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CIN: U74120MH2010PTC207869

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

# MASTER VALUATION REPORT



## Details of the property under consideration:

**Name of Project: "Godrej Nurture – Tower 2 & Godrej Nurture – Tower 3"**

"Godrej Nurture – Tower 2 & Godrej Nurture – Tower 3", Proposed Building on Land Bearing C.T.S. No. 216-A & 216-C (pt) of Village – Bhandup at L. B. S. Marg, Bhandup (West), Mumbai, PIN - 400 078, State - Maharashtra, Country – India

Latitude Longitude: 19°09'37.3"N 72°56'12.1"E

## Valuation Done for:

**State Bank of India**

**Administrative Office South Mumbai**

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

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- |              |          |             |             |
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## Regd. Office

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

📞 +91 2247495919

✉️ [mumbai@vastukala.co.in](mailto:mumbai@vastukala.co.in)

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## MASTER VALUATION REPORT OF

### "Godrej Nurture – Tower 2 & Godrej Nurture – Tower 3"

"Godrej Nurture – Tower 2 & Godrej Nurture – Tower 3", Proposed Building on Land Bearing C.T.S. No. 216-A & 216-C (pt) of Village – Bhandup at L. B. S. Marg, Bhandup (West), Mumbai, PIN - 400 078, State - Maharashtra, Country – India

Latitude Longitude: 19°09'37.3"N 72°56'12.1"E

**NAME OF DEVELOPER: M/s. Godrej Properties Ltd.**

Pursuant to instructions from State Bank of India, Administrative Office South Mumbai, Main Branch, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on **16<sup>th</sup> October 2024** for approval of Advance Processing Facility.

#### 1. Location Details:

The property is situated at "Godrej Nurture – Tower 2 & Godrej Nurture – Tower 3", Proposed Building on Land Bearing C.T.S. No. 216-A & 216-C (pt) of Village – Bhandup at L. B. S. Marg, Bhandup (West), Mumbai, PIN - 400 078, State - Maharashtra, Country – India. It is about 2.7 Km. travel distance from Nahur Railway Station of Central Railway. 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 Middle class & developed.

#### 2. Developer Details:

<b>Name of builder</b>	<b>M/s. Godrej Properties Ltd.</b>	
<b>Project Registration Number</b>	<b>Project</b>	<b>RERA Project Number</b>
	<b>Tower -2</b>	<b>P51800077080</b>
	<b>Tower -3</b>	<b>P51800077085</b>
<b>Register office address</b>	<b>M/s. Godrej Properties Ltd.</b> <b>Address:</b> Office on 5 <sup>th</sup> Floor, "Godrej One", Pirojshahnagar, Eastern Express Highway, Vikhroli (East), Mumbai, PIN Code - 400 079, State - Maharashtra, Country - India.	
<b>Contact Numbers</b>	<b>Contact Person:</b> Mr. Sachin Shewale (Builder Person – Mobile No. 9324555766) Mr. Norbert Mendes (Builder Person – Mobile No. 9821422860)	
<b>E – mail ID and Website</b>	<a href="mailto:sachin.shewale@godrejproperties.com">sachin.shewale@godrejproperties.com</a> , <a href="mailto:nmendes@godrejproperties.com">nmendes@godrejproperties.com</a> , <a href="http://www.godrejproperties.com">www.godrejproperties.com</a>	

#### 3. Boundaries of the Property:

Direction	Particulars
On or towards North	Road & Slum Area
On or towards South	Road & Vijay Sales
On or towards East	LBS Marg
On or towards West	Lake Road & Slum Area



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

To,  
**The Branch Manager,**  
**State Bank of India**  
**Administrative Office South Mumbai**  
Mumbai Main Branch Building, Gate No. 1, Horniman Circle,  
Mumbai Samachar Marg, Fort,  
Mumbai, Pin – 400 001,  
State - Maharashtra, Country - India

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

I	General	
1.	Purpose for which the valuation is made	: As per request from State Bank of India, Administrative Office South Mumbai to assess fair market value of the property for bank loan purpose.
2.	a)	Date of inspection : 16.10.2024
	b)	Date on which the valuation is made : 18.10.2024
3.	List of documents produced for perusal	
	1.	Copy of Legal Title Report issued by Adv. Tatva Legal Mumbai dated 13.06.2024
	2.	Copy of MAHARERA certificate No. P51800077080 issued by Maharashtra real Estate Regulatory Authority. Date 23.07.2024 ( <b>Tower 2</b> )
	3.	Copy of MAHARERA certificate No. P51800077085 issued by Maharashtra real Estate Regulatory Authority. Date 23.07.2024 ( <b>Tower 3</b> )
	4.	Copy of Deed of Conveyance date 04.05.2023 between J.B. Advani & Co. Pvt. Ltd. (the Vendor) AND M/s. Godrej Properties Ltd. (the Purchaser)
	5.	Copy of Declaration date 03.04.2023 for J.B. Advani & Co. Pvt. Ltd. (the Company)
	6.	Copy of Development Agreement date 05.10.2016 between J.B. Advani & Co. Pvt. Ltd. (the Vendor) AND M/s. Godrej Properties Ltd. (the Purchaser)
	7.	Copy of Permission for Cutting / Transplanting of trees Letter No. DYSG / TA / MC / 66 / Z-VI date 28.02.2024 issued by MCGM, Tree Authority
	8.	Copy of NOC for Height Clearance Certificate No. SNCR / WEST / B / 122123 / 860671 date 23.01.2024 issued by Airports Authority of India
	9.	Copy of Fire NOC No. CE / 1068 / BPES / AS – CFO-1 date 07.02.2024 issued by MCGM Fire Brigade.
	10.	Copy of Commencement Certificate No. P-1068 / BPES / AS / CC / 2 / Amend date 22.08.2018 issued by Municipal Corporation of Greater Mumbai.
	Issue On .	19 Jun 2024
	Valid Upto .	18 Jun 2025
	Application Number .	CE/1068/BPES/AS/CC/2/Amend
	Remark :	
	Plinth C.C.	as per approved IOD plans dated 26.04.2024.



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	11. Copy of Amended Plan Approval Letter No. CE / 1068 / BPES / AS / 337 / 3 / Amend dated 01.08.2024 issued by Municipal Corporation of Greater Mumbai		
	12. Copy of Approval of Plan No. CE / 1068 / BPES / AS date 01.08.2024 issued by Municipal Corporation of Greater Mumbai (Number of Copies – Twenty Five – Sheet No. 1/25 to 25/25)		
	<b>Tower No.</b>	<b>Number of Floors</b>	
	2	Ground / Stilt + 1 <sup>st</sup> to 8 <sup>th</sup> floors (Part Podiums / Part Residential) + 9 <sup>th</sup> Floor (Part E-Deck Podium Top / Part Residential) + 10 <sup>th</sup> to 44 <sup>th</sup> Upper Floors.	
	3	Ground / Stilt + 1 <sup>st</sup> to 8 <sup>th</sup> floors (Part Podiums / Part Residential) + 9 <sup>th</sup> Floor (Part E-Deck Podium Top / Part Residential) + 10 <sup>th</sup> to 43 <sup>rd</sup> Upper Floors.	
	Project Name (with address & phone nos.)	: "Godrej Nurture – Tower 2 & Godrej Nurture – Tower 3", Proposed Building on Land Bearing C.T.S. No. 216-A & 216-C (pt) of Village – Bhandup at L. B. S. Marg, Bhandup (West), Mumbai, PIN - 400 078, State - Maharashtra, Country – India	
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: <b>M/s. Godrej Properties Ltd.</b>  <b>Address:</b> Office on 5 <sup>th</sup> Floor, "Godrej One", Pirojshahnagar, Eastern Express Highway, Vikhroli (East), Mumbai, PIN Code - 400 079, State - Maharashtra, Country - India.  <b>Contact Person:</b> Mr. Sachin Shewale (Builder Person – Mobile No. 9324555766) Mr. Norbert Mendes (Builder Person – Mobile No. 9821422860)	
5.	Brief description of the property (Including Leasehold / freehold etc.)	:	
	<b>About "Godrej Nurture Tower 2 &amp; Tower 3" Project:</b> Godrej Nurture Bhandup is a new residential project situated in the prime location of Bhandup, Mumbai. This new launch by the well-known Godrej Group offers a perfect mix of luxury and comfort with 2 and 3 BHK apartments spread across a sprawling 6.5-acre land area. Godrej Nurture Bhandup also stands out as a promising investment opportunity. The project's RERA numbers, P51800077080 and P51800077085		
	<b>TYPE OF THE BUILDING:</b>		
	<b>Tower Nos.</b>	<b>Number of Floors</b>	
	2	Proposed Ground / Stilt + 1 <sup>st</sup> to 8 <sup>th</sup> floors (Part Podiums / Part Residential) + 9 <sup>th</sup> Floor (Part E-Deck Podium Top / Part Residential) + 10 <sup>th</sup> to 44 <sup>th</sup> Upper Floors.	
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	<b>LEVEL OF COMPLETION:</b>		
	<b>Tower Nos.</b>	<b>Present stage of Construction</b>	<b>Percentage of work completion</b>
	2 & 3	Work not yet started	0%

<b>DATE OF COMPLETION &amp; FUTURE LIFE:</b>		
Expected completion date as informed by builder is <b>March - 2031 (As per MAHARERA Certificate – Tower 2 &amp; 3)</b>		
Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance & Structural repairs.		
<b>PROPOSED PROJECT AMENITIES:</b>		
➤ Italina 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		
➤ Kids' Play Areas		
➤ Indoor Games		
➤ Power Back Up		
➤ Club House		
➤ Kids Play Area		
➤ Garden		
➤ Multi-Purpose Court		
➤ Swimming Pool		
➤ Senior Citizen Area		
➤ Steam Room		
➤ Banquet Hall		
➤ Yoga Area / Meditation Area		
➤ Seating Area		
➤ Gymnasium		
➤ Party Lawn		
6.	Location of property	:
	a) Plot No. / Survey No.	:
	b) Door No.	:
	c) C. T.S. No. / Village	:
	d) Ward / Taluka	:
	e) Mandal / District	:
7.	Postal address of the property	:
8.	City / Town	:
	Residential area	:
	Commercial area	:
	Industrial area	:
9.	Classification of the area	:
	i) High / Middle / Poor	:

	ii) Urban / Semi Urban / Rural	:	Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Municipal Corporation of Greater Mumbai, Village - Bhandup
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No
12.	In Case it is Agricultural land, any conversion to house site plots is contemplated	:	N.A.
13.	<b>Boundaries of the property</b>		
	<b>As per Documents</b>	<b>As per MAHARERA</b>	<b>As per Site</b>
	North	CTS No. 213 & 214 of Village Bhandup	Podium & Fitness Center
	South	CTS No. 217 & 216B & 216-C(pt) belonging to Axis Realty Pvt. Ltd.	Layout Internal Road & R G 2
	East	L. B. S. Marg	Layout Internal Road & R G 2
	West	Lake Road	Layout Internal Road & 18.30 Mtr. DP Road
14.1	Dimensions of the site		N. A. as the land is irregular in shape
			A As per the Deed
			B Actuals
	North	:	-
	South	:	-
	East	:	-
	West	:	-
14.2	Latitude, Longitude & Co-ordinates of property	:	19°09'37.3"N 72°56'12.1"E
14.	Extent of the site	:	Total Plot area – 27112.90 Sq. M. (As per Approved Plan)
			<b>As per RERA Certificate</b>
			<b>Tower No.</b> <b>Plot Area in Sq. M.</b>
			2                      1145.00
			3                      955.00
			Structure - As per table attached to the report
15.	Extent of the site considered for Valuation (least of 14A& 14B)	:	Total Plot area – 27112.90 Sq. M. (As per Approved Plan)
			<b>As per RERA Certificate</b>
			<b>Tower No.</b> <b>Plot Area in Sq. M.</b>
			2                      1145.00
			3                      955.00
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	:	Middle Class						
2.	Development of surrounding areas	:	Good						
3.	Possibility of frequent flooding/ sub-merging	:	No						
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	:	All available near by						
5.	Level of land with topographical conditions	:	Plain						
6.	Shape of land	:	Irregular						
7.	Type of use to which it can be put	:	For Residential						
8.	Any usage restriction	:	Residential						
	Is plot in town planning approved layout?	:	Copy of Approval of Plan No. CE / 1068 / BPES / AS date 01.08.2024 issued by Municipal Corporation of Greater Mumbai (Number of Copies – Twenty Five – Sheet No. 1/25 to 25/25)						
			<p><b>Approved Upto:</b></p> <table border="1"> <thead> <tr> <th>Tower No.</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>2</td> <td>Ground / Stilt + 1<sup>st</sup> to 8<sup>th</sup> floors (Part Podiums / Part Residential) + 9<sup>th</sup> Floor (Part E-Deck Podium Top / Part Residential) + 10<sup>th</sup> to 44<sup>th</sup> Upper Floors.</td> </tr> <tr> <td>3</td> <td>Ground / Stilt + 1<sup>st</sup> to 8<sup>th</sup> floors (Part Podiums / Part Residential) + 9<sup>th</sup> Floor (Part E-Deck Podium Top / Part Residential) + 10<sup>th</sup> to 43<sup>rd</sup> Upper Floors.</td> </tr> </tbody> </table>	Tower No.	Number of Floors	2	Ground / Stilt + 1 <sup>st</sup> to 8 <sup>th</sup> floors (Part Podiums / Part Residential) + 9 <sup>th</sup> Floor (Part E-Deck Podium Top / Part Residential) + 10 <sup>th</sup> to 44 <sup>th</sup> Upper Floors.	3	Ground / Stilt + 1 <sup>st</sup> to 8 <sup>th</sup> floors (Part Podiums / Part Residential) + 9 <sup>th</sup> Floor (Part E-Deck Podium Top / Part Residential) + 10 <sup>th</sup> to 43 <sup>rd</sup> Upper Floors.
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9.	Corner plot or intermittent plot?	:	Intermittent						
10.	Road facilities	:	Yes						
11.	Type of road available at present	:	B. T. Road						
12.	Width of road – is it below 20 ft. or more than 20 ft.	:	18.30 M. wide D.P. Road						
13.	Is it a Land – Locked land?	:	No						
14.	Water potentiality	:	Municipal Water supply						
15.	Underground sewerage system	:	Connected to Municipal sewer						
16.	Is Power supply is available in the site	:	Yes						
17.	Advantages of the site	:	Located in developed area						
18.	<b>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-coast / tidal level must be incorporated)</b>	:	No						
<b>Part – A (Valuation of land)</b>									
1	Size of plot	:	Total Plot area – 27112.90 Sq. M. (As per Approved Plan)						

		As per RERA Certificate																																				
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		3	955.00																																			
	North & South	:	-																																			
	East & West	:	-																																			
2	Total extent of the plot	:	As per table attached to the report																																			
3	Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	As per table attached to the report Details of recent transactions/online listings are attached with the report.																																			
4	Guideline rate obtained from the Register's Office (evidence thereof to be enclosed)	:	<table border="1"> <tr> <td>216A</td> <td>₹ 1,33,660.00 per Sq. M. for Residential</td> </tr> <tr> <td></td> <td>₹ 56,980.00 per Sq. M. for Land</td> </tr> <tr> <td>216C</td> <td>₹ 1,60,750.00 per Sq. M. for Residential</td> </tr> <tr> <td></td> <td>₹ 91,390.00 per Sq. M. for Land</td> </tr> </table>	216A	₹ 1,33,660.00 per Sq. M. for Residential		₹ 56,980.00 per Sq. M. for Land	216C	₹ 1,60,750.00 per Sq. M. for Residential		₹ 91,390.00 per Sq. M. for Land																											
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5	Assessed / adopted rate of valuation	:	As per table attached to the report																																			
6	<b>Estimated value of land</b>	:	<table border="1"> <thead> <tr> <th colspan="4">As per Approved Plan</th> </tr> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th colspan="2">Value in (₹)</th> </tr> </thead> <tbody> <tr> <td rowspan="2">27112.90</td> <td>56980</td> <td colspan="2">154,48,93,042.00</td> </tr> <tr> <td>91390</td> <td colspan="2">2,47,78,47,931.00</td> </tr> <tr> <th colspan="4">As per RERA Certificate</th> </tr> <tr> <th>Land Area in Sq. M.</th> <th>Tower</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> <tr> <td rowspan="2">1145</td> <td rowspan="2">2</td> <td>56980</td> <td>6,52,42,100.00</td> </tr> <tr> <td>91390</td> <td>10,46,41,550.00</td> </tr> <tr> <td rowspan="2">955</td> <td rowspan="2">3</td> <td>56980</td> <td>5,44,15,900.00</td> </tr> <tr> <td>91390</td> <td>8,72,77,450.00</td> </tr> </tbody> </table>	As per Approved Plan				Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)		27112.90	56980	154,48,93,042.00		91390	2,47,78,47,931.00		As per RERA Certificate				Land Area in Sq. M.	Tower	Rate in Sq. M.	Value in (₹)	1145	2	56980	6,52,42,100.00	91390	10,46,41,550.00	955	3	56980	5,44,15,900.00	91390	8,72,77,450.00
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<b>Part – B (Valuation of Building)</b>																																						
1	Technical details of the building	:																																				
	a) Type of Building (Residential / Commercial / Industrial)	:	Residential / Commercial																																			
	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	:																																				
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	e) Plinth area floor-wise	:	As per table attached to the report																																			
	f) Condition of the building	:																																				



	i) Exterior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work not yet started						
	ii) Interior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work not yet started						
	g) Date of issue and validity of layout of approved map	:	Copy of Approval of Plan No. CE / 1068 / BPES / AS date 01.08.2024 issued by Municipal Corporation of Greater Mumbai (Number of Copies – Twenty Five – Sheet No. 1/25 to 25/25)						
	h) Approved map / plan issuing authority	:	<p><b>Approved Upto:</b></p> <table border="1"> <thead> <tr> <th>Tower No.</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>2</td> <td>Ground / Stilt + 1<sup>st</sup> to 8<sup>th</sup> floors (Part Podiums / Part Residential) + 9<sup>th</sup> Floor (Part E-Deck Podium Top / Part Residential) + 10<sup>th</sup> to 44<sup>th</sup> Upper Floors.</td> </tr> <tr> <td>3</td> <td>Ground / Stilt + 1<sup>st</sup> to 8<sup>th</sup> floors (Part Podiums / Part Residential) + 9<sup>th</sup> Floor (Part E-Deck Podium Top / Part Residential) + 10<sup>th</sup> to 43<sup>rd</sup> Upper Floors.</td> </tr> </tbody> </table>	Tower No.	Number of Floors	2	Ground / Stilt + 1 <sup>st</sup> to 8 <sup>th</sup> floors (Part Podiums / Part Residential) + 9 <sup>th</sup> Floor (Part E-Deck Podium Top / Part Residential) + 10 <sup>th</sup> to 44 <sup>th</sup> Upper Floors.	3	Ground / Stilt + 1 <sup>st</sup> to 8 <sup>th</sup> floors (Part Podiums / Part Residential) + 9 <sup>th</sup> Floor (Part E-Deck Podium Top / Part Residential) + 10 <sup>th</sup> to 43 <sup>rd</sup> Upper Floors.
Tower No.	Number of Floors								
2	Ground / Stilt + 1 <sup>st</sup> to 8 <sup>th</sup> floors (Part Podiums / Part Residential) + 9 <sup>th</sup> Floor (Part E-Deck Podium Top / Part Residential) + 10 <sup>th</sup> to 44 <sup>th</sup> Upper Floors.								
3	Ground / Stilt + 1 <sup>st</sup> to 8 <sup>th</sup> floors (Part Podiums / Part Residential) + 9 <sup>th</sup> Floor (Part E-Deck Podium Top / Part Residential) + 10 <sup>th</sup> to 43 <sup>rd</sup> Upper Floors.								
	i) Whether genuineness or authenticity of approved map / plan is verified	:	Yes						
	j) Any other comments by our empaneled valuers on authentic of approved plan	:	No.						

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

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

<b>3.</b>	<b>Electrical installation</b>	:	N.A. Building Construction work not yet started
	Type of wiring	:	
	Class of fittings (superior / ordinary / poor)	:	
	Number of light points	:	N.A. Building Construction work not yet started
	Fan points	:	
	Spare plug points	:	
	Any other item	:	-
<b>4.</b>	<b>Plumbing installation</b>		
	a) No. of water closets and their type	:	
	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:****1) Tower - 2:**

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. ft.	As per Builder Utility + Balcony Area in Sq. ft.	Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	105	1	3 BHK	922	61	983	1081	24500	2,40,83,500	2,62,51,015	65500	34,60,160
2	106	1	2 BHK	744	61	805	886	24500	1,97,22,500	2,14,97,525	53500	28,33,600
3	203	2	2 BHK	677	50	727	800	24580	1,78,69,660	1,94,77,929	48500	25,59,040
4	204	2	2 BHK	677	50	727	800	24580	1,78,69,660	1,94,77,929	48500	25,59,040
5	205	2	3 BHK	922	61	983	1081	24580	2,41,62,140	2,63,36,733	66000	34,60,160
6	206	2	2 BHK	744	61	805	886	24660	1,98,51,300	2,16,37,917	54000	28,33,600
7	303	3	2 BHK	677	50	727	800	24660	1,79,27,820	1,95,41,324	49000	25,59,040
8	304	3	2 BHK	677	50	727	800	24660	1,79,27,820	1,95,41,324	49000	25,59,040
9	305	3	3 BHK	922	61	983	1081	24660	2,42,40,780	2,64,22,450	66000	34,60,160
10	306	3	2 BHK	744	61	805	886	24660	1,98,51,300	2,16,37,917	54000	28,33,600
11	403	4	2 BHK	677	50	727	800	24740	1,79,85,980	1,96,04,718	49000	25,59,040
12	404	4	2 BHK	677	50	727	800	24740	1,79,85,980	1,96,04,718	49000	25,59,040
13	405	4	3 BHK	922	61	983	1081	24740	2,43,19,420	2,65,08,168	66500	34,60,160
14	406	4	2 BHK	744	61	805	886	24740	1,99,15,700	2,17,08,113	54500	28,33,600
15	503	5	2 BHK	677	50	727	800	24820	1,80,44,140	1,96,68,113	49000	25,59,040
16	504	5	2 BHK	677	50	727	800	24820	1,80,44,140	1,96,68,113	49000	25,59,040
17	505	5	3 BHK	922	61	983	1081	24820	2,43,98,060	2,65,93,885	66500	34,60,160
18	506	5	2 BHK	744	61	805	886	24820	1,99,80,100	2,17,78,309	54500	28,33,600
19	603	6	2 BHK	677	50	727	800	24900	1,81,02,300	1,97,31,507	49500	25,59,040
20	604	6	2 BHK	677	50	727	800	24900	1,81,02,300	1,97,31,507	49500	25,59,040
21	605	6	3 BHK	922	61	983	1081	24900	2,44,76,700	2,66,79,603	66500	34,60,160
22	606	6	2 BHK	744	61	805	886	24900	2,00,44,500	2,18,48,505	54500	28,33,600
23	703	7	2 BHK	677	50	727	800	24980	1,81,60,460	1,97,94,901	49500	25,59,040
24	704	7	2 BHK	677	50	727	800	24980	1,81,60,460	1,97,94,901	49500	25,59,040
25	705	7	3 BHK	922	61	983	1081	24980	2,45,55,340	2,67,65,321	67000	34,60,160
26	706	7	2 BHK	744	61	805	886	24980	2,01,08,900	2,19,18,701	55000	28,33,600

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. ft.	As per Builder Utility + Balcony Area in Sq. ft.	Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
27	803	8	2 BHK	677	50	727	800	25060	1,82,18,620	1,98,58,296	49500	25,59,040
28	804	8	2 BHK	677	50	727	800	25060	1,82,18,620	1,98,58,296	49500	25,59,040
29	903	9	2 BHK	677	50	727	800	25140	1,82,76,780	1,99,21,690	50000	25,59,040
30	904	9	2 BHK	677	50	727	800	25140	1,82,76,780	1,99,21,690	50000	25,59,040
31	905	9	3 BHK	922	61	983	1081	25140	2,47,12,620	2,69,36,756	67500	34,60,160
32	906	9	2 BHK	744	61	805	886	25140	2,02,37,700	2,20,59,093	55000	28,33,600
33	1001	10	3 BHK	843	58	901	991	25220	2,27,23,220	2,47,68,310	62000	31,71,520
34	1002	10	3 BHK	843	58	901	991	25220	2,27,23,220	2,47,68,310	62000	31,71,520
35	1003	10	2 BHK	677	50	727	800	25220	1,83,34,940	1,99,85,085	50000	25,59,040
36	1004	10	2 BHK	677	50	727	800	25220	1,83,34,940	1,99,85,085	50000	25,59,040
37	1005	10	3 BHK	922	61	983	1081	25220	2,47,91,260	2,70,22,473	67500	34,60,160
38	1006	10	3 BHK	922	61	983	1081	25220	2,47,91,260	2,70,22,473	67500	34,60,160
39	1007	10	2 BHK	654	50	704	774	25220	1,77,54,880	1,93,52,819	48500	24,78,080
40	1008	10	2 BHK	654	50	704	774	25220	1,77,54,880	1,93,52,819	48500	24,78,080
41	1101	11	3 BHK	843	58	901	991	25300	2,27,95,300	2,48,46,877	62000	31,71,520
42	1102	11	3 BHK	843	58	901	991	25300	2,27,95,300	2,48,46,877	62000	31,71,520
43	1103	11	2 BHK	677	50	727	800	25300	1,83,93,100	2,00,48,479	50000	25,59,040
44	1104	11	2 BHK	677	50	727	800	25300	1,83,93,100	2,00,48,479	50000	25,59,040
45	1105	11	3 BHK	922	61	983	1081	25300	2,48,69,900	2,71,08,191	68000	34,60,160
46	1106	11	3 BHK	922	61	983	1081	25300	2,48,69,900	2,71,08,191	68000	34,60,160
47	1107	11	2 BHK	654	50	704	774	25300	1,78,11,200	1,94,14,208	48500	24,78,080
48	1108	11	2 BHK	654	50	704	774	25300	1,78,11,200	1,94,14,208	48500	24,78,080
49	1201	12	3 BHK	843	58	901	991	25380	2,28,67,380	2,49,25,444	62500	31,71,520
50	1202	12	3 BHK	843	58	901	991	25380	2,28,67,380	2,49,25,444	62500	31,71,520
51	1203	12	2 BHK	677	50	727	800	25380	1,84,51,260	2,01,11,873	50500	25,59,040
52	1204	12	2 BHK	677	50	727	800	25380	1,84,51,260	2,01,11,873	50500	25,59,040
53	1205	12	3 BHK	922	61	983	1081	25380	2,49,48,540	2,71,93,909	68000	34,60,160
54	1206	12	3 BHK	922	61	983	1081	25380	2,49,48,540	2,71,93,909	68000	34,60,160
55	1207	12	2 BHK	654	50	704	774	25380	1,78,67,520	1,94,75,597	48500	24,78,080
56	1208	12	2 BHK	654	50	704	774	25380	1,78,67,520	1,94,75,597	48500	24,78,080
57	1301	13	3 BHK	843	58	901	991	25460	2,29,39,460	2,50,04,011	62500	31,71,520
58	1302	13	3 BHK	843	58	901	991	25460	2,29,39,460	2,50,04,011	62500	31,71,520
59	1303	13	2 BHK	677	50	727	800	25460	1,85,09,420	2,01,75,268	50500	25,59,040
60	1304	13	2 BHK	677	50	727	800	25460	1,85,09,420	2,01,75,268	50500	25,59,040
61	1305	13	3 BHK	922	61	983	1081	25460	2,50,27,180	2,72,79,626	68000	34,60,160
62	1306	13	3 BHK	922	61	983	1081	25460	2,50,27,180	2,72,79,626	68000	34,60,160
63	1307	13	2 BHK	654	50	704	774	25460	1,79,23,840	1,95,36,986	49000	24,78,080
64	1308	13	2 BHK	654	50	704	774	25460	1,79,23,840	1,95,36,986	49000	24,78,080
65	1401	14	3 BHK	843	58	901	991	25540	2,30,11,540	2,50,82,579	62500	31,71,520
66	1402	14	3 BHK	843	58	901	991	25540	2,30,11,540	2,50,82,579	62500	31,71,520
67	1403	14	2 BHK	677	50	727	800	25540	1,85,67,580	2,02,38,662	50500	25,59,040
68	1404	14	2 BHK	677	50	727	800	25540	1,85,67,580	2,02,38,662	50500	25,59,040

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. ft.	As per Builder Utility + Balcony Area in Sq. ft.	Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
69	1405	14	3 BHK	922	61	983	1081	25540	2,51,05,820	2,73,65,344	68500	34,60,160
70	1406	14	3 BHK	922	61	983	1081	25540	2,51,05,820	2,73,65,344	68500	34,60,160
71	1407	14	2 BHK	654	50	704	774	25540	1,79,80,160	1,95,98,374	49000	24,78,080
72	1408	14	2 BHK	654	50	704	774	25540	1,79,80,160	1,95,98,374	49000	24,78,080
73	1501	15	3 BHK	843	58	901	991	25620	2,30,83,620	2,51,61,146	63000	31,71,520
74	1502	15	3 BHK	843	58	901	991	25620	2,30,83,620	2,51,61,146	63000	31,71,520
75	1503	15	2 BHK	677	50	727	800	25620	1,86,25,740	2,03,02,057	51000	25,59,040
76	1504	15	2 BHK	677	50	727	800	25620	1,86,25,740	2,03,02,057	51000	25,59,040
77	1507	15	2 BHK	654	50	704	774	25620	1,80,36,480	1,96,59,763	49000	24,78,080
78	1508	15	2 BHK	654	50	704	774	25620	1,80,36,480	1,96,59,763	49000	24,78,080
79	1601	16	3 BHK	843	58	901	991	25700	2,31,55,700	2,52,39,713	63000	31,71,520
80	1602	16	3 BHK	843	58	901	991	25700	2,31,55,700	2,52,39,713	63000	31,71,520
81	1603	16	2 BHK	677	50	727	800	25700	1,86,83,900	2,03,65,451	51000	25,59,040
82	1604	16	2 BHK	677	50	727	800	25700	1,86,83,900	2,03,65,451	51000	25,59,040
83	1605	16	3 BHK	922	61	983	1081	25700	2,52,63,100	2,75,36,779	69000	34,60,160
84	1606	16	3 BHK	922	61	983	1081	25700	2,52,63,100	2,75,36,779	69000	34,60,160
85	1607	16	2 BHK	654	50	704	774	25700	1,80,92,800	1,97,21,152	49500	24,78,080
86	1608	16	2 BHK	654	50	704	774	25700	1,80,92,800	1,97,21,152	49500	24,78,080
87	1701	17	3 BHK	843	58	901	991	25780	2,32,27,780	2,53,18,280	63500	31,71,520
88	1702	17	3 BHK	843	58	901	991	25780	2,32,27,780	2,53,18,280	63500	31,71,520
89	1703	17	2 BHK	677	50	727	800	25780	1,87,42,060	2,04,28,845	51000	25,59,040
90	1704	17	2 BHK	677	50	727	800	25780	1,87,42,060	2,04,28,845	51000	25,59,040
91	1705	17	3 BHK	922	61	983	1081	25780	2,53,41,740	2,76,22,497	69000	34,60,160
92	1706	17	3 BHK	922	61	983	1081	25780	2,53,41,740	2,76,22,497	69000	34,60,160
93	1707	17	2 BHK	654	50	704	774	25780	1,81,49,120	1,97,82,541	49500	24,78,080
94	1708	17	2 BHK	654	50	704	774	25780	1,81,49,120	1,97,82,541	49500	24,78,080
95	1801	18	3 BHK	843	58	901	991	25860	2,32,99,860	2,53,96,847	63500	31,71,520
96	1802	18	3 BHK	843	58	901	991	25860	2,32,99,860	2,53,96,847	63500	31,71,520
97	1803	18	2 BHK	677	50	727	800	25860	1,88,00,220	2,04,92,240	51000	25,59,040
98	1804	18	2 BHK	677	50	727	800	25860	1,88,00,220	2,04,92,240	51000	25,59,040
99	1805	18	3 BHK	922	61	983	1081	25860	2,54,20,380	2,77,08,214	69500	34,60,160
100	1806	18	3 BHK	922	61	983	1081	25860	2,54,20,380	2,77,08,214	69500	34,60,160
101	1807	18	2 BHK	654	50	704	774	25860	1,82,05,440	1,98,43,930	49500	24,78,080
102	1808	18	2 BHK	654	50	704	774	25860	1,82,05,440	1,98,43,930	49500	24,78,080
103	1901	19	3 BHK	843	58	901	991	25940	2,33,71,940	2,54,75,415	63500	31,71,520
104	1902	19	3 BHK	843	58	901	991	25940	2,33,71,940	2,54,75,415	63500	31,71,520
105	1903	19	2 BHK	677	50	727	800	25940	1,88,58,380	2,05,55,634	51500	25,59,040
106	1904	19	2 BHK	677	50	727	800	25940	1,88,58,380	2,05,55,634	51500	25,59,040
107	1905	19	3 BHK	922	61	983	1081	25940	2,54,99,020	2,77,93,932	69500	34,60,160
108	1906	19	3 BHK	922	61	983	1081	25940	2,54,99,020	2,77,93,932	69500	34,60,160
109	1907	19	2 BHK	654	50	704	774	25940	1,82,61,760	1,99,05,318	50000	24,78,080
110	1908	19	2 BHK	654	50	704	774	25940	1,82,61,760	1,99,05,318	50000	24,78,080

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. ft.	As per Builder Utility + Balcony Area in Sq. ft.	Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
111	2001	20	3 BHK	843	58	901	991	26020	2,34,44,020	2,55,53,982	64000	31,71,520
112	2002	20	3 BHK	843	58	901	991	26020	2,34,44,020	2,55,53,982	64000	31,71,520
113	2003	20	2 BHK	677	50	727	800	26020	1,89,16,540	2,06,19,029	51500	25,59,040
114	2004	20	2 BHK	677	50	727	800	26020	1,89,16,540	2,06,19,029	51500	25,59,040
115	2005	20	3 BHK	922	61	983	1081	26020	2,55,77,660	2,78,79,649	69500	34,60,160
116	2006	20	3 BHK	922	61	983	1081	26020	2,55,77,660	2,78,79,649	69500	34,60,160
117	2007	20	2 BHK	654	50	704	774	26020	1,83,18,080	1,99,66,707	50000	24,78,080
118	2008	20	2 BHK	654	50	704	774	26020	1,83,18,080	1,99,66,707	50000	24,78,080
119	2101	21	3 BHK	843	58	901	991	26100	2,35,16,100	2,56,32,549	64000	31,71,520
120	2102	21	3 BHK	843	58	901	991	26100	2,35,16,100	2,56,32,549	64000	31,71,520
121	2103	21	2 BHK	682	50	732	805	26100	1,91,05,200	2,08,24,668	52000	25,76,640
122	2104	21	2 BHK	682	50	732	805	26100	1,91,05,200	2,08,24,668	52000	25,76,640
123	2105	21	3 BHK	922	61	983	1081	26100	2,56,56,300	2,79,65,367	70000	34,60,160
124	2106	21	3 BHK	922	61	983	1081	26100	2,56,56,300	2,79,65,367	70000	34,60,160
125	2107	21	2 BHK	658	50	708	779	26100	1,84,78,800	2,01,41,892	50500	24,92,160
126	2108	21	2 BHK	658	50	708	779	26100	1,84,78,800	2,01,41,892	50500	24,92,160
127	2201	22	3 BHK	843	58	901	991	26180	2,35,88,180	2,57,11,116	64500	31,71,520
128	2202	22	3 BHK	843	58	901	991	26180	2,35,88,180	2,57,11,116	64500	31,71,520
129	2203	22	2 BHK	682	50	732	805	26180	1,91,63,760	2,08,88,498	52000	25,76,640
130	2204	22	2 BHK	682	50	732	805	26180	1,91,63,760	2,08,88,498	52000	25,76,640
131	2207	22	2 BHK	658	50	708	779	26180	1,85,35,440	2,02,03,630	50500	24,92,160
132	2208	22	2 BHK	658	50	708	779	26180	1,85,35,440	2,02,03,630	50500	24,92,160
133	2301	23	3 BHK	843	58	901	991	26260	2,36,60,260	2,57,89,683	64500	31,71,520
134	2302	23	3 BHK	843	58	901	991	26260	2,36,60,260	2,57,89,683	64500	31,71,520
135	2303	23	2 BHK	682	50	732	805	26260	1,92,22,320	2,09,52,329	52500	25,76,640
136	2304	23	2 BHK	682	50	732	805	26260	1,92,22,320	2,09,52,329	52500	25,76,640
137	2305	23	3 BHK	922	61	983	1081	26260	2,58,13,580	2,81,36,802	70500	34,60,160
138	2306	23	3 BHK	922	61	983	1081	26260	2,58,13,580	2,81,36,802	70500	34,60,160
139	2307	23	2 BHK	658	50	708	779	26260	1,85,92,080	2,02,65,367	50500	24,92,160
140	2308	23	2 BHK	658	50	708	779	26260	1,85,92,080	2,02,65,367	50500	24,92,160
141	2401	24	3 BHK	843	58	901	991	26340	2,37,32,340	2,58,68,251	64500	31,71,520
142	2402	24	3 BHK	843	58	901	991	26340	2,37,32,340	2,58,68,251	64500	31,71,520
143	2403	24	2 BHK	682	50	732	805	26340	1,92,80,880	2,10,16,159	52500	25,76,640
144	2404	24	2 BHK	682	50	732	805	26340	1,92,80,880	2,10,16,159	52500	25,76,640
145	2405	24	3 BHK	922	61	983	1081	26340	2,58,92,220	2,82,22,520	70500	34,60,160
146	2406	24	3 BHK	922	61	983	1081	26340	2,58,92,220	2,82,22,520	70500	34,60,160
147	2407	24	2 BHK	658	50	708	779	26340	1,86,48,720	2,03,27,105	51000	24,92,160
148	2408	24	2 BHK	658	50	708	779	26340	1,86,48,720	2,03,27,105	51000	24,92,160
149	2501	25	3 BHK	843	58	901	991	26420	2,38,04,420	2,59,46,818	65000	31,71,520
150	2502	25	3 BHK	843	58	901	991	26420	2,38,04,420	2,59,46,818	65000	31,71,520
151	2503	25	2 BHK	682	50	732	805	26420	1,93,39,440	2,10,79,990	52500	25,76,640
152	2504	25	2 BHK	682	50	732	805	26420	1,93,39,440	2,10,79,990	52500	25,76,640

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. ft.	As per Builder Utility + Balcony Area in Sq. ft.	Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
153	2505	25	3 BHK	922	61	983	1081	26420	2,59,70,860	2,83,08,237	71000	34,60,160
154	2506	25	3 BHK	922	61	983	1081	26420	2,59,70,860	2,83,08,237	71000	34,60,160
155	2507	25	2 BHK	658	50	708	779	26420	1,87,05,360	2,03,88,842	51000	24,92,160
156	2508	25	2 BHK	658	50	708	779	26420	1,87,05,360	2,03,88,842	51000	24,92,160
157	2601	26	3 BHK	843	58	901	991	26500	2,38,76,500	2,60,25,385	65000	31,71,520
158	2602	26	3 BHK	843	58	901	991	26500	2,38,76,500	2,60,25,385	65000	31,71,520
159	2603	26	2 BHK	682	50	732	805	26500	1,93,98,000	2,11,43,820	53000	25,76,640
160	2604	26	2 BHK	682	50	732	805	26500	1,93,98,000	2,11,43,820	53000	25,76,640
161	2605	26	3 BHK	922	61	983	1081	26500	2,60,49,500	2,83,93,955	71000	34,60,160
162	2606	26	3 BHK	922	61	983	1081	26500	2,60,49,500	2,83,93,955	71000	34,60,160
163	2607	26	2 BHK	658	50	708	779	26500	1,87,62,000	2,04,50,580	51000	24,92,160
164	2608	26	2 BHK	658	50	708	779	26500	1,87,62,000	2,04,50,580	51000	24,92,160
165	2701	27	3 BHK	843	58	901	991	26580	2,39,48,580	2,61,03,952	65500	31,71,520
166	2702	27	3 BHK	843	58	901	991	26580	2,39,48,580	2,61,03,952	65500	31,71,520
167	2703	27	2 BHK	682	50	732	805	26580	1,94,56,560	2,12,07,650	53000	25,76,640
168	2704	27	2 BHK	682	50	732	805	26580	1,94,56,560	2,12,07,650	53000	25,76,640
169	2705	27	3 BHK	922	61	983	1081	26580	2,61,28,140	2,84,79,673	71000	34,60,160
170	2706	27	3 BHK	922	61	983	1081	26580	2,61,28,140	2,84,79,673	71000	34,60,160
171	2707	27	2 BHK	658	50	708	779	26580	1,88,18,640	2,05,12,318	51500	24,92,160
172	2708	27	2 BHK	658	50	708	779	26580	1,88,18,640	2,05,12,318	51500	24,92,160
173	2801	28	3 BHK	843	58	901	991	26660	2,40,20,660	2,61,82,519	65500	31,71,520
174	2802	28	3 BHK	843	58	901	991	26660	2,40,20,660	2,61,82,519	65500	31,71,520
175	2803	28	2 BHK	682	50	732	805	26660	1,95,15,120	2,12,71,481	53000	25,76,640
176	2804	28	2 BHK	682	50	732	805	26660	1,95,15,120	2,12,71,481	53000	25,76,640
177	2805	28	3 BHK	922	61	983	1081	26660	2,62,06,780	2,85,65,390	71500	34,60,160
178	2806	28	3 BHK	922	61	983	1081	26660	2,62,06,780	2,85,65,390	71500	34,60,160
179	2807	28	2 BHK	658	50	708	779	26660	1,88,75,280	2,05,74,055	51500	24,92,160
180	2808	28	2 BHK	658	50	708	779	26660	1,88,75,280	2,05,74,055	51500	24,92,160
181	2901	29	3 BHK	843	58	901	991	26740	2,40,92,740	2,62,61,087	65500	31,71,520
182	2902	29	3 BHK	843	58	901	991	26740	2,40,92,740	2,62,61,087	65500	31,71,520
183	2903	29	2 BHK	682	50	732	805	26740	1,95,73,680	2,13,35,311	53500	25,76,640
184	2904	29	2 BHK	682	50	732	805	26740	1,95,73,680	2,13,35,311	53500	25,76,640
185	2907	29	2 BHK	658	50	708	779	26740	1,89,31,920	2,06,35,793	51500	24,92,160
186	2908	29	2 BHK	658	50	708	779	26740	1,89,31,920	2,06,35,793	51500	24,92,160
187	3001	30	3 BHK	843	58	901	991	26820	2,41,64,820	2,63,39,654	66000	31,71,520
188	3002	30	3 BHK	843	58	901	991	26820	2,41,64,820	2,63,39,654	66000	31,71,520
189	3003	30	2 BHK	682	50	732	805	26820	1,96,32,240	2,13,99,142	53500	25,76,640
190	3004	30	2 BHK	682	50	732	805	26820	1,96,32,240	2,13,99,142	53500	25,76,640
191	3005	30	3 BHK	922	61	983	1081	26820	2,63,64,060	2,87,36,825	72000	34,60,160
192	3006	30	3 BHK	922	61	983	1081	26820	2,63,64,060	2,87,36,825	72000	34,60,160
193	3007	30	2 BHK	658	50	708	779	26820	1,89,88,560	2,06,97,530	51500	24,92,160
194	3008	30	2 BHK	658	50	708	779	26820	1,89,88,560	2,06,97,530	51500	24,92,160

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. ft.	As per Builder Utility + Balcony Area in Sq. ft.	Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
195	3101	31	3 BHK	843	58	901	991	26900	2,42,36,900	2,64,18,221	66000	31,71,520
196	3102	31	3 BHK	843	58	901	991	26900	2,42,36,900	2,64,18,221	66000	31,71,520
197	3103	31	2 BHK	682	50	732	805	26900	1,96,90,800	2,14,62,972	53500	25,76,640
198	3104	31	2 BHK	682	50	732	805	26900	1,96,90,800	2,14,62,972	53500	25,76,640
199	3105	31	3 BHK	922	61	983	1081	26900	2,64,42,700	2,88,22,543	72000	34,60,160
200	3106	31	3 BHK	922	61	983	1081	26900	2,64,42,700	2,88,22,543	72000	34,60,160
201	3107	31	2 BHK	658	50	708	779	26900	1,90,45,200	2,07,59,268	52000	24,92,160
202	3108	31	2 BHK	658	50	708	779	26900	1,90,45,200	2,07,59,268	52000	24,92,160
203	3201	32	3 BHK	843	58	901	991	26980	2,43,08,980	2,64,96,788	66000	31,71,520
204	3202	32	3 BHK	843	58	901	991	26980	2,43,08,980	2,64,96,788	66000	31,71,520
205	3203	32	2 BHK	682	50	732	805	26980	1,97,49,360	2,15,26,802	54000	25,76,640
206	3204	32	2 BHK	682	50	732	805	26980	1,97,49,360	2,15,26,802	54000	25,76,640
207	3205	32	3 BHK	922	61	983	1081	26980	2,65,21,340	2,89,08,261	72500	34,60,160
208	3206	32	3 BHK	922	61	983	1081	26980	2,65,21,340	2,89,08,261	72500	34,60,160
209	3207	32	2 BHK	658	50	708	779	26980	1,91,01,840	2,08,21,006	52000	24,92,160
210	3208	32	2 BHK	658	50	708	779	26980	1,91,01,840	2,08,21,006	52000	24,92,160
211	3301	33	3 BHK	843	58	901	991	27060	2,43,81,060	2,65,75,355	66500	31,71,520
212	3302	33	3 BHK	843	58	901	991	27060	2,43,81,060	2,65,75,355	66500	31,71,520
213	3303	33	2 BHK	682	50	732	805	27060	1,98,07,920	2,15,90,633	54000	25,76,640
214	3304	33	2 BHK	682	50	732	805	27060	1,98,07,920	2,15,90,633	54000	25,76,640
215	3305	33	3 BHK	922	61	983	1081	27060	2,65,99,980	2,89,93,978	72500	34,60,160
216	3306	33	3 BHK	922	61	983	1081	27060	2,65,99,980	2,89,93,978	72500	34,60,160
217	3307	33	2 BHK	658	50	708	779	27060	1,91,58,480	2,08,82,743	52000	24,92,160
218	3308	33	2 BHK	658	50	708	779	27060	1,91,58,480	2,08,82,743	52000	24,92,160
219	3401	34	3 BHK	843	58	901	991	27140	2,44,53,140	2,66,53,923	66500	31,71,520
220	3402	34	3 BHK	843	58	901	991	27140	2,44,53,140	2,66,53,923	66500	31,71,520
221	3403	34	2 BHK	682	50	732	805	27140	1,98,66,480	2,16,54,463	54000	25,76,640
222	3404	34	2 BHK	682	50	732	805	27140	1,98,66,480	2,16,54,463	54000	25,76,640
223	3405	34	3 BHK	922	61	983	1081	27140	2,66,78,620	2,90,79,696	72500	34,60,160
224	3406	34	3 BHK	922	61	983	1081	27140	2,66,78,620	2,90,79,696	72500	34,60,160
225	3407	34	2 BHK	658	50	708	779	27140	1,92,15,120	2,09,44,481	52500	24,92,160
226	3408	34	2 BHK	658	50	708	779	27140	1,92,15,120	2,09,44,481	52500	24,92,160
227	3501	35	3 BHK	843	58	901	991	27220	2,45,25,220	2,67,32,490	67000	31,71,520
228	3502	35	3 BHK	843	58	901	991	27220	2,45,25,220	2,67,32,490	67000	31,71,520
229	3503	35	2 BHK	682	50	732	805	27220	1,99,25,040	2,17,18,294	54500	25,76,640
230	3504	35	2 BHK	682	50	732	805	27220	1,99,25,040	2,17,18,294	54500	25,76,640
231	3505	35	3 BHK	922	61	983	1081	27220	2,67,57,260	2,91,65,413	73000	34,60,160
232	3506	35	3 BHK	922	61	983	1081	27220	2,67,57,260	2,91,65,413	73000	34,60,160
233	3507	35	2 BHK	658	50	708	779	27220	1,92,71,760	2,10,06,218	52500	24,92,160
234	3508	35	2 BHK	658	50	708	779	27220	1,92,71,760	2,10,06,218	52500	24,92,160
235	3601	36	3 BHK	843	58	901	991	27300	2,45,97,300	2,68,11,057	67000	31,71,520
236	3602	36	3 BHK	843	58	901	991	27300	2,45,97,300	2,68,11,057	67000	31,71,520

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237	3603	36	2 BHK	682	50	732	805	27300	1,99,83,600	2,17,82,124	54500	25,76,640
238	3604	36	2 BHK	682	50	732	805	27300	1,99,83,600	2,17,82,124	54500	25,76,640
239	3607	36	2 BHK	658	50	708	779	27300	1,93,28,400	2,10,67,956	52500	24,92,160
240	3608	36	2 BHK	658	50	708	779	27300	1,93,28,400	2,10,67,956	52500	24,92,160
241	3701	37	3 BHK	843	58	901	991	27380	2,46,69,380	2,68,89,624	67000	31,71,520
242	3702	37	3 BHK	843	58	901	991	27380	2,46,69,380	2,68,89,624	67000	31,71,520
243	3703	37	2 BHK	682	50	732	805	27380	2,00,42,160	2,18,45,954	54500	25,76,640
244	3704	37	2 BHK	682	50	732	805	27380	2,00,42,160	2,18,45,954	54500	25,76,640
245	3705	37	3 BHK	922	61	983	1081	27380	2,69,14,540	2,93,36,849	73500	34,60,160
246	3706	37	3 BHK	922	61	983	1081	27380	2,69,14,540	2,93,36,849	73500	34,60,160
247	3707	37	2 BHK	658	50	708	779	27380	1,93,85,040	2,11,29,694	53000	24,92,160
248	3708	37	2 BHK	658	50	708	779	27380	1,93,85,040	2,11,29,694	53000	24,92,160
249	3801	38	3 BHK	843	58	901	991	27460	2,47,41,460	2,69,68,191	67500	31,71,520
250	3802	38	3 BHK	843	58	901	991	27460	2,47,41,460	2,69,68,191	67500	31,71,520
251	3803	38	2 BHK	682	50	732	805	27460	2,01,00,720	2,19,09,785	55000	25,76,640
252	3804	38	2 BHK	682	50	732	805	27460	2,01,00,720	2,19,09,785	55000	25,76,640
253	3805	38	3 BHK	922	61	983	1081	27460	2,69,93,180	2,94,22,566	73500	34,60,160
254	3806	38	3 BHK	922	61	983	1081	27460	2,69,93,180	2,94,22,566	73500	34,60,160
255	3807	38	2 BHK	658	50	708	779	27460	1,94,41,680	2,11,91,431	53000	24,92,160
256	3808	38	2 BHK	658	50	708	779	27460	1,94,41,680	2,11,91,431	53000	24,92,160
257	3901	39	3 BHK	843	58	901	991	27540	2,48,13,540	2,70,46,759	67500	31,71,520
258	3902	39	3 BHK	843	58	901	991	27540	2,48,13,540	2,70,46,759	67500	31,71,520
259	3903	39	2 BHK	682	50	732	805	27540	2,01,59,280	2,19,73,615	55000	25,76,640
260	3904	39	2 BHK	682	50	732	805	27540	2,01,59,280	2,19,73,615	55000	25,76,640
261	3905	39	3 BHK	922	61	983	1081	27540	2,70,71,820	2,95,08,284	74000	34,60,160
262	3906	39	3 BHK	922	61	983	1081	27540	2,70,71,820	2,95,08,284	74000	34,60,160
263	3907	39	2 BHK	658	50	708	779	27540	1,94,98,320	2,12,53,169	53000	24,92,160
264	3908	39	2 BHK	658	50	708	779	27540	1,94,98,320	2,12,53,169	53000	24,92,160
265	4001	40	3 BHK	843	58	901	991	27620	2,48,85,620	2,71,25,326	68000	31,71,520
266	4002	40	3 BHK	843	58	901	991	27620	2,48,85,620	2,71,25,326	68000	31,71,520
267	4003	40	2 BHK	682	50	732	805	27620	2,02,17,840	2,20,37,446	55000	25,76,640
268	4004	40	2 BHK	682	50	732	805	27620	2,02,17,840	2,20,37,446	55000	25,76,640
269	4005	40	3 BHK	922	61	983	1081	27620	2,71,50,460	2,95,94,001	74000	34,60,160
270	4006	40	3 BHK	922	61	983	1081	27620	2,71,50,460	2,95,94,001	74000	34,60,160
271	4007	40	2 BHK	658	50	708	779	27620	1,95,54,960	2,13,14,906	53500	24,92,160
272	4008	40	2 BHK	658	50	708	779	27620	1,95,54,960	2,13,14,906	53500	24,92,160
273	4101	41	3 BHK	843	58	901	991	27700	2,49,57,700	2,72,03,893	68000	31,71,520
274	4102	41	3 BHK	843	58	901	991	27700	2,49,57,700	2,72,03,893	68000	31,71,520
275	4103	41	2 BHK	682	50	732	805	27700	2,02,76,400	2,21,01,276	55500	25,76,640
276	4104	41	2 BHK	682	50	732	805	27700	2,02,76,400	2,21,01,276	55500	25,76,640
277	4105	41	3 BHK	922	61	983	1081	27700	2,72,29,100	2,96,79,719	74000	34,60,160
278	4106	41	3 BHK	922	61	983	1081	27700	2,72,29,100	2,96,79,719	74000	34,60,160



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279	4107	41	2 BHK	658	50	708	779	27700	1,96,11,600	2,13,76,644	53500	24,92,160
280	4108	41	2 BHK	658	50	708	779	27700	1,96,11,600	2,13,76,644	53500	24,92,160
281	4201	42	3 BHK	843	58	901	991	27780	2,50,29,780	2,72,82,460	68000	31,71,520
282	4202	42	3 BHK	843	58	901	991	27780	2,50,29,780	2,72,82,460	68000	31,71,520
283	4203	42	2 BHK	682	50	732	805	27780	2,03,34,960	2,21,65,106	55500	25,76,640
284	4204	42	2 BHK	682	50	732	805	27780	2,03,34,960	2,21,65,106	55500	25,76,640
285	4205	42	3 BHK	922	61	983	1081	27780	2,73,07,740	2,97,65,437	74500	34,60,160
286	4206	42	3 BHK	922	61	983	1081	27780	2,73,07,740	2,97,65,437	74500	34,60,160
287	4207	42	2 BHK	658	50	708	779	27780	1,96,68,240	2,14,38,382	53500	24,92,160
288	4208	42	2 BHK	658	50	708	779	27780	1,96,68,240	2,14,38,382	53500	24,92,160
289	4301	43	3 BHK	843	58	901	991	27860	2,51,01,860	2,73,61,027	68500	31,71,520
290	4302	43	3 BHK	843	58	901	991	27860	2,51,01,860	2,73,61,027	68500	31,71,520
291	4303	43	2 BHK	682	50	732	805	27860	2,03,93,520	2,22,28,937	55500	25,76,640
292	4304	43	2 BHK	682	50	732	805	27860	2,03,93,520	2,22,28,937	55500	25,76,640
293	4306	43	3 BHK	1105	106	1211	1332	27860	3,37,38,460	3,67,74,921	92000	42,62,720
294	4307	43	2 BHK	658	50	708	779	27860	1,97,24,880	2,15,00,119	54000	24,92,160
295	4308	43	2 BHK	658	50	708	779	27860	1,97,24,880	2,15,00,119	54000	24,92,160
296	4401	44	3 BHK	843	58	901	991	27940	2,51,73,940	2,74,39,595	68500	31,71,520
297	4402	44	3 BHK	843	58	901	991	27940	2,51,73,940	2,74,39,595	68500	31,71,520
298	4403	44	2 BHK	682	50	732	805	27940	2,04,52,080	2,22,92,767	55500	25,76,640
299	4404	44	2 BHK	682	50	732	805	27940	2,04,52,080	2,22,92,767	55500	25,76,640
300	4405	44	3 BHK	922	61	983	1081	27940	2,74,65,020	2,99,36,872	75000	34,60,160
301	4406	44	3 BHK	922	61	983	1081	27940	2,74,65,020	2,99,36,872	75000	34,60,160
302	4407	44	2 BHK	658	50	708	779	27940	1,97,81,520	2,15,61,857	54000	24,92,160
303	4408	44	2 BHK	658	50	708	779	27940	1,97,81,520	2,15,61,857	54000	24,92,160
Total				233197	16602	249799	274779		6,59,42,77,980	7,18,77,62,998		87,92,92,480

## 2) Tower - 3:

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. ft.	As per Builder Utility + Balcony Area in Sq. ft.	Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	105	1	2 BHK	608	46	654	719	24500	1,60,23,000	1,74,65,070	43500	23,02,080
2	106	1	2 BHK	608	46	654	719	24500	1,60,23,000	1,74,65,070	43500	23,02,080
3	107	1	2 BHK	532	14	546	601	24500	1,33,77,000	1,45,80,930	36500	19,21,920
4	108	1	2 BHK	532	14	546	601	24500	1,33,77,000	1,45,80,930	36500	19,21,920
5	203	2	2 BHK	654	50	704	774	24580	1,73,04,320	1,88,61,709	47000	24,78,080
6	204	2	2 BHK	654	50	704	774	24580	1,73,04,320	1,88,61,709	47000	24,78,080
7	205	2	2 BHK	608	46	654	719	24580	1,60,75,320	1,75,22,099	44000	23,02,080
8	206	2	2 BHK	608	46	654	719	24580	1,60,75,320	1,75,22,099	44000	23,02,080
9	207	2	2 BHK	532	14	546	601	24580	1,34,20,680	1,46,28,541	36500	19,21,920
10	208	2	2 BHK	532	14	546	601	24580	1,34,20,680	1,46,28,541	36500	19,21,920

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. ft.	As per Builder Utility + Balcony Area in Sq. ft.	Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
11	303	3	2 BHK	654	50	704	774	24660	1,73,60,640	1,89,23,098	47500	24,78,080
12	304	3	2 BHK	654	50	704	774	24660	1,73,60,640	1,89,23,098	47500	24,78,080
13	305	3	2 BHK	608	46	654	719	24660	1,61,27,640	1,75,79,128	44000	23,02,080
14	306	3	2 BHK	608	46	654	719	24660	1,61,27,640	1,75,79,128	44000	23,02,080
15	307	3	2 BHK	532	14	546	601	24660	1,34,64,360	1,46,76,152	36500	19,21,920
16	308	3	2 BHK	532	14	546	601	24660	1,34,64,360	1,46,76,152	36500	19,21,920
17	403	4	2 BHK	654	50	704	774	24740	1,74,16,960	1,89,84,486	47500	24,78,080
18	404	4	2 BHK	654	50	704	774	24740	1,74,16,960	1,89,84,486	47500	24,78,080
19	405	4	2 BHK	608	46	654	719	24740	1,61,79,960	1,76,36,156	44000	23,02,080
20	406	4	2 BHK	608	46	654	719	24740	1,61,79,960	1,76,36,156	44000	23,02,080
21	407	4	2 BHK	532	14	546	601	24740	1,35,08,040	1,47,23,764	37000	19,21,920
22	408	4	2 BHK	532	14	546	601	24740	1,35,08,040	1,47,23,764	37000	19,21,920
23	503	5	2 BHK	654	50	704	774	24820	1,74,73,280	1,90,45,875	47500	24,78,080
24	504	5	2 BHK	654	50	704	774	24820	1,74,73,280	1,90,45,875	47500	24,78,080
25	505	5	2 BHK	608	46	654	719	24820	1,62,32,280	1,76,93,185	44000	23,02,080
26	506	5	2 BHK	608	46	654	719	24820	1,62,32,280	1,76,93,185	44000	23,02,080
27	507	5	2 BHK	532	14	546	601	24820	1,35,51,720	1,47,71,375	37000	19,21,920
28	508	5	2 BHK	532	14	546	601	24820	1,35,51,720	1,47,71,375	37000	19,21,920
29	603	6	2 BHK	654	50	704	774	24900	1,75,29,600	1,91,07,264	48000	24,78,080
30	604	6	2 BHK	654	50	704	774	24900	1,75,29,600	1,91,07,264	48000	24,78,080
31	605	6	2 BHK	608	46	654	719	24900	1,62,84,600	1,77,50,214	44500	23,02,080
32	606	6	2 BHK	608	46	654	719	24900	1,62,84,600	1,77,50,214	44500	23,02,080
33	607	6	2 BHK	532	14	546	601	24900	1,35,95,400	1,48,18,986	37000	19,21,920
34	608	6	2 BHK	532	14	546	601	24900	1,35,95,400	1,48,18,986	37000	19,21,920
35	703	7	2 BHK	654	50	704	774	24980	1,75,85,920	1,91,68,653	48000	24,78,080
36	704	7	2 BHK	654	50	704	774	24980	1,75,85,920	1,91,68,653	48000	24,78,080
37	705	7	2 BHK	608	46	654	719	24980	1,63,36,920	1,78,07,243	44500	23,02,080
38	706	7	2 BHK	608	46	654	719	24980	1,63,36,920	1,78,07,243	44500	23,02,080
39	707	7	2 BHK	532	14	546	601	24980	1,36,39,080	1,48,66,597	37000	19,21,920
40	708	7	2 BHK	532	14	546	601	24980	1,36,39,080	1,48,66,597	37000	19,21,920
41	803	8	2 BHK	654	50	704	774	25060	1,76,42,240	1,92,30,042	48000	24,78,080
42	804	8	2 BHK	654	50	704	774	25060	1,76,42,240	1,92,30,042	48000	24,78,080
43	807	8	2 BHK	532	14	546	601	25060	1,36,82,760	1,49,14,208	37500	19,21,920
44	808	8	2 BHK	532	14	546	601	25060	1,36,82,760	1,49,14,208	37500	19,21,920
45	903	9	2 BHK	654	50	704	774	25140	1,76,98,560	1,92,91,430	48000	24,78,080
46	904	9	2 BHK	654	50	704	774	25140	1,76,98,560	1,92,91,430	48000	24,78,080
47	905	9	2 BHK	608	46	654	719	25140	1,64,41,560	1,79,21,300	45000	23,02,080
48	906	9	2 BHK	608	46	654	719	25140	1,64,41,560	1,79,21,300	45000	23,02,080
49	907	9	2 BHK	532	14	546	601	25140	1,37,26,440	1,49,61,820	37500	19,21,920
50	908	9	2 BHK	532	14	546	601	25140	1,37,26,440	1,49,61,820	37500	19,21,920
51	1001	10	2 BHK	608	46	654	719	25220	1,64,93,880	1,79,78,329	45000	23,02,080
52	1002	10	2 BHK	608	46	654	719	25220	1,64,93,880	1,79,78,329	45000	23,02,080

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. ft.	As per Builder Utility + Balcony Area in Sq. ft.	Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
53	1003	10	2 BHK	654	50	704	774	25220	1,77,54,880	1,93,52,819	48500	24,78,080
54	1004	10	2 BHK	654	50	704	774	25220	1,77,54,880	1,93,52,819	48500	24,78,080
55	1005	10	2 BHK	608	46	654	719	25220	1,64,93,880	1,79,78,329	45000	23,02,080
56	1006	10	2 BHK	608	46	654	719	25220	1,64,93,880	1,79,78,329	45000	23,02,080
57	1007	10	2 BHK	532	14	546	601	25220	1,37,70,120	1,50,09,431	37500	19,21,920
58	1008	10	2 BHK	532	14	546	601	25220	1,37,70,120	1,50,09,431	37500	19,21,920
59	1101	11	2 BHK	608	46	654	719	25300	1,65,46,200	1,80,35,358	45000	23,02,080
60	1102	11	2 BHK	608	46	654	719	25300	1,65,46,200	1,80,35,358	45000	23,02,080
61	1103	11	2 BHK	654	50	704	774	25300	1,78,11,200	1,94,14,208	48500	24,78,080
62	1104	11	2 BHK	654	50	704	774	25300	1,78,11,200	1,94,14,208	48500	24,78,080
63	1105	11	2 BHK	608	46	654	719	25300	1,65,46,200	1,80,35,358	45000	23,02,080
64	1106	11	2 BHK	608	46	654	719	25300	1,65,46,200	1,80,35,358	45000	23,02,080
65	1107	11	2 BHK	532	14	546	601	25300	1,38,13,800	1,50,57,042	37500	19,21,920
66	1108	11	2 BHK	532	14	546	601	25300	1,38,13,800	1,50,57,042	37500	19,21,920
67	1201	12	2 BHK	608	46	654	719	25380	1,65,98,520	1,80,92,387	45000	23,02,080
68	1202	12	2 BHK	608	46	654	719	25380	1,65,98,520	1,80,92,387	45000	23,02,080
69	1203	12	2 BHK	654	50	704	774	25380	1,78,67,520	1,94,75,597	48500	24,78,080
70	1204	12	2 BHK	654	50	704	774	25380	1,78,67,520	1,94,75,597	48500	24,78,080
71	1205	12	2 BHK	608	46	654	719	25380	1,65,98,520	1,80,92,387	45000	23,02,080
72	1206	12	2 BHK	608	46	654	719	25380	1,65,98,520	1,80,92,387	45000	23,02,080
73	1207	12	2 BHK	532	14	546	601	25380	1,38,57,480	1,51,04,653	38000	19,21,920
74	1208	12	2 BHK	532	14	546	601	25380	1,38,57,480	1,51,04,653	38000	19,21,920
75	1301	13	2 BHK	608	46	654	719	25460	1,66,50,840	1,81,49,416	45500	23,02,080
76	1302	13	2 BHK	608	46	654	719	25460	1,66,50,840	1,81,49,416	45500	23,02,080
77	1303	13	2 BHK	654	50	704	774	25460	1,79,23,840	1,95,36,986	49000	24,78,080
78	1304	13	2 BHK	654	50	704	774	25460	1,79,23,840	1,95,36,986	49000	24,78,080
79	1305	13	2 BHK	608	46	654	719	25460	1,66,50,840	1,81,49,416	45500	23,02,080
80	1306	13	2 BHK	608	46	654	719	25460	1,66,50,840	1,81,49,416	45500	23,02,080
81	1307	13	2 BHK	532	14	546	601	25460	1,39,01,160	1,51,52,264	38000	19,21,920
82	1308	13	2 BHK	532	14	546	601	25460	1,39,01,160	1,51,52,264	38000	19,21,920
83	1401	14	2 BHK	608	46	654	719	25540	1,67,03,160	1,82,06,444	45500	23,02,080
84	1402	14	2 BHK	608	46	654	719	25540	1,67,03,160	1,82,06,444	45500	23,02,080
85	1403	14	2 BHK	654	50	704	774	25540	1,79,80,160	1,95,98,374	49000	24,78,080
86	1404	14	2 BHK	654	50	704	774	25540	1,79,80,160	1,95,98,374	49000	24,78,080
87	1405	14	2 BHK	608	46	654	719	25540	1,67,03,160	1,82,06,444	45500	23,02,080
88	1406	14	2 BHK	608	46	654	719	25540	1,67,03,160	1,82,06,444	45500	23,02,080
89	1407	14	2 BHK	532	14	546	601	25540	1,39,44,840	1,51,99,876	38000	19,21,920
90	1408	14	2 BHK	532	14	546	601	25540	1,39,44,840	1,51,99,876	38000	19,21,920
91	1501	15	2 BHK	608	46	654	719	25620	1,67,55,480	1,82,63,473	45500	23,02,080
92	1502	15	2 BHK	608	46	654	719	25620	1,67,55,480	1,82,63,473	45500	23,02,080
93	1503	15	2 BHK	654	50	704	774	25620	1,80,36,480	1,96,59,763	49000	24,78,080
94	1504	15	2 BHK	654	50	704	774	25620	1,80,36,480	1,96,59,763	49000	24,78,080

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95	1507	15	2 BHK	532	14	546	601	25620	1,39,88,520	1,52,47,487	38000	19,21,920
96	1508	15	2 BHK	532	14	546	601	25620	1,39,88,520	1,52,47,487	38000	19,21,920
97	1601	16	2 BHK	608	46	654	719	25700	1,68,07,800	1,83,20,502	46000	23,02,080
98	1602	16	2 BHK	608	46	654	719	25700	1,68,07,800	1,83,20,502	46000	23,02,080
99	1603	16	2 BHK	654	50	704	774	25700	1,80,92,800	1,97,21,152	49500	24,78,080
100	1604	16	2 BHK	654	50	704	774	25700	1,80,92,800	1,97,21,152	49500	24,78,080
101	1605	16	2 BHK	608	46	654	719	25700	1,68,07,800	1,83,20,502	46000	23,02,080
102	1606	16	2 BHK	608	46	654	719	25700	1,68,07,800	1,83,20,502	46000	23,02,080
103	1607	16	2 BHK	532	14	546	601	25700	1,40,32,200	1,52,95,098	38000	19,21,920
104	1608	16	2 BHK	532	14	546	601	25700	1,40,32,200	1,52,95,098	38000	19,21,920
105	1701	17	2 BHK	608	46	654	719	25780	1,68,60,120	1,83,77,531	46000	23,02,080
106	1702	17	2 BHK	608	46	654	719	25780	1,68,60,120	1,83,77,531	46000	23,02,080
107	1703	17	2 BHK	654	50	704	774	25780	1,81,49,120	1,97,82,541	49500	24,78,080
108	1704	17	2 BHK	654	50	704	774	25780	1,81,49,120	1,97,82,541	49500	24,78,080
109	1705	17	2 BHK	608	46	654	719	25780	1,68,60,120	1,83,77,531	46000	23,02,080
110	1706	17	2 BHK	608	46	654	719	25780	1,68,60,120	1,83,77,531	46000	23,02,080
111	1707	17	2 BHK	532	14	546	601	25780	1,40,75,880	1,53,42,709	38500	19,21,920
112	1708	17	2 BHK	532	14	546	601	25780	1,40,75,880	1,53,42,709	38500	19,21,920
113	1801	18	2 BHK	608	46	654	719	25860	1,69,12,440	1,84,34,560	46000	23,02,080
114	1802	18	2 BHK	608	46	654	719	25860	1,69,12,440	1,84,34,560	46000	23,02,080
115	1803	18	2 BHK	654	50	704	774	25860	1,82,05,440	1,98,43,930	49500	24,78,080
116	1804	18	2 BHK	654	50	704	774	25860	1,82,05,440	1,98,43,930	49500	24,78,080
117	1805	18	2 BHK	608	46	654	719	25860	1,69,12,440	1,84,34,560	46000	23,02,080
118	1806	18	2 BHK	608	46	654	719	25860	1,69,12,440	1,84,34,560	46000	23,02,080
119	1807	18	2 BHK	532	14	546	601	25860	1,41,19,560	1,53,90,320	38500	19,21,920
120	1808	18	2 BHK	532	14	546	601	25860	1,41,19,560	1,53,90,320	38500	19,21,920
121	1901	19	2 BHK	608	46	654	719	25940	1,69,64,760	1,84,91,588	46000	23,02,080
122	1902	19	2 BHK	608	46	654	719	25940	1,69,64,760	1,84,91,588	46000	23,02,080
123	1903	19	2 BHK	654	50	704	774	25940	1,82,61,760	1,99,05,318	50000	24,78,080
124	1904	19	2 BHK	654	50	704	774	25940	1,82,61,760	1,99,05,318	50000	24,78,080
125	1905	19	2 BHK	608	46	654	719	25940	1,69,64,760	1,84,91,588	46000	23,02,080
126	1906	19	2 BHK	608	46	654	719	25940	1,69,64,760	1,84,91,588	46000	23,02,080
127	1907	19	2 BHK	532	14	546	601	25940	1,41,63,240	1,54,37,932	38500	19,21,920
128	1908	19	2 BHK	532	14	546	601	25940	1,41,63,240	1,54,37,932	38500	19,21,920
129	2001	20	2 BHK	608	46	654	719	26020	1,70,17,080	1,85,48,617	46500	23,02,080
130	2002	20	2 BHK	608	46	654	719	26020	1,70,17,080	1,85,48,617	46500	23,02,080
131	2003	20	2 BHK	654	50	704	774	26020	1,83,18,080	1,99,66,707	50000	24,78,080
132	2004	20	2 BHK	654	50	704	774	26020	1,83,18,080	1,99,66,707	50000	24,78,080
133	2005	20	2 BHK	608	46	654	719	26020	1,70,17,080	1,85,48,617	46500	23,02,080
134	2006	20	2 BHK	608	46	654	719	26020	1,70,17,080	1,85,48,617	46500	23,02,080
135	2007	20	2 BHK	532	14	546	601	26020	1,42,06,920	1,54,85,543	38500	19,21,920
136	2008	20	2 BHK	532	14	546	601	26020	1,42,06,920	1,54,85,543	38500	19,21,920

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137	2101	21	2 BHK	608	46	654	719	26100	1,70,69,400	1,86,05,646	46500	23,02,080
138	2102	21	2 BHK	608	46	654	719	26100	1,70,69,400	1,86,05,646	46500	23,02,080
139	2103	21	2 BHK	662	50	712	783	26100	1,85,83,200	2,02,55,688	50500	25,06,240
140	2104	21	2 BHK	662	50	712	783	26100	1,85,83,200	2,02,55,688	50500	25,06,240
141	2105	21	2 BHK	608	46	654	719	26100	1,70,69,400	1,86,05,646	46500	23,02,080
142	2106	21	2 BHK	608	46	654	719	26100	1,70,69,400	1,86,05,646	46500	23,02,080
143	2107	21	2 BHK	538	14	552	607	26100	1,44,07,200	1,57,03,848	39500	19,43,040
144	2108	21	2 BHK	538	14	552	607	26100	1,44,07,200	1,57,03,848	39500	19,43,040
145	2201	22	2 BHK	608	46	654	719	26180	1,71,21,720	1,86,62,675	46500	23,02,080
146	2202	22	2 BHK	608	46	654	719	26180	1,71,21,720	1,86,62,675	46500	23,02,080
147	2203	22	2 BHK	662	50	712	783	26180	1,86,40,160	2,03,17,774	51000	25,06,240
148	2204	22	2 BHK	662	50	712	783	26180	1,86,40,160	2,03,17,774	51000	25,06,240
149	2207	22	2 BHK	538	14	552	607	26180	1,44,51,360	1,57,51,982	39500	19,43,040
150	2208	22	2 BHK	538	14	552	607	26180	1,44,51,360	1,57,51,982	39500	19,43,040
151	2301	23	2 BHK	608	46	654	719	26260	1,71,74,040	1,87,19,704	47000	23,02,080
152	2302	23	2 BHK	608	46	654	719	26260	1,71,74,040	1,87,19,704	47000	23,02,080
153	2303	23	2 BHK	662	50	712	783	26260	1,86,97,120	2,03,79,861	51000	25,06,240
154	2304	23	2 BHK	662	50	712	783	26260	1,86,97,120	2,03,79,861	51000	25,06,240
155	2305	23	2 BHK	608	46	654	719	26260	1,71,74,040	1,87,19,704	47000	23,02,080
156	2306	23	2 BHK	608	46	654	719	26260	1,71,74,040	1,87,19,704	47000	23,02,080
157	2307	23	2 BHK	538	14	552	607	26260	1,44,95,520	1,58,00,117	39500	19,43,040
158	2308	23	2 BHK	538	14	552	607	26260	1,44,95,520	1,58,00,117	39500	19,43,040
159	2401	24	2 BHK	608	46	654	719	26340	1,72,26,360	1,87,76,732	47000	23,02,080
160	2402	24	2 BHK	608	46	654	719	26340	1,72,26,360	1,87,76,732	47000	23,02,080
161	2403	24	2 BHK	662	50	712	783	26340	1,87,54,080	2,04,41,947	51000	25,06,240
162	2404	24	2 BHK	662	50	712	783	26340	1,87,54,080	2,04,41,947	51000	25,06,240
163	2405	24	2 BHK	608	46	654	719	26340	1,72,26,360	1,87,76,732	47000	23,02,080
164	2406	24	2 BHK	608	46	654	719	26340	1,72,26,360	1,87,76,732	47000	23,02,080
165	2407	24	2 BHK	538	14	552	607	26340	1,45,39,680	1,58,48,251	39500	19,43,040
166	2408	24	2 BHK	538	14	552	607	26340	1,45,39,680	1,58,48,251	39500	19,43,040
167	2501	25	2 BHK	608	46	654	719	26420	1,72,78,680	1,88,33,761	47000	23,02,080
168	2502	25	2 BHK	608	46	654	719	26420	1,72,78,680	1,88,33,761	47000	23,02,080
169	2503	25	2 BHK	662	50	712	783	26420	1,88,11,040	2,05,04,034	51500	25,06,240
170	2504	25	2 BHK	662	50	712	783	26420	1,88,11,040	2,05,04,034	51500	25,06,240
171	2505	25	2 BHK	608	46	654	719	26420	1,72,78,680	1,88,33,761	47000	23,02,080
172	2506	25	2 BHK	608	46	654	719	26420	1,72,78,680	1,88,33,761	47000	23,02,080
173	2507	25	2 BHK	538	14	552	607	26420	1,45,83,840	1,58,96,386	39500	19,43,040
174	2508	25	2 BHK	538	14	552	607	26420	1,45,83,840	1,58,96,386	39500	19,43,040
175	2601	26	2 BHK	608	46	654	719	26500	1,73,31,000	1,88,90,790	47000	23,02,080
176	2602	26	2 BHK	608	46	654	719	26500	1,73,31,000	1,88,90,790	47000	23,02,080
177	2603	26	2 BHK	662	50	712	783	26500	1,88,68,000	2,05,66,120	51500	25,06,240
178	2604	26	2 BHK	662	50	712	783	26500	1,88,68,000	2,05,66,120	51500	25,06,240

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. ft.	As per Builder Utility + Balcony Area in Sq. ft.	Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. Ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
179	2605	26	2 BHK	608	46	654	719	26500	1,73,31,000	1,88,90,790	47000	23,02,080
180	2606	26	2 BHK	608	46	654	719	26500	1,73,31,000	1,88,90,790	47000	23,02,080
181	2607	26	2 BHK	538	14	552	607	26500	1,46,28,000	1,59,44,520	40000	19,43,040
182	2608	26	2 BHK	538	14	552	607	26500	1,46,28,000	1,59,44,520	40000	19,43,040
183	2701	27	2 BHK	608	46	654	719	26580	1,73,83,320	1,89,47,819	47500	23,02,080
184	2702	27	2 BHK	608	46	654	719	26580	1,73,83,320	1,89,47,819	47500	23,02,080
185	2703	27	2 BHK	662	50	712	783	26580	1,89,24,960	2,06,28,206	51500	25,06,240
186	2704	27	2 BHK	662	50	712	783	26580	1,89,24,960	2,06,28,206	51500	25,06,240
187	2705	27	2 BHK	608	46	654	719	26580	1,73,83,320	1,89,47,819	47500	23,02,080
188	2706	27	2 BHK	608	46	654	719	26580	1,73,83,320	1,89,47,819	47500	23,02,080
189	2707	27	2 BHK	538	14	552	607	26580	1,46,72,160	1,59,92,654	40000	19,43,040
190	2708	27	2 BHK	538	14	552	607	26580	1,46,72,160	1,59,92,654	40000	19,43,040
191	2801	28	2 BHK	608	46	654	719	26660	1,74,35,640	1,90,04,848	47500	23,02,080
192	2802	28	2 BHK	608	46	654	719	26660	1,74,35,640	1,90,04,848	47500	23,02,080
193	2803	28	2 BHK	662	50	712	783	26660	1,89,81,920	2,06,90,293	51500	25,06,240
194	2804	28	2 BHK	662	50	712	783	26660	1,89,81,920	2,06,90,293	51500	25,06,240
195	2805	28	2 BHK	608	46	654	719	26660	1,74,35,640	1,90,04,848	47500	23,02,080
196	2806	28	2 BHK	608	46	654	719	26660	1,74,35,640	1,90,04,848	47500	23,02,080
197	2807	28	2 BHK	538	14	552	607	26660	1,47,16,320	1,60,40,789	40000	19,43,040
198	2808	28	2 BHK	538	14	552	607	26660	1,47,16,320	1,60,40,789	40000	19,43,040
199	2901	29	2 BHK	608	46	654	719	26740	1,74,87,960	1,90,61,876	47500	23,02,080
200	2902	29	2 BHK	608	46	654	719	26740	1,74,87,960	1,90,61,876	47500	23,02,080
201	2903	29	2 BHK	662	50	712	783	26740	1,90,38,880	2,07,52,379	52000	25,06,240
202	2904	29	2 BHK	662	50	712	783	26740	1,90,38,880	2,07,52,379	52000	25,06,240
203	2907	29	2 BHK	538	14	552	607	26740	1,47,60,480	1,60,88,923	40000	19,43,040
204	2908	29	2 BHK	538	14	552	607	26740	1,47,60,480	1,60,88,923	40000	19,43,040
205	3001	30	2 BHK	608	46	654	719	26820	1,75,40,280	1,91,18,905	48000	23,02,080
206	3002	30	2 BHK	608	46	654	719	26820	1,75,40,280	1,91,18,905	48000	23,02,080
207	3003	30	2 BHK	662	50	712	783	26820	1,90,95,840	2,08,14,466	52000	25,06,240
208	3004	30	2 BHK	662	50	712	783	26820	1,90,95,840	2,08,14,466	52000	25,06,240
209	3005	30	2 BHK	608	46	654	719	26820	1,75,40,280	1,91,18,905	48000	23,02,080
210	3006	30	2 BHK	608	46	654	719	26820	1,75,40,280	1,91,18,905	48000	23,02,080
211	3007	30	2 BHK	538	14	552	607	26820	1,48,04,640	1,61,37,058	40500	19,43,040
212	3008	30	2 BHK	538	14	552	607	26820	1,48,04,640	1,61,37,058	40500	19,43,040
213	3101	31	2 BHK	608	46	654	719	26900	1,75,92,600	1,91,75,934	48000	23,02,080
214	3102	31	2 BHK	608	46	654	719	26900	1,75,92,600	1,91,75,934	48000	23,02,080
215	3103	31	2 BHK	662	50	712	783	26900	1,91,52,800	2,08,76,552	52000	25,06,240
216	3104	31	2 BHK	662	50	712	783	26900	1,91,52,800	2,08,76,552	52000	25,06,240
217	3105	31	2 BHK	608	46	654	719	26900	1,75,92,600	1,91,75,934	48000	23,02,080
218	3106	31	2 BHK	608	46	654	719	26900	1,75,92,600	1,91,75,934	48000	23,02,080
219	3107	31	2 BHK	538	14	552	607	26900	1,48,48,800	1,61,85,192	40500	19,43,040
220	3108	31	2 BHK	538	14	552	607	26900	1,48,48,800	1,61,85,192	40500	19,43,040

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221	3201	32	2 BHK	608	46	654	719	26980	1,76,44,920	1,92,32,963	48000	23,02,080
222	3202	32	2 BHK	608	46	654	719	26980	1,76,44,920	1,92,32,963	48000	23,02,080
223	3203	32	2 BHK	662	50	712	783	26980	1,92,09,760	2,09,38,638	52500	25,06,240
224	3204	32	2 BHK	662	50	712	783	26980	1,92,09,760	2,09,38,638	52500	25,06,240
225	3205	32	2 BHK	608	46	654	719	26980	1,76,44,920	1,92,32,963	48000	23,02,080
226	3206	32	2 BHK	608	46	654	719	26980	1,76,44,920	1,92,32,963	48000	23,02,080
227	3207	32	2 BHK	538	14	552	607	26980	1,48,92,960	1,62,33,326	40500	19,43,040
228	3208	32	2 BHK	538	14	552	607	26980	1,48,92,960	1,62,33,326	40500	19,43,040
229	3301	33	2 BHK	608	46	654	719	27060	1,76,97,240	1,92,89,992	48000	23,02,080
230	3302	33	2 BHK	608	46	654	719	27060	1,76,97,240	1,92,89,992	48000	23,02,080
231	3303	33	2 BHK	662	50	712	783	27060	1,92,66,720	2,10,00,725	52500	25,06,240
232	3304	33	2 BHK	662	50	712	783	27060	1,92,66,720	2,10,00,725	52500	25,06,240
233	3305	33	2 BHK	608	46	654	719	27060	1,76,97,240	1,92,89,992	48000	23,02,080
234	3306	33	2 BHK	608	46	654	719	27060	1,76,97,240	1,92,89,992	48000	23,02,080
235	3307	33	2 BHK	538	14	552	607	27060	1,49,37,120	1,62,81,461	40500	19,43,040
236	3308	33	2 BHK	538	14	552	607	27060	1,49,37,120	1,62,81,461	40500	19,43,040
237	3401	34	2 BHK	608	46	654	719	27140	1,77,49,560	1,93,47,020	48500	23,02,080
238	3402	34	2 BHK	608	46	654	719	27140	1,77,49,560	1,93,47,020	48500	23,02,080
239	3403	34	2 BHK	662	50	712	783	27140	1,93,23,680	2,10,62,811	52500	25,06,240
240	3404	34	2 BHK	662	50	712	783	27140	1,93,23,680	2,10,62,811	52500	25,06,240
241	3405	34	2 BHK	608	46	654	719	27140	1,77,49,560	1,93,47,020	48500	23,02,080
242	3406	34	2 BHK	608	46	654	719	27140	1,77,49,560	1,93,47,020	48500	23,02,080
243	3407	34	2 BHK	538	14	552	607	27140	1,49,81,280	1,63,29,595	41000	19,43,040
244	3408	34	2 BHK	538	14	552	607	27140	1,49,81,280	1,63,29,595	41000	19,43,040
245	3501	35	2 BHK	608	46	654	719	27220	1,78,01,880	1,94,04,049	48500	23,02,080
246	3502	35	2 BHK	608	46	654	719	27220	1,78,01,880	1,94,04,049	48500	23,02,080
247	3503	35	2 BHK	662	50	712	783	27220	1,93,80,640	2,11,24,898	53000	25,06,240
248	3504	35	2 BHK	662	50	712	783	27220	1,93,80,640	2,11,24,898	53000	25,06,240
249	3505	35	2 BHK	608	46	654	719	27220	1,78,01,880	1,94,04,049	48500	23,02,080
250	3506	35	2 BHK	608	46	654	719	27220	1,78,01,880	1,94,04,049	48500	23,02,080
251	3507	35	2 BHK	538	14	552	607	27220	1,50,25,440	1,63,77,730	41000	19,43,040
252	3508	35	2 BHK	538	14	552	607	27220	1,50,25,440	1,63,77,730	41000	19,43,040
253	3601	36	2 BHK	608	46	654	719	27300	1,78,54,200	1,94,61,078	48500	23,02,080
254	3602	36	2 BHK	608	46	654	719	27300	1,78,54,200	1,94,61,078	48500	23,02,080
255	3603	36	2 BHK	662	50	712	783	27300	1,94,37,600	2,11,86,984	53000	25,06,240
256	3604	36	2 BHK	662	50	712	783	27300	1,94,37,600	2,11,86,984	53000	25,06,240
257	3607	36	2 BHK	538	14	552	607	27300	1,50,69,600	1,64,25,864	41000	19,43,040
258	3608	36	2 BHK	538	14	552	607	27300	1,50,69,600	1,64,25,864	41000	19,43,040
259	3701	37	2 BHK	608	46	654	719	27380	1,79,06,520	1,95,18,107	49000	23,02,080
260	3702	37	2 BHK	608	46	654	719	27380	1,79,06,520	1,95,18,107	49000	23,02,080
261	3703	37	2 BHK	662	50	712	783	27380	1,94,94,560	2,12,49,070	53000	25,06,240
262	3704	37	2 BHK	662	50	712	783	27380	1,94,94,560	2,12,49,070	53000	25,06,240

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263	3705	37	2 BHK	608	46	654	719	27380	1,79,06,520	1,95,18,107	49000	23,02,080
264	3706	37	2 BHK	608	46	654	719	27380	1,79,06,520	1,95,18,107	49000	23,02,080
265	3707	37	2 BHK	538	14	552	607	27380	1,51,13,760	1,64,73,998	41000	19,43,040
266	3708	37	2 BHK	538	14	552	607	27380	1,51,13,760	1,64,73,998	41000	19,43,040
267	3801	38	2 BHK	608	46	654	719	27460	1,79,58,840	1,95,75,136	49000	23,02,080
268	3802	38	2 BHK	608	46	654	719	27460	1,79,58,840	1,95,75,136	49000	23,02,080
269	3803	38	2 BHK	662	50	712	783	27460	1,95,51,520	2,13,11,157	53500	25,06,240
270	3804	38	2 BHK	662	50	712	783	27460	1,95,51,520	2,13,11,157	53500	25,06,240
271	3805	38	2 BHK	608	46	654	719	27460	1,79,58,840	1,95,75,136	49000	23,02,080
272	3806	38	2 BHK	608	46	654	719	27460	1,79,58,840	1,95,75,136	49000	23,02,080
273	3807	38	2 BHK	538	14	552	607	27460	1,51,57,920	1,65,22,133	41500	19,43,040
274	3808	38	2 BHK	538	14	552	607	27460	1,51,57,920	1,65,22,133	41500	19,43,040
275	3901	39	2 BHK	608	46	654	719	27540	1,80,11,160	1,96,32,164	49000	23,02,080
276	3902	39	2 BHK	608	46	654	719	27540	1,80,11,160	1,96,32,164	49000	23,02,080
277	3903	39	2 BHK	662	50	712	783	27540	1,96,08,480	2,13,73,243	53500	25,06,240
278	3904	39	2 BHK	662	50	712	783	27540	1,96,08,480	2,13,73,243	53500	25,06,240
279	3905	39	2 BHK	608	46	654	719	27540	1,80,11,160	1,96,32,164	49000	23,02,080
280	3906	39	2 BHK	608	46	654	719	27540	1,80,11,160	1,96,32,164	49000	23,02,080
281	3907	39	2 BHK	538	14	552	607	27540	1,52,02,080	1,65,70,267	41500	19,43,040
282	3908	39	2 BHK	538	14	552	607	27540	1,52,02,080	1,65,70,267	41500	19,43,040
283	4001	40	2 BHK	608	46	654	719	27620	1,80,63,480	1,96,89,193	49000	23,02,080
284	4002	40	2 BHK	608	46	654	719	27620	1,80,63,480	1,96,89,193	49000	23,02,080
285	4003	40	2 BHK	662	50	712	783	27620	1,96,65,440	2,14,35,330	53500	25,06,240
286	4004	40	2 BHK	662	50	712	783	27620	1,96,65,440	2,14,35,330	53500	25,06,240
287	4005	40	2 BHK	608	46	654	719	27620	1,80,63,480	1,96,89,193	49000	23,02,080
288	4006	40	2 BHK	608	46	654	719	27620	1,80,63,480	1,96,89,193	49000	23,02,080
289	4007	40	2 BHK	538	14	552	607	27620	1,52,46,240	1,66,18,402	41500	19,43,040
290	4008	40	2 BHK	538	14	552	607	27620	1,52,46,240	1,66,18,402	41500	19,43,040
291	4101	41	2 BHK	608	46	654	719	27700	1,81,15,800	1,97,46,222	49500	23,02,080
292	4102	41	2 BHK	608	46	654	719	27700	1,81,15,800	1,97,46,222	49500	23,02,080
293	4103	41	2 BHK	662	50	712	783	27700	1,97,22,400	2,14,97,416	53500	25,06,240
294	4104	41	2 BHK	662	50	712	783	27700	1,97,22,400	2,14,97,416	53500	25,06,240
295	4105	41	2 BHK	608	46	654	719	27700	1,81,15,800	1,97,46,222	49500	23,02,080
296	4106	41	2 BHK	608	46	654	719	27700	1,81,15,800	1,97,46,222	49500	23,02,080
297	4107	41	2 BHK	538	14	552	607	27700	1,52,90,400	1,66,66,536	41500	19,43,040
298	4108	41	2 BHK	538	14	552	607	27700	1,52,90,400	1,66,66,536	41500	19,43,040
299	4201	42	2 BHK	608	46	654	719	27780	1,81,68,120	1,98,03,251	49500	23,02,080
300	4202	42	2 BHK	608	46	654	719	27780	1,81,68,120	1,98,03,251	49500	23,02,080
301	4203	42	2 BHK	662	50	712	783	27780	1,97,79,360	2,15,59,502	54000	25,06,240
302	4204	42	2 BHK	662	50	712	783	27780	1,97,79,360	2,15,59,502	54000	25,06,240
303	4205	42	2 BHK	608	46	654	719	27780	1,81,68,120	1,98,03,251	49500	23,02,080
304	4206	42	2 BHK	608	46	654	719	27780	1,81,68,120	1,98,03,251	49500	23,02,080



Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. ft.	As per Builder Utility + Balcony Area in Sq. ft.	Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
305	4207	42	2 BHK	538	14	552	607	27780	1,53,34,560	1,67,14,670	42000	19,43,040
306	4208	42	2 BHK	538	14	552	607	27780	1,53,34,560	1,67,14,670	42000	19,43,040
307	4301	43	2 BHK	608	46	654	719	27860	1,82,20,440	1,98,60,280	49500	23,02,080
308	4302	43	2 BHK	608	46	654	719	27860	1,82,20,440	1,98,60,280	49500	23,02,080
309	4303	43	2 BHK	662	50	712	783	27860	1,98,36,320	2,16,21,589	54000	25,06,240
310	4304	43	2 BHK	662	50	712	783	27860	1,98,36,320	2,16,21,589	54000	25,06,240
311	4306	43	2 BHK	744	78	822	904	27860	2,29,00,920	2,49,62,003	62500	28,93,440
312	4307	43	2 BHK	538	14	552	607	27860	1,53,78,720	1,67,62,805	42000	19,43,040
313	4308	43	2 BHK	538	14	552	607	27860	1,53,78,720	1,67,62,805	42000	19,43,040
<b>Total</b>				<b>188412</b>	<b>12014</b>	<b>200426</b>	<b>220469</b>		<b>5,26,52,26,760</b>	<b>5,73,90,97,169</b>		<b>70,54,99,520</b>

### 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 ₹
2	2 BHK - 164 3 BHK - 139	303	249799	274779	6,59,42,77,980.00	7,18,77,62,998.00
3	2 BHK - 313	313	200426	220469	5,26,52,26,760.00	5,73,90,97,169.00
<b>Total</b>		<b>616</b>	<b>450225</b>	<b>495248</b>	<b>11,85,95,04,740.00</b>	<b>12,92,68,60,167.00</b>

Typical Refuge Floor – 8<sup>th</sup>, 15<sup>th</sup>, 22<sup>nd</sup>, 29<sup>th</sup> & 36<sup>th</sup> - Flat Nos. 5 & 6 and 43<sup>rd</sup> Floor – Flat No. 5 (Tower No. 2 & 3)

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	11,85,95,04,740.00
Final Realizable Value After Completion in ₹	12,92,68,60,167.00
Cost of Construction (Total Built up area x Rate) 495248 Sq. Ft. x ₹ 3200.00	1,58,47,92,000.00

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

N.A. Building Construction work not yet started

Part – D (Amenities)	Amount in ₹
1. Wardrobes	:
2. Glazed tiles	:
3. Extra sinks and bath tub	:
4. Marble / ceramic tiles flooring	:
5. Interior decorations	:

N.A. Building Construction work not yet started



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6.	Architectural elevation works	
7.	Paneling works	
8.	Aluminum works	
9.	Aluminum hand rails	
10.	False ceiling	
	Total	

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

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

#### **Total abstract of the entire property**

Part – A	Land	:	<b>As per table attached to the report</b>
Part – B	Building	:	
	Land development	:	
Part – C	Compound wall	:	
Part - D	Amenities	:	
Part – E	Pavement	:	
Part – F	Services	:	
<b>Realizable Value / Fair Market Value as on date in ₹</b>		:	<b>₹ 11,85,95,04,740.00</b>
<b>Final Realizable Value After Completion in ₹</b>		:	<b>₹ 12,92,68,60,167.00</b>

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparable, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a residential flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 23,500.00 to ₹ 29,500.00 per Sq. Ft. on Carpet area Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc. We estimate ₹ 24,500.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.



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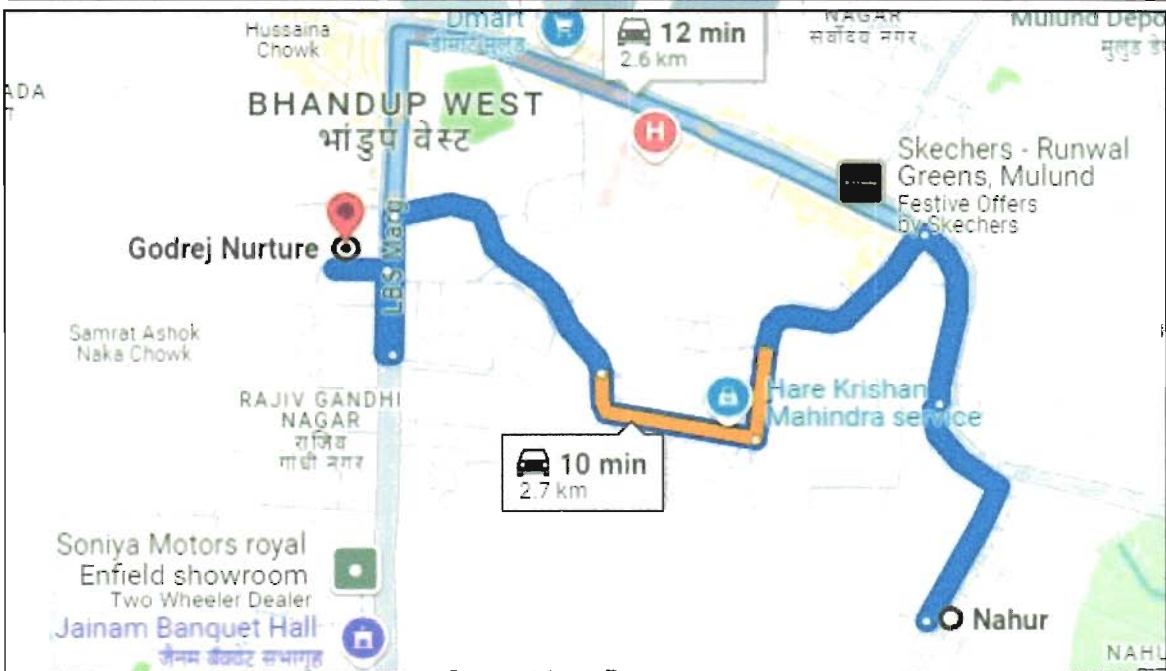


## Actual Site Photographs



## Route Map of the property

Site ulr



**Latitude Longitude: 19°09'37.3"N 72°56'12.1"E**

**Note:** The Blue line shows the route to site from nearest Railway station (Nahur – 2.7 Km)




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## Ready Reckoner Rate



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Government of Maharashtra

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महाराष्ट्र शासन



**नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन**  
बाजारमूल्य दर पत्रक

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*Annual Statement of Rates*

Year  
2024/2025

Selected District: मुंबई(उपनगर)

Select Village: भांडुप - कर्ला

Search By:  Survey No  Location

Enter Survey No: 216

Language  
English

उपविभाग	खुली जमीन	निवासी सदनिका	कॉफीस	दुकाने	बीछोटिक	एफक (Rs.)	Attribute
121/554-सुभाग: एल.बी.एस मार्गाच्या पश्चिमेकडील सर्व मिळकती.	56980	133660	153710	167080	133660	बीरस मीटर	सि.टी.एस. नंबर
121/558-रस्ता: लाल बहादुर शास्त्री मार्ग.	91390	160750	184860	211000	160750	बीरस मीटर	सि.टी.एस. नंबर

**Sales Instance nearby**

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate Per Sq. Ft.
16724 / 2024	20.06.2024	1,04,00,000.00	38.00	412.00	25,243.00

सूची क्र.2	
16724520 20-06-2024 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	दुय्यम निबंधक : सह दु.नि.कुर्ला 5 दस्त क्रमांक : 16724/2024 नोंदणी : Regn:63m
<b>गावाचे नाव : भांडुप</b>	
(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	10400000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	8411357.46
(4) भू.मापन.पोटहिस्सा व धरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :. इतर माहिती: विभाग क्र 121/556 दर 141340/-प्रति चौ.मी. सदनिका नं. 1902,एकोणीवीसवा मजला,ए विंग,मयुरेश रेसिडेन्सी कॉ.ऑप. हौसिंग सोसायटी लि.,सी.टी.एस.नं. 217,217/1 ते 8,प्लॉट नं. 217,खोत रोड,एल.बी.एस. मार्ग,भांडुप वेस्ट,मुंबई क्षेत्र -38 चौ.मी. (412 चौ.फूट.)कारपेट + 101 चौ.फूट.ड्राय बाल्कनी व फ्लॉवर बेड(57.21 चौ.मी.बिल्ट अप)... 31 मार्च 2021 चे शासन आदेश क्र.मुद्रांक-2021/अनौ.सं.क्र.12/व्य.क्र. 107/म-1(धोरण) या नुसार दस्तऐवजास महिला खरेदीदारास 1 % मुद्रांक शुल्काची सवलत देण्यात आली आहे. ( C.T.S. Number : 217, 217/1 ते 8 ; )
(5) क्षेत्रफळ	57.21 चौ.मीटर
(6)आकारणी किंवा जुळी देण्यात असेल तेव्हा	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हकूमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-हिरन वसंत धाराणी वय:-44 पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं. , रोड नं: प्लॉट नं.ए-1902, मयुरेश रेसिडेन्सी कॉ. ऑप. हौसिंग सोसायटी, लि. एलबीएस मार्ग, भांडुप वेस्ट, जि. कुर्ला, महाराष्ट्र, मुंबई. पिन कोड:-400078 पॅन नं:-AEEP7860F 2): नाव:-अनसूया वसंत धाराणी वय:-77 पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं. , रोड नं: प्लॉट नं.ए-1902, मयुरेश रेसिडेन्सी कॉ. ऑप. हौसिंग सोसायटी, लि. एलबीएस मार्ग, भांडुप वेस्ट, जि. कुर्ला, महाराष्ट्र, मुंबई. पिन कोड:-400078 पॅन नं:-AEGPD4994J
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हकूमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-ललिता रमेश शर्मा वय:-44; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं. , रोड नं: प्लॉट नं. ए1/81, रूम नं-4, फेज -2, सेक्टर-21, तुर्भे,नवी मुंबई, सानपाडा, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400705 पॅन नं:-BKDPS3918M
(9) दस्तऐवज करून दिल्याचा दिनांक	20/06/2024
(10)दस्त नोंदणी केल्याचा दिनांक	20/06/2024
(11)अनुक्रमांक,खंड व पृष्ठ	16724/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	520000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	

**Sales Instance nearby**

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate Per Sq. Ft.
4617 / 2024	04.03.2024	3,25,00,000.00	128.29	1382	23,517.00

4617391 04-03-2024 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.		सूची क्र.2	दुयम निबंधक : सह दु.नि. कुर्ला 4 दस्त क्रमांक : 4617/2024 नोंदणी : Regn:63m
<b>गावाचे नाव : नाहूर</b>			
(1) विलेखाच्च प्रकार	करारनामा		
(2) मोबदला	32500000		
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	28154154.56		
(4) भू-मापन,पोटहिस्ता व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: 2201, माळा नं: बावीसावा मजला,टॉवर नं. 5, इमारतीचे नाव: विंग ई सायप्रस,रुणवाल सायप्रस सीएचएसएल, ब्लॉक नं: रुणवाल ग्रीन्स,मुलुंड गोरगाव लिंक रोड, रोड : भांडुप(वेस्ट),मुंबई 400078, इतर माहिती: फ्लॉट नं. 2201 चा एकूण एरिया 1382 चौ. फूट कार्पेट म्हणजेच 128.39 चौ. मीटर्स. कार्पेट असून सोबत एक कार पार्किंग क्र. पी 3-213 पोटियम पी-3 लेव्हल वर असून त्याचा एकूण एरिया 125 चौ. फूट. म्हणजेच 11.61 चौ. मीटर्स. आहे.(( C.T.S. Number : 681A/7, 681A/8 and 681A/9 ; ))		
(5) क्षेत्रफळ	154.13 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:-सिद्धार्थ अशीत सरकार वय:-46 पत्ता:-फ्लॉट नं: 901, माळा नं: नववा मजला, इमारतीचे नाव: सायप्रस बी विंग, कॉसमॉस पॅराडाईस, ब्लॉक नं: देवदया नगर समोर, रोड नं: पोखरण रोड नं. 1, ठाणे (वेस्ट), महाराष्ट्र, THANE. पिन कोड:-400606 पॅन नं:-ASNPS4695Q		
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-डॉ. वरदराजन - रामस्वामी वय:-85; पत्ता:-फ्लॉट नं: 2203, माळा नं: बावीसावा मजला, इमारतीचे नाव: टॉवर नं. 5, विंग ई सायप्रस, रुणवाल सायप्रस सीएचएसएल, ब्लॉक नं: रुणवाल ग्रीन्स, रोड नं: मुलुंड गोरगाव लिंक रोड, गाव नाहूर, भांडुप (वेस्ट), मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400078 पॅन नं:-AAFPR3371L 2): नाव:-डॉ. बालासुब्रमणियन - वरदराजन वय:-50; पत्ता:-फ्लॉट नं: 2203, माळा नं: बावीसावा मजला, टॉवर नं. 5, इमारतीचे नाव: विंग ई सायप्रस, रुणवाल सायप्रस सीएचएसएल, ब्लॉक नं: रुणवाल ग्रीन्स, मुलुंड गोरगाव लिंक रोड, रोड नं: भांडुप (वेस्ट), मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400078 पॅन नं:-ACAPV2851L		
(9) दस्तऐवज करून दिल्याचा दिनांक	04/03/2024		
(10)दस्त नोंदणी केल्याचा दिनांक	04/03/2024		
(11)अनुक्रमांक,खंड व पृष्ठ	4617/2024		
(12)बाजारभावप्रमाणे मुद्रांक शुल्क	1950000		
(13)बाजारभावप्रमाणे नोंदणी शुल्क	30000		
(14)प्लेरा			
मुल्यांकनासाठी विचारात घेतलेला तपशील:-			

### Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate per Sq. Ft.
2 BHK	housing.com	532.00	1,30,00,000.00	24,436.00
2 BHK	magicbricks.com	665.00	1,59,00,000.00	24,000.00

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**Godrej Nurture** 4.9/5 (10)

By GODREJ PROPERTIES LTD.

₹1.3 Cr - 2.69 Cr | ₹24.36 K/sq ft  
EMI starts at ₹64.34 K

Price excludes maintenance, possession c... See More

Contact Sellers

2, 3 BHK Apartments Configurations

Mar, 2031 Possession Starts

₹24.36 K/sq.ft Avg. Price

532 - 1105 sq.ft. (Carpet Area) Sizes

₹1.59 Cr 2 BHK 950 Sq-ft Flat For Sale Bhandup West, Mumbai

Overview More Details About Project About Locality Property Services

2 Beds 2 Baths 1 Covered Parking Semi-Furnished

Carpet Area 665 sqft - ₹24,000/sqft

Floor 10 (Out of 45 Floors)

Facing East

Developer Godrej Properties

Transaction Type **New Property**

Lifts 8

Project Godrej Nurture

Additional Rooms 1 Store Room

Furnished Status **Semi-Furnished**

Contact Agent Get Phone No.

**More Details**

Price Breakup ₹1.59 Cr | ₹7,98,000 Approx. Registration Charges | ₹2,500 Monthly

Booking Amount ₹2.5 Lac

Address **Bhandup, Mumbai, Bhandup West, Mumbai - Central Mumbai, Maharashtra**



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## Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate per Sq. Ft.
2 BHK	magicbricks.com	655.00	1,60,00,000.00	24,427.00

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

**₹1.60 Cr** EMI - ₹ 72k | [Get pre-approved loan](#)

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



🛏 2 Beds
🛁 3 Baths
🏠 Unfurnished

<b>Carpet Area</b>	<b>Developer</b>	<b>Project</b>
655 sqft - ₹24,427/sqft	<a href="#">Godrej Properties</a>	<a href="#">Godrej Nurture</a>
<b>Transaction Type</b>	<b>Status</b>	<b>Furnished Status</b>
New Property	Under Construction	Unfurnished

Contact Agent

Get Phone No.

👤 Last contact made 2 days ago

### More Details

Price Breakup	₹1.6 Cr
RERA ID	P51800077080
Address	Bhandup West, Mumbai - Central Mumbai, Maharashtra


### Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate per Sq. Ft.
2 BHK	magicbricks.com	650.00	1,65,00,000.00	25,385.00

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

₹1.65 Cr EMI - ₹74k | [Get pre-approved loan](#)

2 BHK 650 Sq-ft Flat For Sale [Bhandup West, Mumbai](#)



2 Photos

🛏 2 Beds
🚿 2 Baths
🏠 Unfurnished

Carpet Area 650 sqft - ₹25,385/sqft	Developer <a href="#">Godrej Properties</a>	Project <a href="#">Godrej Nurture</a>
Transaction Type New Property	Furnished Status Unfurnished	Age Of Construction Under Construction

Contact Agent

Get Phone No.

#### More Details

Price Breakup	₹1.65 Cr
Address	<b>Bhandup West, Mumbai - Central Mumbai, Maharashtra</b>



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## Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate per Sq. Ft.
2 BHK	magicbricks.com	700.00	1,86,00,000.00	26,571.00

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

**₹1.86 Cr** [EMI - ₹ 84k](#) | [Can I afford it?](#)

2 BHK 700 Sq-ft Flat For Sale [Bhandup West, Mumbai](#)



🛏️ 2 Beds
🚿 2 Baths
🏠 1 Balcony
🏠 Unfurnished

**Carpet Area**  
 700 sqft -  
 ₹ 26,571/sqft

**Transaction Type**  
 New Property

**Developer**  
[Godrej Properties](#)

**Furnished Status**  
 Unfurnished

**Project**  
[Godrej Nurture](#)

**Age Of Construction**  
 Under Construction

Contact Agent
Get Phone No.

### More Details

Price Breakup	₹1.86 Cr
Address	Bhandup West, Mumbai - Central Mumbai, Maharashtra
Furnishing	Unfurnished
Age of Construction	Under Construction


## Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate per Sq. Ft.
2 BHK	magicbricks.com	700.00	1,89,00,000.00	27,000.00

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

₹1.89 Cr [EMI - ₹ 85k](#) | [Get pre-approved loan](#)

2 BHK 700 Sq-ft Flat For Sale [Bhandup West, Mumbai](#)



2 Photos

🛏 2 Beds 🚿 2 Baths 🏠 1 Balcony 🚗 1 Covered Parking

Carpet Area	Developer	Project
700 sqft - ₹27,000/sqft	<a href="#">Godrej Properties</a>	<a href="#">Godrej Nurture</a>
Floor	Transaction Type	Additional Rooms
7(Out of 40 Floors)	New Property	1 Store Room
Facing	Lifts	Furnished Status
East	5	Unfurnished

✔ East Facing Property

Contact Agent
Get Phone No.

👤 Last contact made 3 days ago

### More Details

Price Breakup	₹1.89 Cr   ₹9,45,000 Approx. Registration Charges   ₹9,000 Monthly
Booking Amount	₹1.4 Lac
RERA ID	D51800077085
Address	Bhandup, Mumbai. Bhandup West, Mumbai - Central Mumbai, Maharashtra
Landmarks	Bang on LBS marg


## Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate per Sq. Ft.
2 BHK	magicbricks.com	553.00	1,45,00,000.00	26,322.00

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

**₹1.45 Cr** EMI - ₹66k | [Can I afford it?](#)

2 BHK 700 Sq-ft Flat For Sale [Bhandup West, Mumbai](#)



2 Photos

🛏 2 Beds 🚿 2 Baths 🚗 1 Covered Parking 🏠 Unfurnished

Carpet Area	Developer	Project
553 sqft ₹26,322/sqft	<a href="#">Godrej Properties</a>	<a href="#">Godrej Nurture</a>
Floor	Transaction Type	Facing
9 (Out of 40 Floors)	New Property	North - East
Lifts	Furnished Status	Car Parking
6	Unfurnished	1 Covered

Contact Agent
Get Phone No.

### More Details

Price Breakup	₹1.45 Cr   ₹7,27,800 Approx. Registration Charges   ₹6,000 Monthly
Booking Amount	₹5.0 Lac
RERA ID	P51800077080
Address	Bhandup West, Mumbai, Bhandup West, Mumbai - Central Mumbai, Maharashtra
Landmarks	LBS Marg 2 Minutes Eastern Express Highway 10 Minutes


## Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate per Sq. Ft.
3 BHK	magicbricks.com	900.00	2,60,00,000.00	27,000.00

magicbricks    Buy ▾    Rent ▾    Sell ▾    Home Loans ▾

₹ 2.43 Cr    EMI - ₹ 110L    |    [Can I afford it?](#)

3 BHK 900 Sq-ft Flat For Sale    [Bhandup West, Mumbai](#)



🛏️ 3 Beds    🛁 3 Baths    🚶 1 Balcony    🏠 Unfurnished

<b>Carpet Area</b> 900 sqft - ₹ 27,000/sqft	<b>Developer</b> <a href="#">Godrej Properties</a>	<b>Project</b> <a href="#">Godrej Nurture</a>	<b>Transaction Type</b> New Property
<b>Status</b> Under Construction	<b>Lifts</b> 4	<b>Furnished Status</b> Unfurnished	

Contact Agent
Get Phone No.

### More Details

Price Breakup	₹ 2.43 Cr
RERA ID	P51800077080
Address	Bhandup West, Mumbai - Central Mumbai, Maharashtra


## Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate per Sq. Ft.
2 BHK	magicbricks.com	546.00	1,39,00,000.00	25,458.00

magicbricks Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

₹1.39 Cr [EMI - ₹ 63k](#) | [How much loan can I get?](#)

2 BHK 850 Sq-ft Flat For Sale [Bhandup West, Mumbai](#)



2 Beds 2 Baths 1 Covered Parking Unfurnished

Carpet Area  
546 sqft ~ ₹ 25,458/sqft

Floor  
10 (Out of 40 Floors)

Lifts  
4

Developer  
[Godrej Properties](#)

Transaction Type  
New Property

Furnished Status  
Unfurnished

Project  
[Godrej Nuture](#)

Facing  
East

Car Parking  
1 Covered

✔ East Facing Property

Contact Agent
Get Phone No.

### More Details

Price Breakup	₹1.39 Cr   ₹ 6,95,000 Approx. Registration Charges   ₹ 6,000 Monthly
Booking Amount	₹ 3.0 Lac
RERA ID	P51800077080
Address	Bhandup, Mumbai, Bhandup West, Mumbai - Central Mumbai, Maharashtra



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## Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate per Sq. Ft.
2 BHK	magicbricks.com	732.00	1,83,00,000.00	25,000.00

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

**₹1.83 Cr** EMI - ₹ 83k | [Get Loan offers from 34+ banks](#)

2 BHK 732 Sq-ft Flat For Sale [Bhandup West, Mumbai](#)



2 Beds   2 Baths   1 Balcony   1 Covered Parking


2 Photos

Carpet Area	Developer	Project
732 sqft - ₹25,000/sqft	<b>Godrej Properties</b>	<b>Godrej Nurture</b>
Floor	Transaction Type	Facing
23 (Out of 40 Floors)	New Property	North - East
Lifts	Furnished Status	Car Parking
5	Semi-Furnished	1 Covered, 1 Open

Contact Agent
Get Phone No.

### More Details

Price Breakup	₹1.83 Cr   ₹9,15,000 Approx. Registration Charges   ₹8,000 Monthly
Booking Amount	₹2.0 Lac
RERA ID	P51800077080
Address	<b>Bhandup West, Mumbai, Bhandup West, Mumbai - Central Mumbai, Maharashtra</b>
Landmarks	Godrej Nurture its on lbs road bhandup west next to vijay sales.




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Vastu Consultants & Interior Designers  
Chartered Engineers (I)  
TEV Consultants  
London & Engineer  
022-27011010 PICT01189




## Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate per Sq. Ft.
2 BHK	magicbricks.com	734.00	1,83,00,000.00	24,930.00

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

**₹1.83 Cr** EMI: ₹ 83k | [Get pre-approved loan](#)


2 BHK 734 Sq-ft Flat For Sale [Bhandup, Mumbai](#)



GOLF PUTTING

2 Beds 2 Baths Unfurnished

Carpet Area <b>734 sqft</b> ₹24,932/sqft	Developer <b>Arkade Group</b>	Project <b>Arkade Rare</b>
Transaction Type <b>New Property</b>	Furnished Status <b>Unfurnished</b>	Age Of Construction <b>Under Construction</b>



+7 Photos

Contact Agent

Get Phone No.

### More Details

Price Breakup	₹ 1.83 Cr
Address	Bhandup, Mumbai - Central Mumbai, Maharashtra



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## Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
3 BHK	magicbricks.com	1222.00	2,87,00,000.00	23,516.00

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

**₹2.87 Cr** EMI - ₹130L | [Can I afford it?](#)

3 BHK 1222 Sq-ft Flat For Sale [Nahur East, Mumbai](#)

3 Beds
 3 Baths
 1 Balcony
 Unfurnished

Carpet Area  
1222 sqft -  
₹23,516/sqft

Furnished Status  
**Unfurnished**

Developer  
**Neelam Realtors**

Age Of Construction  
**Under Construction**

Project  
**Neelam Senroofs**

Transaction Type  
**New Property**

Contact Agent
Get Phone No.

### More Details

Price Breakup      **₹2.87 Cr**

Address              **Nahur East, Mumbai - Central Mumbai, Maharashtra**


## Price Indicators Projects nearby Locality



Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
3 BHK	magicbricks.com	806	2,09,00,000.00	25,930.00


magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

**₹2.09 Cr** EMI - ₹94k [Get pre-approved loan](#)

3 BHK 806 Sq-ft Flat For Sale [Bhandup, Mumbai](#)





3 Beds
 3 Baths
 1 Balcony
 Unfurnished

Carpet Area  
806 sqft -  
₹25,930/sqft

Furnished Status  
**Unfurnished**

Developer  
**Arkade Group**

Age Of Construction  
**Under Construction**

Project  
**Arkade Rare**

Transaction Type  
**New Property**

Contact Agent
Get Phone No.

### More Details

Price Breakup

**₹2.09 Cr**

Address

**Bhandup, Mumbai - Central Mumbai, Maharashtra**

## Price Indicators

### Projects nearby Locality


Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate per Sq. Ft.
2 BHK	magicbricks.com	602.00	1,33,00,000.00	22,250.00

magicbricks

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

₹1.33 Cr [EMI - ₹ 60k](#) | [Get Loan offers from 34+ banks](#)

2 BHK 602 Sq-ft Flat For Sale [Bhandup West, Mumbai](#)



🛏 2 Beds 🚿 2 Baths 🏠 Unfurnished

Carpet Area  
 602 sqft  
 ₹22,251/sqft

Transaction Type  
 New Property

Developer  
[WMI Real Estate Developers LLP](#)

Project  
[Ashford Regal](#)

Furnished Status  
 Unfurnished

Age Of Construction  
 Under Construction

Contact Agent

Get Phone No.

### More Details

Price Breakup ₹1.33 Cr

Address **Bhandup West, Mumbai - Central Mumbai, Maharashtra**

## Price Indicators Projects nearby Locality


Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate per Sq. Ft.
2 BHK	magicbricks.com	805.00	1,78,00,000.00	22,212.00

magicbricks

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


₹1.78 Cr [EMI - ₹ 81k](#) | [How much loan can I get?](#)

3 BHK 805 Sq-ft Flat For Sale [Bhandup West, Mumbai](#)



3 Beds 3 Baths Unfurnished

Carpet Area	Developer	Project
805 sqft ~ ₹22,212/sqft	<a href="#">Ashapura Realtors</a>	<a href="#">Samarth Aura</a>
Transaction Type	Furnished Status	Age Of Construction
New Property	Unfurnished	Under Construction



Contact Agent

Get Phone No.

### More Details

Price Breakup	₹1.78 Cr
Address	Bhandup West, Mumbai - Central 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: 18.10.2024

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: 2024.10.18 15:39:39 +05'30'

**Auth. Sign.**

**Manoj B. Chalikwar**

Govt. 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



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(Annexure-I)

**DECLARATION-CUM-UNDERTAKING**

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

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 18.10.2024 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 16.10.2024. 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



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



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	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by <b>M/s. Godrej Properties Ltd.</b>
2.	Purpose of valuation and appointing authority	As per request from State Bank of India, Administrative Office South Mumbai to assess fair market value of the property for bank loan purpose.
3.	Identity of the Valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Barkat Hodekar – 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 – 16.10.2024 Valuation Date – 18.10.2024 Date of Report – 18.10.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 16.10.2024
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 **18<sup>th</sup> October 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. Godrej Properties Ltd.** Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.



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### **Property Title**

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

### **Environmental Conditions**

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

### **Town Planning**

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

### **Area**

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

### **Condition & Repair**

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

### **Valuation Methodology**

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

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



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

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

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

#### **Not a Structural Survey**

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

#### **Other**

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

#### **Legal**

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

#### **Property specific assumptions**

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

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

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



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**(Annexure - II)**

**MODEL CODE OF CONDUCT FOR VALUERS**

**Integrity and Fairness**

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

**Professional Competence and Due Care**

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

**Independence and Disclosure of Interest**

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



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

#### **Confidentiality**

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

#### **Information Management**

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

#### **Gifts and hospitality:**

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



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

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

#### Remuneration and Costs.

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

#### Occupation, employability and restrictions.

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

#### Miscellaneous

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

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj Chalikwar

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.10.18 15:39:17 +05'30'

Auth. Sign.

Director

**Manoj B. Chalikwar**

Govt. Registered Valuer

Chartered Engineer (India)

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

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



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