Road													
14.	Is it a Land – Locked land?	:	No													
15.	Water potentiality	:	Municipal Water supply													
16.	Underground sewerage system	:	Connected to Municipal sewer													
17.	Is Power supply is available in the site	:	Yes													
18.	Advantages of the site	:	Located in developed area													
19.	Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc.(Distance from sea-cost / tidal level must be incorporated)	:	No													
Part – A (Valuation of land)																
1	Size of plot	:	Total Plot area – 20465.72 Sq. M. (As per Approved Plan) Plot area - 6368.30 Sq. M. (RERA Certificate)													
	North & South	:	-													
	East & West	:	-													
2	Total extent of the plot	:	As per table attached to the report													
3	Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	As per table attached to the report Details of recent transactions/online listings are attached with the report.													
4	Guideline rate obtained from the Register's Office (an evidence thereof to be enclosed)	:	₹ 95,970.00 per Sq. M. for Land ₹ 2,15,620.00 per Sq. M. for Residential.													
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>20465.72</td> <td>95970.00</td> <td>1964095148.00</td> </tr> <tr> <th colspan="3">As per RERA Certificate</th> </tr> </tbody> </table>		As per Approved Plan			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	20465.72	95970.00	1964095148.00	As per RERA Certificate		
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20465.72	95970.00	1964095148.00														
As per RERA Certificate																

			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)				
			6368.30	95970.00	61,11,65,751.00				
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 not yet started				
	c) Year of construction	:			N.A. Building Construction work not yet started				
	d) Number of floors and height of each floor including basement, if any	:							
	Building / Tower No.		Number of Floors						
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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 not yet started						
	ii) Interior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work not yet started						
	g) Date of issue and validity of layout of approved map	:	Copy of Approved Plan No. SRA / ENG / GN / STGL / 0006 / 20080827 / S-1 dated 07.03.2024, issued by Executive Engineer Slum Rehabilitation Authority (Number of Copies – Twenty Four - Sheet No. 1/24 to 24/24).						
	h) Approved map / plan issuing authority	:	<p>Approved upto:</p> <table border="1"> <thead> <tr> <th>Tower</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>3 Basements + Ground (part) / Stilt (part) + (1st to 5th Podiums (Part Residential / Part Car Parking) + 6th Podium (Part Residential / Part Amenity floor) + 1st Floor (Part Residential & Part Amenity) + 2nd to 27th Upper Floor + 28th Floor (Part</td> </tr> </tbody> </table>			Tower	Number of Floors	1	3 Basements + Ground (part) / Stilt (part) + (1 st to 5 th Podiums (Part Residential / Part Car Parking) + 6 th Podium (Part Residential / Part Amenity floor) + 1 st Floor (Part Residential & Part Amenity) + 2 nd to 27 th Upper Floor + 28 th Floor (Part
Tower	Number of Floors								
1	3 Basements + Ground (part) / Stilt (part) + (1 st to 5 th Podiums (Part Residential / Part Car Parking) + 6 th Podium (Part Residential / Part Amenity floor) + 1 st Floor (Part Residential & Part Amenity) + 2 nd to 27 th Upper Floor + 28 th Floor (Part								

				Service Floor / Part Residential) + 28 th - A (Service Floor) + 29 th (Amenity Floor) upper floors.
		2		3 Basements + Ground (part) / Stilt (part) + 1 st to 5 th Podiums (Part Residential / Part Car Parking) + 6 th Podium (Part Residential / Part Amenity floor) + 1 st to 33 rd Upper Floors Residential + 33 rd - A (Service Floor) + 34 th (Amenity Floor) upper floors.
	i) Whether genuineness or authenticity of approved map / plan is verified	:	Yes	
	j) Any other comments by our empanelled valuers on authentic of approved plan	:	No.	

Specifications of construction (floor-wise) in respect of

Sr. No.	Description	:	
1.	Foundation	:	Proposed R.C.C. Footing
2.	Basement	:	N.A. Building Construction work not yet started
3.	Superstructure	:	Proposed as per IS Code requirements
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber	:	Proposed
5.	RCC Works	:	N.A. Building Construction work not yet started
6.	Plastering	:	N.A. Building Construction work not yet started
7.	Flooring, Skirting, dado	:	N.A. Building Construction work not yet started
8.	Special finish as marble, granite, wooden paneling, grills etc.	:	N.A. Building Construction work not yet started
9.	Roofing including weather proof course	:	N.A. Building Construction work not yet started
10.	Drainage	:	Proposed
2.	Compound Wall	:	
	Height	:	N.A. Building Construction work not yet started
	Length	:	
	Type of construction	:	
3.	Electrical installation	:	N.A. Building Construction work not yet started
	Type of wiring	:	
	Class of fittings (superior / ordinary / poor)	:	
	Number of light points	:	N.A. Building Construction work not yet started
	Fan points	:	
	Spare plug points	:	
	Any other item	:	-
4.	Plumbing installation	:	

a) No. of water closets and their type	:	N.A. Building Construction work not yet started
b) No. of wash basins	:	
c) No. of urinals	:	
d) No. of bath tubs	:	
e) Water meters, taps etc.	:	
f) Any other fixtures	:	

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

1) Building No. 1, Tower 1:

Sr. No.	Flat No.	Floor No.	Comp.	RERA Carpet Area in Sq. Ft.	Ancillary Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	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	P101	P1	3 BHK	1220	145	1365	1502	38600	5,26,89,000	5,79,57,900	1,45,000	48,04,800
2	P102	P1	3 BHK	1220	145	1365	1502	38600	5,26,89,000	5,79,57,900	1,45,000	48,04,800
3	P103	P1	2 BHK	797	84	881	969	38600	3,40,06,600	3,74,07,260	93,500	31,01,120
4	P104	P1	2 BHK	817	41	858	944	38600	3,31,18,800	3,64,30,680	91,000	30,20,160
5	P105	P1	3 BHK	1041	77	1118	1230	38600	4,31,54,800	4,74,70,280	1,18,500	39,35,360
6	P201	P2	3 BHK	1220	145	1365	1502	38600	5,26,97,376	5,79,67,114	1,45,000	48,05,564
7	P202	P2	3 BHK	1220	145	1365	1502	38600	5,26,97,453	5,79,67,199	1,45,000	48,05,571
8	P203	P2	2 BHK	797	84	881	969	38600	3,39,96,950	3,73,96,645	93,500	31,00,240
9	P204	P2	2 BHK	817	41	857	943	38600	3,30,98,188	3,64,08,006	91,000	30,18,280
10	P205	P2	3 BHK	1041	77	1118	1230	38600	4,31,56,383	4,74,72,021	1,18,500	39,35,504
11	P301	P3	3 BHK	1220	145	1365	1502	38720	5,28,52,800	5,81,38,080	1,45,500	48,04,800
12	P302	P3	3 BHK	1220	145	1365	1502	38720	5,28,52,800	5,81,38,080	1,45,500	48,04,800
13	P303	P3	2 BHK	797	84	881	969	38720	3,41,12,320	3,75,23,552	94,000	31,01,120
14	P304	P3	2 BHK	817	41	858	944	38720	3,32,21,760	3,65,43,936	91,500	30,20,160
15	P305	P3	3 BHK	1041	77	1118	1230	38720	4,32,88,960	4,76,17,856	1,19,000	39,35,360
16	P401	P4	3 BHK	1220	145	1365	1502	38840	5,30,25,222	5,83,27,745	1,46,000	48,05,581
17	P402	P4	3 BHK	1220	145	1365	1502	38840	5,30,25,106	5,83,27,617	1,46,000	48,05,571
18	P403	P4	2 BHK	797	84	881	969	38840	3,42,08,330	3,76,29,163	94,000	31,00,240
19	P404	P4	2 BHK	817	41	857	943	38840	3,33,03,979	3,66,34,377	91,500	30,18,280
20	P405	P4	3 BHK	1041	77	1118	1230	38840	4,34,24,712	4,77,67,184	1,19,500	39,35,504
21	P501	P5	3 BHK	1220	145	1365	1502	38960	5,31,80,400	5,84,98,440	1,46,000	48,04,800
22	P502	P5	3 BHK	1220	145	1365	1502	38960	5,31,80,400	5,84,98,440	1,46,000	48,04,800
23	P503	P5	2 BHK	797	84	881	969	38960	3,43,23,760	3,77,56,136	94,500	31,01,120
24	P504	P5	2 BHK	817	41	858	944	38960	3,34,27,680	3,67,70,448	92,000	30,20,160
25	P505	P5	3 BHK	1041	77	1118	1230	38960	4,35,57,280	4,79,13,008	1,20,000	39,35,360
26	P601	P6	3 BHK	1220	145	1365	1502	39080	5,33,44,200	5,86,78,620	1,46,500	48,04,800
27	P602	P6	3 BHK	1220	145	1365	1502	39080	5,33,44,200	5,86,78,620	1,46,500	48,04,800



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Sr. No.	Flat No.	Floor No.	Comp.	RERA Carpet Area in Sq. Ft.	Ancillary Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	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 ₹
28	P603	P6	2 BHK	797	84	881	969	39080	3,44,29,480	3,78,72,428	94,500	31,01,120
29	P604	P6	2 BHK	817	41	858	944	39080	3,35,30,640	3,68,83,704	92,000	30,20,160
30	P605	P6	3 BHK	1041	77	1118	1230	39080	4,36,91,440	4,80,60,584	1,20,000	39,35,360
31	101	1	3 BHK	1220	145	1365	1502	39200	5,35,08,000	5,88,58,800	1,47,000	48,04,800
32	102	1	3 BHK	1220	145	1365	1502	39200	5,35,08,000	5,88,58,800	1,47,000	48,04,800
33	201	2	3 BHK	1220	145	1365	1502	39320	5,36,71,800	5,90,38,980	1,47,500	48,04,800
34	202	2	3 BHK	1220	145	1365	1502	39320	5,36,71,800	5,90,38,980	1,47,500	48,04,800
35	203	2	2 BHK	797	84	881	969	39320	3,46,40,920	3,81,05,012	95,500	31,01,120
36	204	2	2 BHK	817	41	858	944	39320	3,37,36,560	3,71,10,216	93,000	30,20,160
37	205	2	3 BHK	1041	77	1118	1230	39320	4,39,59,760	4,83,55,736	1,21,000	39,35,360
38	206	2	2 BHK	695	39	734	807	39320	2,88,60,880	3,17,46,968	79,500	25,83,680
39	207	2	2 BHK	695	39	734	807	39320	2,88,60,880	3,17,46,968	79,500	25,83,680
40	208	2	2 BHK	712	39	751	826	39320	2,95,29,320	3,24,82,252	81,000	26,43,520
41	209	2	3 BHK	995	53	1048	1153	39320	4,12,07,360	4,53,28,096	1,13,500	36,88,960
42	301	3	3 BHK	1220	145	1365	1502	39440	5,38,35,600	5,92,19,160	1,48,000	48,04,800
43	302	3	3 BHK	1220	145	1365	1502	39440	5,38,35,600	5,92,19,160	1,48,000	48,04,800
44	303	3	2 BHK	797	84	881	969	39440	3,47,46,640	3,82,21,304	95,500	31,01,120
45	304	3	2 BHK	817	41	858	944	39440	3,38,39,520	3,72,23,472	93,000	30,20,160
46	305	3	3 BHK	1041	77	1118	1230	39440	4,40,93,920	4,85,03,312	1,21,500	39,35,360
47	306	3	2 BHK	695	39	734	807	39440	2,89,48,960	3,18,43,856	79,500	25,83,680
48	307	3	2 BHK	695	39	734	807	39440	2,89,48,960	3,18,43,856	79,500	25,83,680
49	308	3	2 BHK	712	39	751	826	39440	2,96,19,440	3,25,81,384	81,500	26,43,520
50	309	3	3 BHK	995	53	1048	1153	39440	4,13,33,120	4,54,66,432	1,13,500	36,88,960
51	401	4	3 BHK	1220	145	1365	1502	39560	5,39,99,400	5,93,99,340	1,48,500	48,04,800
52	402	4	3 BHK	1220	145	1365	1502	39560	5,39,99,400	5,93,99,340	1,48,500	48,04,800
53	403	4	2 BHK	797	84	881	969	39560	3,48,52,360	3,83,37,596	96,000	31,01,120
54	404	4	2 BHK	817	41	858	944	39560	3,39,42,480	3,73,36,728	93,500	30,20,160
55	405	4	3 BHK	1041	77	1118	1230	39560	4,42,28,080	4,86,50,888	1,21,500	39,35,360
56	406	4	2 BHK	695	39	734	807	39560	2,90,37,040	3,19,40,744	80,000	25,83,680
57	407	4	2 BHK	695	39	734	807	39560	2,90,37,040	3,19,40,744	80,000	25,83,680
58	408	4	2 BHK	712	39	751	826	39560	2,97,09,560	3,26,80,516	81,500	26,43,520
59	409	4	3 BHK	995	53	1048	1153	39560	4,14,58,880	4,56,04,768	1,14,000	36,88,960
60	501	5	3 BHK	1220	145	1365	1502	39680	5,41,63,200	5,95,79,520	1,49,000	48,04,800
61	502	5	3 BHK	1220	145	1365	1502	39680	5,41,63,200	5,95,79,520	1,49,000	48,04,800
62	503	5	2 BHK	797	84	881	969	39680	3,49,58,080	3,84,53,888	96,000	31,01,120

Sr. No.	Flat No.	Floor No.	Comp.	RERA Carpet Area in Sq. Ft.	Ancillary Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	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 ₹
63	504	5	2 BHK	817	41	858	944	39680	3,40,45,440	3,74,49,984	93,500	30,20,160
64	505	5	3 BHK	1041	77	1118	1230	39680	4,43,62,240	4,87,98,464	1,22,000	39,35,360
65	506	5	2 BHK	695	39	734	807	39680	2,91,25,120	3,20,37,632	80,000	25,83,680
66	507	5	2 BHK	695	39	734	807	39680	2,91,25,120	3,20,37,632	80,000	25,83,680
67	508	5	2 BHK	712	39	751	826	39680	2,97,99,680	3,27,79,648	82,000	26,43,520
68	509	5	3 BHK	995	53	1048	1153	39680	4,15,84,640	4,57,43,104	1,14,500	36,88,960
69	601	6	3 BHK	1220	145	1365	1502	39800	5,43,27,000	5,97,59,700	1,49,500	48,04,800
70	602	6	3 BHK	1220	145	1365	1502	39800	5,43,27,000	5,97,59,700	1,49,500	48,04,800
71	603	6	2 BHK	797	84	881	969	39800	3,50,63,800	3,85,70,180	96,500	31,01,120
72	604	6	2 BHK	817	41	858	944	39800	3,41,48,400	3,75,63,240	94,000	30,20,160
73	605	6	3 BHK	1041	77	1118	1230	39800	4,44,96,400	4,89,46,040	1,22,500	39,35,360
74	606	6	2 BHK	695	39	734	807	39800	2,92,13,200	3,21,34,520	80,500	25,83,680
75	607	6	2 BHK	695	39	734	807	39800	2,92,13,200	3,21,34,520	80,500	25,83,680
76	608	6	2 BHK	712	39	751	826	39800	2,98,89,800	3,28,78,780	82,000	26,43,520
77	609	6	3 BHK	995	53	1048	1153	39800	4,17,10,400	4,58,81,440	1,14,500	36,88,960
78	701	7	3 BHK	1220	145	1365	1502	39920	5,44,90,800	5,99,39,880	1,50,000	48,04,800
79	702	7	3 BHK	1220	145	1365	1502	39920	5,44,90,800	5,99,39,880	1,50,000	48,04,800
80	703	7	2 BHK	797	84	881	969	39920	3,51,69,520	3,86,86,472	96,500	31,01,120
81	704	7	2 BHK	817	41	858	944	39920	3,42,51,360	3,76,76,496	94,000	30,20,160
82	705	7	3 BHK	1041	77	1118	1230	39920	4,46,30,560	4,90,93,616	1,22,500	39,35,360
83	706	7	2 BHK	695	39	734	807	39920	2,93,01,280	3,22,31,408	80,500	25,83,680
84	707	7	2 BHK	695	39	734	807	39920	2,93,01,280	3,22,31,408	80,500	25,83,680
85	708	7	2 BHK	712	39	751	826	39920	2,99,79,920	3,29,77,912	82,500	26,43,520
86	709	7	3 BHK	995	53	1048	1153	39920	4,18,36,160	4,60,19,776	1,15,000	36,88,960
87	801	8	3 BHK	1220	145	1365	1502	40040	5,46,54,600	6,01,20,060	1,50,500	48,04,800
88	802	8	3 BHK	1220	145	1365	1502	40040	5,46,54,600	6,01,20,060	1,50,500	48,04,800
89	806	8	2 BHK	695	39	734	807	40040	2,93,89,360	3,23,28,296	81,000	25,83,680
90	807	8	2 BHK	695	39	734	807	40040	2,93,89,360	3,23,28,296	81,000	25,83,680
91	808	8	2 BHK	712	39	751	826	40040	3,00,70,040	3,30,77,044	82,500	26,43,520
92	809	8	3 BHK	995	53	1048	1153	40040	4,19,61,920	4,61,58,112	1,15,500	36,88,960
93	901	9	3 BHK	1220	145	1365	1502	40160	5,48,18,400	6,03,00,240	1,51,000	48,04,800
94	902	9	3 BHK	1220	145	1365	1502	40160	5,48,18,400	6,03,00,240	1,51,000	48,04,800
95	903	9	2 BHK	797	84	881	969	40160	3,53,80,960	3,89,19,056	97,500	31,01,120
96	904	9	2 BHK	817	41	858	944	40160	3,44,57,280	3,79,03,008	95,000	30,20,160
97	905	9	3 BHK	1041	77	1118	1230	40160	4,48,98,880	4,93,88,768	1,23,500	39,35,360
98	906	9	2 BHK	695	39	734	807	40160	2,94,77,440	3,24,25,184	81,000	25,83,680
99	907	9	2 BHK	695	39	734	807	40160	2,94,77,440	3,24,25,184	81,000	25,83,680
100	908	9	2 BHK	712	39	751	826	40160	3,01,60,160	3,31,76,176	83,000	26,43,520

Sr. No.	Flat No.	Floor No.	Comp.	RERA Carpet Area in Sq. Ft.	Ancillary Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	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 ₹
101	909	9	3 BHK	995	53	1048	1153	40160	4,20,87,680	4,62,96,448	1,15,500	36,88,960
102	1001	10	3 BHK	1220	145	1365	1502	40280	5,49,82,200	6,04,80,420	1,51,000	48,04,800
103	1002	10	3 BHK	1220	145	1365	1502	40280	5,49,82,200	6,04,80,420	1,51,000	48,04,800
104	1003	10	2 BHK	797	84	881	969	40280	3,54,86,680	3,90,35,348	97,500	31,01,120
105	1004	10	2 BHK	817	41	858	944	40280	3,45,60,240	3,80,16,264	95,000	30,20,160
106	1005	10	3 BHK	1041	77	1118	1230	40280	4,50,33,040	4,95,36,344	1,24,000	39,35,360
107	1006	10	2 BHK	695	39	734	807	40280	2,95,65,520	3,25,22,072	81,500	25,83,680
108	1007	10	2 BHK	695	39	734	807	40280	2,95,65,520	3,25,22,072	81,500	25,83,680
109	1008	10	2 BHK	712	39	751	826	40280	3,02,50,280	3,32,75,308	83,000	26,43,520
110	1009	10	3 BHK	995	53	1048	1153	40280	4,22,13,440	4,64,34,784	1,16,000	36,88,960
111	1101	11	3 BHK	1220	145	1365	1502	40400	5,51,46,000	6,06,60,600	1,51,500	48,04,800
112	1102	11	3 BHK	1220	145	1365	1502	40400	5,51,46,000	6,06,60,600	1,51,500	48,04,800
113	1103	11	2 BHK	797	84	881	969	40400	3,55,92,400	3,91,51,640	98,000	31,01,120
114	1104	11	2 BHK	817	41	858	944	40400	3,46,63,200	3,81,29,520	95,500	30,20,160
115	1105	11	3 BHK	1041	77	1118	1230	40400	4,51,67,200	4,96,83,920	1,24,000	39,35,360
116	1106	11	2 BHK	695	39	734	807	40400	2,96,53,600	3,26,18,960	81,500	25,83,680
117	1107	11	2 BHK	695	39	734	807	40400	2,96,53,600	3,26,18,960	81,500	25,83,680
118	1108	11	2 BHK	712	39	751	826	40400	3,03,40,400	3,33,74,440	83,500	26,43,520
119	1109	11	3 BHK	995	53	1048	1153	40400	4,23,39,200	4,65,73,120	1,16,500	36,88,960
120	1201	12	3 BHK	1220	145	1365	1502	40520	5,53,09,800	6,08,40,780	1,52,000	48,04,800
121	1202	12	3 BHK	1220	145	1365	1502	40520	5,53,09,800	6,08,40,780	1,52,000	48,04,800
122	1203	12	2 BHK	797	84	881	969	40520	3,56,98,120	3,92,67,932	98,000	31,01,120
123	1204	12	2 BHK	817	41	858	944	40520	3,47,66,160	3,82,42,776	95,500	30,20,160
124	1205	12	3 BHK	1041	77	1118	1230	40520	4,53,01,360	4,98,31,496	1,24,500	39,35,360
125	1206	12	2 BHK	695	39	734	807	40520	2,97,41,680	3,27,15,848	82,000	25,83,680
126	1207	12	2 BHK	695	39	734	807	40520	2,97,41,680	3,27,15,848	82,000	25,83,680
127	1208	12	2 BHK	712	39	751	826	40520	3,04,30,520	3,34,73,572	83,500	26,43,520
128	1209	12	3 BHK	995	53	1048	1153	40520	4,24,64,960	4,67,11,456	1,17,000	36,88,960
129	1301	13	3 BHK	1220	145	1365	1502	40640	5,54,73,600	6,10,20,960	1,52,500	48,04,800
130	1302	13	3 BHK	1220	145	1365	1502	40640	5,54,73,600	6,10,20,960	1,52,500	48,04,800
131	1303	13	2 BHK	797	84	881	969	40640	3,58,03,840	3,93,84,224	98,500	31,01,120
132	1304	13	2 BHK	817	41	858	944	40640	3,48,69,120	3,83,56,032	96,000	30,20,160
133	1305	13	3 BHK	1041	77	1118	1230	40640	4,54,35,520	4,99,79,072	1,25,000	39,35,360
134	1306	13	2 BHK	695	39	734	807	40640	2,98,29,760	3,28,12,736	82,000	25,83,680
135	1307	13	2 BHK	695	39	734	807	40640	2,98,29,760	3,28,12,736	82,000	25,83,680
136	1308	13	2 BHK	712	39	751	826	40640	3,05,20,640	3,35,72,704	84,000	26,43,520
137	1309	13	3 BHK	995	53	1048	1153	40640	4,25,90,720	4,68,49,792	1,17,000	36,88,960
138	1401	14	3 BHK	1220	145	1365	1502	40760	5,56,37,400	6,12,01,140	1,53,000	48,04,800

Sr. No.	Flat No.	Floor No.	Comp.	RERA Carpet Area in Sq. Ft.	Ancillary Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	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 ₹
139	1402	14	3 BHK	1220	145	1365	1502	40760	5,56,37,400	6,12,01,140	1,53,000	48,04,800
140	1403	14	2 BHK	797	84	881	969	40760	3,59,09,560	3,95,00,516	99,000	31,01,120
141	1404	14	2 BHK	817	41	858	944	40760	3,49,72,080	3,84,69,288	96,000	30,20,160
142	1405	14	3 BHK	1041	77	1118	1230	40760	4,55,69,680	5,01,26,648	1,25,500	39,35,360
143	1406	14	2 BHK	695	39	734	807	40760	2,99,17,840	3,29,09,624	82,500	25,83,680
144	1407	14	2 BHK	695	39	734	807	40760	2,99,17,840	3,29,09,624	82,500	25,83,680
145	1408	14	2 BHK	712	39	751	826	40760	3,06,10,760	3,36,71,836	84,000	26,43,520
146	1409	14	3 BHK	995	53	1048	1153	40760	4,27,16,480	4,69,88,128	1,17,500	36,88,960
147	1501	15	3 BHK	1220	145	1365	1502	40880	5,58,01,200	6,13,81,320	1,53,500	48,04,800
148	1502	15	3 BHK	1220	145	1365	1502	40880	5,58,01,200	6,13,81,320	1,53,500	48,04,800
149	1506	15	2 BHK	695	39	734	807	40880	3,00,05,920	3,30,06,512	82,500	25,83,680
150	1507	15	2 BHK	695	39	734	807	40880	3,00,05,920	3,30,06,512	82,500	25,83,680
151	1508	15	2 BHK	712	39	751	826	40880	3,07,00,880	3,37,70,968	84,500	26,43,520
152	1509	15	3 BHK	995	53	1048	1153	40880	4,28,42,240	4,71,26,464	1,18,000	36,88,960
153	1601	16	3 BHK	1220	145	1365	1502	41000	5,59,65,000	6,15,61,500	1,54,000	48,04,800
154	1602	16	3 BHK	1220	145	1365	1502	41000	5,59,65,000	6,15,61,500	1,54,000	48,04,800
155	1603	16	2 BHK	797	84	881	969	41000	3,61,21,000	3,97,33,100	99,500	31,01,120
156	1604	16	2 BHK	817	41	858	944	41000	3,51,78,000	3,86,95,800	96,500	30,20,160
157	1605	16	3 BHK	1041	77	1118	1230	41000	4,58,38,000	5,04,21,800	1,26,000	39,35,360
158	1606	16	2 BHK	695	39	734	807	41000	3,00,94,000	3,31,03,400	83,000	25,83,680
159	1607	16	2 BHK	695	39	734	807	41000	3,00,94,000	3,31,03,400	83,000	25,83,680
160	1608	16	2 BHK	712	39	751	826	41000	3,07,91,000	3,38,70,100	84,500	26,43,520
161	1609	16	3 BHK	995	53	1048	1153	41000	4,29,68,000	4,72,64,800	1,18,000	36,88,960
162	1701	17	3 BHK	1220	145	1365	1502	41120	5,61,28,800	6,17,41,680	1,54,500	48,04,800
163	1702	17	3 BHK	1220	145	1365	1502	41120	5,61,28,800	6,17,41,680	1,54,500	48,04,800
164	1703	17	2 BHK	797	84	881	969	41120	3,62,26,720	3,98,49,392	99,500	31,01,120
165	1704	17	2 BHK	817	41	858	944	41120	3,52,80,960	3,88,09,056	97,000	30,20,160
166	1705	17	3 BHK	1041	77	1118	1230	41120	4,59,72,160	5,05,69,376	1,26,500	39,35,360
167	1706	17	2 BHK	695	39	734	807	41120	3,01,82,080	3,32,00,288	83,000	25,83,680
168	1707	17	2 BHK	695	39	734	807	41120	3,01,82,080	3,32,00,288	83,000	25,83,680
169	1708	17	2 BHK	712	39	751	826	41120	3,08,81,120	3,39,69,232	85,000	26,43,520
170	1709	17	3 BHK	995	53	1048	1153	41120	4,30,93,760	4,74,03,136	1,18,500	36,88,960
171	1801	18	3 BHK	1220	145	1365	1502	41240	5,62,92,600	6,19,21,860	1,55,000	48,04,800
172	1802	18	3 BHK	1220	145	1365	1502	41240	5,62,92,600	6,19,21,860	1,55,000	48,04,800
173	1803	18	2 BHK	797	84	881	969	41240	3,63,32,440	3,99,65,684	1,00,000	31,01,120
174	1804	18	2 BHK	817	41	858	944	41240	3,53,83,920	3,89,22,312	97,500	30,20,160
175	1805	18	3 BHK	1041	77	1118	1230	41240	4,61,06,320	5,07,16,952	1,27,000	39,35,360
176	1806	18	2 BHK	695	39	734	807	41240	3,02,70,160	3,32,97,176	83,000	25,83,680

Sr. No.	Flat No.	Floor No.	Comp.	RERA Carpet Area in Sq. Ft.	Ancillary Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	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 ₹
177	1807	18	2 BHK	695	39	734	807	41240	3,02,70,160	3,32,97,176	83,000	25,83,680
178	1808	18	2 BHK	712	39	751	826	41240	3,09,71,240	3,40,68,364	85,000	26,43,520
179	1809	18	3 BHK	995	53	1048	1153	41240	4,32,19,520	4,75,41,472	1,19,000	36,88,960
180	1901	19	3 BHK	1220	145	1365	1502	41360	5,64,56,400	6,21,02,040	1,55,500	48,04,800
181	1902	19	3 BHK	1220	145	1365	1502	41360	5,64,56,400	6,21,02,040	1,55,500	48,04,800
182	1903	19	2 BHK	797	84	881	969	41360	3,64,38,160	4,00,81,976	1,00,000	31,01,120
183	1904	19	2 BHK	817	41	858	944	41360	3,54,86,880	3,90,35,568	97,500	30,20,160
184	1905	19	3 BHK	1041	77	1118	1230	41360	4,62,40,480	5,08,64,528	1,27,000	39,35,360
185	1906	19	2 BHK	695	39	734	807	41360	3,03,58,240	3,33,94,064	83,500	25,83,680
186	1907	19	2 BHK	695	39	734	807	41360	3,03,58,240	3,33,94,064	83,500	25,83,680
187	1908	19	2 BHK	712	39	751	826	41360	3,10,61,360	3,41,67,496	85,500	26,43,520
188	1909	19	3 BHK	995	53	1048	1153	41360	4,33,45,280	4,76,79,808	1,19,000	36,88,960
189	2001	20	3 BHK	1220	145	1365	1502	41480	5,66,20,200	6,22,82,220	1,55,500	48,04,800
190	2002	20	3 BHK	1220	145	1365	1502	41480	5,66,20,200	6,22,82,220	1,55,500	48,04,800
191	2003	20	2 BHK	797	84	881	969	41480	3,65,43,880	4,01,98,268	1,00,500	31,01,120
192	2004	20	2 BHK	817	41	858	944	41480	3,55,89,840	3,91,48,824	98,000	30,20,160
193	2005	20	3 BHK	1041	77	1118	1230	41480	4,63,74,640	5,10,12,104	1,27,500	39,35,360
194	2006	20	2 BHK	695	39	734	807	41480	3,04,46,320	3,34,90,952	83,500	25,83,680
195	2007	20	2 BHK	695	39	734	807	41480	3,04,46,320	3,34,90,952	83,500	25,83,680
196	2008	20	2 BHK	712	39	751	826	41480	3,11,51,480	3,42,66,628	85,500	26,43,520
197	2009	20	3 BHK	995	53	1048	1153	41480	4,34,71,040	4,78,18,144	1,19,500	36,88,960
198	2101	21	3 BHK	1220	145	1365	1502	41600	5,67,84,000	6,24,62,400	1,56,000	48,04,800
199	2102	21	3 BHK	1220	145	1365	1502	41600	5,67,84,000	6,24,62,400	1,56,000	48,04,800
200	2103	21	2 BHK	797	84	881	969	41600	3,66,49,600	4,03,14,560	1,01,000	31,01,120
201	2104	21	2 BHK	817	41	858	944	41600	3,56,92,800	3,92,62,080	98,000	30,20,160
202	2105	21	3 BHK	1041	77	1118	1230	41600	4,65,08,800	5,11,59,680	1,28,000	39,35,360
203	2106	21	2 BHK	695	39	734	807	41600	3,05,34,400	3,35,87,840	84,000	25,83,680
204	2107	21	2 BHK	695	39	734	807	41600	3,05,34,400	3,35,87,840	84,000	25,83,680
205	2108	21	2 BHK	712	39	751	826	41600	3,12,41,600	3,43,65,760	86,000	26,43,520
206	2109	21	3 BHK	995	53	1048	1153	41600	4,35,96,800	4,79,56,480	1,20,000	36,88,960
207	2201	22	3 BHK	1220	145	1365	1502	41720	5,69,47,800	6,26,42,580	1,56,500	48,04,800
208	2202	22	3 BHK	1220	145	1365	1502	41720	5,69,47,800	6,26,42,580	1,56,500	48,04,800
209	2206	22	2 BHK	695	39	734	807	41720	3,06,22,480	3,36,84,728	84,000	25,83,680
210	2207	22	2 BHK	695	39	734	807	41720	3,06,22,480	3,36,84,728	84,000	25,83,680
211	2208	22	2 BHK	712	39	751	826	41720	3,13,31,720	3,44,64,892	86,000	26,43,520
212	2209	22	3 BHK	995	53	1048	1153	41720	4,37,22,560	4,80,94,816	1,20,000	36,88,960
213	2301	23	3 BHK	1220	145	1365	1502	41840	5,71,11,600	6,28,22,760	1,57,000	48,04,800
214	2302	23	3 BHK	1220	145	1365	1502	41840	5,71,11,600	6,28,22,760	1,57,000	48,04,800

Sr. No.	Flat No.	Floor No.	Comp.	RERA Carpet Area in Sq. Ft.	Ancillary Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	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 ₹
215	2303	23	2 BHK	797	84	881	969	41840	3,68,61,040	4,05,47,144	1,01,500	31,01,120
216	2304	23	2 BHK	817	41	858	944	41840	3,58,98,720	3,94,88,592	98,500	30,20,160
217	2305	23	3 BHK	1041	77	1118	1230	41840	4,67,77,120	5,14,54,832	1,28,500	39,35,360
218	2306	23	2 BHK	695	39	734	807	41840	3,07,10,560	3,37,81,616	84,500	25,83,680
219	2307	23	2 BHK	695	39	734	807	41840	3,07,10,560	3,37,81,616	84,500	25,83,680
220	2308	23	2 BHK	712	39	751	826	41840	3,14,21,840	3,45,64,024	86,500	26,43,520
221	2309	23	3 BHK	995	53	1048	1153	41840	4,38,48,320	4,82,33,152	1,20,500	36,88,960
222	2401	24	3 BHK	1220	145	1365	1502	41960	5,72,75,400	6,30,02,940	1,57,500	48,04,800
223	2402	24	3 BHK	1220	145	1365	1502	41960	5,72,75,400	6,30,02,940	1,57,500	48,04,800
224	2403	24	2 BHK	797	84	881	969	41960	3,69,66,760	4,06,63,436	1,01,500	31,01,120
225	2404	24	2 BHK	817	41	858	944	41960	3,60,01,680	3,96,01,848	99,000	30,20,160
226	2405	24	3 BHK	1041	77	1118	1230	41960	4,69,11,280	5,16,02,408	1,29,000	39,35,360
227	2406	24	2 BHK	695	39	734	807	41960	3,07,98,640	3,38,78,504	84,500	25,83,680
228	2407	24	2 BHK	695	39	734	807	41960	3,07,98,640	3,38,78,504	84,500	25,83,680
229	2408	24	2 BHK	712	39	751	826	41960	3,15,11,960	3,46,63,156	86,500	26,43,520
230	2409	24	3 BHK	995	53	1048	1153	41960	4,39,74,080	4,83,71,488	1,21,000	36,88,960
231	2501	25	3 BHK	1220	145	1365	1502	42080	5,74,39,200	6,31,83,120	1,58,000	48,04,800
232	2502	25	3 BHK	1220	145	1365	1502	42080	5,74,39,200	6,31,83,120	1,58,000	48,04,800
233	2503	25	2 BHK	797	84	881	969	42080	3,70,72,480	4,07,79,728	1,02,000	31,01,120
234	2504	25	2 BHK	817	41	858	944	42080	3,61,04,640	3,97,15,104	99,500	30,20,160
235	2505	25	3 BHK	1041	77	1118	1230	42080	4,70,45,440	5,17,49,984	1,29,500	39,35,360
236	2506	25	2 BHK	695	39	734	807	42080	3,08,86,720	3,39,75,392	85,000	25,83,680
237	2507	25	2 BHK	695	39	734	807	42080	3,08,86,720	3,39,75,392	85,000	25,83,680
238	2508	25	2 BHK	712	39	751	826	42080	3,16,02,080	3,47,62,288	87,000	26,43,520
239	2509	25	3 BHK	995	53	1048	1153	42080	4,40,99,840	4,85,09,824	1,21,500	36,88,960
240	2601	26	3 BHK	1220	145	1365	1502	42200	5,76,03,000	6,33,63,300	1,58,500	48,04,800
241	2602	26	3 BHK	1220	145	1365	1502	42200	5,76,03,000	6,33,63,300	1,58,500	48,04,800
242	2603	26	2 BHK	797	84	881	969	42200	3,71,78,200	4,08,96,020	1,02,000	31,01,120
243	2604	26	2 BHK	817	41	858	944	42200	3,62,07,600	3,98,28,360	99,500	30,20,160
244	2605	26	3 BHK	1041	77	1118	1230	42200	4,71,79,600	5,18,97,560	1,29,500	39,35,360
245	2606	26	2 BHK	695	39	734	807	42200	3,09,74,800	3,40,72,280	85,000	25,83,680
246	2607	26	2 BHK	695	39	734	807	42200	3,09,74,800	3,40,72,280	85,000	25,83,680
247	2608	26	2 BHK	712	39	751	826	42200	3,16,92,200	3,48,61,420	87,000	26,43,520
248	2609	26	3 BHK	995	53	1048	1153	42200	4,42,25,600	4,86,48,160	1,21,500	36,88,960
249	2701	27	3 BHK	1220	145	1365	1502	42320	5,77,66,800	6,35,43,480	1,59,000	48,04,800
250	2702	27	3 BHK	1220	145	1365	1502	42320	5,77,66,800	6,35,43,480	1,59,000	48,04,800
251	2703	27	2 BHK	797	84	881	969	42320	3,72,83,920	4,10,12,312	1,02,500	31,01,120
252	2704	27	2 BHK	817	41	858	944	42320	3,63,10,560	3,99,41,616	1,00,000	30,20,160

Sr. No.	Flat No.	Floor No.	Comp.	RERA Carpet Area in Sq. Ft.	Ancillary Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	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 ₹
253	2705	27	3 BHK	1041	77	1118	1230	42320	4,73,13,760	5,20,45,136	1,30,000	39,35,360
254	2706	27	2 BHK	695	39	734	807	42320	3,10,62,880	3,41,69,168	85,500	25,83,680
255	2707	27	2 BHK	695	39	734	807	42320	3,10,62,880	3,41,69,168	85,500	25,83,680
256	2708	27	2 BHK	712	39	751	826	42320	3,17,82,320	3,49,60,552	87,500	26,43,520
257	2709	27	3 BHK	995	53	1048	1153	42320	4,43,51,360	4,87,86,496	1,22,000	36,88,960
258	2801	28	3 BHK	1220	145	1365	1502	42440	5,79,30,600	6,37,23,660	1,59,500	48,04,800
259	2802	28	3 BHK	1220	145	1365	1502	42440	5,79,30,600	6,37,23,660	1,59,500	48,04,800
260	2803	28	2 BHK	797	84	881	969	42440	3,73,89,640	4,11,28,604	1,03,000	31,01,120
261	2804	28	2 BHK	817	41	858	944	42440	3,64,13,520	4,00,54,872	1,00,000	30,20,160
262	2805	28	3 BHK	1041	77	1118	1230	42440	4,74,47,920	5,21,92,712	1,30,500	39,35,360
Total				243131	20341	263471	289819		10,69,13,03,100	11,76,04,33,411		92,74,19,296

2) Building No. 1, Tower 2:

Sr. No.	Flat No.	Floor No.	Comp.	RERA Carpet Area in Sq. Ft.	Ancillary Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	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	P101	P1	3 BHK	992	50	1042	1146	38600	4,02,21,200	4,42,43,320	1,10,500	36,67,840
2	P102	P1	2 BHK	768	42	810	891	38600	3,12,66,000	3,43,92,600	86,000	28,51,200
3	P103	P1	2 BHK	768	42	810	891	38600	3,12,66,000	3,43,92,600	86,000	28,51,200
4	P104	P1	3 BHK	1045	77	1122	1234	38600	4,33,09,200	4,76,40,120	1,19,000	39,49,440
5	P201	P2	3 BHK	992	50	1042	1146	38600	4,02,15,217	4,42,36,739	1,10,500	36,67,294
6	P202	P2	2 BHK	768	42	810	891	38600	3,12,74,994	3,44,02,493	86,000	28,52,020
7	P203	P2	2 BHK	768	42	810	891	38600	3,12,74,685	3,44,02,154	86,000	28,51,992
8	P204	P2	3 BHK	1045	77	1123	1235	38600	4,33,42,319	4,76,76,551	1,19,000	39,52,460
9	P301	P3	3 BHK	992	50	1042	1146	38720	4,03,40,238	4,43,74,262	1,11,000	36,67,294
10	P302	P3	2 BHK	768	42	810	891	38720	3,13,72,222	3,45,09,444	86,500	28,52,020
11	P303	P3	2 BHK	768	42	810	891	38720	3,13,71,912	3,45,09,103	86,500	28,51,992
12	P304	P3	3 BHK	1045	77	1123	1235	38720	4,34,77,062	4,78,24,768	1,19,500	39,52,460
13	P401	P4	3 BHK	992	50	1042	1146	38840	4,04,71,280	4,45,18,408	1,11,500	36,67,840
14	P402	P4	2 BHK	768	42	810	891	38840	3,14,60,400	3,46,06,440	86,500	28,51,200
15	P403	P4	2 BHK	768	42	810	891	38840	3,14,60,400	3,46,06,440	86,500	28,51,200
16	P404	P4	3 BHK	1045	77	1122	1234	38840	4,35,78,480	4,79,36,328	1,20,000	39,49,440
17	P501	P5	3 BHK	992	50	1042	1146	38960	4,05,96,320	4,46,55,952	1,11,500	36,67,840
18	P502	P5	2 BHK	768	42	810	891	38960	3,15,57,600	3,47,13,360	87,000	28,51,200
19	P503	P5	2 BHK	768	42	810	891	38960	3,15,57,600	3,47,13,360	87,000	28,51,200
20	P504	P5	3 BHK	1045	77	1122	1234	38960	4,37,13,120	4,80,84,432	1,20,000	39,49,440

Sr. No.	Flat No.	Floor No.	Comp.	RERA Carpet Area in Sq. Ft.	Ancillary Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	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 ₹
21	P601	P6	3 BHK	992	50	1042	1146	39080	4,07,21,360	4,47,93,496	1,12,000	36,67,840
22	P602	P6	2 BHK	768	42	810	891	39080	3,16,54,800	3,48,20,280	87,000	28,51,200
23	P603	P6	2 BHK	768	42	810	891	39080	3,16,54,800	3,48,20,280	87,000	28,51,200
24	P604	P6	3 BHK	1045	77	1122	1234	39080	4,38,47,760	4,82,32,536	1,20,500	39,49,440
25	103	1	2 BHK	768	42	810	891	39200	3,17,52,000	3,49,27,200	87,500	28,51,200
26	104	1	3 BHK	1045	77	1122	1234	39200	4,39,82,400	4,83,80,640	1,21,000	39,49,440
27	201	2	3 BHK	992	50	1042	1146	39320	4,09,71,440	4,50,68,584	1,12,500	36,67,840
28	202	2	2 BHK	768	42	810	891	39320	3,18,49,200	3,50,34,120	87,500	28,51,200
29	203	2	2 BHK	768	42	810	891	39320	3,18,49,200	3,50,34,120	87,500	28,51,200
30	204	2	3 BHK	1045	77	1122	1234	39320	4,41,17,040	4,85,28,744	1,21,500	39,49,440
31	205	2	3 BHK	1045	81	1126	1239	39320	4,42,74,320	4,87,01,752	1,22,000	39,63,520
32	206	2	2 BHK	768	41	809	890	39320	3,18,09,880	3,49,90,868	87,500	28,47,680
33	207	2	2 BHK	768	40	808	889	39320	3,17,70,560	3,49,47,616	87,500	28,44,160
34	208	2	3 BHK	992	53	1045	1150	39320	4,10,89,400	4,51,98,340	1,13,000	36,78,400
35	301	3	3 BHK	992	50	1042	1146	39440	4,10,96,480	4,52,06,128	1,13,000	36,67,840
36	302	3	2 BHK	768	42	810	891	39440	3,19,46,400	3,51,41,040	88,000	28,51,200
37	303	3	2 BHK	768	42	810	891	39440	3,19,46,400	3,51,41,040	88,000	28,51,200
38	304	3	3 BHK	1045	77	1122	1234	39440	4,42,51,680	4,86,76,848	1,21,500	39,49,440
39	305	3	3 BHK	1045	81	1126	1239	39440	4,44,09,440	4,88,50,384	1,22,000	39,63,520
40	306	3	2 BHK	768	41	809	890	39440	3,19,06,960	3,50,97,656	87,500	28,47,680
41	307	3	2 BHK	768	40	808	889	39440	3,18,67,520	3,50,54,272	87,500	28,44,160
42	308	3	3 BHK	992	53	1045	1150	39440	4,12,14,800	4,53,36,280	1,13,500	36,78,400
43	401	4	3 BHK	992	50	1042	1146	39560	4,12,21,520	4,53,43,672	1,13,500	36,67,840
44	402	4	2 BHK	768	42	810	891	39560	3,20,43,600	3,52,47,960	88,000	28,51,200
45	403	4	2 BHK	768	42	810	891	39560	3,20,43,600	3,52,47,960	88,000	28,51,200
46	404	4	3 BHK	1045	77	1122	1234	39560	4,43,86,320	4,88,24,952	1,22,000	39,49,440
47	405	4	3 BHK	1045	81	1126	1239	39560	4,45,44,560	4,89,99,016	1,22,500	39,63,520
48	406	4	2 BHK	768	41	809	890	39560	3,20,04,040	3,52,04,444	88,000	28,47,680
49	407	4	2 BHK	768	40	808	889	39560	3,19,64,480	3,51,60,928	88,000	28,44,160
50	408	4	3 BHK	992	53	1045	1150	39560	4,13,40,200	4,54,74,220	1,13,500	36,78,400
51	501	5	3 BHK	992	50	1042	1146	39680	4,13,46,560	4,54,81,216	1,13,500	36,67,840
52	502	5	2 BHK	768	42	810	891	39680	3,21,40,800	3,53,54,880	88,500	28,51,200
53	503	5	2 BHK	768	42	810	891	39680	3,21,40,800	3,53,54,880	88,500	28,51,200
54	504	5	3 BHK	1045	77	1122	1234	39680	4,45,20,960	4,89,73,056	1,22,500	39,49,440
55	505	5	3 BHK	1045	81	1126	1239	39680	4,46,79,680	4,91,47,648	1,23,000	39,63,520
56	506	5	2 BHK	768	41	809	890	39680	3,21,01,120	3,53,11,232	88,500	28,47,680

Sr. No.	Flat No.	Floor No.	Comp.	RERA Carpet Area in Sq. Ft.	Ancillary Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	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 ₹
57	507	5	2 BHK	768	40	808	889	39680	3,20,61,440	3,52,67,584	88,000	28,44,160
58	508	5	3 BHK	992	53	1045	1150	39680	4,14,65,600	4,56,12,160	1,14,000	36,78,400
59	601	6	3 BHK	992	50	1042	1146	39800	4,14,71,600	4,56,18,760	1,14,000	36,67,840
60	602	6	2 BHK	768	42	810	891	39800	3,22,38,000	3,54,61,800	88,500	28,51,200
61	603	6	2 BHK	768	42	810	891	39800	3,22,38,000	3,54,61,800	88,500	28,51,200
62	604	6	3 BHK	1045	77	1122	1234	39800	4,46,55,600	4,91,21,160	1,23,000	39,49,440
63	605	6	3 BHK	1045	81	1126	1239	39800	4,48,14,800	4,92,96,280	1,23,000	39,63,520
64	606	6	2 BHK	768	41	809	890	39800	3,21,98,200	3,54,18,020	88,500	28,47,680
65	607	6	2 BHK	768	40	808	889	39800	3,21,58,400	3,53,74,240	88,500	28,44,160
66	608	6	3 BHK	992	53	1045	1150	39800	4,15,91,000	4,57,50,100	1,14,500	36,78,400
67	701	7	3 BHK	992	50	1042	1146	39920	4,15,96,640	4,57,56,304	1,14,500	36,67,840
68	702	7	2 BHK	768	42	810	891	39920	3,23,35,200	3,55,68,720	89,000	28,51,200
69	703	7	2 BHK	768	42	810	891	39920	3,23,35,200	3,55,68,720	89,000	28,51,200
70	704	7	3 BHK	1045	77	1122	1234	39920	4,47,90,240	4,92,69,264	1,23,000	39,49,440
71	705	7	3 BHK	1045	81	1126	1239	39920	4,49,49,920	4,94,44,912	1,23,500	39,63,520
72	706	7	2 BHK	768	41	809	890	39920	3,22,95,280	3,55,24,808	89,000	28,47,680
73	707	7	2 BHK	768	40	808	889	39920	3,22,55,360	3,54,80,896	88,500	28,44,160
74	708	7	3 BHK	992	53	1045	1150	39920	4,17,16,400	4,58,88,040	1,14,500	36,78,400
75	803	8	2 BHK	768	42	810	891	40040	3,24,32,400	3,56,75,640	89,000	28,51,200
76	804	8	3 BHK	1045	77	1122	1234	40040	4,49,24,880	4,94,17,368	1,23,500	39,49,440
77	805	8	3 BHK	1045	81	1126	1239	40040	4,50,85,040	4,95,93,544	1,24,000	39,63,520
78	806	8	2 BHK	768	41	809	890	40040	3,23,92,360	3,56,31,596	89,000	28,47,680
79	807	8	2 BHK	768	40	808	889	40040	3,23,52,320	3,55,87,552	89,000	28,44,160
80	808	8	3 BHK	992	53	1045	1150	40040	4,18,41,800	4,60,25,980	1,15,000	36,78,400
81	901	9	3 BHK	992	50	1042	1146	40160	4,18,46,720	4,60,31,392	1,15,000	36,67,840
82	902	9	2 BHK	768	42	810	891	40160	3,25,29,600	3,57,82,560	89,500	28,51,200
83	903	9	2 BHK	768	42	810	891	40160	3,25,29,600	3,57,82,560	89,500	28,51,200
84	904	9	3 BHK	1045	77	1122	1234	40160	4,50,59,520	4,95,65,472	1,24,000	39,49,440
85	905	9	3 BHK	1045	81	1126	1239	40160	4,52,20,160	4,97,42,176	1,24,500	39,63,520
86	906	9	2 BHK	768	41	809	890	40160	3,24,89,440	3,57,38,384	89,500	28,47,680
87	907	9	2 BHK	768	40	808	889	40160	3,24,49,280	3,56,94,208	89,000	28,44,160
88	908	9	3 BHK	992	53	1045	1150	40160	4,19,67,200	4,61,63,920	1,15,500	36,78,400
89	1001	10	3 BHK	992	50	1042	1146	40280	4,19,71,760	4,61,68,936	1,15,500	36,67,840
90	1002	10	2 BHK	768	42	810	891	40280	3,26,26,800	3,58,89,480	89,500	28,51,200
91	1003	10	2 BHK	768	42	810	891	40280	3,26,26,800	3,58,89,480	89,500	28,51,200
92	1004	10	3 BHK	1045	77	1122	1234	40280	4,51,94,160	4,97,13,576	1,24,500	39,49,440
93	1005	10	3 BHK	1045	81	1126	1239	40280	4,53,55,280	4,98,90,808	1,24,500	39,63,520
94	1006	10	2 BHK	768	41	809	890	40280	3,25,86,520	3,58,45,172	89,500	28,47,680

Sr. No.	Flat No.	Floor No.	Comp.	RERA Carpet Area in Sq. Ft.	Ancillary Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	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 ₹
95	1007	10	2 BHK	768	40	808	889	40280	3,25,46,240	3,58,00,864	89,500	28,44,160
96	1008	10	3 BHK	992	53	1045	1150	40280	4,20,92,600	4,63,01,860	1,16,000	36,78,400
97	1101	11	3 BHK	992	50	1042	1146	40400	4,20,96,800	4,63,06,480	1,16,000	36,67,840
98	1102	11	2 BHK	768	42	810	891	40400	3,27,24,000	3,59,96,400	90,000	28,51,200
99	1103	11	2 BHK	768	42	810	891	40400	3,27,24,000	3,59,96,400	90,000	28,51,200
100	1104	11	3 BHK	1045	77	1122	1234	40400	4,53,28,800	4,98,61,680	1,24,500	39,49,440
101	1105	11	3 BHK	1045	81	1126	1239	40400	4,54,90,400	5,00,39,440	1,25,000	39,63,520
102	1106	11	2 BHK	768	41	809	890	40400	3,26,83,600	3,59,51,960	90,000	28,47,680
103	1107	11	2 BHK	768	40	808	889	40400	3,26,43,200	3,59,07,520	90,000	28,44,160
104	1108	11	3 BHK	992	53	1045	1150	40400	4,22,18,000	4,64,39,800	1,16,000	36,78,400
105	1201	12	3 BHK	992	50	1042	1146	40520	4,22,21,840	4,64,44,024	1,16,000	36,67,840
106	1202	12	2 BHK	768	42	810	891	40520	3,28,21,200	3,61,03,320	90,500	28,51,200
107	1203	12	2 BHK	768	42	810	891	40520	3,28,21,200	3,61,03,320	90,500	28,51,200
108	1204	12	3 BHK	1045	77	1122	1234	40520	4,54,63,440	5,00,09,784	1,25,000	39,49,440
109	1205	12	3 BHK	1045	81	1126	1239	40520	4,56,25,520	5,01,88,072	1,25,500	39,63,520
110	1206	12	2 BHK	768	41	809	890	40520	3,27,80,680	3,60,58,748	90,000	28,47,680
111	1207	12	2 BHK	768	40	808	889	40520	3,27,40,160	3,60,14,176	90,000	28,44,160
112	1208	12	3 BHK	992	53	1045	1150	40520	4,23,43,400	4,65,77,740	1,16,500	36,78,400
113	1301	13	3 BHK	992	50	1042	1146	40640	4,23,46,880	4,65,81,568	1,16,500	36,67,840
114	1302	13	2 BHK	768	42	810	891	40640	3,29,18,400	3,62,10,240	90,500	28,51,200
115	1303	13	2 BHK	768	42	810	891	40640	3,29,18,400	3,62,10,240	90,500	28,51,200
116	1304	13	3 BHK	1045	77	1122	1234	40640	4,55,98,080	5,01,57,888	1,25,500	39,49,440
117	1305	13	3 BHK	1045	81	1126	1239	40640	4,57,60,640	5,03,36,704	1,26,000	39,63,520
118	1306	13	2 BHK	768	41	809	890	40640	3,28,77,760	3,61,65,536	90,500	28,47,680
119	1307	13	2 BHK	768	40	808	889	40640	3,28,37,120	3,61,20,832	90,500	28,44,160
120	1308	13	3 BHK	992	53	1045	1150	40640	4,24,68,800	4,67,15,680	1,17,000	36,78,400
121	1401	14	3 BHK	992	50	1042	1146	40760	4,24,71,920	4,67,19,112	1,17,000	36,67,840
122	1402	14	2 BHK	768	42	810	891	40760	3,30,15,600	3,63,17,160	91,000	28,51,200
123	1403	14	2 BHK	768	42	810	891	40760	3,30,15,600	3,63,17,160	91,000	28,51,200
124	1404	14	3 BHK	1045	77	1122	1234	40760	4,57,32,720	5,03,05,992	1,26,000	39,49,440
125	1405	14	3 BHK	1045	81	1126	1239	40760	4,58,95,760	5,04,85,336	1,26,000	39,63,520
126	1406	14	2 BHK	768	41	809	890	40760	3,29,74,840	3,62,72,324	90,500	28,47,680
127	1407	14	2 BHK	768	40	808	889	40760	3,29,34,080	3,62,27,488	90,500	28,44,160
128	1408	14	3 BHK	992	53	1045	1150	40760	4,25,94,200	4,68,53,620	1,17,000	36,78,400
129	1503	15	2 BHK	768	42	810	891	40880	3,31,21,998	3,64,34,198	91,000	28,51,992
130	1504	15	3 BHK	1045	77	1123	1235	40880	4,59,02,435	5,04,92,679	1,26,000	39,52,460
131	1505	15	3 BHK	1045	81	1127	1239	40880	4,60,59,905	5,06,65,895	1,26,500	39,66,019
132	1506	15	2 BHK	768	41	809	889	40880	3,30,54,342	3,63,59,776	91,000	28,46,166

Sr. No.	Flat No.	Floor No.	Comp.	RERA Carpet Area in Sq. Ft.	Ancillary Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	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 ₹
133	1507	15	2 BHK	768	40	809	889	40880	3,30,54,464	3,63,59,911	91,000	28,46,177
134	1508	15	3 BHK	992	53	1045	1150	40880	4,27,27,245	4,69,99,969	1,17,500	36,79,058
135	1601	16	3 BHK	992	50	1042	1146	41000	4,27,22,000	4,69,94,200	1,17,500	36,67,840
136	1602	16	2 BHK	768	42	810	891	41000	3,32,10,000	3,65,31,000	91,500	28,51,200
137	1603	16	2 BHK	768	42	810	891	41000	3,32,10,000	3,65,31,000	91,500	28,51,200
138	1604	16	3 BHK	1045	77	1122	1234	41000	4,60,02,000	5,06,02,200	1,26,500	39,49,440
139	1605	16	3 BHK	1045	81	1126	1239	41000	4,61,66,000	5,07,82,600	1,27,000	39,63,520
140	1606	16	2 BHK	768	41	809	890	41000	3,31,69,000	3,64,85,900	91,000	28,47,680
141	1607	16	2 BHK	768	40	808	889	41000	3,31,28,000	3,64,40,800	91,000	28,44,160
142	1608	16	3 BHK	992	53	1045	1150	41000	4,28,45,000	4,71,29,500	1,18,000	36,78,400
143	1701	17	3 BHK	992	50	1042	1146	41120	4,28,47,040	4,71,31,744	1,18,000	36,67,840
144	1702	17	2 BHK	768	42	810	891	41120	3,33,07,200	3,66,37,920	91,500	28,51,200
145	1703	17	2 BHK	768	42	810	891	41120	3,33,07,200	3,66,37,920	91,500	28,51,200
146	1704	17	3 BHK	1045	77	1122	1234	41120	4,61,36,640	5,07,50,304	1,27,000	39,49,440
147	1705	17	3 BHK	1045	81	1126	1239	41120	4,63,01,120	5,09,31,232	1,27,500	39,63,520
148	1706	17	2 BHK	768	41	809	890	41120	3,32,66,080	3,65,92,688	91,500	28,47,680
149	1707	17	2 BHK	768	40	808	889	41120	3,32,24,960	3,65,47,456	91,500	28,44,160
150	1708	17	3 BHK	992	53	1045	1150	41120	4,29,70,400	4,72,67,440	1,18,000	36,78,400
151	1801	18	3 BHK	992	50	1042	1146	41240	4,29,72,080	4,72,69,288	1,18,000	36,67,840
152	1802	18	2 BHK	768	42	810	891	41240	3,34,04,400	3,67,44,840	92,000	28,51,200
153	1803	18	2 BHK	768	42	810	891	41240	3,34,04,400	3,67,44,840	92,000	28,51,200
154	1804	18	3 BHK	1045	77	1122	1234	41240	4,62,71,280	5,08,98,408	1,27,000	39,49,440
155	1805	18	3 BHK	1045	81	1126	1239	41240	4,64,36,240	5,10,79,864	1,27,500	39,63,520
156	1806	18	2 BHK	768	41	809	890	41240	3,33,63,160	3,66,99,476	91,500	28,47,680
157	1807	18	2 BHK	768	40	808	889	41240	3,33,21,920	3,66,54,112	91,500	28,44,160
158	1808	18	3 BHK	992	53	1045	1150	41240	4,30,95,800	4,74,05,380	1,18,500	36,78,400
159	1901	19	3 BHK	992	50	1042	1146	41360	4,30,97,120	4,74,06,832	1,18,500	36,67,840
160	1902	19	2 BHK	768	42	810	891	41360	3,35,01,600	3,68,51,760	92,000	28,51,200
161	1903	19	2 BHK	768	42	810	891	41360	3,35,01,600	3,68,51,760	92,000	28,51,200
162	1904	19	3 BHK	1045	77	1122	1234	41360	4,64,05,920	5,10,46,512	1,27,500	39,49,440
163	1905	19	3 BHK	1045	81	1126	1239	41360	4,65,71,360	5,12,28,496	1,28,000	39,63,520
164	1906	19	2 BHK	768	41	809	890	41360	3,34,60,240	3,68,06,264	92,000	28,47,680
165	1907	19	2 BHK	768	40	808	889	41360	3,34,18,880	3,67,60,768	92,000	28,44,160
166	1908	19	3 BHK	992	53	1045	1150	41360	4,32,21,200	4,75,43,320	1,19,000	36,78,400
167	2001	20	3 BHK	992	50	1042	1146	41480	4,32,22,160	4,75,44,376	1,19,000	36,67,840
168	2002	20	2 BHK	768	42	810	891	41480	3,35,98,800	3,69,58,680	92,500	28,51,200
169	2003	20	2 BHK	768	42	810	891	41480	3,35,98,800	3,69,58,680	92,500	28,51,200
170	2004	20	3 BHK	1045	77	1122	1234	41480	4,65,40,560	5,11,94,616	1,28,000	39,49,440

Sr. No.	Flat No.	Floor No.	Comp.	RERA Carpet Area in Sq. Ft.	Ancillary Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	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 ₹
171	2005	20	3 BHK	1045	81	1126	1239	41480	4,67,06,480	5,13,77,128	1,28,500	39,63,520
172	2006	20	2 BHK	768	41	809	890	41480	3,35,57,320	3,69,13,052	92,500	28,47,680
173	2007	20	2 BHK	768	40	808	889	41480	3,35,15,840	3,68,67,424	92,000	28,44,160
174	2008	20	3 BHK	992	53	1045	1150	41480	4,33,46,600	4,76,81,260	1,19,000	36,78,400
175	2101	21	3 BHK	992	50	1042	1146	41600	4,33,47,200	4,76,81,920	1,19,000	36,67,840
176	2102	21	2 BHK	768	42	810	891	41600	3,36,96,000	3,70,65,600	92,500	28,51,200
177	2103	21	2 BHK	768	42	810	891	41600	3,36,96,000	3,70,65,600	92,500	28,51,200
178	2104	21	3 BHK	1045	77	1122	1234	41600	4,66,75,200	5,13,42,720	1,28,500	39,49,440
179	2105	21	3 BHK	1045	81	1126	1239	41600	4,68,41,600	5,15,25,760	1,29,000	39,63,520
180	2106	21	2 BHK	768	41	809	890	41600	3,36,54,400	3,70,19,840	92,500	28,47,680
181	2107	21	2 BHK	768	40	808	889	41600	3,36,12,800	3,69,74,080	92,500	28,44,160
182	2108	21	3 BHK	992	53	1045	1150	41600	4,34,72,000	4,78,19,200	1,19,500	36,78,400
183	2203	22	2 BHK	768	42	810	891	41720	3,38,02,587	3,71,82,846	93,000	28,51,992
184	2204	22	3 BHK	1045	77	1123	1235	41720	4,68,45,636	5,15,30,199	1,29,000	39,52,460
185	2205	22	3 BHK	1045	81	1127	1239	41720	4,70,06,341	5,17,06,975	1,29,500	39,66,019
186	2206	22	2 BHK	768	41	809	889	41720	3,37,33,540	3,71,06,894	93,000	28,46,166
187	2207	22	2 BHK	768	40	809	889	41720	3,37,33,666	3,71,07,032	93,000	28,46,177
188	2208	22	3 BHK	992	53	1045	1150	41720	4,36,05,202	4,79,65,722	1,20,000	36,79,058
189	2301	23	3 BHK	992	50	1042	1146	41840	4,35,97,280	4,79,57,008	1,20,000	36,67,840
190	2302	23	2 BHK	768	42	810	891	41840	3,38,90,400	3,72,79,440	93,000	28,51,200
191	2303	23	2 BHK	768	42	810	891	41840	3,38,90,400	3,72,79,440	93,000	28,51,200
192	2304	23	3 BHK	1045	77	1122	1234	41840	4,69,44,480	5,16,38,928	1,29,000	39,49,440
193	2305	23	3 BHK	1045	81	1126	1239	41840	4,71,11,840	5,18,23,024	1,29,500	39,63,520
194	2306	23	2 BHK	768	41	809	890	41840	3,38,48,560	3,72,33,416	93,000	28,47,680
195	2307	23	2 BHK	768	40	808	889	41840	3,38,06,720	3,71,87,392	93,000	28,44,160
196	2308	23	3 BHK	992	53	1045	1150	41840	4,37,22,800	4,80,95,080	1,20,000	36,78,400
197	2401	24	3 BHK	992	50	1042	1146	41960	4,37,22,320	4,80,94,552	1,20,000	36,67,840
198	2402	24	2 BHK	768	42	810	891	41960	3,39,87,600	3,73,86,360	93,500	28,51,200
199	2403	24	2 BHK	768	42	810	891	41960	3,39,87,600	3,73,86,360	93,500	28,51,200
200	2404	24	3 BHK	1045	77	1122	1234	41960	4,70,79,120	5,17,87,032	1,29,500	39,49,440
201	2405	24	3 BHK	1045	81	1126	1239	41960	4,72,46,960	5,19,71,656	1,30,000	39,63,520
202	2406	24	2 BHK	768	41	809	890	41960	3,39,45,640	3,73,40,204	93,500	28,47,680
203	2407	24	2 BHK	768	40	808	889	41960	3,39,03,680	3,72,94,048	93,000	28,44,160
204	2408	24	3 BHK	992	53	1045	1150	41960	4,38,48,200	4,82,33,020	1,20,500	36,78,400
205	2501	25	3 BHK	992	50	1042	1146	42080	4,38,47,360	4,82,32,096	1,20,500	36,67,840
206	2502	25	2 BHK	768	42	810	891	42080	3,40,84,800	3,74,93,280	93,500	28,51,200
207	2503	25	2 BHK	768	42	810	891	42080	3,40,84,800	3,74,93,280	93,500	28,51,200
208	2504	25	3 BHK	1045	77	1122	1234	42080	4,72,13,760	5,19,35,136	1,30,000	39,49,440

Sr. No.	Flat No.	Floor No.	Comp.	RERA Carpet Area in Sq. Ft.	Ancillary Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	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 ₹
209	2505	25	3 BHK	1045	81	1126	1239	42080	4,73,82,080	5,21,20,288	1,30,500	39,63,520
210	2506	25	2 BHK	768	41	809	890	42080	3,40,42,720	3,74,46,992	93,500	28,47,680
211	2507	25	2 BHK	768	40	808	889	42080	3,40,00,640	3,74,00,704	93,500	28,44,160
212	2508	25	3 BHK	992	53	1045	1150	42080	4,39,73,600	4,83,70,960	1,21,000	36,78,400
213	2601	26	3 BHK	992	50	1042	1146	42200	4,39,72,400	4,83,69,640	1,21,000	36,67,840
214	2602	26	2 BHK	768	42	810	891	42200	3,41,82,000	3,76,00,200	94,000	28,51,200
215	2603	26	2 BHK	768	42	810	891	42200	3,41,82,000	3,76,00,200	94,000	28,51,200
216	2604	26	3 BHK	1045	77	1122	1234	42200	4,73,48,400	5,20,83,240	1,30,000	39,49,440
217	2605	26	3 BHK	1045	81	1126	1239	42200	4,75,17,200	5,22,68,920	1,30,500	39,63,520
218	2606	26	2 BHK	768	41	809	890	42200	3,41,39,800	3,75,53,780	94,000	28,47,680
219	2607	26	2 BHK	768	40	808	889	42200	3,40,97,600	3,75,07,360	94,000	28,44,160
220	2608	26	3 BHK	992	53	1045	1150	42200	4,40,99,000	4,85,08,900	1,21,500	36,78,400
221	2701	27	3 BHK	992	50	1042	1146	42320	4,40,97,440	4,85,07,184	1,21,500	36,67,840
222	2702	27	2 BHK	768	42	810	891	42320	3,42,79,200	3,77,07,120	94,500	28,51,200
223	2703	27	2 BHK	768	42	810	891	42320	3,42,79,200	3,77,07,120	94,500	28,51,200
224	2704	27	3 BHK	1045	77	1122	1234	42320	4,74,83,040	5,22,31,344	1,30,500	39,49,440
225	2705	27	3 BHK	1045	81	1126	1239	42320	4,76,52,320	5,24,17,552	1,31,000	39,63,520
226	2706	27	2 BHK	768	41	809	890	42320	3,42,36,880	3,76,60,568	94,000	28,47,680
227	2707	27	2 BHK	768	40	808	889	42320	3,41,94,560	3,76,14,016	94,000	28,44,160
228	2708	27	3 BHK	992	53	1045	1150	42320	4,42,24,400	4,86,46,840	1,21,500	36,78,400
229	2801	28	3 BHK	992	50	1042	1146	42440	4,42,22,480	4,86,44,728	1,21,500	36,67,840
230	2802	28	2 BHK	768	42	810	891	42440	3,43,76,400	3,78,14,040	94,500	28,51,200
231	2803	28	2 BHK	768	42	810	891	42440	3,43,76,400	3,78,14,040	94,500	28,51,200
232	2804	28	3 BHK	1045	77	1122	1234	42440	4,76,17,680	5,23,79,448	1,31,000	39,49,440
233	2805	28	3 BHK	1045	81	1126	1239	42440	4,77,87,440	5,25,66,184	1,31,500	39,63,520
234	2806	28	2 BHK	768	41	809	890	42440	3,43,33,960	3,77,67,356	94,500	28,47,680
235	2807	28	2 BHK	768	40	808	889	42440	3,42,91,520	3,77,20,672	94,500	28,44,160
236	2808	28	3 BHK	992	53	1045	1150	42440	4,43,49,800	4,87,84,780	1,22,000	36,78,400
237	2903	29	2 BHK	768	42	810	891	42560	3,44,83,176	3,79,31,494	95,000	28,51,992
238	2904	29	3 BHK	1045	77	1123	1235	42560	4,77,88,836	5,25,67,720	1,31,500	39,52,460
239	2905	29	3 BHK	1045	81	1127	1239	42560	4,79,52,778	5,27,48,055	1,32,000	39,66,019
240	2906	29	2 BHK	768	41	809	889	42560	3,44,12,739	3,78,54,013	94,500	28,46,166
241	2907	29	2 BHK	768	40	809	889	42560	3,44,12,867	3,78,54,154	94,500	28,46,177
242	2908	29	3 BHK	992	53	1045	1150	42560	4,44,83,159	4,89,31,475	1,22,500	36,79,058
243	3001	30	3 BHK	992	50	1042	1146	42680	4,44,72,560	4,89,19,816	1,22,500	36,67,840
244	3002	30	2 BHK	768	42	810	891	42680	3,45,70,800	3,80,27,880	95,000	28,51,200
245	3003	30	2 BHK	768	42	810	891	42680	3,45,70,800	3,80,27,880	95,000	28,51,200
246	3004	30	3 BHK	1045	77	1122	1234	42680	4,78,86,960	5,26,75,656	1,31,500	39,49,440

Sr. No.	Flat No.	Floor No.	Comp.	RERA Carpet Area in Sq. Ft.	Ancillary Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	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 ₹
247	3005	30	3 BHK	1045	81	1126	1239	42680	4,80,57,680	5,28,63,448	1,32,000	39,63,520
248	3006	30	2 BHK	768	41	809	890	42680	3,45,28,120	3,79,80,932	95,000	28,47,680
249	3007	30	2 BHK	768	40	808	889	42680	3,44,85,440	3,79,33,984	95,000	28,44,160
250	3008	30	3 BHK	992	53	1045	1150	42680	4,46,00,600	4,90,60,660	1,22,500	36,78,400
251	3101	31	3 BHK	992	50	1042	1146	42800	4,45,97,600	4,90,57,360	1,22,500	36,67,840
252	3102	31	2 BHK	768	42	810	891	42800	3,46,68,000	3,81,34,800	95,500	28,51,200
253	3103	31	2 BHK	768	42	810	891	42800	3,46,68,000	3,81,34,800	95,500	28,51,200
254	3104	31	3 BHK	1045	77	1122	1234	42800	4,80,21,600	5,28,23,760	1,32,000	39,49,440
255	3105	31	3 BHK	1045	81	1126	1239	42800	4,81,92,800	5,30,12,080	1,32,500	39,63,520
256	3106	31	2 BHK	768	41	809	890	42800	3,46,25,200	3,80,87,720	95,000	28,47,680
257	3107	31	2 BHK	768	40	808	889	42800	3,45,82,400	3,80,40,640	95,000	28,44,160
258	3108	31	3 BHK	992	53	1045	1150	42800	4,47,26,000	4,91,98,600	1,23,000	36,78,400
259	3201	32	3 BHK	992	50	1042	1146	42920	4,47,22,640	4,91,94,904	1,23,000	36,67,840
260	3202	32	2 BHK	768	42	810	891	42920	3,47,65,200	3,82,41,720	95,500	28,51,200
261	3203	32	2 BHK	768	42	810	891	42920	3,47,65,200	3,82,41,720	95,500	28,51,200
262	3204	32	3 BHK	1045	77	1122	1234	42920	4,81,56,240	5,29,71,864	1,32,500	39,49,440
263	3205	32	3 BHK	1045	81	1126	1239	42920	4,83,27,920	5,31,60,712	1,33,000	39,63,520
264	3206	32	2 BHK	768	41	809	890	42920	3,47,22,280	3,81,94,508	95,500	28,47,680
265	3207	32	2 BHK	768	40	808	889	42920	3,46,79,360	3,81,47,296	95,500	28,44,160
266	3208	32	3 BHK	992	53	1045	1150	42920	4,48,51,400	4,93,36,540	1,23,500	36,78,400
267	3301	33	3 BHK	992	50	1042	1146	43040	4,48,47,680	4,93,32,448	1,23,500	36,67,840
268	3302	33	2 BHK	768	42	810	891	43040	3,48,62,400	3,83,48,640	96,000	28,51,200
269	3303	33	2 BHK	768	42	810	891	43040	3,48,62,400	3,83,48,640	96,000	28,51,200
270	3304	33	3 BHK	1045	77	1122	1234	43040	4,82,90,880	5,31,19,968	1,33,000	39,49,440
271	3305	33	3 BHK	1045	81	1126	1239	43040	4,84,63,040	5,33,09,344	1,33,500	39,63,520
272	3306	33	2 BHK	768	41	809	890	43040	3,48,19,360	3,83,01,296	96,000	28,47,680
273	3307	33	2 BHK	768	40	808	889	43040	3,47,76,320	3,82,53,952	95,500	28,44,160
274	3308	33	3 BHK	992	53	1045	1150	43040	4,49,76,800	4,94,74,480	1,23,500	36,78,400
Total				244887	14654	259541	285495		10,62,91,33,403	11,69,20,46,745		91,35,83,232

Summary of the Project:

Building No. / 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 / 1	2 BHK - 138 3 BHK - 124	262	263471	289819	10,69,13,03,100.00	11,76,04,33,411.00
1 / 2	2 BHK - 137 3 BHK - 137	274	259541	285495	10,62,91,33,403.00	11,69,20,46,745.00
Total		536	523012	575313	21,32,04,36,503.00	23,45,24,80,156.00

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	21,32,04,36,503.00
Final Realizable Value After Completion in ₹	23,45,24,80,156.00
Cost of Construction (Total Built up area x Rate) 575313 Sq. Ft. x ₹ 3200.00	1,84,10,02,529.00

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

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

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

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

Total abstract of the entire property

Part – A	Land	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 ₹		₹ 21,32,04,36,503.00
Final Realizable Value After Completion in ₹		₹ 23,45,24,80,156.00

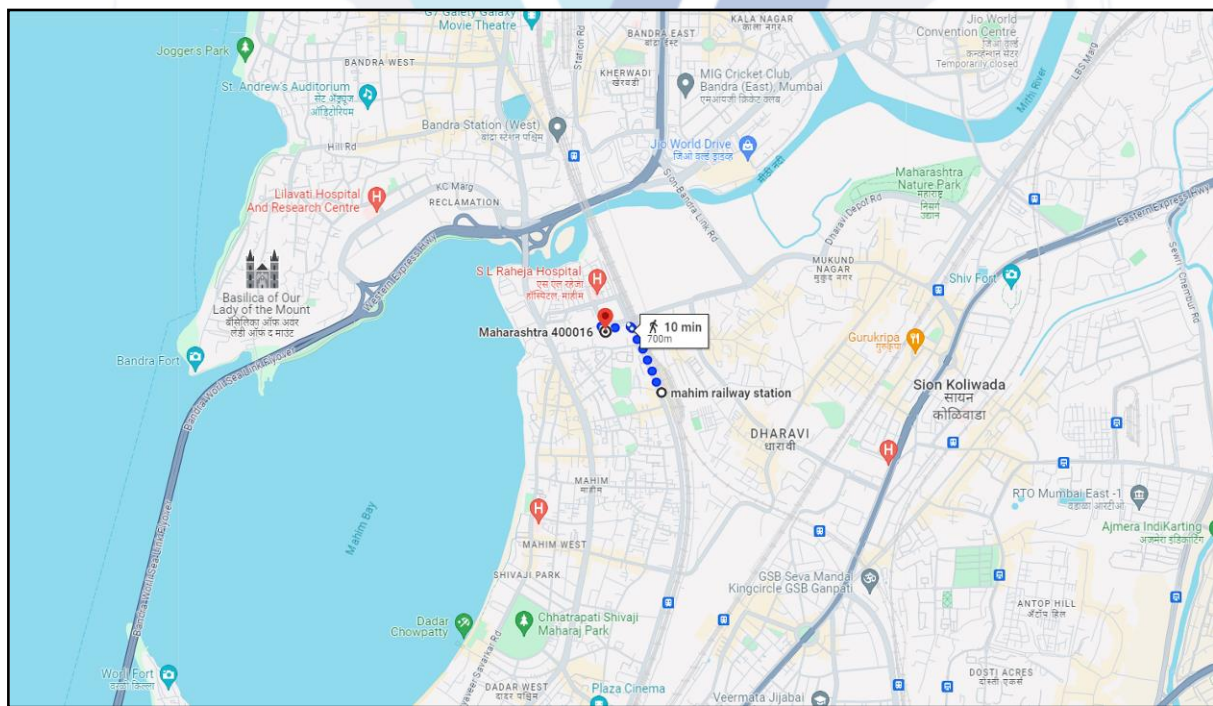
The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparable, or comps, must 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 ₹ 37,000.00 to ₹ 44,000.00 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 ₹ 38,600.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.

Actual Site Photographs



Route Map of the property

Site u/r



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

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




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Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



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

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Year Language

Selected District

Select Village

Search By Survey No. Location

Enter Survey No

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

Sales Instance

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate per Sq. Ft.
13684/2024	20.08.2024	4,68,26,876.00	105.00	1126.00	41,588.00

13684509 21-09-2024 Note:-Generated Through eSearch Module, For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि.मुंबई शहर 5 दस्त क्रमांक : 13684/2024 नोंदणी : Regn:63m
गावाचे नाव : माहिम		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	46826876	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	30053331.22	
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: मुंबई मनपाइतर वर्णन : इतर माहिती: सदनिका नं. 2705, 27 वा मजला, क्षेत्रफळ 1045.431 चौ. फुट कारपेट, सोबत एन्सिलरी एरिया 81.279 चौ.फुट, टॉवर टी 02, आयलॅंड कोव, माहीम मुंबई 400016. सोबत पोडियम लेव्हल 3 मधील 2 सिंगल कार पार्किंग स्पेस नं. 053 व 054, क्षेत्रफळ 10.35 चौ. मी., इतर माहिती दस्तात नमुद केल्या प्रमाणे. ((C.T.S. Number : 1500(Part), 2116(Part) and 2124(Part) ;))	
(5) क्षेत्रफळ	115.14 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-श्री निधी कॉन्सेट रिअल्टर्स प्रा लि तर्फे कु.मु. एलएच रेसिडेन्शियल हाऊसिंग प्रायव्हेट लिमिटेड तर्फे ऑथोराइज्ड सिग्रेटरी रोशेल चॅटर्जी कबुलीजबाबासाठी दीपक प्रधान वय:-62 पत्ता:- प्लॉट नं. : माळा नं: पहिला मजला, इमारतीचे नाव: गणेश भुवन, ब्लॉक नं: आर एन 3, रोड नंबर 2, हिंदू कॉलनी, रोड नं: दादर पूर्व, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400013 पॅन नं:- AAKCS2026H 2): नाव:-एलएच रेसिडेन्शियल हाऊसिंग प्रायव्हेट लिमिटेड तर्फे ऑथोराइज्ड सिग्रेटरी रोशेल चॅटर्जी यांच्यातर्फे कबुलीजबाबाकरीता दीपक प्रधान वय:-62 पत्ता:- प्लॉट नं. : माळा नं. : इमारतीचे नाव: एल अँड टी हाऊस, ब्लॉक नं. : रोड नं: एनएम मार्ग, बॅलार्ड इस्टेट, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400001 पॅन नं:-AAFCL4977R	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-बिनाईफर आर मालंडकर वय:-45; पत्ता:- प्लॉट नं: 901, माळा नं. : इमारतीचे नाव: शिमरिंग हाईट्स, ब्लॉक नं: भागोजी कीर मार्ग, पॅराडाईज सिनेमाच्या मागे, रोड नं: माहीम पश्चिम मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400016 पॅन नं:-AIBPK5441N 2): नाव:-राजेश जे मालंडकर वय:-52; पत्ता:- प्लॉट नं: 901, माळा नं. : इमारतीचे नाव: शिमरिंग हाईट्स, ब्लॉक नं: भागोजी कीर मार्ग, पॅराडाईज सिनेमाच्या मागे, रोड नं: माहीम पश्चिम मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400016 पॅन नं:-AGPPM1051Q	
(9) दस्तऐवज करून दिल्याचा दिनांक	20/08/2024	
(10) दस्त नोंदणी केल्याचा दिनांक	21/08/2024	
(11) अनुक्रमांक, खंड व पृष्ठ	13684/2024	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	2809800	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) शेर		

Sales Instance

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate per Sq. Ft.
13555/2024	19.08.2024	3,52,97,812.00	79.70	858.00	41,140.00

सूची क्र.2		दुय्यम निबंधक : सह दु.नि.मुंबई शहर 5
13555509	21-09-2024	दस्त क्रमांक : 13555/2024
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोदणी : Regn:63m
गावाचे नाव : माहिम		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	35297812	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	21726518.06	
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन : इतर माहिती: सदनिका नं. 2504,25 वा मजला,क्षेत्रफळ 816.886 चौ. फुट कारपेट,सोबत एन्सिलरी एरिया 40.580 चौ.फुट,टॉवर टी 01,आयलँड कोव,माहिम मुंबई 400016..सोबत पोडियम लेव्हल 4 मधील 1 सिंगल कार पार्किंग स्पेस नं. 035,क्षेत्रफळ 13.75 चौ. मी.,इतर माहिती दस्तात नमूद केल्या प्रमाणे.((C.T.S. Number : 1500(Part), 2116(Part) and 2124(Part) ;))	
(5) क्षेत्रफळ	87.62 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-श्री निधी कॉन्सेप्ट रिअल्टर्स प्रा लि तर्फे कु.मु. एलएच रेसिडेन्शियल हाऊसिंग प्रायव्हेट लिमिटेड तर्फे ऑथोराइज्ड सिग्रेटरी रोशेल चॅटर्जी तर्फे कबुलीजबाबासाठी दीपक प्रधान वय:-62 पत्ता:-प्लॉट नं. , माळा नं: पहिला मजला , इमारतीचे नाव: गणेश भुवन , ब्लॉक नं: आर एन 3, रोड नंबर 2, हिंदू कॉलनी, , रोड नं: दादर पूर्व, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400013 पॅन नं:-AAKCS2026H 2): नाव:-एलएच रेसिडेन्शियल हाऊसिंग प्रायव्हेट लिमिटेड तर्फे ऑथोराइज्ड सिग्रेटरी रोशेल चॅटर्जी तर्फे यांच्यातर्फे कबुलीजबाबाकरीता दीपक प्रधान वय:-62 पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: एल अँड टी हाऊस, , ब्लॉक नं: , रोड नं: एनएम मार्ग, बॅलार्ड इस्टेट, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400001 पॅन नं:-AAFCL4977R	
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-प्रणव राकेश नंदा वय:-31; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं: प्लॉट नं. 4, पाली नाका रोड, 302, व्हाईट ऑर्चर्ड, रोड नं: पाली रोड, बांद्रा मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400050 पॅन नं:-ANGPN4308P 2): नाव:-संगीता राजपाल वय:-61; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं: प्लॉट नं. 4, पाली नाका रोड, 302, व्हाईट ऑर्चर्ड, रोड नं: पाली रोड, बांद्रा मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400050 पॅन नं:-AAPN2877N 3): नाव:-रिषिका चोमल वय:-31; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं: प्लॉट नं. 4, पाली नाका रोड, 302, व्हाईट ऑर्चर्ड, रोड नं: पाली रोड, बांद्रा मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400050 पॅन नं:-BBRPC0954L	
(9) दस्तऐवज करुन दिल्याचा दिनांक	19/08/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	21/08/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	13555/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	2118000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	

Sales Instance

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate per Sq. Ft.
19285/2024	19.09.2024	3,02,92,021.00	75.25	810.00	37,398.00

19285508 21-09-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि.मुंबई शहर 4 दस्त क्रमांक : 19285/2024 नोंदणी : Regn:63m
गावाचे नाव : माहिम		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	30292021	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	21396357.8275	
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन : इतर माहिती: सदनिका नं. 1003,10 वा मजला,क्षेत्रफळ 768.030 चौ. फुट कारपेट,सोबत एन्सिलरी एरिया 42.195 चौ.फुट,टॉवर टी 02,आयलँड कोव,माहिम मुंबई 400016..सोबत पोडियम लेव्हल 1 मधील 1 सिंगल कार पार्किंग स्पेस नं. 053,क्षेत्रफळ 10.35 चौ. मी.,इतर माहिती दस्तात नमूद केल्या प्रमाणे.((C.T.S. Number : 1500(Part), 2116(Part) and 2124(Part) ;))	
(5) क्षेत्रफळ	82.79 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:-श्री निधी कॉन्सेप्ट रिअल्टर्स प्रा लि तर्फे कु.मु. एलएच रेसिडेन्शियल हाऊसिंग प्रायव्हेट लिमिटेड तर्फे ऑथोराइज्ड सिग्रेटरी संध्या नायर तर्फे कबुलीजबाबासाठी दीपक प्रधान वय:-62 पत्ता:-प्लॉट नं. : माळा नं. पहिला मजला, इमारतीचे नाव: गणेश भुवन, ब्लॉक नं: आर एन 3, रोड नंबर 2, हिंदू कॉलनी, रोड नं: दादर पूर्व, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400013 पॅन नं:-AAKCS2026H 2): नाव:-एलएच रेसिडेन्शियल हाऊसिंग प्रायव्हेट लिमिटेड तर्फे ऑथोराइज्ड सिग्रेटरी संध्या नायर यांच्यातर्फे कबुलीजबाबाकरीता दीपक प्रधान वय:-62 पत्ता:-प्लॉट नं. : माळा नं. : इमारतीचे नाव: एल अँड टी हाऊस, ब्लॉक नं. : रोड नं: एनएम मार्ग, बॅलार्ड इस्टेट, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400001 पॅन नं:-AAFCL4977R	
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-झैनब अझीमुद्दीन मिर्झा वय:-31; पत्ता:-प्लॉट नं: ए/503, माळा नं. : इमारतीचे नाव: कॅलरीज, लोखंडवाला कॉम्प्लेक्स, ब्लॉक नं: तिसरी क्रॉस लेन, रोड नं: अंधेरी पश्चिम मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400053 पॅन नं:-BGUPG0947D	
(9) दस्तऐवज करुन दिल्याचा दिनांक	19/09/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	19/09/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	19285/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1514800	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		

Sales Instance

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate per Sq. Ft.
13279/2024	13.08.2024	3,09,27,504.00	75.20	809.00	38,230.00

सूची क्र.2	
13279509 21-08-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	दुय्यम निबंधक : सह दु.नि.मुंबई शहर 5 दस्त क्रमांक : 13279/2024 नोंदणी : Regn:63m
गावाचे नाव : माहिम	
(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	30927504
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	20347412.54
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन : इतर माहिती: सदनिका नं. 1606,16वा मजला,क्षेत्रफळ 768.038 चौ. फुट कारपेट,सोबत एन्सिलरी एरिया 40.532 चौ.फुट,टॉवर टी 02,आयलँड कोव,माहिम मुंबई 400016..सोबत बेसमेंट लेव्हल 2 मधील 1 सिंगल कार पार्किंग स्पेस नं. 005,क्षेत्रफळ 13.75 चौ. मी,सदर दस्तातील मिळकत महिला खरेदीदार असल्याने मुदांक शुल्कामध्ये शासन आदेश क्रं मुद्रांक 2021/अनौ.संक्र. /12/प्र.क्र.107/म-1(धोरण) दिनांक 31/03/2021/अन्वये 1 टक्के सवलत देण्यात आली आहे इतर माहिती दस्तात नमूद केल्या प्रमाणे.((C.T.S. Number : 1500(Part), 2116(Part) and 2124(Part) ;))
(5) क्षेत्रफळ	82.62 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-श्री निधी कॉन्सेप्ट रिअल्टर्स प्रा लि तर्फे कु.मु. एलएच रेसिडेन्शियल हाऊसिंग प्रायव्हेट लिमिटेड तर्फे ऑंधोराइज्ड सिग्रेटरी रोशाल चॅटर्जी कबुलीजबाबासाठी आर के विश्वनाथन वय:-66 पत्ता:-प्लॉट नं. : , माळा नं: पहिला मजला, , इमारतीचे नाव: गणेश भुवन, , ब्लॉक नं: आर एन 3, रोड नंबर 2, हिंदू कॉलनी, , रोड नं: दादर पूर्व, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400013 पॅन नं:-AAKCS2026H 2): नाव:-एलएच रेसिडेन्शियल हाऊसिंग प्रायव्हेट लिमिटेड तर्फे ऑंधोराइज्ड सिग्रेटरी रोशाल चॅटर्जी यांच्यातर्फे कबुलीजबाबाकरीता आर के विश्वनाथन वय:-66 पत्ता:-प्लॉट नं. : , माळा नं. : , इमारतीचे नाव: एल अँड टी हाऊस, , ब्लॉक नं. : , रोड नं: एनएम मार्ग, बॅलार्ड इस्टेट, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400001 पॅन नं:-AAFCL4977R
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-पुनम सागर चापके तर्फे कु मु सुहासिनी सुरेश पाटे वय:-66; पत्ता:-प्लॉट नं. : , माळा नं. : , इमारतीचे नाव: , ब्लॉक नं. : , रोड नं: मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400025 पॅन नं:-AGOPC6101C
(9) दस्तऐवज करून दिल्याचा दिनांक	13/08/2024
(10)दस्त नोंदणी केल्याचा दिनांक	13/08/2024
(11)अनुक्रमांक,खंड व पृष्ठ	13279/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1546500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

Sales Instance

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate per Sq. Ft.
17916/2024	29.08.2024	4,39,25,520.00	103.86	1118.00	39,289.00

सूची क्र.2	
17916508 30-08-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	दुय्यम निबंधक : सह दु.नि.मुंबई शहर 4 दस्ता क्रमांक : 17916/2024 नोंदणी : Regn:83m
गावाचे नाव : माहिम	
(1)विलेखीचा प्रकार	करारनामा
(2)मोबदला	43925520
(3) बाजारभाव/भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	30009441.125
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन : इतर माहिती: सदनिका नं. 1805,18वा मजला,क्षेत्रफळ 1040.906 चौ. फुट कारपेट,सोबत एन्सिलरी एरिया 77.135 चौ.फुट,टॉवर टी 01,आयलॅंड कोव,माहीम मुंबई 400016..सोबत पोडियम लेव्हल 4 मधील 1 टँडम कार पार्किंग स्पेस नं. 067 व 068,क्षेत्रफळ 13.75 चौ. मी. व 10.35 चौ. मी.,इतर माहिती दस्तात नमूद केल्या प्रमाणे.((C.T.S. Number : 1500(Part), 2116(Part) and 2124(Part) ;))
(5) क्षेत्रफळ	114.25 चौ मीटर
(6)आकारणी किंवा जुळी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-श्री निधी कॉन्सोए रिअल्टर्स प्रा लि तर्फे क.मु. एलएच रेसिडेन्सिअल हाऊसिंग प्रायव्हेट लिमिटेड तर्फे ऑंधोराइव्ह सिग्रेटरी रोशाल चॅटर्जी तर्फे कबुलीजबाबासाठी दिपक प्रधान वय:-62 पत्ता:-प्लॉट नं. , माळा नं: पहिला मजला, इमारतीचे नाव: गणेश भुवन, ब्लॉक नं: आर एन 3, रोड नंबर 2, हिंदू कॉलनी, रोड नं: दादर पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400013 पॅन नं:-AAKCS2026H 2): नाव:-एलएच रेसिडेन्सिअल हाऊसिंग प्रायव्हेट लिमिटेड तर्फे ऑंधोराइव्ह सिग्रेटरी रोशाल चॅटर्जी यांच्यातर्फे कबुलीजबाबाकरीता दिपक प्रधान वय:-62 पत्ता:-प्लॉट नं. , माळा नं: , इमारतीचे नाव: एल अँड टी हाऊस, ब्लॉक नं: , रोड नं: एनएम मार्ग, बॅलार्ड इस्टेट, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400001 पॅन नं:-AAFCL4977R
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-विनोद मोदी वय:-59; पत्ता:-प्लॉट नं: 60, माळा नं: , इमारतीचे नाव: स्वस्तिक प्लाझा, ब्लॉक नं: , रोड नं: वी एल मेहता रोड, जुहू मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400049 पॅन नं:-AADPM11392G
(9) दस्तऐवज करून दिल्याचा दिनांक	29/08/2024
(10)दस्ता नोंदणी केल्याचा दिनांक	29/08/2024
(11)अनुक्रमांक,खेड व पृष्ठ	17916/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	2635700
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000




Price Indicators



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

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

₹3.19 Cr [EMI - ₹1,44L](#) | [Get Loan offers from 34+ banks](#) PREMIUM PROJECT

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

2 Beds
 2 Baths
 1 Balcony
 Unfurnished

Carpet Area 817 sqft <small>₹39,045/sqft</small>	Developer L & T Realty	Project Island Cove	Transaction Type New Property
Furnished Status Unfurnished	Age Of Construction Under Construction		

Contact Agent
Get Phone No.

More Details

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

Price Indicators

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

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


3 BHK Flat


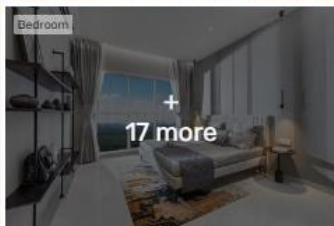
By L&T REALTY

Island Cove, Mahim West, Mahim, Mumbai

₹4.51 Cr
EMI starts at ₹2.24 Lacs
₹43.37 K/sq.ft

Contact Seller



1040 sq.ft
Built Up Area

₹43.37 K/sq.ft
Avg. Price

3 BHK
Configuration

31st Aug, 2028
Possession status

Middle of 33 floors

East facing
Facing

Unfurnished
Furnishing

Property Overview

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

About this property

agents via WhatsApp, SMS, phone, email etc

I am interested in Home Loans

Get Contact Details

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

Share

Price Indicators

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

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

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

₹ 2.91 Crores
Negotiable

₹ 1.67 Lacs/Month
Estimated EMI

1,050
Sq.Ft

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

Photos
Location

+11
Shortlist

2 Bedroom
No. of Bedroom

Nov 8, 2023
Posted On

2 Bathroom
No. of Bathroom

Jun 7, 2026
Possession

1 Balcony

L And T Island Cove
Apartment

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: Big Bazaar
Lucky Restaurant
Citylight Cinema
Persian Darbar
Matunga Railway Station

Overview

Age of Building Under Construction

Maintenance Charges NA

Builtup Area 1,050 Sq.Ft

Ownership Type Self Owned

Flooring Vitrified Tiles

Carpet Area 735 Sq.Ft

Activity On This Property

0
Unique Views

0
Shortlists

0
Contacted

Powered By : NBEstimate

Similar Properties

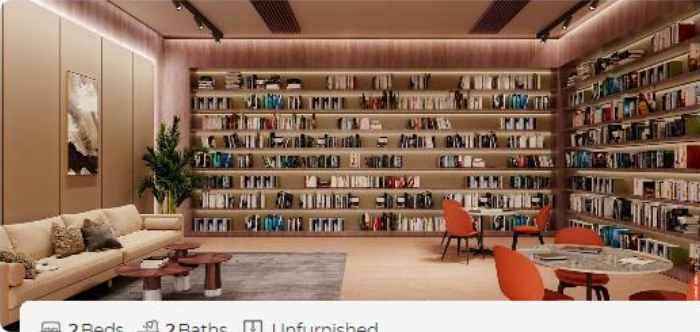


Price Indicators



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

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

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

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

🛏 2 Beds
🚿 2 Baths
🏠 Unfurnished

Carpet Area 797 sqft - ₹39,021/sqft	Developer L & T Realty	Project Island Cove	Transaction Type New Property
Furnished Status Unfurnished	Age Of Construction Under Construction		

Contact Agent
Get Phone No.

More Details

Price Breakup	₹3.11 Cr
Address	Mahim, Mumbai - South Mumbai, Maharashtra




Price Indicators




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

magicbricks
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Rent ▾
Sell ▾
Home Loans ▾

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

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

🛏 2 Beds
🛁 2 Baths
🏠 Unfurnished

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

Contact Agent
Get Phone No.

More Details

Price Breakup ₹2.71 Cr

Address Mahim, Mumbai - South Mumbai, Maharashtra




Price Indicators




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

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

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

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

2 Beds
 2 Baths
 1 Balcony
 Unfurnished

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

Contact Agent
Get Phone No.

More Details

Price Breakup ₹2.78 Cr

Address Mahim, Mumbai - South Mumbai, Maharashtra

Price Indicators






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

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

[Home](#) > [Property for Sale in Mumbai](#) > [Flats for Sale in Mumbai](#) > [Flats for Sale in Mahim](#) > [3 BHK Flats for Sale in Mahim](#) > [1100 Sq-ft](#)

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

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

3 Beds
 2 Baths
 2 Balconies
 Unfurnished

Carpet Area
995 sqft -
₹ 38,995/sqft

Furnished Status
Unfurnished

Developer
L & T Realty

Age Of Construction
Under Construction

Project
Island Cove

Transaction Type
New Property

Contact Agent
Get Phone No.

More Details

Price Breakup ₹3.88 Cr

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

Price Indicators


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





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

₹ 4.06 Cr EMI - ₹ 1.83L | Get Loan offers from 34+ banks PREMIUM PROJECT

3 BHK 1180 Sq-ft Flat For Sale Mahim, Mumbai



3 Beds
 3 Baths
 Unfurnished

Carpet Area 1041 sqft - ₹ 39,001/sqft	Developer L & T Realty	Project Island Cove	Transaction Type New Property
Furnished Status Unfurnished	Age Of Construction Under Construction		

Contact Agent
Get Phone No.

More Details

Price Breakup ₹ 4.06 Cr

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

Price Indicators Projects nearby Locality

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

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

Suraj Vitalis REERA

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

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

[Contact Sellers](#)

COVER IMAGE SHARE SAVE Project Tour

1, 2, 3, 4 BHK Apartments Configurations Dec. 2026 Possession Starts ₹42.98 K/sq.ft Avg. Price 441 sq.ft. - 1213 sq.ft. (Carpet Area) Sizes

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

Price Indicators Projects nearby Locality

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

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🔗

7 Photos

Map

Suraj Eterna

Mahim West, Mumbai

₹ 1.55 Cr to 3.35 Cr ⓘ

Status: **Early Stage Construction**

Project Size
77 units • 0.17 Acres

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

Recent Registered Sale

• Jun 2024 ₹ 1.23 Cr

3767 Sq.ft

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100% Service, 0% Brokerage

Valuation Report

DOWNLOAD SAMPLE

Estimated Market Value

Rental Value

Govt. Value

Data Intelligence

Recent Sales Transactions

Price Movement

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

Place : Mumbai

Date : 21.09.2024

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

Director

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

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

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

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

Date

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

Countersigned
(BRANCH MANAGER)

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

(Annexure-I)**DECLARATION-CUM-UNDERTAKING**

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

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 04.07.2024 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. I/ my authorized representative have personally inspected the property on 01.07.2024. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment.
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be of unsound mind.
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty.
- n. I have not been convicted of an offence connected with any proceeding under the



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

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

	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by M/s. Shree Nidhi Concept Realtors Pvt. Ltd. (M/s. LH Residential Housing Pvt. Ltd.)
2.	Purpose of valuation and appointing authority	As per request from State Bank of India, Administrative Office Thane Branch to assess fair market value of the property for bank loan purpose
3.	Identity of the Valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Chandan Singh – 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 – 20.09.2024 Valuation Date – 21.09.2024 Date of Report – 21.09.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 20.09.2024
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 **21st 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. Shree Nidhi Concept Realtors Pvt. Ltd. (M/s. LH Residential Housing Pvt. 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. Shree Nidhi Concept Realtors Pvt. Ltd. (M/s. LH Residential Housing Pvt. 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



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

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

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

Not a Structural Survey

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

Other

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

Legal

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

Property specific assumptions

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

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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



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

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

Professional Competence and Due Care

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

Independence and Disclosure of Interest

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



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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.



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

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

Remuneration and Costs.

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

Occupation, employability and restrictions.

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

Miscellaneous

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

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

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

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



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