



VASTUKALA
Unlocking Excellence

www.vastukala.co.in

MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "The Gateway"

"The Gateway", Tower A & B, Proposed Building on Plot Bearing C.S. Nos. 231 (Pt), 232, 446, 448, 450, 451(Pt), 453 (Pt), 454 (Pt), 455(Pt), 456 (Pt), 457 to 472, 1/472, 473 to 476 & 699 of Division - Parel Sewree, Sewree Cross Road, Rafi Ahmed Kidwai Marg, Mumbai, Pin – 400 015, State - Maharashtra, Country – India.

Latitude Longitude: 19°00'02.9"N 72°51'16.0"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 :

- | | | | |
|--------------|----------|-------------|-------------|
| 📍 Nanded | 📍 Thane | 📍 Ahmedabad | 📍 Delhi NCR |
| 📍 Mumbai | 📍 Nashik | 📍 Rajkot | 📍 Raipur |
| 📍 Aurangabad | 📍 Pune | 📍 Indore | 📍 Jaipur |

Regd. Office

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

+91 2247495919

mumbai@vastukala.co.in

www.vastukala.co.in

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report Prepared For: State Bank of India /Thane Branch / The Gateway / (11301/2308313)

Page 2 of 49

Vastu/SBI/Mumbai/09/2024/11301/2308313

23/18-319-V

Date: 23.09.2024

MASTER VALUATION REPORT OF "The Gateway"

"The Gateway", Tower A & B, Proposed Building on Plot Bearing C.S. Nos. 231 (Pt), 232, 446, 448, 450, 451(Pt), 453 (Pt), 454 (Pt), 455(Pt), 456 (Pt), 457 to 472, 1/472, 473 to 476 & 699 of Division - Parel Sewree, Sewree Cross Road, Rafi Ahmed Kidwai Marg, Mumbai, Pin – 400 015, State - Maharashtra, Country – India

Latitude Longitude: 19°00'02.9"N 72°51'16.0"E

NAME OF DEVELOPER: M/s. Rubberwala & Royal Developers (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 **"The Gateway", Tower A & B, Proposed Building on Plot Bearing C.S. Nos. 231 (Pt), 232, 446, 448, 450, 451(Pt), 453 (Pt), 454 (Pt), 455(Pt), 456 (Pt), 457 to 472, 1/472, 473 to 476 & 699 of Division - Parel Sewree, Sewree Cross Road, Rafi Ahmed Kidwai Marg, Mumbai, Pin – 400 015, State - Maharashtra, Country – India.** It is about 280 Mtr. walking distance from Sewri Railway Station of Harbor Railway line. Surface transport to the property is by buses, Auto, taxis & private vehicles. The property is in developed locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The locality is higher class & developed.

2. Developer Details:

Name of builder	M/s. Rubberwala & Royal Developers (M/s. LH Residential Housing Pvt. Ltd.)	
Project Registration Number	Project	RERA Project Number
	The Gateway	P51900054969
Register office address	M/s. Rubberwala & Royal Developers (M/s. LH Residential Housing 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	BMC Building No. 22A
On or towards South	Internal Road & Arab Building
On or towards East	Sewri Cross Road
On or towards West	Zakaria Bunder Road



Our Pan India Presence at :

- Nanded
- Thane
- Ahmedabad
- Delhi NCR
- Mumbai
- Nashik
- Rajkot
- Raipur
- Aurangabad
- Pune
- Indore
- Jaipur

Regd. Office

B1-001, U/B Floor, BOOMERANG, Chandivali Farm Road, Powoi, Andheri East, Mumbai: 400072, (M.S.), India

+91 2247495919

mumbai@vastukala.co.in

www.vastukala.co.in



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.
	a)	Date of inspection : 20.09.2024
	b)	Date on which the valuation is made : 23.09.2024
3.	List of documents produced for Perusal	
	1.	Copy of Legal Title Report issued by Indialaw LLP dated 24.11.2024.
	2.	Copy of Development Agreement between Eklas Co-Op. Hsg. Soc. Ltd. Ltd (The Society) AND M/s. Rubberwala & Royal Developers (Developers) Dated 27.11.2018
	3.	Copy of Tri - Partite Agreement between MCGM AND Shri Ramesh W. Pawar Dated 09.12.2021
	4.	Copy of Joint Development Agreement between M/s. Rubberwala & Royal Developers AND M/s. Rubberwala & LH Residential Housing Limited Dated 14.09.2023
	5.	Copy of Consent Agreement between Eklas Co-Op. Hsg. Soc. Ltd. Ltd AND M/s. Rubberwala & Royal & LH Residential Housing Limited Dated 27.07.2023
	6.	Copy of Deed of Retirement between Mr. Tabrez Shafi Ahmed Shaikh, Mr. Pravez Shafu Ahmed Shaikh, Mr. Humayun Shafi Ahmed Shaikh, Mr. Kantilal Ranglal Kothari, Mr. Khyalilal Ranglal Kothari, Mr. Bhairumal Sesmal Oswal & Mr. Chandrakumar Kundanmal Jain AND NDW Bay Realty Ltd. & M/s. Rubberwala & Royal Developers Dated 28.06.2023.
	7.	Copy of MAHARERA Registration Certificate of Project No. P51900054969 issued by Maharashtra Real Estate Regulatory Authority date 21.02.2024
	8.	Copy of NOC for Redevelopment No. BB/W/6561/NOC/07/Sewree/DB date 04.06.2020, issued by MCGM
	9.	Copy of Fire Bridge NOC No. CHE/CTY/4764/F/S/337(NEW)-COF date 11.04.2023, issued by Divisional of Railway
	10.	Copy of Property Tax Clearance Certificate No. FS0705580520000 dated 02.02.2024
	11.	Copy of Height Clearance NOC No. SNCR/WEST/B/030921/533162 date 23.04.2021, issued by Airports Authority of India.
	12.	Copy of Commencement Certificate No. CHE/CTY/4764/F/S/337(NEW)/CC/1/Amend dated 21.08.2018 issued by Municipal Corporation of Grater Mumbai



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



<p>Issue On : 14 Feb 2024 Valid Upto : 13 Feb 2025</p> <p>Application Number : CHE/CTY/4764/F/S/337(NEW)/CC/1/Amend</p> <p>Remark :</p> <p>This C.C. is granted up to top of podium i.e. 7th podium floor top as per last approved amended plans dated 11.01.2024.</p>					
<p>13. Copy of Amended Plan Letter No. CHE / CTY / 4764 / F / S / 337 / (NEW) / 337 / 3 / Amend dated 11.01.2024 issued by issued by Municipal Corporation of Grater Mumbai</p>					
<p>14. Copy of Approved Plan No. CHE / CTY / 4764 / F / S / 337 (NEW), Dated 11.01.2024 issued by issued by Municipal Corporation of Grater Mumbai (Number of Copies – Five - Sheet No. 1 to 5).</p> <p>Approved upto:</p> <table border="1"> <thead> <tr> <th>Tower</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>A & B</td> <td>Basement + Lower Ground Floor + Upper Ground Floor + 1st to 7th Podiums + 1st to 42nd Residential Upper Floors.</td> </tr> </tbody> </table>		Tower	Number of Floors	A & B	Basement + Lower Ground Floor + Upper Ground Floor + 1 st to 7 th Podiums + 1 st to 42 nd Residential Upper Floors.
Tower	Number of Floors				
A & B	Basement + Lower Ground Floor + Upper Ground Floor + 1 st to 7 th Podiums + 1 st to 42 nd Residential Upper Floors.				
<p>Project Name (with address & phone nos.)</p>	<p>: "The Gateway", Tower A & B, Proposed Building on Plot Bearing C.S. Nos. 231 (Pt), 232, 446, 448, 450, 451(Pt), 453 (Pt), 454 (Pt), 455(Pt), 456 (Pt), 457 to 472, 1/472, 473 to 476 & 699 of Division - Parel Sewree, Sewree Cross Road, Rafi Ahmed Kidwai Marg, Mumbai, Pin – 400 015, State - Maharashtra, Country – India</p>				
<p>4. Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)</p>	<p>: M/s. Rubberwala & Royal Developers (M/s. LH Residential Housing Pvt. Ltd.)</p> <p>Address: Office at 1, "L & T House", Ballard Estate, N. M. Joshi Marg, Fort, Mumbai, Pin – 400 001.</p> <p>Contact Person: Mr. Chirag Chavda (Builder Person – Mobile No. 9867798744)</p>				
<p>5. Brief description of the property (Including Leasehold / freehold etc.)</p>	<p>: About the "The Gateway" L & T: L&T The Gateway Sewri will be constructed on 2.5 acres of land parcel, 1 tower with G+50 floors having 3 BHK, 4 BHK, 4.5 BHK premium residences. L&T The Gateway Project is Near Trans Harbour link road, Sewri, Mumbai with - Sewri Railway Station - 1.3km, Sewri Cross Road - 3.2km and Dadar Railway Station - 4.6km. L&T Sewri Mumbai Project First is Internal amenities - Vitrified Tiles, Granite Kitchen, Stainless steel sink & many more. L&T Realty Projects Possession - Rera Possession - December 2027 and Target Possession - December 2027. Carpet Area & Floor Plan of L & T Sewri has 3BHK, 4BHK, 4.5BHK premium. L&T. L & T The Gateway Prices & its details can be found in the price section & L&T The Gateway Sewri brochure can be downloaded from the link mentioned below. Project has been praised by the home buyers & L&T Realty Sewri review is 4 out of 5 from over all the clients who have visited the site.</p>				

TYPE OF THE BUILDING:

Tower	Number of Floors
A & B	Proposed Basement + Lower Ground Floor + Upper Ground Floor + 1 st to 7 th Podiums + 1 st to 42 nd Residential Upper Floors.

LEVEL OF COMPLETEION:

Tower	Present stage of Construction	Percentage of work completion
A & B	Foundation work is completed.	05%

DATE OF COMPLETION & FUTURE LIFE:

Expected completion date is **September 2028 (As per MAHARERA Certificate – Tower A & B)**

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

PROPOSED PROJECT AMENITIES:

- Italian marble 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
- Mini Theater
- Spa
- Banquet Hall
- Business Center
- Landscaped Green

6.	Location of property	:	
	a)	Plot No. / Survey No.	: Plot Bearing C.S. Nos. 231 (Pt), 232,446,448,450, 451(Pt), 453 (Pt), 454 (Pt), 455(Pt), 456 (Pt), 457 to 472, 1/472, 473 to 476 & 699
	b)	Door No.	: Not applicable
	c)	C. T.S. No. / Village	: Plot Bearing C.S. Nos. 231 (Pt), 232,446,448,450, 451(Pt), 453 (Pt), 454 (Pt), 455(Pt), 456 (Pt), 457 to 472, 1/472, 473 to 476 & 699 of Parel – Sewree Division

	d)	Ward / Taluka	:	F/South -Ward
	e)	Mandal / District	:	District – Mumbai
7.		Postal address of the property	:	"The Gateway", Tower A & B, Proposed Building on Plot Bearing C.S. Nos. 231 (Pt), 232, 446, 448, 450, 451(Pt), 453 (Pt), 454 (Pt), 455(Pt), 456 (Pt), 457 to 472, 1/472, 473 to 476 & 699 of Division - Parel Sewree, Sewree Cross Road, Rafi Ahmed Kidwai Marg, Mumbai, Pin – 400 015, State - Maharashtra, Country – India
8.		City / Town	:	Sewree, 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	:	Municipal Corporation of Greater Mumbai, Division Parel Sewree
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	Raza Tower CHSL	Sewri cross road
		South	Sewari Cross Road	Adjoining plot C S No 447 pt
		East	Sewari Cross Road	18-Meter wide sewri cross road
		West	R.A. Kidwai Marg	46-Meter wide Rafi Ahemad Kidwai Road
				BMC Building No. 22A
				Internal Road & Arab Building
				Sewri Cross Road
				Zakaria Bunder Road
14.1		Dimensions of the site	N. A. as the land is irregular in shape	
			A	B
			As per the Deed	Actuals
		North	-	-
		South	-	-
		East	-	-
		West	-	-
14.2		Latitude, Longitude & Co-ordinates of property	19°00'02.9"N 72°51'16.0"E	
14.		Extent of the site	Total Plot area – 17635.76 Sq. M. (As per Approved Plan) Plot area – 8774.42 Sq. M. (As per RERA Certificate)	

		Structure - As per table attached to the report				
15.	Extent of the site considered for Valuation (least of 14A& 14B)	: Total Plot area – 17635.76 Sq. M. (As per Approved Plan) Plot area – 8774.42 Sq. M. (As per 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 No. CHE / CTY / 4764 / F / S / 337 (NEW), Dated 11.01.2024 issued by Municipal Corporation of Grater Mumbai (Number of Copies – Five - Sheet No. 1 to 5). Approved upto: TYPE OF THE BUILDING				
		<table border="1"> <thead> <tr> <th>Tower</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>A & B</td> <td>Basement + Lower Ground Floor + Upper Ground Floor + 1st to 7th Podiums + 1st to 42nd Residential Upper Floors.</td> </tr> </tbody> </table>	Tower	Number of Floors	A & B	Basement + Lower Ground Floor + Upper Ground Floor + 1 st to 7 th Podiums + 1 st to 42 nd Residential Upper Floors.
Tower	Number of Floors					
A & B	Basement + Lower Ground Floor + Upper Ground Floor + 1 st to 7 th Podiums + 1 st to 42 nd Residential Upper Floors.					
10.	Corner plot or intermittent plot?	: Intermittent Plot				
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.	: 46.00 Mtr. Rafi Ahemad Kidwai 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 publics 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 – 17635.76 Sq. M. (As per Approved Plan) Plot area – 8774.42 Sq. M. (As per RERA Certificate)																		
	North & South	: -																		
	East & West	: -																		
2	Total extent of the plot	: As per table attached to the report																		
3	Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	: As per table attached to the report Details of recent transactions/online listings are attached with the report.																		
4	Guideline rate obtained from the Register's Office (an evidence thereof to be enclosed)	: ₹ 61,680.00 per Sq. M. for Land ₹ 1,19,620.00 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>Total Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> </thead> <tbody> <tr> <td>17635.76</td> <td>61680</td> <td>1,08,77,73,677.00</td> </tr> <tr> <th colspan="3">As per RERA Certificate</th> </tr> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> <tr> <td>8774.42</td> <td>61680</td> <td>54,12,06,226.00</td> </tr> </tbody> </table>	As per Approved Plan			Total Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	17635.76	61680	1,08,77,73,677.00	As per RERA Certificate			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	8774.42	61680	54,12,06,226.00
As per Approved Plan																				
Total Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)																		
17635.76	61680	1,08,77,73,677.00																		
As per RERA Certificate																				
Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)																		
8774.42	61680	54,12,06,226.00																		
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	:																		
	<table border="1"> <thead> <tr> <th>Tower</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>A & B</td> <td>Proposed Basement + Lower Ground Floor + Upper Ground Floor + 1st to 7th Podiums + 1st to 42nd Residential Upper Floors.</td> </tr> </tbody> </table>	Tower	Number of Floors	A & B	Proposed Basement + Lower Ground Floor + Upper Ground Floor + 1 st to 7 th Podiums + 1 st to 42 nd Residential Upper Floors.															
Tower	Number of Floors																			
A & B	Proposed Basement + Lower Ground Floor + Upper Ground Floor + 1 st to 7 th Podiums + 1 st to 42 nd Residential Upper Floors.																			
	e) Plinth area floor-wise	: As per table attached to the report																		
	f) Condition of the building	:																		
	i) Exterior – Excellent, Good, Normal, Poor	: N.A. Building Construction work not yet started																		
	ii) Interior – Excellent, Good, Normal, Poor	: N.A. Building Construction work not yet started																		
	g) Date of issue and validity of layout of approved map	: Copy of Approved Plan No. CHE / CTY / 4764 / F / S / 337 (NEW), Dated 11.01.2024 issued by Municipal Corporation of Grater Mumbai (Number of Copies – Five - Sheet No. 1 to 5).																		
	h) Approved map / plan issuing authority	: Approved upto: TYPE OF THE BUILDING																		

			Tower	Number of Floors
			A & B	Basement + Lower Ground Floor + Upper Ground Floor + 1 st to 7 th Podiums + 1 st to 42 nd Residential 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	:	
b)	No. of wash basins	:	
c)	No. of urinals	:	
d)	No. of bath tubs	:	N.A. Building Construction work not yet started
e)	Water meters, taps etc.	:	
f)	Any other fixtures	:	

**CONFIGURATION OF PROJECT AS PER DEVELOPER'S INFORMATION AND COPY OF APPROVED PLAN
No. CHE / CTY / 4764 / F / S / 337 (NEW), DATED 11.01.2024 ISSUED BY MUNICIPAL CORPORATION OF
GRATER MUMBAI**

1) Tower A:

Sr. No.	Flat No.	Floor No.	Comp.	As per Builder Plan / RERA Carpet Area in Sq. Ft.	Other Usable 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	101	1	3 BHK	1133	125	1258	1384	41500	5,22,19,160	5,74,41,075	1,19,500	4,38,526
2	103	1	3 BHK	1299	146	1445	1589	41500	5,99,61,690	6,59,57,859	1,37,500	5,11,630
3	104	1	4.5 BHK	1997	255	2252	2477	41500	9,34,37,499	10,27,81,249	2,14,000	8,91,366
4	201	2	3 BHK	1133	125	1258	1384	41500	5,22,19,948	5,74,41,943	1,19,500	4,38,526
5	202	2	4 BHK	1738	167	1905	2096	41500	7,90,62,480	8,69,68,728	1,81,000	5,85,078
6	203	2	3 BHK	1299	146	1445	1589	41500	5,99,61,690	6,59,57,859	1,37,500	5,11,630
7	204	2	4.5 BHK	1997	255	2252	2477	41500	9,34,37,499	10,27,81,249	2,14,000	8,91,366
8	301	3	3 BHK	1133	125	1258	1384	41750	5,25,34,526	5,77,87,979	1,20,500	4,38,526
9	302	3	4 BHK	1738	167	1905	2096	41750	7,95,38,760	8,74,92,636	1,82,500	5,85,078
10	303	3	3 BHK	1299	146	1445	1589	41750	6,03,22,905	6,63,55,196	1,38,000	5,11,630
11	304	3	4.5 BHK	1997	255	2252	2477	41750	9,40,00,376	10,34,00,413	2,15,500	8,91,366
12	401	4	3 BHK	1133	125	1258	1384	42000	5,28,49,104	5,81,34,014	1,21,000	4,38,526
13	402	4	4 BHK	1738	167	1905	2096	42000	8,00,15,040	8,80,16,544	1,83,500	5,85,078
14	403	4	3 BHK	1299	146	1445	1589	42000	6,06,84,120	6,67,52,532	1,39,000	5,11,630
15	404	4	4.5 BHK	1997	255	2252	2477	42000	9,45,63,252	10,40,19,577	2,16,500	8,91,366
16	501	5	3 BHK	1133	125	1258	1384	42250	5,31,63,682	5,84,80,050	1,22,000	4,38,526
17	502	5	4 BHK	1738	167	1905	2096	42250	8,04,91,320	8,85,40,452	1,84,500	5,85,078
18	503	5	3 BHK	1299	146	1445	1589	42250	6,10,45,335	6,71,49,869	1,40,000	5,11,630
19	504	5	4.5 BHK	1997	255	2252	2477	42250	9,51,26,129	10,46,38,741	2,18,000	8,91,366
20	601	6	3 BHK	1133	125	1258	1384	42500	5,34,78,260	5,88,26,086	1,22,500	4,38,526
21	602	6	4 BHK	1738	167	1905	2096	42500	8,09,67,600	8,90,64,360	1,85,500	5,85,078
22	603	6	3 BHK	1299	146	1445	1589	42500	6,14,06,550	6,75,47,205	1,40,500	5,11,630
23	604	6	4.5 BHK	1997	255	2252	2477	42500	9,56,89,005	10,52,57,906	2,19,500	8,91,366
24	701	7	3 BHK	1133	125	1258	1384	42750	5,37,92,838	5,91,72,122	1,23,500	4,38,526
25	702	7	4 BHK	1738	167	1905	2096	42750	8,14,43,880	8,95,88,268	1,86,500	5,85,078
26	703	7	3 BHK	1299	146	1445	1589	42750	6,17,67,765	6,79,44,542	1,41,500	5,11,630
27	704	7	4.5 BHK	1997	255	2252	2477	42750	9,62,51,882	10,58,77,070	2,20,500	8,91,366
28	803	8	3 BHK	1299	146	1445	1589	43000	6,21,28,980	6,83,41,878	1,42,500	5,11,630
29	804	8	4.5 BHK	1997	255	2252	2477	43000	9,68,14,758	10,64,96,234	2,22,000	8,91,366
30	901	9	3 BHK	1133	125	1258	1384	43250	5,44,21,994	5,98,64,193	1,24,500	4,38,526
31	902	9	4 BHK	1738	167	1905	2096	43250	8,23,96,440	9,06,36,084	1,89,000	5,85,078

Sr. No.	Flat No.	Floor No.	Comp.	As per Builder Plan / RERA Carpet Area in Sq. Ft.	Other Usable 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 ₹
32	903	9	3 BHK	1299	146	1445	1589	43250	6,24,90,195	6,87,39,215	1,43,000	5,11,630
33	904	9	4.5 BHK	1997	255	2252	2477	43250	9,73,77,635	10,71,15,398	2,23,000	8,91,366
34	1001	10	3 BHK	1133	125	1258	1384	43500	5,47,36,572	6,02,10,229	1,25,500	4,38,526
35	1002	10	4 BHK	1738	167	1905	2096	43500	8,28,72,720	9,11,59,992	1,90,000	5,85,078
36	1003	10	3 BHK	1299	146	1445	1589	43500	6,28,51,410	6,91,36,551	1,44,000	5,11,630
37	1004	10	4.5 BHK	1997	255	2252	2477	43500	9,79,40,511	10,77,34,562	2,24,500	8,91,366
38	1101	11	3 BHK	1133	125	1258	1384	43750	5,50,51,150	6,05,56,265	1,26,000	4,38,526
39	1102	11	4 BHK	1738	167	1905	2096	43750	8,33,49,000	9,16,83,900	1,91,000	5,85,078
40	1103	11	3 BHK	1299	146	1445	1589	43750	6,32,12,625	6,95,33,888	1,45,000	5,11,630
41	1104	11	4.5 BHK	1997	255	2252	2477	43750	9,85,03,388	10,83,53,726	2,25,500	8,91,366
42	1201	12	3 BHK	1133	125	1258	1384	44000	5,53,65,728	6,09,02,301	1,27,000	4,38,526
43	1202	12	4 BHK	1738	167	1905	2096	44000	8,38,25,280	9,22,07,808	1,92,000	5,85,078
44	1203	12	3 BHK	1299	146	1445	1589	44000	6,35,73,840	6,99,31,224	1,45,500	5,11,630
45	1204	12	4.5 BHK	1997	255	2252	2477	44000	9,90,66,264	10,89,72,890	2,27,000	8,91,366
46	1301	13	3 BHK	1133	125	1258	1384	44250	5,56,80,306	6,12,48,337	1,27,500	4,38,526
47	1302	13	4 BHK	1738	167	1905	2096	44250	8,43,01,560	9,27,31,716	1,93,000	5,85,078
48	1303	13	3 BHK	1299	146	1445	1589	44250	6,39,35,055	7,03,28,561	1,46,500	5,11,630
49	1304	13	4.5 BHK	1997	255	2252	2477	44250	9,96,29,141	10,95,92,055	2,28,500	8,91,366
50	1401	14	3 BHK	1133	125	1258	1384	44500	5,59,94,884	6,15,94,372	1,28,500	4,38,526
51	1402	14	4 BHK	1738	167	1905	2096	44500	8,47,77,840	9,32,55,624	1,94,500	5,85,078
52	1403	14	3 BHK	1299	146	1445	1589	44500	6,42,96,270	7,07,25,897	1,47,500	5,11,630
53	1404	14	4.5 BHK	1997	255	2252	2477	44500	10,01,92,017	11,02,11,219	2,29,500	8,91,366
54	1501	15	3 BHK	1133	125	1258	1384	44750	5,63,09,462	6,19,40,408	1,29,000	4,38,526
55	1503	15	3 BHK	1299	146	1445	1589	44750	6,46,57,485	7,11,23,234	1,48,000	5,11,630
56	1504	15	4.5 BHK	1997	255	2252	2477	44750	10,07,54,894	11,08,30,383	2,31,000	8,91,366
57	1601	16	3 BHK	1133	125	1258	1384	45000	5,66,24,040	6,22,86,444	1,30,000	4,38,526
58	1602	16	4 BHK	1738	167	1905	2096	45000	8,57,30,400	9,43,03,440	1,96,500	5,85,078
59	1603	16	3 BHK	1299	146	1445	1589	45000	6,50,18,700	7,15,20,570	1,49,000	5,11,630
60	1604	16	4.5 BHK	1997	255	2252	2477	45000	10,13,17,770	11,14,49,547	2,32,000	8,91,366
61	1701	17	3 BHK	1133	125	1258	1384	45250	5,69,38,618	6,26,32,480	1,30,500	4,38,526
62	1702	17	4 BHK	1738	167	1905	2096	45250	8,62,06,680	9,48,27,348	1,97,500	5,85,078
63	1703	17	3 BHK	1299	146	1445	1589	45250	6,53,79,915	7,19,17,907	1,50,000	5,11,630
64	1704	17	4.5 BHK	1997	255	2252	2477	45250	10,18,80,647	11,20,68,711	2,33,500	8,91,366
65	1801	18	3 BHK	1133	125	1258	1384	45500	5,72,53,196	6,29,78,516	1,31,000	4,38,526
66	1802	18	4 BHK	1738	167	1905	2096	45500	8,66,82,960	9,53,51,256	1,98,500	5,85,078
67	1803	18	3 BHK	1299	146	1445	1589	45500	6,57,41,130	7,23,15,243	1,50,500	5,11,630
68	1804	18	4.5 BHK	1997	255	2252	2477	45500	10,24,43,523	11,26,87,875	2,35,000	8,91,366

Sr. No.	Flat No.	Floor No.	Comp.	As per Builder Plan / RERA Carpet Area in Sq. Ft.	Other Usable 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 ₹
69	1901	19	3 BHK	1133	125	1258	1384	45750	5,75,67,774	6,33,24,551	1,32,000	4,38,526
70	1902	19	4 BHK	1738	167	1905	2096	45750	8,71,59,240	9,58,75,164	1,99,500	5,85,078
71	1903	19	3 BHK	1299	146	1445	1589	45750	6,61,02,345	7,27,12,580	1,51,500	5,11,630
72	1904	19	4.5 BHK	1997	255	2252	2477	45750	10,30,06,400	11,33,07,039	2,36,000	8,91,366
73	2001	20	3 BHK	1133	125	1258	1384	46000	5,78,82,352	6,36,70,587	1,32,500	4,38,526
74	2002	20	4 BHK	1738	167	1905	2096	46000	8,76,35,520	9,63,99,072	2,01,000	5,85,078
75	2003	20	3 BHK	1299	146	1445	1589	46000	6,64,63,560	7,31,09,916	1,52,500	5,11,630
76	2004	20	4.5 BHK	1997	255	2252	2477	46000	10,35,69,276	11,39,26,204	2,37,500	8,91,366
77	2101	21	3 BHK	1133	125	1258	1384	46250	5,81,96,930	6,40,16,623	1,33,500	4,38,526
78	2102	21	4 BHK	1738	167	1905	2096	46250	8,81,11,800	9,69,22,980	2,02,000	5,85,078
79	2103	21	3 BHK	1299	146	1445	1589	46250	6,68,24,775	7,35,07,253	1,53,000	5,11,630
80	2104	21	4.5 BHK	1997	255	2252	2477	46250	10,41,32,153	11,45,45,368	2,38,500	8,91,366
81	2201	22	3 BHK	1133	125	1258	1384	46500	5,85,11,508	6,43,62,659	1,34,000	4,38,526
82	2203	22	3 BHK	1299	146	1445	1589	46500	6,71,85,990	7,39,04,589	1,54,000	5,11,630
83	2204	22	4.5 BHK	1997	255	2252	2477	46500	10,46,95,029	11,51,64,532	2,40,000	8,91,366
84	2301	23	3 BHK	1133	125	1258	1384	46750	5,88,26,086	6,47,08,695	1,35,000	4,38,526
85	2302	23	4 BHK	1738	167	1905	2096	46750	8,90,64,360	9,79,70,796	2,04,000	5,85,078
86	2303	23	3 BHK	1299	146	1445	1589	46750	6,75,47,205	7,43,01,926	1,55,000	5,11,630
87	2304	23	4.5 BHK	1997	255	2252	2477	46750	10,52,57,906	11,57,83,696	2,41,000	8,91,366
88	2401	24	3 BHK	1133	125	1258	1384	47000	5,91,40,664	6,50,54,730	1,35,500	4,38,526
89	2402	24	4 BHK	1738	167	1905	2096	47000	8,95,40,640	9,84,94,704	2,05,000	5,85,078
90	2403	24	3 BHK	1299	146	1445	1589	47000	6,79,08,420	7,46,99,262	1,55,500	5,11,630
91	2404	24	4.5 BHK	1997	255	2252	2477	47000	10,58,20,782	11,64,02,860	2,42,500	8,91,366
92	2501	25	3 BHK	1133	125	1258	1384	47250	5,94,55,242	6,54,00,766	1,36,500	4,38,526
93	2502	25	4 BHK	1738	167	1905	2096	47250	9,00,16,920	9,90,18,612	2,06,500	5,85,078
94	2503	25	3 BHK	1299	146	1445	1589	47250	6,82,69,635	7,50,96,599	1,56,500	5,11,630
95	2504	25	4.5 BHK	1997	255	2252	2477	47250	10,63,83,659	11,70,22,024	2,44,000	8,91,366
96	2601	26	3 BHK	1133	125	1258	1384	47500	5,97,69,820	6,57,46,802	1,37,000	4,38,526
97	2602	26	4 BHK	1738	167	1905	2096	47500	9,04,93,200	9,95,42,520	2,07,500	5,85,078
98	2603	26	3 BHK	1299	146	1445	1589	47500	6,86,30,850	7,54,93,935	1,57,500	5,11,630
99	2604	26	4.5 BHK	1997	255	2252	2477	47500	10,69,46,535	11,76,41,189	2,45,000	8,91,366
100	2701	27	3 BHK	1133	125	1258	1384	47750	6,00,84,398	6,60,92,838	1,37,500	4,38,526
101	2702	27	4 BHK	1738	167	1905	2096	47750	9,09,69,480	10,00,66,428	2,08,500	5,85,078
102	2703	27	3 BHK	1299	146	1445	1589	47750	6,89,92,065	7,58,91,272	1,58,000	5,11,630
103	2704	27	4.5 BHK	1997	255	2252	2477	47750	10,75,09,412	11,82,60,353	2,46,500	8,91,366
104	2801	28	3 BHK	1133	125	1258	1384	48000	6,03,98,976	6,64,38,874	1,38,500	4,38,526
105	2802	28	4 BHK	1738	167	1905	2096	48000	9,14,45,760	10,05,90,336	2,09,500	5,85,078
106	2803	28	3 BHK	1299	146	1445	1589	48000	6,93,53,280	7,62,88,608	1,59,000	5,11,630

Sr. No.	Flat No.	Floor No.	Comp.	As per Builder Plan / RERA Carpet Area in Sq. Ft.	Other Usable 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 ₹
107	2804	28	4.5 BHK	1997	255	2252	2477	48000	10,80,72,288	11,88,79,517	2,47,500	8,91,366
108	2903	29	3 BHK	1299	146	1445	1589	48250	6,97,14,495	7,66,85,945	1,60,000	5,11,630
109	2904	29	4.5 BHK	1997	255	2252	2477	48250	10,86,35,165	11,94,98,681	2,49,000	8,91,366
110	3001	30	3 BHK	1133	125	1258	1384	48500	6,10,28,132	6,71,30,945	1,40,000	4,38,526
111	3002	30	4 BHK	1738	167	1905	2096	48500	9,23,98,320	10,16,38,152	2,11,500	5,85,078
112	3003	30	3 BHK	1299	146	1445	1589	48500	7,00,75,710	7,70,83,281	1,60,500	5,11,630
113	3004	30	4.5 BHK	1997	255	2252	2477	48500	10,91,98,041	12,01,17,845	2,50,000	8,91,366
114	3101	31	3 BHK	1133	125	1258	1384	48750	6,13,42,710	6,74,76,981	1,40,500	4,38,526
115	3102	31	4 BHK	1738	167	1905	2096	48750	9,28,74,600	10,21,62,060	2,13,000	5,85,078
116	3103	31	3 BHK	1299	146	1445	1589	48750	7,04,36,925	7,74,80,618	1,61,500	5,11,630
117	3104	31	4.5 BHK	1997	255	2252	2477	48750	10,97,60,918	12,07,37,009	2,51,500	8,91,366
118	3201	32	3 BHK	1133	125	1258	1384	49000	6,16,57,288	6,78,23,017	1,41,500	4,38,526
119	3202	32	4 BHK	1738	167	1905	2096	49000	9,33,50,880	10,26,85,968	2,14,000	5,85,078
120	3203	32	3 BHK	1299	146	1445	1589	49000	7,07,98,140	7,78,77,954	1,62,000	5,11,630
121	3204	32	4.5 BHK	1997	255	2252	2477	49000	11,03,23,794	12,13,56,173	2,53,000	8,91,366
122	3301	33	3 BHK	1133	125	1258	1384	49250	6,19,71,866	6,81,69,053	1,42,000	4,38,526
123	3302	33	4 BHK	1738	167	1905	2096	49250	9,38,27,160	10,32,09,876	2,15,000	5,85,078
124	3303	33	3 BHK	1299	146	1445	1589	49250	7,11,59,355	7,82,75,291	1,63,000	5,11,630
125	3304	33	4.5 BHK	1997	255	2252	2477	49250	11,08,86,671	12,19,75,338	2,54,000	8,91,366
126	3401	34	3 BHK	1133	125	1258	1384	49500	6,22,86,444	6,85,15,088	1,42,500	4,38,526
127	3402	34	4 BHK	1738	167	1905	2096	49500	9,43,03,440	10,37,33,784	2,16,000	5,85,078
128	3403	34	3 BHK	1299	146	1445	1589	49500	7,15,20,570	7,86,72,627	1,64,000	5,11,630
129	3405	34	4.5 BHK	1997	255	2252	2477	49500	11,14,49,547	12,25,94,502	2,55,500	8,91,366
130	3501	35	3 BHK	1133	125	1258	1384	49750	6,26,01,022	6,88,61,124	1,43,500	4,38,526
131	3502	35	4 BHK	1738	167	1905	2096	49750	9,47,79,720	10,42,57,692	2,17,000	5,85,078
132	3503	35	3 BHK	1299	146	1445	1589	49750	7,18,81,785	7,90,69,964	1,64,500	5,11,630
133	3504	35	4.5 BHK	1997	255	2252	2477	49750	11,20,12,424	12,32,13,666	2,56,500	8,91,366
134	3601	36	3 BHK	1133	125	1258	1384	50000	6,29,15,600	6,92,07,160	1,44,000	4,38,526
135	3602	36	Studio	244	0	244	269	50000	1,22,22,500	1,34,44,750	28,000	-
136	3603	36	3 BHK	1299	146	1445	1589	50000	7,22,43,000	7,94,67,300	1,65,500	5,11,630
137	3604	36	4.5 BHK	1997	255	2252	2477	50000	11,25,75,300	12,38,32,830	2,58,000	8,91,366
138	3701	37	3 BHK	1133	125	1258	1384	50250	6,32,30,178	6,95,53,196	1,45,000	4,38,526
139	3702	37	4 BHK	1738	167	1905	2096	50250	9,57,32,280	10,53,05,508	2,19,500	5,85,078
140	3703	37	3 BHK	1299	146	1445	1589	50250	7,26,04,215	7,98,64,637	1,66,500	5,11,630
141	3704	37	4.5 BHK	1997	255	2252	2477	50250	11,31,38,177	12,44,51,994	2,59,500	8,91,366
142	3801	38	3 BHK	1133	125	1258	1384	50500	6,35,44,756	6,98,99,232	1,45,500	4,38,526
143	3802	38	4 BHK	1738	167	1905	2096	50500	9,62,08,560	10,58,29,416	2,20,500	5,85,078
144	3803	38	3 BHK	1299	146	1445	1589	50500	7,29,65,430	8,02,61,973	1,67,000	5,11,630

Sr. No.	Flat No.	Floor No.	Comp.	As per Builder Plan / RERA Carpet Area in Sq. Ft.	Other Usable 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 ₹
145	3804	38	4.5 BHK	1997	255	2252	2477	50500	11,37,01,053	12,50,71,158	2,60,500	8,91,366
146	3901	39	3 BHK	1133	125	1258	1384	50750	6,38,59,334	7,02,45,267	1,46,500	4,38,526
147	3902	39	4 BHK	1738	167	1905	2096	50750	9,66,84,840	10,63,53,324	2,21,500	5,85,078
148	3903	39	4 BHK	1642	146	1788	1967	50750	9,07,47,090	9,98,21,799	2,08,000	5,11,630
149	4001	40	3 BHK	1133	125	1258	1384	51000	6,41,73,912	7,05,91,303	1,47,000	4,38,526
150	4002	40	4 BHK	1738	167	1905	2096	51000	9,71,61,120	10,68,77,232	2,22,500	5,85,078
151	4003	40	4 BHK	1642	146	1788	1967	51000	9,11,94,120	10,03,13,532	2,09,000	5,11,630
152	4101	41	3 BHK	1133	125	1258	1384	51250	6,44,88,490	7,09,37,339	1,48,000	4,38,526
153	4102	41	4 BHK	1738	167	1905	2096	51250	9,76,37,400	10,74,01,140	2,24,000	5,85,078
154	4103	41	4 BHK	1642	146	1788	1967	51250	9,16,41,150	10,08,05,265	2,10,000	5,11,630
155	4201	42	3 BHK	1133	125	1258	1384	51500	6,48,03,068	7,12,83,375	1,48,500	4,38,526
156	4202	42	4 BHK	1738	167	1905	2096	51500	9,81,13,680	10,79,25,048	2,25,000	5,85,078
157	4203	42	4 BHK	1642	146	1788	1967	51500	9,20,88,180	10,12,96,998	2,11,000	5,11,630
Total				239929	26847	266776	293453		12,34,80,46,059	13,58,28,52,874		9,39,64,178

2) Tower B:

Sr. No.	Flat No.	Floor No.	Comp.	As per Builder Plan / RERA Carpet Area in Sq. Ft.	Other Usable 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	101	1	3 BHK	1133	129	1262	1388	41500	5,23,80,761	5,76,18,837	1,20,000	4,50,958
2	103	1	4.5 BHK	1997	255	2252	2477	41500	9,34,37,499	10,27,81,249	2,14,000	8,91,366
3	104	1	3 BHK	1299	146	1445	1589	41500	5,99,61,690	6,59,57,859	1,37,500	5,11,630
4	201	2	3 BHK	1133	129	1262	1388	41500	5,23,80,761	5,76,18,837	1,20,000	4,50,958
5	202	2	4.5 BHK	1997	255	2252	2477	41500	9,34,37,499	10,27,81,249	2,14,000	8,91,366
6	203	2	3 BHK	1299	146	1445	1589	41500	5,99,61,690	6,59,57,859	1,37,500	5,11,630
7	204	2	4 BHK	1738	167	1905	2096	41500	7,90,62,480	8,69,68,728	1,81,000	5,85,078
8	301	3	3 BHK	1133	129	1262	1388	41750	5,26,96,307	5,79,65,938	1,21,000	4,50,958
9	302	3	4.5 BHK	1997	255	2252	2477	41750	9,40,00,376	10,34,00,413	2,15,500	8,91,366
10	303	3	3 BHK	1299	146	1445	1589	41750	6,03,22,905	6,63,55,196	1,38,000	5,11,630
11	304	3	4 BHK	1738	167	1905	2096	41750	7,95,38,760	8,74,92,636	1,82,500	5,85,078
12	401	4	3 BHK	1133	129	1262	1388	42000	5,30,11,854	5,83,13,039	1,21,500	4,50,958
13	402	4	4.5 BHK	1997	255	2252	2477	42000	9,45,63,252	10,40,19,577	2,16,500	8,91,366
14	403	4	3 BHK	1299	146	1445	1589	42000	6,06,84,120	6,67,52,532	1,39,000	5,11,630
15	404	4	4 BHK	1738	167	1905	2096	42000	8,00,15,040	8,80,16,544	1,83,500	5,85,078
16	501	5	3 BHK	1133	129	1262	1388	42250	5,33,27,401	5,86,60,141	1,22,000	4,50,958
17	502	5	4.5 BHK	1997	255	2252	2477	42250	9,51,26,129	10,46,38,741	2,18,000	8,91,366

Sr. No.	Flat No.	Floor No.	Comp.	As per Builder Plan / RERA Carpet Area in Sq. Ft.	Other Usable 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 ₹
18	503	5	3 BHK	1299	146	1445	1589	42250	6,10,45,335	6,71,49,869	1,40,000	5,11,630
19	504	5	4 BHK	1738	167	1905	2096	42250	8,04,91,320	8,85,40,452	1,84,500	5,85,078
20	601	6	3 BHK	1133	129	1262	1388	42500	5,36,42,948	5,90,07,242	1,23,000	4,50,958
21	602	6	4.5 BHK	1997	255	2252	2477	42500	9,56,89,005	10,52,57,906	2,19,500	8,91,366
22	603	6	3 BHK	1299	146	1445	1589	42500	6,14,06,550	6,75,47,205	1,40,500	5,11,630
23	604	6	4 BHK	1738	167	1905	2096	42500	8,09,67,600	8,90,64,360	1,85,500	5,85,078
24	701	7	3 BHK	1133	129	1262	1388	42750	5,39,58,494	5,93,54,344	1,23,500	4,50,958
25	702	7	4.5 BHK	1997	255	2252	2477	42750	9,62,51,882	10,58,77,070	2,20,500	8,91,366
26	703	7	3 BHK	1299	146	1445	1589	42750	6,17,67,765	6,79,44,542	1,41,500	5,11,630
27	704	7	4 BHK	1738	167	1905	2096	42750	8,14,43,880	8,95,88,268	1,86,500	5,85,078
28	803	8	4.5 BHK	1997	255	2252	2477	43000	9,68,14,758	10,64,96,234	2,22,000	8,91,366
29	804	8	3 BHK	1299	146	1445	1589	43000	6,21,28,980	6,83,41,878	1,42,500	5,11,630
30	901	9	3 BHK	1133	129	1262	1388	43250	5,45,89,588	6,00,48,547	1,25,000	4,50,958
31	902	9	4.5 BHK	1997	255	2252	2477	43250	9,73,77,635	10,71,15,398	2,23,000	8,91,366
32	903	9	3 BHK	1299	146	1445	1589	43250	6,24,90,195	6,87,39,215	1,43,000	5,11,630
33	904	9	4 BHK	1738	167	1905	2096	43250	8,23,96,440	9,06,36,084	1,89,000	5,85,078
34	1001	10	3 BHK	1133	129	1262	1388	43500	5,49,05,135	6,03,95,648	1,26,000	4,50,958
35	1002	10	4.5 BHK	1997	255	2252	2477	43500	9,79,40,511	10,77,34,562	2,24,500	8,91,366
36	1003	10	3 BHK	1299	146	1445	1589	43500	6,28,51,410	6,91,36,551	1,44,000	5,11,630
37	1004	10	4 BHK	1738	167	1905	2096	43500	8,28,72,720	9,11,59,992	1,90,000	5,85,078
38	1101	11	3 BHK	1133	129	1262	1388	43750	5,52,20,681	6,07,42,749	1,26,500	4,50,958
39	1102	11	4.5 BHK	1997	255	2252	2477	43750	9,85,03,388	10,83,53,726	2,25,500	8,91,366
40	1103	11	3 BHK	1299	146	1445	1589	43750	6,32,12,625	6,95,33,888	1,45,000	5,11,630
41	1104	11	4 BHK	1738	167	1905	2096	43750	8,33,49,000	9,16,83,900	1,91,000	5,85,078
42	1201	12	3 BHK	1133	129	1262	1388	44000	5,55,36,228	6,10,89,851	1,27,500	4,50,958
43	1202	12	4.5 BHK	1997	255	2252	2477	44000	9,90,66,264	10,89,72,890	2,27,000	8,91,366
44	1203	12	3 BHK	1299	146	1445	1589	44000	6,35,73,840	6,99,31,224	1,45,500	5,11,630
45	1204	12	4 BHK	1738	167	1905	2096	44000	8,38,25,280	9,22,07,808	1,92,000	5,85,078
46	1301	13	3 BHK	1133	129	1262	1388	44250	5,58,51,775	6,14,36,952	1,28,000	4,50,958
47	1302	13	4.5 BHK	1997	255	2252	2477	44250	9,96,29,141	10,95,92,055	2,28,500	8,91,366
48	1303	13	3 BHK	1299	146	1445	1589	44250	6,39,35,055	7,03,28,561	1,46,500	5,11,630
49	1304	13	4 BHK	1738	167	1905	2096	44250	8,43,01,560	9,27,31,716	1,93,000	5,85,078
50	1401	14	3 BHK	1133	129	1262	1388	44500	5,61,67,322	6,17,84,054	1,28,500	4,50,958
51	1402	14	4.5 BHK	1997	255	2252	2477	44500	10,01,92,017	11,02,11,219	2,29,500	8,91,366
52	1403	14	3 BHK	1299	146	1445	1589	44500	6,42,96,270	7,07,25,897	1,47,500	5,11,630
53	1404	14	4 BHK	1738	167	1905	2096	44500	8,47,77,840	9,32,55,624	1,94,500	5,85,078

Sr. No.	Flat No.	Floor No.	Comp.	As per Builder Plan / RERA Carpet Area in Sq. Ft.	Other Usable Area in Sq.ft.	Total Area in Sq.Ft	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
54	1501	15	3 BHK	1133	129	1262	1388	44750	5,64,82,868	6,21,31,155	1,29,500	4,50,958
55	1503	15	4.5 BHK	1997	255	2252	2477	44750	10,07,54,894	11,08,30,383	2,31,000	8,91,366
56	1504	15	3 BHK	1299	146	1445	1589	44750	6,46,57,485	7,11,23,234	1,48,000	5,11,630
57	1601	16	3 BHK	1133	129	1262	1388	45000	5,67,98,415	6,24,78,257	1,30,000	4,50,958
58	1602	16	4.5 BHK	1997	255	2252	2477	45000	10,13,17,770	11,14,49,547	2,32,000	8,91,366
59	1603	16	3 BHK	1299	146	1445	1589	45000	6,50,18,700	7,15,20,570	1,49,000	5,11,630
60	1604	16	4 BHK	1738	167	1905	2096	45000	8,57,30,400	9,43,03,440	1,96,500	5,85,078
61	1701	17	3 BHK	1133	129	1262	1388	45250	5,71,13,962	6,28,25,358	1,31,000	4,50,958
62	1702	17	4.5 BHK	1997	255	2252	2477	45250	10,18,80,647	11,20,68,711	2,33,500	8,91,366
63	1703	17	3 BHK	1299	146	1445	1589	45250	6,53,79,915	7,19,17,907	1,50,000	5,11,630
64	1704	17	4 BHK	1738	167	1905	2096	45250	8,62,06,680	9,48,27,348	1,97,500	5,85,078
65	1801	18	3 BHK	1133	129	1262	1388	45500	5,74,29,509	6,31,72,459	1,31,500	4,50,958
66	1802	18	4.5 BHK	1997	255	2252	2477	45500	10,24,43,523	11,26,87,875	2,35,000	8,91,366
67	1803	18	3 BHK	1299	146	1445	1589	45500	6,57,41,130	7,23,15,243	1,50,500	5,11,630
68	1804	18	4 BHK	1738	167	1905	2096	45500	8,66,82,960	9,53,51,256	1,98,500	5,85,078
69	1901	19	3 BHK	1133	129	1262	1388	45750	5,77,45,055	6,35,19,561	1,32,500	4,50,958
70	1902	19	4.5 BHK	1997	255	2252	2477	45750	10,30,06,400	11,33,07,039	2,36,000	8,91,366
71	1903	19	3 BHK	1299	146	1445	1589	45750	6,61,02,345	7,27,12,580	1,51,500	5,11,630
72	1904	19	4 BHK	1738	167	1905	2096	45750	8,71,59,240	9,58,75,164	1,99,500	5,85,078
73	2001	20	3 BHK	1133	129	1262	1388	46000	5,80,60,602	6,38,66,662	1,33,000	4,50,958
74	2002	20	4.5 BHK	1997	255	2252	2477	46000	10,35,69,276	11,39,26,204	2,37,500	8,91,366
75	2003	20	3 BHK	1299	146	1445	1589	46000	6,64,63,560	7,31,09,916	1,52,500	5,11,630
76	2004	20	4 BHK	1738	167	1905	2096	46000	8,76,35,520	9,63,99,072	2,01,000	5,85,078
77	2101	21	3 BHK	1133	129	1262	1388	46250	5,83,76,149	6,42,13,764	1,34,000	4,50,958
78	2102	21	4.5 BHK	1997	255	2252	2477	46250	10,41,32,153	11,45,45,368	2,38,500	8,91,366
79	2103	21	3 BHK	1299	146	1445	1589	46250	6,68,24,775	7,35,07,253	1,53,000	5,11,630
80	2104	21	4 BHK	1738	167	1905	2096	46250	8,81,11,800	9,69,22,980	2,02,000	5,85,078
81	2201	22	3 BHK	1133	129	1262	1388	46500	5,86,91,696	6,45,60,865	1,34,500	4,50,958
82	2203	22	4.5 BHK	1997	255	2252	2477	46500	10,46,95,029	11,51,64,532	2,40,000	8,91,366
83	2204	22	3 BHK	1299	146	1445	1589	46500	6,71,85,990	7,39,04,589	1,54,000	5,11,630
84	2301	23	3 BHK	1133	129	1262	1388	46750	5,90,07,242	6,49,07,966	1,35,000	4,50,958
85	2302	23	4.5 BHK	1997	255	2252	2477	46750	10,52,57,906	11,57,83,696	2,41,000	8,91,366
86	2303	23	3 BHK	1299	146	1445	1589	46750	6,75,47,205	7,43,01,926	1,55,000	5,11,630
87	2304	23	4 BHK	1738	167	1905	2096	46750	8,90,64,360	9,79,70,796	2,04,000	5,85,078
88	2401	24	3 BHK	1133	129	1262	1388	47000	5,93,22,789	6,52,55,068	1,36,000	4,50,958
89	2402	24	4.5 BHK	1997	255	2252	2477	47000	10,58,20,782	11,64,02,860	2,42,500	8,91,366
90	2403	24	3 BHK	1299	146	1445	1589	47000	6,79,08,420	7,46,99,262	1,55,500	5,11,630
91	2404	24	4 BHK	1738	167	1905	2096	47000	8,95,40,640	9,84,94,704	2,05,000	5,85,078

Sr. No.	Flat No.	Floor No.	Comp.	As per Builder Plan / RERA Carpet Area in Sq. Ft.	Other Usable 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 ₹
92	2501	25	3 BHK	1133	129	1262	1388	47250	5,96,38,336	6,56,02,169	1,36,500	4,50,958
93	2502	25	4.5 BHK	1997	255	2252	2477	47250	10,63,83,659	11,70,22,024	2,44,000	8,91,366
94	2503	25	3 BHK	1299	146	1445	1589	47250	6,82,69,635	7,50,96,599	1,56,500	5,11,630
95	2504	25	4 BHK	1738	167	1905	2096	47250	9,00,16,920	9,90,18,612	2,06,500	5,85,078
96	2601	26	3 BHK	1133	129	1262	1388	47500	5,99,53,883	6,59,49,271	1,37,500	4,50,958
97	2602	26	4.5 BHK	1997	255	2252	2477	47500	10,69,46,535	11,76,41,189	2,45,000	8,91,366
98	2603	26	3 BHK	1299	146	1445	1589	47500	6,86,30,850	7,54,93,935	1,57,500	5,11,630
99	2604	26	4 BHK	1738	167	1905	2096	47500	9,04,93,200	9,95,42,520	2,07,500	5,85,078
100	2701	27	3 BHK	1133	129	1262	1388	47750	6,02,69,429	6,62,96,372	1,38,000	4,50,958
101	2702	27	4.5 BHK	1997	255	2252	2477	47750	10,75,09,412	11,82,60,353	2,46,500	8,91,366
102	2703	27	3 BHK	1299	146	1445	1589	47750	6,89,92,065	7,58,91,272	1,58,000	5,11,630
103	2704	27	4 BHK	1738	167	1905	2096	47750	9,09,69,480	10,00,66,428	2,08,500	5,85,078
104	2801	28	3 BHK	1133	129	1262	1388	48000	6,05,84,976	6,66,43,474	1,39,000	4,50,958
105	2802	28	4.5 BHK	1997	255	2252	2477	48000	10,80,72,288	11,88,79,517	2,47,500	8,91,366
106	2803	28	3 BHK	1299	146	1445	1589	48000	6,93,53,280	7,62,88,608	1,59,000	5,11,630
107	2804	28	4 BHK	1738	167	1905	2096	48000	9,14,45,760	10,05,90,336	2,09,500	5,85,078
108	2902	29	4.5 BHK	1997	255	2252	2477	48250	10,86,35,165	11,94,98,681	2,49,000	8,91,366
109	2903	29	3 BHK	1299	146	1445	1589	48250	6,97,14,495	7,66,85,945	1,60,000	5,11,630
110	3001	30	3 BHK	1133	129	1262	1388	48500	6,12,16,070	6,73,37,676	1,40,500	4,50,958
111	3002	30	4.5 BHK	1997	255	2252	2477	48500	10,91,98,041	12,01,17,845	2,50,000	8,91,366
112	3003	30	3 BHK	1299	146	1445	1589	48500	7,00,75,710	7,70,83,281	1,60,500	5,11,630
113	3004	30	4 BHK	1738	167	1905	2096	48500	9,23,98,320	10,16,38,152	2,11,500	5,85,078
114	3101	31	3 BHK	1133	129	1262	1388	48750	6,15,31,616	6,76,84,778	1,41,000	4,50,958
115	3102	31	4.5 BHK	1997	255	2252	2477	48750	10,97,60,918	12,07,37,009	2,51,500	8,91,366
116	3103	31	3 BHK	1299	146	1445	1589	48750	7,04,36,925	7,74,80,618	1,61,500	5,11,630
117	3104	31	4 BHK	1738	167	1905	2096	48750	9,28,74,600	10,21,62,060	2,13,000	5,85,078
118	3201	32	3 BHK	1133	129	1262	1388	49000	6,18,47,163	6,80,31,879	1,41,500	4,50,958
119	3202	32	4.5 BHK	1997	255	2252	2477	49000	11,03,23,794	12,13,56,173	2,53,000	8,91,366
120	3203	32	3 BHK	1299	146	1445	1589	49000	7,07,98,140	7,78,77,954	1,62,000	5,11,630
121	3204	32	4 BHK	1738	167	1905	2096	49000	9,33,50,880	10,26,85,968	2,14,000	5,85,078
122	3301	33	3 BHK	1133	129	1262	1388	49250	6,21,62,710	6,83,78,981	1,42,500	4,50,958
123	3302	33	4.5 BHK	1997	255	2252	2477	49250	11,08,86,671	12,19,75,338	2,54,000	8,91,366
124	3303	33	3 BHK	1299	146	1445	1589	49250	7,11,59,355	7,82,75,291	1,63,000	5,11,630
125	3304	33	4 BHK	1738	167	1905	2096	49250	9,38,27,160	10,32,09,876	2,15,000	5,85,078
126	3401	34	3 BHK	1133	129	1262	1388	49500	6,24,78,257	6,87,26,082	1,43,000	4,50,958
127	3402	34	4.5 BHK	1997	255	2252	2477	49500	11,14,49,547	12,25,94,502	2,55,500	8,91,366
128	3403	34	3 BHK	1299	146	1445	1589	49500	7,15,20,570	7,86,72,627	1,64,000	5,11,630
129	3405	34	4 BHK	1738	167	1905	2096	49500	9,43,03,440	10,37,33,784	2,16,000	5,85,078

Sr. No.	Flat No.	Floor No.	Comp.	As per Builder Plan / RERA Carpet Area in Sq. Ft.	Other Usable 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 ₹
130	3501	35	3 BHK	1133	129	1262	1388	49750	6,27,93,803	6,90,73,184	1,44,000	4,50,958
131	3502	35	4.5 BHK	1997	255	2252	2477	49750	11,20,12,424	12,32,13,666	2,56,500	8,91,366
132	3503	35	3 BHK	1299	146	1445	1589	49750	7,18,81,785	7,90,69,964	1,64,500	5,11,630
133	3504	35	4 BHK	1738	167	1905	2096	49750	9,47,79,720	10,42,57,692	2,17,000	5,85,078
134	3601	36	3 BHK	1133	129	1262	1388	50000	6,31,09,350	6,94,20,285	1,44,500	4,50,958
135	3602	36	4.5 BHK	1997	255	2252	2477	50000	11,25,75,300	12,38,32,830	2,58,000	8,91,366
136	3603	36	3 BHK	1299	146	1445	1589	50000	7,22,43,000	7,94,67,300	1,65,500	5,11,630
137	3604	36	Studio	244	0	244	269	50000	1,22,22,500	1,34,44,750	28,000	-
138	3701	37	3 BHK	1133	129	1262	1388	50250	6,34,24,897	6,97,67,386	1,45,500	4,50,958
139	3702	37	4.5 BHK	1997	255	2252	2477	50250	11,31,38,177	12,44,51,994	2,59,500	8,91,366
140	3703	37	3 BHK	1299	146	1445	1589	50250	7,26,04,215	7,98,64,637	1,66,500	5,11,630
141	3704	37	4 BHK	1738	167	1905	2096	50250	9,57,32,280	10,53,05,508	2,19,500	5,85,078
142	3801	38	3 BHK	1133	129	1262	1388	50500	6,37,40,444	7,01,14,488	1,46,000	4,50,958
143	3802	38	4.5 BHK	1997	255	2252	2477	50500	11,37,01,053	12,50,71,158	2,60,500	8,91,366
144	3803	38	3 BHK	1299	146	1445	1589	50500	7,29,65,430	8,02,61,973	1,67,000	5,11,630
145	3804	38	4 BHK	1738	167	1905	2096	50500	9,62,08,560	10,58,29,416	2,20,500	5,85,078
146	3901	39	3 BHK	1133	129	1262	1388	50750	6,40,55,990	7,04,61,589	1,47,000	4,50,958
147	3903	39	4 BHK	1642	146	1788	1967	50750	9,07,47,090	9,98,21,799	2,08,000	5,11,630
148	3904	39	4 BHK	1738	167	1905	2096	50750	9,66,84,840	10,63,53,324	2,21,500	5,85,078
149	4001	40	3 BHK	1133	129	1262	1388	51000	6,43,71,537	7,08,08,691	1,47,500	4,50,958
150	4003	40	4 BHK	1642	146	1788	1967	51000	9,11,94,120	10,03,13,532	2,09,000	5,11,630
151	4004	40	4 BHK	1738	167	1905	2096	51000	9,71,61,120	10,68,77,232	2,22,500	5,85,078
152	4101	41	3 BHK	1133	129	1262	1388	51250	6,46,87,084	7,11,55,792	1,48,000	4,50,958
153	4103	41	4 BHK	1642	146	1788	1967	51250	9,16,41,150	10,08,05,265	2,10,000	5,11,630
154	4104	41	4 BHK	1738	167	1905	2096	51250	9,76,37,400	10,74,01,140	2,24,000	5,85,078
155	4201	42	3 BHK	1133	129	1262	1388	51500	6,50,02,631	7,15,02,894	1,49,000	4,50,958
156	4203	42	4 BHK	1642	146	1788	1967	51500	9,20,88,180	10,12,96,998	2,11,000	5,11,630
157	4204	42	4 BHK	1738	167	1905	2096	51500	9,81,13,680	10,79,25,048	2,25,000	5,85,078
Total				239942	26989	266931	293624		12,35,52,43,753	13,59,07,68,140		9,44,61,458

Summary of the Project:

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 ₹
A	3 BHK - 78 4 BHK - 40 4.5 BHK - 38 Studio - 01	157	266776	293453	12,34,80,48,059.00	13,58,28,52,874.00
B	3 BHK - 78 4 BHK - 40 4.5 BHK - 38 Studio - 01	157	266931	293624	12,35,52,43,753.00	13,59,07,68,140.00
Total		314	533707	587077	24,70,32,91,812.00	27,17,36,21,014.00
Typical Refuge Floor Nos. 1st, 8th, 15th, 22nd & 29th Floors – Flat No. 2 (Tower A)						
Typical Refuge Floor Nos. 1st, 8th, 15th, 22nd & 29th Floors – Flat No. 4 (Tower B)						

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	24,70,32,91,812.00
Final Realizable Value After Completion in ₹	27,17,36,21,014.00
Cost of Construction (Total Built up area x Rate) 587077 Sq. Ft. x ₹ 3500.00	2,05,47,69,500.00

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 ₹		₹ 24,70,32,91,812.00
Final Realizable Value After Completion in ₹		₹ 27,17,36,21,014.00

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 ₹ 40,000.00 to ₹ 52,000.00 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 ₹ 41,500.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.



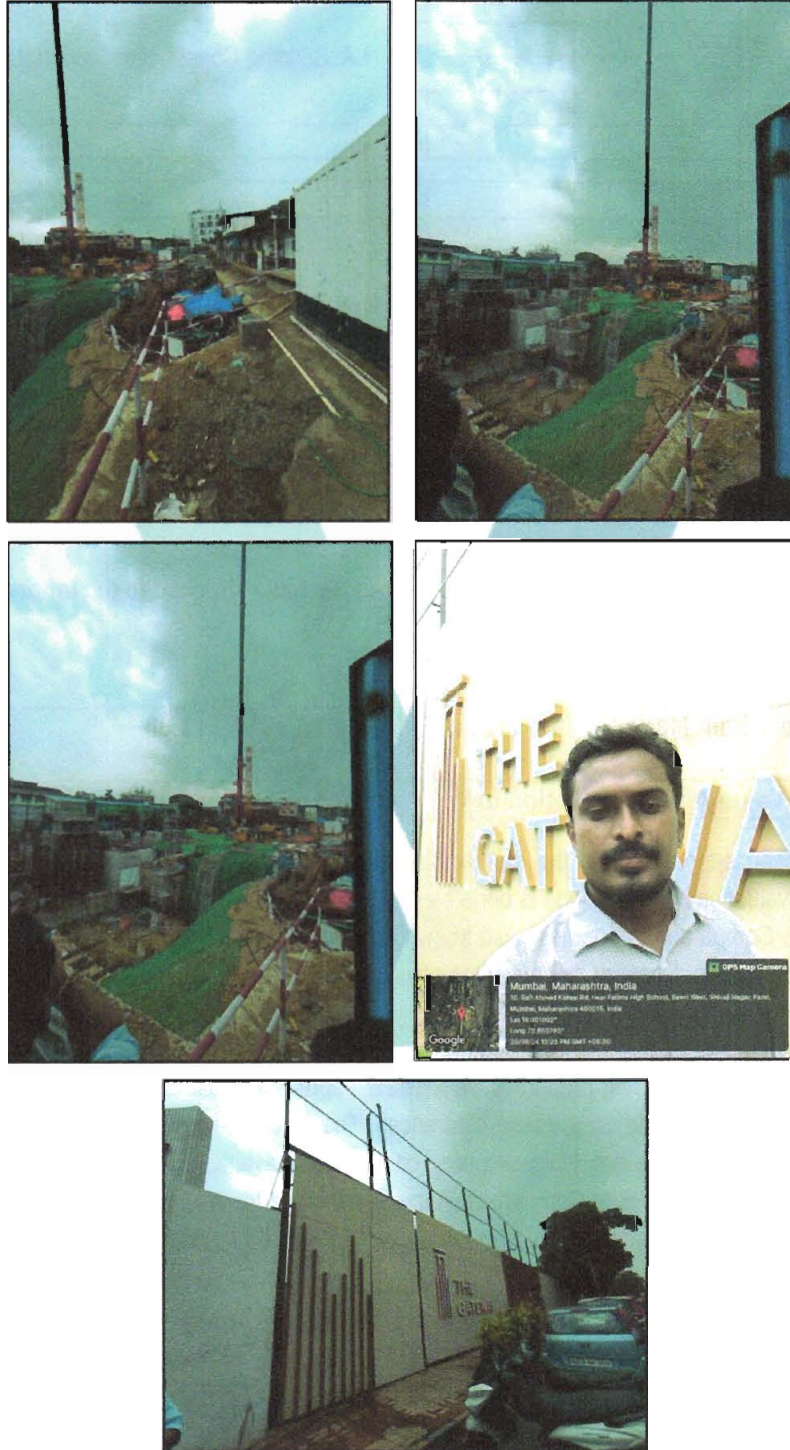
Since 1988

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company

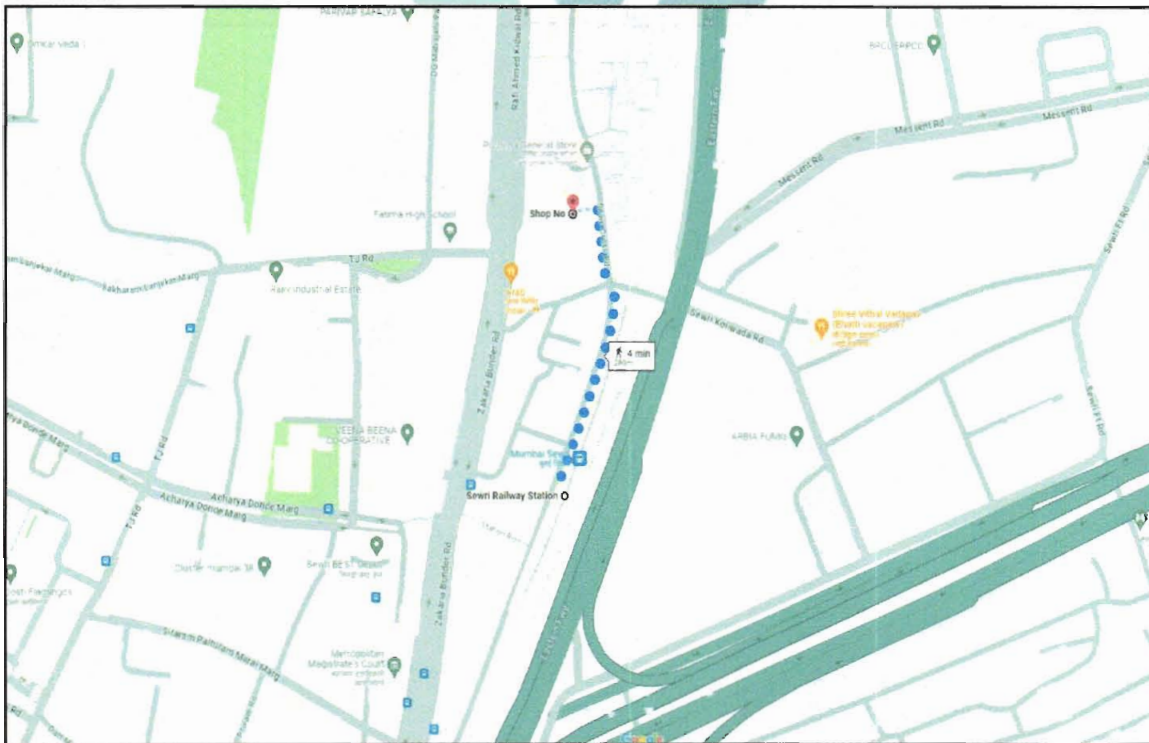
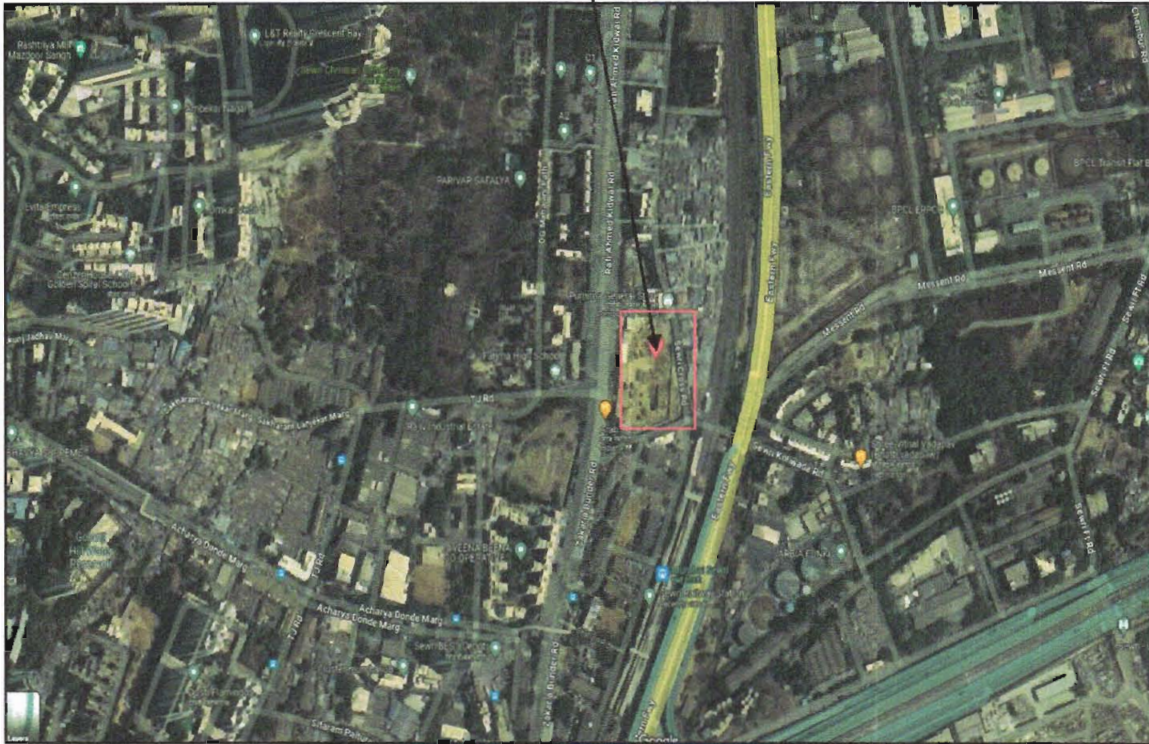


Actual Site Photographs



Route Map of the property

Site μ /r



Latitude Longitude: 19°00'02.9"N 72°51'16.0"E

Note: The Blue line shows the route to site from nearest railway station (Sewri – 280 Mtr.)




Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Ready Reckoner Rate


Department of Registration & Stamps
 Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
बाजारमूल्य दर पत्रक

Home
Valuation Rules
User Manual
Close
Feedback

Year 2024/2025 **Language** English

Annual Statement of Rates

Selected District मुंबई(मि) **Select Village** परळ, शिवडी विन्हीजन

Search By Survey No Location

Enter Survey No 231 **Search**

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs.)	Attribute
11/84G-भूभाग- उत्तरेस Retention Activity पूर्वेस हार्बर रेल्वे लाईन, पश्चिमेस रफी अहमद किडवई मार्ग आणि दक्षिणेस रफी अहमद किडवई मार्गावरून जाणारा गाव रस्ता	0	0	0	0	0	NA	सि.टी.एस. मंडर
11/84G-भूभाग- उत्तरेस Retention Activity पूर्वेस हार्बर रेल्वे लाईन, पश्चिमेस रफी अहमद किडवई मार्ग आणि दक्षिणेस रफी अहमद किडवई मार्गावरून जाणारा गाव रस्ता	81680	119820	137580	149530	119820	बीरस मीटर	सि.टी.एस. मंडर
11/85C-भूभाग : मूळ मूल्यदर विभाग क्र. 11/85A (भूभाग) या मधील मुंबई पोर्ट ट्रस्ट यांच्या मालकीच्या भिळकती.	45080	112240	142100	154500	112240	बीरस मीटर	सि.टी.एस. मंडर

Sales Instance

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate Per Sq. Ft.
18870/2024	11.09.2024	6,47,40,992.00	134.24	1445.00	40,722.00

18870508 12-09-2024 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 : 18870/2024 नोंदणी : Regn:63m
गावाचे नाव : परेल-शिवडी			
(1)विलेखाचा प्रकार	करारनामा		
(2)मोबदला	64740992		
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	22023836.3		
(4) भू-मापन,पोटहिस्सा व धरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: सदनिका नं.2903, माळा नं: 29 वा मजला,टॉवर ए, इमारतीचे नाव: द गेटवे, ब्लॉक नं: शिवडी,मुंबई - 400015, रोड : शिवडी क्रॉस रोड अँड रफी अहमद किडवाई मार्ग, इतर माहिती: सोबत 2 सिंगल कारपार्किंग नं.094 आणि 095(पोडियम 3)..... सदनिकेचे एकूण क्षेत्रफळ 1444.86 चौ फूट.((C.T.S. Number : 231 (pt), 232, 446(pt), 448, 450(pt), 451(pt), 453(pt), 454 (pt), 455(pt), 456(pt), 457 to 471, 472, 1/472, 473, 474(pt), 475, 476(pt) & 699(pt) ;))		
(5) क्षेत्रफळ	147.70 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:-रब्बरवाला अँड रॉयल डेव्हलपर्स तर्फे मुखत्यार एलएच रेसिडेन्शियल हाऊसिंग प्रा लि तर्फे ऑथोराईज सिग्रेटरी संध्या नायर तर्फे मुखत्यार आर के विश्वनाथन वय:-66 पत्ता:-प्लॉट नं: ऑफिस, माळा नं: -, इमारतीचे नाव: रब्बरवाला हाऊस, ब्लॉक नं: आग्रीपाडा,मुंबई, रोड नं: डॉ.ए.आर.नायर रोड, महाराष्ट्र, मुंबई. पिन कोड:-400011 पॅन नं:-AABAR0600F 2): नाव:-एलएच रेसिडेन्शियल हाऊसिंग प्रा लि तर्फे ऑथोराईज सिग्रेटरी संध्या नायर तर्फे मुखत्यार आर के विश्वनाथन वय:-66 पत्ता:-प्लॉट नं: ऑफिस, माळा नं: -, इमारतीचे नाव: एल अँड टी हाऊस, ब्लॉक नं: बॅलार्ड इस्टेट,मुंबई, रोड नं: एन.एम.मार्ग, 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:-पुरषोत्तम चंद्रा कौशिक वय:-54; पत्ता:-प्लॉट नं: सदनिका नं.1104, माळा नं: -, इमारतीचे नाव: बर्लिंग्टन, हिरानंदानी इस्टेट, ब्लॉक नं: ठाणे पश्चिम, रोड नं: घोडबंदर रोड, पाटलीपाडा, महाराष्ट्र, ठाणे. पिन कोड:-400607 पॅन नं:-ACIPK3851B 2): नाव:-उपासना कौशिक वय:-51; पत्ता:-प्लॉट नं: सदनिका नं.1104, माळा नं: -, इमारतीचे नाव: बर्लिंग्टन, हिरानंदानी इस्टेट, ब्लॉक नं: ठाणे पश्चिम, रोड नं: घोडबंदर रोड, पाटलीपाडा, महाराष्ट्र, ठाणे. पिन कोड:-400607 पॅन नं:-ABCPK2460K		
(9) दस्तऐवज करून दिल्याचा दिनांक	11/09/2024		
(10)दस्त नोंदणी केल्याचा दिनांक	11/09/2024		
(11)अनुक्रमांक, खंड व पृष्ठ	18870/2024		
(12)बाजारभावप्रमाणे मुद्रांक शुल्क	3884600		
(13)बाजारभावप्रमाणे 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.
18644/2024	06.09.2024	6,05,53,123.00	134.24	1445.00	38,087.00

सूची क्र.2	
18644508 07-09-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO offic.	दुय्यम निबंधक : सह दु.नि.मुंबई शहर 4 दस्त क्रमांक : 18644/2024 नोंदणी : Regn:63m
गावाचे नाव : परेल-शिवडी	
(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	60553123
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	21140442.6
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: सदनिका नं.2003, माळा नं: 20 वा मजला,टॉवर ए, इमारतीचे नाव: द गेटवे, ब्लॉक नं: शिवडी,मुंबई - 400015, रोड : शिवडी क्रॉस रोड अँड रफी अहमद किडवाई मार्ग, इतर माहिती: सोबत 2 सिंगल कारपार्किंग नं.087 आणि 088(पोडियम 6)..... सदनिकेचे एकूण क्षेत्रफळ 1444.86 चौ.फूट.((C.T.S. Number : 231 (pt), 232, 446(pt), 448, 450(pt), 451(pt), 453(pt), 454 (pt), 455(pt), 456(pt), 457 to 471, 472, 1/472, 473, 474(pt), 475, 476(pt) & 699(pt) ;))
(5) क्षेत्रफळ	147.70 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:-रब्बरवाला अँड रॉयल डेक्लपर्स तर्फे मुखत्यार एलएच रेसिडेन्शियल हाऊसिंग प्रा लि तर्फे ऑथोराईज सिग्रेटरी रोशल चॅटर्जी तर्फे मुखत्यार आर के विश्वनाथन वय:-66 पत्ता:-प्लॉट नं: ऑफिस, माळा नं: -, इमारतीचे नाव: रब्बरवाला हाऊस, ब्लॉक नं: आग्नीपाडा,मुंबई, रोड नं: डॉ.ए.आर.नायर रोड, महाराष्ट्र, मुंबई. पिन कोड:-400011 पॅन नं:-A.A.B.A.R.0600F 2): नाव:-एलएच रेसिडेन्शियल हाऊसिंग प्रा लि तर्फे ऑथोराईज सिग्रेटरी रोशल चॅटर्जी तर्फे मुखत्यार आर के विश्वनाथन वय:-66 पत्ता:-प्लॉट नं: ऑफिस, माळा नं: -, इमारतीचे नाव: एल अँड टी हाऊस, ब्लॉक नं: बॅलार्ड इस्टेट,मुंबई, रोड नं: एन.एम.मार्ग, महाराष्ट्र, मुंबई. पिन कोड:-400001 पॅन नं:-A.A.F.C.L.4977R
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-लोकेश शर्मा वय:-48; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: 6-11, सिंगापूर, 436918, रोड नं: 130 तंजोंग रूह रोड, महाराष्ट्र, मुंबई. पिन कोड:-400015 पॅन नं:-S.M.W.P.S.4794D
(9) दस्तऐवज करून दिल्याचा दिनांक	06/09/2024
(10)दस्त नोंदणी केल्याचा दिनांक	06/09/2024
(11)अनुक्रमांक,खंड व पृष्ठ	18644/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	3633300
(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.
14568/2024	15.07.2024	10,77,53,649.00	209.00	2252.00	43,492.00

सूची क्र.2	
14466508 15-07-2024 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	दुय्यम निबंधक : सह दु.नि.मुंबई शहर 4 दस्त क्रमांक : 14466/2024 नोंदणी : Regn:63m
गावाचे नाव : परेल-शिवडी	
(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	107753649
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	34273103.73
(4) भू-मापन,पोटहिस्सा व धरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: सदनिका नं.3304, माळा नं: 33 वा मजला,टावर ए, इमारतीचे नाव: द गेटवे, ब्लॉक नं: शिवडी,मुंबई - 400015, रोड : शिवडी क्रॉस रोड अँड रफी अहमद किडवाई मार्ग, इतर माहिती: सोबत 3 सिंगल कारपार्किंग नं.113,114 आणि 115(पोडियम 3)..... सदनिकेचे एकूण क्षेत्रफळ 2251.50 चौ.फूट.((C.T.S. Number : 231 (pt), 232, 446(pt), 448, 450(pt), 451(pt), 453(pt), 454 (pt), 455(pt), 456(pt), 457 to 471, 472, 1/472, 473, 474(pt), 475, 476(pt) & 699(pt) ;)
(5) क्षेत्रफळ	230.17 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/सिद्धन ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-रब्बरवाला अँड रॉयल डेव्हलपर्स लॉफ मुख्त्यार एलएच रेसिडेन्शियल हाऊसिंग प्रा ति लॉफ ऑपेराईज सिनेटरी जे हरीश कुमार लॉफ मुख्त्यार दिपक प्रधान वय:-62 पत्ता:-प्लॉट नं: ऑफिस, माळा नं: -, इमारतीचे नाव: रब्बरवाला हाऊस, ब्लॉक नं: आग्नीपाहा,मुंबई, रोड नं: डॉ.ए.आर.नाथर रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400011 पॅन नं:-AABAR0600F 2): नाव:-एलएच रेसिडेन्शियल हाऊसिंग प्रा ति लॉफ ऑपेराईज सिनेटरी जे हरीश कुमार लॉफ मुख्त्यार दिपक प्रधान वय:-62 पत्ता:-प्लॉट नं: ऑफिस, माळा नं: -, इमारतीचे नाव: एल अँड टी हाऊस, ब्लॉक नं: बॅलार्ड इस्टेट,मुंबई, रोड नं: एन.एम.मार्ग, 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:-परिनि दारायस वांस्कुईवाला वय:-67; पत्ता:-प्लॉट नं: सदनिका नं.5404, माळा नं: -, इमारतीचे नाव: दू आयसीसी बिल्डींग, ब्लॉक नं: दादर,मुंबई, रोड नं: जी डी आंबेकर मार्ग, महाराष्ट्र, मुम्बई. पिन कोड:-400014 पॅन नं:-AAEPV4834B 2): नाव:-दारायस वांस्कुईवाला वय:-75; पत्ता:-प्लॉट नं: सदनिका नं.5404, माळा नं: -, इमारतीचे नाव: दू आयसीसी बिल्डींग, ब्लॉक नं: दादर,मुंबई, रोड नं: जी डी आंबेकर मार्ग, महाराष्ट्र, मुम्बई. पिन कोड:-400014 पॅन नं:-AACPV0855C 3): नाव:-कायझाद वांस्कुईवाला वय:-33; पत्ता:-प्लॉट नं: सदनिका नं.5404, माळा नं: -, इमारतीचे नाव: दू आयसीसी बिल्डींग, ब्लॉक नं: दादर,मुंबई, रोड नं: जी डी आंबेकर मार्ग, महाराष्ट्र, मुम्बई. पिन कोड:-400014 पॅन नं:-AHSPV3685M 4): नाव:-नलाशा वांस्कुईवाला वय:-33; पत्ता:-प्लॉट नं: सदनिका नं.5404, माळा नं: -, इमारतीचे नाव: दू आयसीसी बिल्डींग, ब्लॉक नं: दादर,मुंबई, रोड नं: जी डी आंबेकर मार्ग, महाराष्ट्र, मुम्बई. पिन कोड:-400014 पॅन नं:-AADPD9342D
(9) दस्तऐवज करून दिल्याचा दिनांक	12/07/2024
(10)दस्त नोंदणी केल्याचा दिनांक	15/07/2024
(11)अनुक्रमांक,खंड व पृष्ठ	14466/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	6465400
(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.
13652/2024	03.07.2024	6,08,71,329.00	134.24	1445.00	42,125.00

सूची क्र.2		दुय्यम निबंधक : सह दु.नि.मुंबई शहर 4
13652508 04-07-2024 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.		दस्त क्रमांक : 13652/2024 नोंदणी : Regn.83m
गावाचे नाव : परेल.शिवडी		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	60871329	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	21140442.6	
(4) भू-मापन,पोटहिस्ता व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: सदनिका नं.1903, माळा नं: 19 वा मजला,टॉवर ए, इमारतीचे नाव: द गेटवे, ब्लॉक नं: शिवडी,मुंबई - 400015, रोड : शिवडी क्रॉस रोड अँड रफी अहमद किडवाई मार्ग, इतर माहिती: सोबत 2 सिंगल कारपार्किंग नं.88 आणि 89(पोडियम 3)..... सदनिकेचे एकूण क्षेत्रफळ 1444.86 चौ.फूट.((C.T.S. Number : 231 (pt), 232, 446(pt), 448, 450(pt), 451(pt), 453(pt), 454 (pt), 455(pt), 456(pt), 457 to 471, 472, 1/472, 473, 474(pt), 475, 476(pt) & 699(pt) ;))	
(5) क्षेत्रफळ	147.70 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/सिध्द ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव.-रब्बरवाला अँड रॉयल टेक्नलॉर्जि लर्जे मुख्यालय इलएच रेसिडेन्शियल हाऊसिंग प्रा लि लर्जे ऑंधोराईज सिप्रेटरी जे हरीश कुमार लर्जे मुख्यालय दिपक प्रधान वय.-62 पत्ता.-प्लॉट नं: ऑफिस, माळा नं: -, इमारतीचे नाव: रब्बरवाला हाऊस, ब्लॉक नं: आग्नीपाडा,मुंबई, रोड नं: डॉ.ए.आर.नायर रोड, महाराष्ट्र, मुम्बई. पिन कोड -400011 पॅन नं.-AABAR0600F 2): नाव.-एलएच रेसिडेन्शियल हाऊसिंग प्रा लि लर्जे ऑंधोराईज सिप्रेटरी जे हरीश कुमार लर्जे मुख्यालय दिपक प्रधान वय.-62 पत्ता.-प्लॉट नं: ऑफिस, माळा नं: -, इमारतीचे नाव: एल अँड टी हाऊस, ब्लॉक नं: बॅलार्ड इन्स्टिट,मुंबई, रोड नं: एन.एम.मार्ग, 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.-उदयल रोहित मारू वय.-53; पत्ता.-प्लॉट नं: सदनिका नं.सी-2504, माळा नं: -, इमारतीचे नाव: ओबेरॉय एस्कायर, ब्लॉक नं: गोरेगाव पूर्व,मुंबई, रोड नं: मोहन गोखले रोड, महाराष्ट्र, मुम्बई. पिन कोड -400063 पॅन नं.-AAQPM1405P 2): नाव.-हरिणी मारू वय.-49; पत्ता.-प्लॉट नं: सदनिका नं.सी-2504, माळा नं: -, इमारतीचे नाव: ओबेरॉय एस्कायर, ब्लॉक नं: गोरेगाव पूर्व,मुंबई, रोड नं: मोहन गोखले रोड, महाराष्ट्र, मुम्बई. पिन कोड -400063 पॅन नं.-AOSPM0344R	
(9) दस्तऐवज करून दिल्याचा दिनांक	03/07/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	03/07/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	13652/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	3652400	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)खेरा		
मुल्यांकनासाठी विचारत घेतलेला तपशील :-		

Sales Instance

Regd. Doc. No.	Date	Agreement Value in ₹	Built Up Area in Sq. M.	Built Up Area in Sq. Ft.	Rate Per Sq. Ft.
13293/2024	28.06.2024	10,00,65,643.00	230.17	2478.00	40,395.00

13293/2024 04-07-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		सूची क्र.2	दुयम निबंधक : सह दु.नि.मुंबई शहर 4 दस्त क्रमांक : 13293/2024 नोंदणी : Regn.83m
गावाचे नाव : परेल-शिवडी			
(1)विलेखाचा प्रकार	करारनामा		
(2)मोबदला	100065643		
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	32896456.96		
(4) भू.मापन,पोटलिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: सदनिका नं.2204, माळा नं: 22 वा मजला,टाँवर ए, इमारतीचे नाव: द गेटवे, ब्लॉक नं: शिवडी,मुंबई - 400015, रोड : शिवडी क्रॉस रोड अँड रफी अहमद किडवाई मार्ग, इतर माहिती: सोबत 3 सिंगल कारपार्किंग नं.102,103 आणि 104(पोडियम 3)(C.T.S. Number : 231 (pt), 232, 446(pt), 448, 450(pt), 451(pt), 453(pt), 454 (pt), 455(pt), 456(pt), 457 to 471, 472, 1/472, 473, 474(pt), 475, 476(pt) & 699(pt) ;)		
(5) क्षेत्रफळ	230.17 चौ.मीटर		
(6)आकारणी किंवा जुठी देण्यात असेल तेव्हा.			
(7) दस्तऐवज करून देणा-या/लिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-रब्बरवाला अँड रॉयल डेव्हलपर्स लॉफ मुख्तार एलएच रेसिडेन्शियल हाऊसिंग प्रा लि लॉफ ऑथोरिटीज सिस्ट्री जे हरीश कुमार लॉफ मुख्तार आर के विश्वनाथन वय:-66 पत्ता:-प्लॉट नं: ऑफिस, माळा नं: -, इमारतीचे नाव: रब्बरवाला हाऊस, ब्लॉक नं: आग्नीपाठा,मुंबई, रोड नं: सॉ.ए.आर.नायर रोड, महाराष्ट्र, मुम्बई, पिन कोड:-400011 पॅन नं:-AABAR0600F 2): नाव:-एलएच रेसिडेन्शियल हाऊसिंग प्रा लि लॉफ ऑथोरिटीज सिस्ट्री जे हरीश कुमार लॉफ मुख्तार आर के विश्वनाथन वय:-66 पत्ता:-प्लॉट नं: ऑफिस, माळा नं: -, इमारतीचे नाव: एल अँड टी हाऊस, ब्लॉक नं: बॅलार्ड इस्टेट,मुंबई, रोड नं: एन.एम.मार्ग, महाराष्ट्र, मुम्बई, पिन कोड:-400001 पॅन नं:-A.A.P.C.L.4977R.		
(8)दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मुझमित सार्वत वय:-47; पत्ता:-प्लॉट नं: सदनिका नं.110 2ए आणि 110 2, माळा नं: -, इमारतीचे नाव: नूतन नगर, ब्लॉक नं: नाचणे कुवारबाव एन.ए.पी., रजागिरी, रोड नं: नाचणे रोड, महाराष्ट्र, रजागिरी. पिन कोड:-415612 पॅन नं:-B.U.Y.P.S.5149B		
(9) दस्तऐवज करून दिल्याचा दिनांक	28/06/2024		
(10)दस्त नोंदणी केल्याचा दिनांक	28/06/2024		
(11)अनुक्रमांक,खत व पृष्ठ	13293/2024		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	6004100		
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000		
(14)शेरा			
मुल्याकनासाठी विचारात घेतलेला तपशील:-			
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद:-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.		

Sales Instance

Regd. Doc. No.	Date	Agreement Value in ₹	Built Up Area in Sq. M.	Built Up Area in Sq. Ft.	Rate Per Sq. Ft.
3284/2024	28.06.2024	6,06,85,156.00	147.70	1590.00	38,179.00

सूची क्र.2		दुययम निबंधक : सह दु.नि.मुंबई शहर 4
13284508 04-07-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		दस्ता क्रमांक : 13284/2024 नोंदणी : Regn:63m
गावाचे नाव : परेल-शिवडी		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	60685156	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतिलपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	20918248.45	
(4) भू-मापन,पोटहिस्ता व परक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: सदनिका नं.2003, माळा नं: 20 वा मजला,टॉवर बी, इमारतीचे नाव: द गेटवे, ब्लॉक नं: शिवडी,मुंबई - 400015, रोड : शिवडी क्रॉस रोड अँड रफी अहमद किडवाई मार्ग, इतर माहिती: सोबत 2 सिंगल कारपार्किंग नं.122 आणि 123(पोडियम 6)((C.T.S. Number : 231 (pt), 232, 446(pt), 448, 450(pt), 451(pt), 453(pt), 454 (pt), 455(pt), 456(pt), 457 to 471, 472, 1/472, 473, 474(pt), 475, 476(pt) & 699(pt) :))	
(5) क्षेत्रफळ	147.70 चौ.मीटर	
(6)आकारणी किंवा जुळी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/तिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-रब्बरवाला अँड सॉपल ट्रेडिंगपर्स लॉफे मुखत्यार एलएच रेसिडेन्शियल हाऊसिंग प्रा लि लॉफे ऑथोराईज सिप्रेटरी जे हरीश कुमार लॉफे मुखत्यार आर के विश्वनाथन वय:-66 पत्ता:-प्लॉट नं: ऑफिस, माळा नं: -, इमारतीचे नाव: रब्बरवाला हाऊस, ब्लॉक नं: आग्नीपाडा,मुंबई, रोड नं: डॉ.ए.आर.नायर रोड, महाराष्ट्र, मुंबई. पिन कोड:-400011 पॅन नं:-AABAR0600F 2): नाव:-एलएच रेसिडेन्शियल हाऊसिंग प्रा लि लॉफे ऑथोराईज सिप्रेटरी जे हरीश कुमार लॉफे मुखत्यार आर के विश्वनाथन वय:-48 पत्ता:-प्लॉट नं: ऑफिस, माळा नं: -, इमारतीचे नाव: एल अँड टी हाऊस, ब्लॉक नं: बॅलार्ड इस्टेट,मुंबई, रोड नं: एन.एम.मार्ग, 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:-मिलिट्रि देवेंद्र चंगानी वय:-45; पत्ता:-प्लॉट नं: सदनिका नं.1501/1601, माळा नं: -, इमारतीचे नाव: बुकलिन अपार्टमेंट, ब्लॉक नं: माटुंगा, मुंबई, रोड नं: रामबाग लेन, महाराष्ट्र, मुंबई. पिन कोड:-400019 पॅन नं:-AAFPC4450M 2): नाव:-जसलीनकौर मिलिट्रि चंगानी वय:-45; पत्ता:-प्लॉट नं: सदनिका नं.1501/1601, माळा नं: -, इमारतीचे नाव: बुकलिन अपार्टमेंट, ब्लॉक नं: माटुंगा, मुंबई, रोड नं: रामबाग लेन, महाराष्ट्र, मुंबई. पिन कोड:-400019 पॅन नं:-AERPC3230K	
(9) दस्तऐवज करून दिल्याचा दिनांक	28/06/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	28/06/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	13284/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	3641300	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील :-:		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-:	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	


Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
4 BHK	magicbricks.com	2250.00	10,28,00,000.00	45,700.00

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

₹10.28 Cr EMI - ₹ 4.64L | Get Loan offers from 34+ banks PREMIUM PROJECT

4 BHK 2400 Sq-ft Flat For Sale [Sewri, Mumbai](#)



🛏 4 Beds
🚿 6 Baths
🏡 2 Balconies
🏠 Unfurnished

Carpet Area 2250 sqft · ₹45,707/sqft	Developer L & T Realty	Project The Gateway	Transaction Type New Property
Furnished Status Unfurnished	Age Of Construction Under Construction		

Contact Agent
Get Phone No.

More Details

Price Breakup ₹10.28 Cr

Address Sewri, Mumbai - South Mumbai, Maharashtra



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Price Indicators

Comp.	Floor	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
4 BHK	-	magicbricks.com	1905.00	8,70,00,000.00	45,670.00
3 BHK	15 th	magicbricks.com	1258.00	5,30,00,000.00	42,130.00

₹ 8.70 Cr EMI - ₹ 3.93L | [How much loan can I get?](#) **PREMIUM PROJECT**

4 BHK 2100 Sq-ft Flat For Sale **Sewri, Mumbai**

4 Beds 5 Baths 2 Balconies Unfurnished

Carpet Area 1905 sqft ~ ₹ 45,707/sqft	Developer L & T Realty	Project The Gateway	Transaction Type New Property
Furnished Status Unfurnished	Age Of Construction Under Construction		

₹ 5.30 Cr EMI - ₹ 2.39L | [Get pre-approved loan](#) **PREMIUM PROJECT**

3 BHK 1435 Sq-ft Flat For Sale **Sewri, Mumbai**

3 Beds 4 Baths 2 Balconies 2 Covered Parking Skydeck Bar/Lounge

Carpet Area 1258 sqft ~ ₹ 42,130/sqft	Developer L & T Realty	Project The Gateway	Floor 15(Out of 60 Floors)
Transaction Type New Property	Additional Rooms 1 Store Room	Facing West	Lifts 7



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
3 BHK	magicbricks.com	1444.00	6,70,00,000.00	46,399.00
4 BHK	magicbricks.com	1905.00	8,33,00,000.00	43,727.00

₹6.70 Cr EMI: ₹3,02L | Get Loan offers from 34+ banks **PREMIUM PROJECT**

Flat For Sale In The Gateway, Sewri, Mumbai

3 Baths Unfurnished

Carpet Area: **1444 sqft** ₹46,399/sqft
 Developer: **L & T Realty**
 Project: **The Gateway**
 Transaction Type: **New Property**

Furnished Status: **Unfurnished**
 Age Of Construction: **Under Construction**

Contact Agent | Get Phone No.

₹8.33 Cr EMI: ₹3.78L | How much loan can I get? **PREMIUM PROJECT**

4 BHK 3D+8 Sq.ft Flat For Sale Sewri, Mumbai

4 Beds 4 Baths 1 Balcony Covered Parking Skydeck Fireplace

Carpet Area: **1905 sqft** ₹43,727/sqft
 Developer: **L & T Realty**
 Project: **The Gateway**
 Floor: **11 (Out of 60 Floors)**

Transaction Type: **New Property**
 Additional Rooms: **1 Store Room**
 Facing: **East**
 Lifts: **8**

East Facing Property

Contact Agent | Get Phone No.

Contact Agent: **Kishore Bhaktra** +91-8-4000000000



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company



Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
3 BHK	magicbricks.com	1250.00	4,96,00,000.00	39,680.00

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾
Login ▾ Post ▾

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Sewri > 3 BHK Flats for Sale in Sewri > 1250 Sq-ft

Posted on: Aug 14, 24


₹ 4.96 Cr | EMI - ₹ 2,24L | [Get pre-approved loan](#) PREMIUM PROJECT

3 BHK 1250 Sq-ft Flat For Sale [Sewri, Mumbai](#)

Contact Agent

Amrik Singh - 91

Get Ph



LAUNCHING

THE GATEWAY

SEWRI

3 Beds 4 Baths 2 Balconies 2 Covered Parking

Smart Home Island Kitcher...

Carpet Area	Developer	Project	Floor
1250 sqft ~ ₹ 39,680/sqft	L & T Realty	The Gateway	11 (Out of 62 Floors)
Transaction Type	Facing	Lifts	Furnished Status
New Property	South	4	Unfurnished

Contact Agent

Get Phone No.

More Details

Price Breakup ₹ 4.96 Cr | ₹ 24,80,000 Approx. Registration Charges | ₹ 15 Per sq. Unit Monthly

Booking Amount ₹ 10.0 Lac

Address Sewri, Mumbai, Sewri, Mumbai - South Mumbai, Maharashtra

Landmarks Sewri




Price Indicators


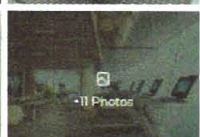
Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
4 BHK	magicbricks.com	1905.00	9,20,00,000.00	48,300.00

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

₹9.20 Cr EMI - ₹ 4.15L | [Get pre-approved loan](#) PREMIUM PROJECT

4 BHK 2100 Sq-ft Flat For Sale Sewri, Mumbai

🛏 4 Beds 🛁 4 Baths 🏡 2 Balconies 🏠 Unfurnished

Carpet Area	Developer	Project	Transaction Type
1905 sqft - ₹48,294/sqft	L & T Realty	The Gateway	New Property
Furnished Status	Age Of Construction		
Unfurnished	Under Construction		

Contact Agent
Get Phone No.

More Details

Price Breakup	₹9.2 Cr
Address	Sewri, Mumbai - South Mumbai, Maharashtra



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company






Price Indicators



Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
4 BHK	magicbricks.com	2250.00	10,99,00,000.00	48,850.00

magicbricks
Buy
Rent
Sell
Home Loans

₹10.99 Cr EMI - ₹ 4.96L | [Get pre-approved loan](#) PREMIUM PROJECT

4 BHK 2400 Sq-ft Flat For Sale **Sewri, Mumbai**

4 Beds
5 Baths
2 Balconies
Unfurnished

Carpet Area
2250 sqft -
₹48,844/sqft

Furnished Status
Unfurnished

Developer
L & T Realty

Age Of Construction
Under Construction

Project
The Gateway

Transaction Type
New Property

Contact Agent
Get Phone No.

More Details

Price Breakup ₹10.99 Cr

Address **Sewri, Mumbai - South Mumbai, Maharashtra**



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
4 BHK	magicbricks.com	2250.00	10,28,00,000.00	45,700.00

The screenshot shows a real estate listing on the Magicbricks website. At the top, there are navigation options: Buy, Rent, Sell, and Home Loans. The main listing features a price of ₹10.28 Cr, an EMI of ₹4.64L, and a 'PREMIUM PROJECT' badge. The property is a 4 BHK, 2400 Sq-ft flat for sale in Sewri, Mumbai. Below the title is a gallery of six images showing the interior of the flat, including a bedroom, a living area, and a kitchen. The listing includes icons for 4 Beds, 4 Baths, and Unfurnished status. A table of details is provided below the gallery:

Carpet Area 2250 sqft - ₹45,707/sqft	Developer L & T Realty	Project The Gateway	Transaction Type New Property
Furnished Status Unfurnished	Age Of Construction Under Construction		

Below the table are two buttons: 'Contact Agent' and 'Get Phone No.'. Underneath is a 'More Details' section with the following information:

- Price Breakup: ₹10.28 Cr
- Address: Sewri, Mumbai - South Mumbai, Maharashtra

Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate per Sq. Ft.
2 BHK	housing.com	627.00	2,33,00,000.00	37,161.00
2.5 BHK	housing.com	890.00	3,31,00,000.00	37,191.00
2 BHK	housing.com	586.00	2,70,00,000.00	46,000.00

HOUSING.COM Buy in Mumbai

+ Add

Download App
List Property
Saved


Home / Mumbai / Mumbai Harbour / Sewri / Epic Centre At The Canvas Residences Last updated: Sep 14, 2024

Epic Centre At The Canvas Residences ₹2.33 Cr - 3.31 Cr | ₹37.18 K/sq.ft



By SD CORPORATION EMI starts at ₹1.16 Lacs

Rafi Ahmed Kidwai Rd, Sewri West, Shivaji Nagar, Parel, Mumbai Harbour, Mumbai Price excludes maintenance, floor rise etc. See More

Contact Seller



2, 2.5 BHK Apartments Configurations
Jul, 2025 Possession Starts
₹37.18 K/sq.ft Avg. Price

+
13 more

627 - 890 sq.ft. (Carpet Area) Sizes

HOUSING.COM Buy in Mumbai

+ Add

Download App
List Property
Saved


Home / Mumbai / Central Mumbai Suburbs / Parel / Om Shanti Dharti Heights Last updated: Sep 17, 2024

Om Shanti Dharti Heights ₹2.7 Cr - 4.99 Cr | ₹46.04 K/sq.ft



By OM SHANTI HOUSING EMI starts at ₹1.34 Lacs

Dr B A Road, Parel, Central Mumbai Suburbs, Mumbai Basic Price

Contact Sellers



2, 3 BHK Apartments Configurations
Dec, 2026 Possession Starts
₹46.04 K/sq.ft Avg. Price

+
5 more

586 - 1084 sq.ft. (Carpet Area) Sizes



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Price Indicators


Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate per Sq. Ft.
4 BHK	magicbricks.com	1900.00	9,00,00,000.00	47,366.00

magicbricks
Buy
Rent
Sell
Home Loans

₹9.0 Cr EMI - ₹4.06L | [Get pre-approved loan](#) PREMIUM LOCALITY

4 BHK 2200 Sq-ft Flat For Sale [Sewri, Mumbai](#)



4 Beds
5 Baths
1 Balcony
2 Covered Parking
Water Front
Hilltop

Carpet Area 1900 sqft - ₹47,368/sqft	Developer Cooperative Group Housing Society	Project Koli Samaj Chs Ltd	Floor 48 (Out of 50 Floors)
Transaction Type New Property	Additional Rooms 1 Store Room	Facing East	Lifts 4

✔ East Facing Property
✔ Near Freeway, Lt Sewri, MTHL Bridge

Contact Agent
Get Phone No.

More Details

Price Breakup	₹9 Cr ₹45,00,000 Approx. Registration Charges ₹12 Monthly
Booking Amount	₹10.0 Lac
Address	Lt Sewri, Sewri, Mumbai - South Mumbai, Maharashtra
Landmarks	Near Freeway, Lt Sewri, MTHL Bridge

Price Indicators

Projects nearby Locality

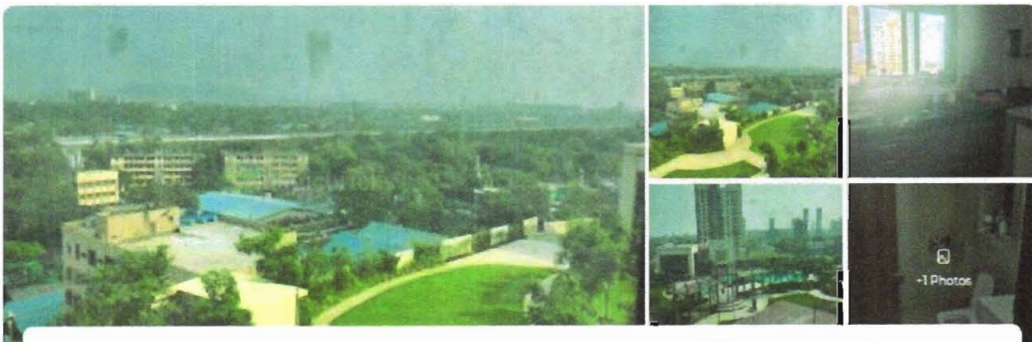
Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate per Sq. Ft.
3 BHK	magicbricks.com	1233.00	5,35,00,000.00	43,390.00

magicbricks Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Sewri West > 3 BHK Flats for Sale in Sewri West > 1901 Sq.ft

₹5.35 Cr EMI - ₹2.4L | [Get pre-approved loan](#)

3 BHK 1901 Sq-ft Flat For Sale [Sewri West, Mumbai](#)



🛏️ 3 Beds 🛁 2 Baths 🏡 2 Balconies 🚗 2 Covered Parking 🏢 Full Glass W... 🏋️ Health club ...

Carpet Area 1233 sqft - ₹43,390/sqft	Developer Peninsula Land Ltd.	Project Celestia Spaces	Floor 10 (Out of 55 Floors)
Transaction Type Resale	Facing North - East	Lifts 4	Furnished Status Semi-Furnished

Contact Agent Get Phone No.

More Details

Price Breakup **₹5.35 Cr** | ₹15,000 Monthly

Booking Amount **₹25.0 Lac**

RERA ID **A51900005074**

Address **Sewri, Mumbai, Sewri West, Mumbai - South Mumbai, Maharashtra**

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: 23.09.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj
Chalikwar**

Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.09.23 17:46:21 +05'30'

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



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



(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 23.09.2024 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. I/ my authorized representative have personally inspected the property on 20.09.2024. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty
- n. I have not been convicted of an offence connected with any proceeding under the



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



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.



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company



	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by M/s. Rubberwala & Royal Developers (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 Sing – 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 – 23.09.2024 Date of Report – 23.09.2024
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 **23rd 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. Rubberwala & Royal Developers (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.



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Property Title

Based on our discussion with the Client, we understand that the subject property is owned by **M/s. Rubberwala & Royal Developers (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 demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



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.



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



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

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

Professional Competence and Due Care

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

Independence and Disclosure of Interest

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



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



conduct the valuation independent of external influences.

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

Confidentiality

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

Information Management

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

Gifts and hospitality:

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

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



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



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.

Manoj
Chalikwar

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

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

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

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.09.23 17:46:03 +05'30'

Auth. Sign.



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company

