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

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# PROJECT VALUATION REPORT



## Details of the property under consideration:

**Name of Project: "Sai World Legend"**

"Sai World Legend ", Proposed Construction on Plot No. 6 (P), 7 & 8, Sheet No. 92, 93 & 94, C.T.S. No. 1618, 1619A, 1625 & 1626A, Village – Ulhasnagar, Taluka – Ambarnath, District – Thane, Pin Code – 421 001, State – Maharashtra, Country – India.

**Latitude Longitude: 19°14'33.9"N 73°09'34.7"E**

## Valuation Done for:

**State Bank of India**

**Backbay Reclamation Branch**

Tulsiani Chambers, 1st Floor, Free Press Journal Marg,  
Nariman Point, Mumbai - 400 021, State - Maharashtra, Country – India

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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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## Vastukala Consultants (I) Pvt. Ltd.

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Vastu/SBI/Mumbai/10/2024/11868/2308901  
29/06-441-SSPPY  
Date: 29.10.2024

To,  
**The Branch Manager,**  
**State Bank of India**  
**Backbay Reclamation Branch**  
Tulsiani Chambers, 1st Floor,  
Free Press Journal Marg,  
Nariman Point, Mumbai - 400 021,  
State - Maharashtra, Country – India

**Sub:** Project Valuation for "**Sai World Legend**" at Ulhasnagar, Pin Code – 421 001.

Dear Sir,

In accordance with your letter of engagement as stated above, we enclose our Report on Project Valuation for "**Sai World Legend**", Proposed Construction on Plot No. 6 (P), 7 & 8, Sheet No. 92, 93 & 94, C.T.S. No. 1618, 1619A, 1625 & 1626A, Village – Ulhasnagar, Taluka – Ambarnath, District – Thane, Pin Code – 421 001, State – Maharashtra, Country – India.

M/s. Paradise Lifestyles Private Limited is proposing Proposed Construction on Plot No. 6 (P), 7 & 8, Sheet No. 92, 93 & 94, C.T.S. No. 1618, 1619A, 1625 & 1626A, Village – Ulhasnagar, Taluka – Ambarnath, District – Thane, Pin Code – 421 001, State – Maharashtra, Country – India Project is comprising Sale Building.

The project is being developed by M/s. Paradise Lifestyles Pvt. Ltd. Paradise Group began two decades ago with a clear aim of providing a decent and appealing space for all to dwell. Today, after successful projects across Navi Mumbai, they are a highly experienced team of construction experts. Keeping abreast with the latest technology and implementation of world-class techniques is one of the reasons why their structures are not just luxurious design marvels but also a perfect specimen of 'beauty with quality'. They are a group of people who believe that at times what seems the most trivial need leads to the most excellent idea and thus they adhere to all of them. They are humbled by the exhilaration that emerges on the faces of the people they do business with and continually thrive to sustain it. True to its name and with constructions both in residential and commercial, Paradise Group have created our best to make this world a better place to live in.





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- |                                                                                                |                                                                                            |                                                                                               |                                                                                               |
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|  Aurangabad |  Pune   |  Indore    |  Jaipur    |

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Residential of Sale Building is proposed of Ground Floor + 1st & 2<sup>nd</sup> Podium Floor + 3<sup>rd</sup> Floor to 36<sup>th</sup> Floor with total RERA carpet area of 4,69,349.58 Sq. Ft. which consists 2 BHK & 3 BHK, with 408 nos. of Sell flats providing with Society Office, & Other Amenities.

In this regard, Backbay Reclamation Branch, Tulsiani Chambers, 1st Floor, Free Press Journal Marg, Nariman Point, Mumbai - 400 021, has approached Vastukala Consultants (I) Pvt. Ltd. (VCIPL) to conduct a Project Valuation of the said project.

Our analysis of the project valuation is enclosed in this report. This Report forms an integral whole and cannot be split in parts. The outcome of the report/ study can only lead to proper conclusions if the Report as a whole is taken into account.

The information used by Vastukala Consultants (I) Pvt. Ltd. (VCIPL) in preparing this report has been obtained from a variety of sources and other relevant documents provided by the client & bank. As agreed, we have performed our project valuation exercise with the data available related to the business, considering the market prospects and projections. Our results are dependent on documents provided by client & bank, the underlying assumptions, which has been analysed at a broader level by VCIPL while assessing their reasonableness.

Sale Realisation from the Project is ₹ 323.56 Cr.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

**Manoj B. Chalikwar**

Registered Valuer  
Chartered Engineer (India)  
Reg. No. IBBI / RV / 07/2018/10366  
Reg. No. CAT-I-F-1763  
SBI Empanelment No.: SME/TCC/38/IBBI/3



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## PROJECT VALUATION REPORT OF "Sai World Legend"

**" Sai World Legend ", Proposed Construction on Plot No. 6 (P), 7 & 8, Sheet No. 92, 93 & 94, C.T.S. No. 1618, 1619A, 1625 & 1626A, Village – Ulhasnagar, Taluka – Ambernath, District – Thane, Pin Code – 421 001, State – Maharashtra, Country – India.**

Latitude Longitude: 19°14'33.9"N 73°09'34.7"E

**NAME OF DEVELOPER: M/s. Paradise Lifestyle Pvt. Ltd.**

Pursuant to instructions from State Bank of India, Backbay Reclamation Branch, Nariman Point we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on **24<sup>th</sup> September 2024** for approval of project finance purpose.

**1. Location Details:**

Proposed Construction on Plot No. 6 (P), 7 & 8, Sheet No. 92, 93 & 94, C.T.S. No. 1618, 1619A, 1625 & 1626A, Village – Ulhasnagar, Taluka – Ambernath, District – Thane, Pin Code – 421 001. It is about 450 Meter walking distance from Thane Railway station. Surface transport to the property is by buses, taxis & private vehicles. The property is in developed locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The area is higher middle class & developed.

**2. Developer Details:**

|                                    |                                                                                                                                                                                                                |
|------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Name of builder</b>             | <b>M/s. Paradise Lifestyle Pvt. Ltd.</b>                                                                                                                                                                       |
| <b>Project Registration Number</b> | <b>P51700025002</b>                                                                                                                                                                                            |
| <b>Register office address</b>     | <b>M/s. Paradise Lifestyle Pvt. Ltd.</b><br><br>Block Number 1, Amit Ashiyana Building, Gol Maidan Road, Near Brahmakumari Ashram, Ulhasnagar, Thane, Pin Code – 421 002, State - Maharashtra, Country – India |
| <b>Contact Numbers</b>             | <u>Contact Person:</u><br>Mr. Dhiraj Gurani (Developer Representative)<br>Mb. No. +91 – 8657766989.                                                                                                            |
| <b>E – mail ID and Website</b>     |                                                                                                                                                                                                                |

**3. Boundaries of the Property:**

| Direction           |                                   |
|---------------------|-----------------------------------|
| On or towards North | Shahad Fatak Road                 |
| On or towards South | Slum Area                         |
| On or towards East  | Cross Town Destination One Kalyan |
| On or towards West  | 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**  
**Backbay Reclamation Branch**  
Tulsiani Chambers, 1st Floor,  
Free Press Journal Marg,  
Nariman Point, Mumbai - 400 021,  
State - Maharashtra, Country – India

**VALUATION REPORT (IN RESPECT OF PROJECT FINANCE)**

| I  | General                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                               |
|----|------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. | Purpose for which the valuation is made                                                                                      | : As per request from State Bank of India, Backbay Reclamation Branch, to assess Fair Market value of the Project for bank loan purpose.                                                                                                                                                                                                                                                      |
| 2. | a)                                                                                                                           | Date of inspection : 24.09.2024                                                                                                                                                                                                                                                                                                                                                               |
|    | b)                                                                                                                           | Date on which the valuation is made : 29.10.2024                                                                                                                                                                                                                                                                                                                                              |
| 3. | List of documents produced for perusal                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                               |
|    | 1.                                                                                                                           | Copy of Conveyance Deed agreement dated 24.09.2013 B. R. Herman & Mohatta (India) Pvt. Ltd. (Owner/Vendor) And M/s. Anup Hospitality Services Private Limited (Purchaser) through registered Doc. No. UHN1 / 1845 dated 24.09.2024.                                                                                                                                                           |
|    | 2.                                                                                                                           | Copy of Incorporation pursuant to change of name certificate from Anup Hospitality Services Private Limited to Paradise Lifestyles Private Limited dated 22.04.2020 issued by Ministry of Corporate Affairs.                                                                                                                                                                                  |
|    | 3.                                                                                                                           | Copy of Part Occupation Certificate No UMP / NRV / BP / 40 / 16 / 338 dated 17.05.2024 issued by Ulhasnagar Municipal Corporation.<br><b>Approved:</b><br><b>Building No. 1 &amp; 2: Ground Floor + 1st Part Parking &amp; Part Commercial Floor + 2nd Part Podium &amp; Part Parking Floor + 3rd Floor to 36th Floor</b><br><b>Club House: Ground Floor + 1st to 3rd Floor to 36th Floor</b> |
|    | 4.                                                                                                                           | Copy of Approved Plan No. UMP / NRV / BP / 40 / 16 / 338 dated 02.08.2022 issued by Ulhasnagar Municipal Corporation.<br><b>Approved Upto: Ground Floor + 1st Part Parking &amp; Part Commercial Floor + 2nd Part Podium &amp; Part Parking Floor + 3rd Floor to 36th Floor</b>                                                                                                               |
|    | 5.                                                                                                                           | Copy of Commencement Certificate No. UMP / NRV / BP / 40 / 16 / 338 dated 02.08.2022 issued by Ulhasnagar Municipal Corporation.<br><b>(This CC is endorsed for the work for up to Ground Floor + 1st Part Parking &amp; Part Commercial Floor + 2nd Part Podium &amp; Part Parking Floor + 3rd Floor to 36th Floor only)</b>                                                                 |
|    | 6.                                                                                                                           | Copy of CA Certificate dated 10.07.2024 issued by Rangani & Company.                                                                                                                                                                                                                                                                                                                          |
|    | 7.                                                                                                                           | Copy of RERA Certificate No. P51700025002 dated 18.03.2020 issued by Maharashtra Real Estate Regulatory Authority (MAHRERA).                                                                                                                                                                                                                                                                  |
|    | Project Name<br>(With address & phone nos.)                                                                                  | : <b>"Sai World Legend"</b> , Proposed Construction on Plot No. 6 (P), 7 & 8, Sheet No. 92, 93 & 94, C.T.S. No. 1618, 1619A, 1625 & 1626A, Village – Ulhasnagar, Taluka – Ambarnath, District – Thane, Pin Code – 421 001, 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. Paradise Lifestyle Pvt. Ltd.</b><br><br>Block Number 1, Amit Ashiyana Building, Gol Maidan Road, Near Brahmakumari Ashram, Ulhasnagar,                                                                                                                                                                                                                                              |



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|                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                      | Thane. Mumbai – 421 002, State - Maharashtra,<br>Country – India<br><br><b>Contact Person:</b><br>Mr. Dhiraj Gurani (Developer Representative)<br>Mb. No. +91 – 8657766989. |          |                  |                  |                                                                                                                        |          |                               |                      |                  |                                               |      |                                       |                                                    |                                                         |                                               |                  |                    |                      |             |           |               |              |           |                       |            |                 |              |                     |                           |           |
|---------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|------------------|------------------|------------------------------------------------------------------------------------------------------------------------|----------|-------------------------------|----------------------|------------------|-----------------------------------------------|------|---------------------------------------|----------------------------------------------------|---------------------------------------------------------|-----------------------------------------------|------------------|--------------------|----------------------|-------------|-----------|---------------|--------------|-----------|-----------------------|------------|-----------------|--------------|---------------------|---------------------------|-----------|
| 5.                                                      | Brief description of the property (Including Leasehold / freehold etc.): Freehold land                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                      |                                                                                                                                                                             |          |                  |                  |                                                                                                                        |          |                               |                      |                  |                                               |      |                                       |                                                    |                                                         |                                               |                  |                    |                      |             |           |               |              |           |                       |            |                 |              |                     |                           |           |
|                                                         | <p><b>About Project:</b><br/>Sai World Legend provides super contemporary living roads with lifestyle highlights suitable for legends like yourself. These roads wind through diverse areas of land home to a sumptuous way of life and extravagances. Luxury condominiums with two or three bedrooms and bathrooms starting on the third level. This project has a total of 940 residential units. The complex, which was thoughtfully designed, comprises 4 towers.</p> <p><b>TYPE OF THE BUILDING:</b></p> <table border="1"> <thead> <tr> <th>Building</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Sai World Legend</td> <td>Proposed Residential Building of Ground Floor + 1st &amp; 2nd Podium Floor + 3rd Floor to 36th Floor as per Approved Plan.</td> </tr> </tbody> </table> <p><b>LEVEL OF COMPLETEION:</b></p> <table border="1"> <thead> <tr> <th>Building</th> <th>Present stage of Construction</th> <th>% of work completion</th> </tr> </thead> <tbody> <tr> <td>Sai World Legend</td> <td>Full Building Work Completed &amp; OC is Received</td> <td>100%</td> </tr> </tbody> </table> <p><b>DATE OF COMPLETION &amp; FUTURE LIFE:</b><br/>Completion date as informed by builder is <b>17.05.2024 (As per Occupancy Certificate)</b><br/>Future estimated life of the Structure is 60 years Subject to proper, preventive periodic maintenance &amp; Structural repairs.</p> <p><b>PROJECT AMENITIES:</b></p> <table border="1"> <tbody> <tr><td>Vitrified flooring tiles in all rooms</td></tr> <tr><td>Granite Kitchen platform with Stainless Steel Sink</td></tr> <tr><td>Powder coated aluminum sliding windows with M.S. Grills</td></tr> <tr><td>Laminated wooden flush doors with Safety door</td></tr> <tr><td>Concealed wiring</td></tr> <tr><td>Concealed plumbing</td></tr> <tr><td>Fire Fighting System</td></tr> <tr><td>Car Parking</td></tr> <tr><td>Gymnasium</td></tr> <tr><td>Swimming Pool</td></tr> <tr><td>Tennis Court</td></tr> <tr><td>Kids Pool</td></tr> <tr><td>Jogging &amp; Cycle Track</td></tr> <tr><td>Yoga Areas</td></tr> <tr><td>Badminton Court</td></tr> <tr><td>Power Backup</td></tr> <tr><td>24 x 7 water Supply</td></tr> <tr><td>CCTV &amp; Video Surveillance</td></tr> <tr><td>Clubhouse</td></tr> </tbody> </table> |                      |                                                                                                                                                                             | Building | Number of Floors | Sai World Legend | Proposed Residential Building of Ground Floor + 1st & 2nd Podium Floor + 3rd Floor to 36th Floor as per Approved Plan. | Building | Present stage of Construction | % of work completion | Sai World Legend | Full Building Work Completed & OC is Received | 100% | Vitrified flooring tiles 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 | Fire Fighting System | Car Parking | Gymnasium | Swimming Pool | Tennis Court | Kids Pool | Jogging & Cycle Track | Yoga Areas | Badminton Court | Power Backup | 24 x 7 water Supply | CCTV & Video Surveillance | Clubhouse |
| Building                                                | Number of Floors                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                      |                                                                                                                                                                             |          |                  |                  |                                                                                                                        |          |                               |                      |                  |                                               |      |                                       |                                                    |                                                         |                                               |                  |                    |                      |             |           |               |              |           |                       |            |                 |              |                     |                           |           |
| Sai World Legend                                        | Proposed Residential Building of Ground Floor + 1st & 2nd Podium Floor + 3rd Floor to 36th Floor as per Approved Plan.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                      |                                                                                                                                                                             |          |                  |                  |                                                                                                                        |          |                               |                      |                  |                                               |      |                                       |                                                    |                                                         |                                               |                  |                    |                      |             |           |               |              |           |                       |            |                 |              |                     |                           |           |
| Building                                                | Present stage of Construction                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | % of work completion |                                                                                                                                                                             |          |                  |                  |                                                                                                                        |          |                               |                      |                  |                                               |      |                                       |                                                    |                                                         |                                               |                  |                    |                      |             |           |               |              |           |                       |            |                 |              |                     |                           |           |
| Sai World Legend                                        | Full Building Work Completed & OC is Received                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 100%                 |                                                                                                                                                                             |          |                  |                  |                                                                                                                        |          |                               |                      |                  |                                               |      |                                       |                                                    |                                                         |                                               |                  |                    |                      |             |           |               |              |           |                       |            |                 |              |                     |                           |           |
| Vitrified flooring tiles 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                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                      |                                                                                                                                                                             |          |                  |                  |                                                                                                                        |          |                               |                      |                  |                                               |      |                                       |                                                    |                                                         |                                               |                  |                    |                      |             |           |               |              |           |                       |            |                 |              |                     |                           |           |
| Fire Fighting System                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                      |                                                                                                                                                                             |          |                  |                  |                                                                                                                        |          |                               |                      |                  |                                               |      |                                       |                                                    |                                                         |                                               |                  |                    |                      |             |           |               |              |           |                       |            |                 |              |                     |                           |           |
| Car Parking                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                      |                                                                                                                                                                             |          |                  |                  |                                                                                                                        |          |                               |                      |                  |                                               |      |                                       |                                                    |                                                         |                                               |                  |                    |                      |             |           |               |              |           |                       |            |                 |              |                     |                           |           |
| Gymnasium                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                      |                                                                                                                                                                             |          |                  |                  |                                                                                                                        |          |                               |                      |                  |                                               |      |                                       |                                                    |                                                         |                                               |                  |                    |                      |             |           |               |              |           |                       |            |                 |              |                     |                           |           |
| Swimming Pool                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                      |                                                                                                                                                                             |          |                  |                  |                                                                                                                        |          |                               |                      |                  |                                               |      |                                       |                                                    |                                                         |                                               |                  |                    |                      |             |           |               |              |           |                       |            |                 |              |                     |                           |           |
| Tennis Court                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                      |                                                                                                                                                                             |          |                  |                  |                                                                                                                        |          |                               |                      |                  |                                               |      |                                       |                                                    |                                                         |                                               |                  |                    |                      |             |           |               |              |           |                       |            |                 |              |                     |                           |           |
| Kids Pool                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                      |                                                                                                                                                                             |          |                  |                  |                                                                                                                        |          |                               |                      |                  |                                               |      |                                       |                                                    |                                                         |                                               |                  |                    |                      |             |           |               |              |           |                       |            |                 |              |                     |                           |           |
| Jogging & Cycle Track                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                      |                                                                                                                                                                             |          |                  |                  |                                                                                                                        |          |                               |                      |                  |                                               |      |                                       |                                                    |                                                         |                                               |                  |                    |                      |             |           |               |              |           |                       |            |                 |              |                     |                           |           |
| Yoga Areas                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                      |                                                                                                                                                                             |          |                  |                  |                                                                                                                        |          |                               |                      |                  |                                               |      |                                       |                                                    |                                                         |                                               |                  |                    |                      |             |           |               |              |           |                       |            |                 |              |                     |                           |           |
| Badminton Court                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                      |                                                                                                                                                                             |          |                  |                  |                                                                                                                        |          |                               |                      |                  |                                               |      |                                       |                                                    |                                                         |                                               |                  |                    |                      |             |           |               |              |           |                       |            |                 |              |                     |                           |           |
| Power Backup                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                      |                                                                                                                                                                             |          |                  |                  |                                                                                                                        |          |                               |                      |                  |                                               |      |                                       |                                                    |                                                         |                                               |                  |                    |                      |             |           |               |              |           |                       |            |                 |              |                     |                           |           |
| 24 x 7 water Supply                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                      |                                                                                                                                                                             |          |                  |                  |                                                                                                                        |          |                               |                      |                  |                                               |      |                                       |                                                    |                                                         |                                               |                  |                    |                      |             |           |               |              |           |                       |            |                 |              |                     |                           |           |
| CCTV & Video Surveillance                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                      |                                                                                                                                                                             |          |                  |                  |                                                                                                                        |          |                               |                      |                  |                                               |      |                                       |                                                    |                                                         |                                               |                  |                    |                      |             |           |               |              |           |                       |            |                 |              |                     |                           |           |
| Clubhouse                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                      |                                                                                                                                                                             |          |                  |                  |                                                                                                                        |          |                               |                      |                  |                                               |      |                                       |                                                    |                                                         |                                               |                  |                    |                      |             |           |               |              |           |                       |            |                 |              |                     |                           |           |
| 6.                                                      | Location of property                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | :                    |                                                                                                                                                                             |          |                  |                  |                                                                                                                        |          |                               |                      |                  |                                               |      |                                       |                                                    |                                                         |                                               |                  |                    |                      |             |           |               |              |           |                       |            |                 |              |                     |                           |           |
|                                                         | a) Plot No. / Survey No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | :                    | Plot No 6 (P), 7 & 8, Sheet No 92, 93 & 94.                                                                                                                                 |          |                  |                  |                                                                                                                        |          |                               |                      |                  |                                               |      |                                       |                                                    |                                                         |                                               |                  |                    |                      |             |           |               |              |           |                       |            |                 |              |                     |                           |           |

|      |     |                                                                                                                                                           |                                                                                                               |                                                                                                                                                                                                                                                        |
|------|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|      | b)  | Door No.                                                                                                                                                  | :                                                                                                             | Not applicable                                                                                                                                                                                                                                         |
|      | c)  | C. T.S. No. / Village                                                                                                                                     | :                                                                                                             | CTS No. 1618, 1618A, 1625 & 1626A,<br>Village - Ulhasnagar                                                                                                                                                                                             |
|      | d)  | Ward / Taluka                                                                                                                                             | :                                                                                                             | Taluka – Ambernath                                                                                                                                                                                                                                     |
|      | e)  | Mandal / District                                                                                                                                         | :                                                                                                             | District – Thane                                                                                                                                                                                                                                       |
| 7.   |     | Postal address of the property                                                                                                                            | :                                                                                                             | "Sai World Legend", Proposed Construction on Plot No. 6 (P), 7 & 8, Sheet No. 92, 93 & 94, C.T.S. No. 1618, 1619A, 1625 & 1626A, Village – Ulhasnagar, Taluka – Ambernath, District – Thane, Pin Code – 421 001, State – Maharashtra, Country – India. |
| 8.   |     | City / Town                                                                                                                                               | :                                                                                                             | Ulhasnagar                                                                                                                                                                                                                                             |
|      |     | Residential area                                                                                                                                          | :                                                                                                             | Yes                                                                                                                                                                                                                                                    |
|      |     | Commercial area                                                                                                                                           | :                                                                                                             | Yes                                                                                                                                                                                                                                                    |
|      |     | Industrial area                                                                                                                                           | :                                                                                                             | No                                                                                                                                                                                                                                                     |
| 9.   |     | Classification of the area                                                                                                                                | :                                                                                                             |                                                                                                                                                                                                                                                        |
|      | i)  | High / Middle / Poor                                                                                                                                      | :                                                                                                             | Middle Class                                                                                                                                                                                                                                           |
|      | ii) | Urban / Semi Urban / Rural                                                                                                                                | :                                                                                                             | Urban                                                                                                                                                                                                                                                  |
| 10.  |     | Coming under Corporation limit / Village Panchayat / Municipality                                                                                         | :                                                                                                             | Ulhasnagar, Ulhasnagar Municipal Corporation.                                                                                                                                                                                                          |
| 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 Agreement</b>                                                                                                                                   | <b>As per RERA Certificate</b>                                                                                | <b>As per Site</b>                                                                                                                                                                                                                                     |
|      |     | North                                                                                                                                                     | Plot No 6 (Part), 7 & 8                                                                                       | Kalyan Murbad Road                                                                                                                                                                                                                                     |
|      |     | South                                                                                                                                                     | Sheet No 92, 93, 94.                                                                                          | Shahad Fatak Road                                                                                                                                                                                                                                      |
|      |     | East                                                                                                                                                      | Section 7A                                                                                                    | Small Houses                                                                                                                                                                                                                                           |
|      |     | West                                                                                                                                                      | Ulhasnagar – 1, Dist - Thane                                                                                  | Road to Ulhasnagar Camp 1                                                                                                                                                                                                                              |
|      |     |                                                                                                                                                           |                                                                                                               | Cross Town Destination One Kalyan                                                                                                                                                                                                                      |
|      |     |                                                                                                                                                           |                                                                                                               | Slum Area                                                                                                                                                                                                                                              |
| 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°14'33.9"N 73°09'34.7"E                                                                                     |                                                                                                                                                                                                                                                        |
| 14.  |     | Extent of the site                                                                                                                                        | Net Plot area = 26,158.69 Sq. M.<br>(As per Approved Plan)<br>Structure - As per table attached to the report |                                                                                                                                                                                                                                                        |
| 15.  |     | Extent of the site considered for Valuation (least of 14A& 14B)                                                                                           | Net Plot area = 26,158.69 Sq. M.<br>(As per Approved Plan)                                                    |                                                                                                                                                                                                                                                        |
| 16   |     | Whether occupied by the owner / tenant? If                                                                                                                | Building construction work is completed & possession                                                          |                                                                                                                                                                                                                                                        |

|                                     |                                                                                                                                                                                                            |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                     | occupied by tenant since how long? Rent received per month.                                                                                                                                                |   | of the flat is with Developer.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>II</b>                           | <b>CHARACTERSTICS OF THE SITE</b>                                                                                                                                                                          |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 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 & Commercial purpose                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 8.                                  | Any usage restriction                                                                                                                                                                                      | : | Residential & Commercial                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 9.                                  | Is plot in town planning approved layout?                                                                                                                                                                  | : | 1. Copy of Approved Plan No. UMP / NRV / BP / 40 / 16 / 338 dated 02.08.2022, issued by Ulhasnagar Municipal Corporation.<br><b>Approved Upto: Ground Floor + 1st Part Parking &amp; Part Commercial Floor + 2nd Part Podium &amp; Part Parking Floor + 3rd Floor to 36th Floor</b><br>2. Copy of Part Occupation Certificate No UMP / NRV / BP / 40 / 16 / 338 dated 17.05.2024 issued by Ulhasnagar Municipal Corporation.<br><b>Approved:</b><br><b>Building No. 1 &amp; 2: Ground Floor + 1st Part Parking &amp; Part Commercial Floor + 2nd Part Podium &amp; Part Parking Floor + 3rd Floor to 36th Floor</b><br><b>Club House: Ground Floor + 1st to 3rd Floor to 36th Floor</b> |
| 10.                                 | Corner plot or intermittent plot?                                                                                                                                                                          | : | Intermittent Plot                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 11.                                 | Road facilities                                                                                                                                                                                            | : | Yes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 12.                                 | Type of road available at present                                                                                                                                                                          | : | Bituminous Road                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 13.                                 | Width of road – is it below 20 ft. or more than 20 ft.                                                                                                                                                     | : | 20 M wide road                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 14.                                 | Is it a Land – Locked land?                                                                                                                                                                                | : | No                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 15.                                 | Water potentiality                                                                                                                                                                                         | : | Municipal Water supply                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 16.                                 | Underground sewerage system                                                                                                                                                                                | : | Connected to Municipal sewer                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 17.                                 | Is Power supply is available in the site                                                                                                                                                                   | : | Yes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 18.                                 | Advantages of the site                                                                                                                                                                                     | : | Located in developing area                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 19.                                 | Special remarks, if any like threat of acquisition of land for publics service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-cost / tidal level must be incorporated) | : | No                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Part – A (Valuation of land)</b> |                                                                                                                                                                                                            |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 1                                   | Size of plot                                                                                                                                                                                               | : | Net Plot area = 26,158.69 Sq. M.<br>(As per Approved Plan)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|                                     | 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<br>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)                                                                 | : | <b>₹ 55,400.00 per Sq. M. for Residential Flat</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 5                                       | Assessed / adopted rate of valuation                                                                                                                 | : | <b>As per table attached to the report</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 6                                       | <b>Estimated value of land</b>                                                                                                                       | : | <b>As per table attached to the report</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Part – B (Valuation of Building)</b> |                                                                                                                                                      |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 1                                       | Technical details of the building                                                                                                                    | : |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                                         | a) Type of Building (Residential / Commercial / Industrial)                                                                                          | : | Residential                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|                                         | b) Type of construction (Load bearing / RCC / Steel Framed)                                                                                          | : | R.C.C. Framed structure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|                                         | c) Year of construction                                                                                                                              | : | Building Construction work is in progress                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|                                         | d) Number of floors and height of each floor including basement, if any                                                                              | : |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                                         | <b>Building</b>                                                                                                                                      |   | <b>Number of Floors</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|                                         | <b>Sai World Legend</b>                                                                                                                              |   | Proposed Residential Building of Ground Floor + 1st & 2nd Podium Floor + 3rd Floor to 36th Floor as per Approved Plan.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|                                         | e) Plinth area floor-wise                                                                                                                            | : | <b>As per table attached to the report</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                                         | f) Condition of the building                                                                                                                         | : |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                                         | i) Exterior – Excellent, Good, Normal, Poor                                                                                                          | : | Good                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|                                         | ii) Interior – Excellent, Good, Normal, Poor                                                                                                         | : | Good                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|                                         | g) Date of issue and validity of layout of approved map                                                                                              | : | 1. Copy of Approved Plan No. UMP / NRV / BP / 40 / 16 / 338 dated 02.08.2022, issued by Ulhasnagar Municipal Corporation.<br><b>Approved Upto: Ground Floor + 1st Part Parking &amp; Part Commercial Floor + 2nd Part Podium &amp; Part Parking Floor + 3rd Floor to 36th Floor</b><br>2. Copy of Commencement Certificate No. UMP / NRV / BP / 40 / 16 / 338 dated 02.08.2022 issued by Ulhasnagar Municipal Corporation.<br><b>(This CC is endorsed for the work for up to Ground Floor + 1st Part Parking &amp; Part Commercial Floor + 2nd Part Podium &amp; Part Parking Floor + 3rd Floor to 36th Floor only)</b><br>3. Copy of Part Occupation Certificate No UMP / NRV / BP / 40 / 16 / 338 dated 17.05.2024 issued by Ulhasnagar Municipal Corporation.<br><b>Approved:</b><br><b>Building No. 1 &amp; 2: Ground Floor + 1st Part Parking &amp; Part Commercial Floor + 2nd Part Podium &amp; Part Parking Floor + 3rd Floor to 36th Floor</b><br><b>Club House: Ground Floor + 1st to 3rd Floor to 36th Floor</b> |
|                                         | h) Approved map / plan issuing authority                                                                                                             | : | Ulhasnagar Municipal Corporation.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

|  |                                                                               |   |          |
|--|-------------------------------------------------------------------------------|---|----------|
|  | i) Whether genuineness or authenticity of approved map / plan is verified     | : | Verified |
|  | j) Any other comments by our empanelled valuers on authentic of approved plan | : | N.A.     |

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

| Sr. No.         | Description                                                                                                                               | : |                                            |
|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------|---|--------------------------------------------|
| 1.              | Foundation                                                                                                                                | : | R.C.C. Footing                             |
| 2.              | Basement                                                                                                                                  | : | Yes                                        |
| 3.              | Superstructure                                                                                                                            | : | 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 | : | Wooden Door, Aluminum Glass sliding window |
| 5.              | RCC Works                                                                                                                                 | : | RCC Slab                                   |
| 6.              | Plastering                                                                                                                                | : | Yes                                        |
| 7.              | Flooring, Skirting, dado                                                                                                                  | : | Verified Tiles Flooring                    |
| 8.              | Special finish as marble, granite, wooden paneling, grills etc.                                                                           | : | Granite Kitchen Platform                   |
| 9.              | Roofing including weather proof course                                                                                                    | : | Yes                                        |
| 10.             | Drainage                                                                                                                                  | : | Municipal Drainage Line                    |
| <b>2.</b>       | <b>Compound Wall</b>                                                                                                                      | : |                                            |
|                 | Height                                                                                                                                    | : | 6 Ft. RCC Brick Masonry Compound Wall      |
|                 | Length                                                                                                                                    | : |                                            |
|                 | Type of construction                                                                                                                      | : |                                            |
| <b>3.</b>       | <b>Electrical installation</b>                                                                                                            | : | Concealed wiring                           |
|                 | Type of wiring                                                                                                                            | : |                                            |
|                 | Class of fittings (superior / ordinary / poor)                                                                                            | : |                                            |
|                 | Number of light points                                                                                                                    | : | Provided as per the requirement            |
|                 | 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                                                                                                                       | : | Provided as per the requirement            |
|                 | e) Water meters, taps etc.                                                                                                                | : |                                            |
|                 | f) Any other fixtures                                                                                                                     | : |                                            |
| <b>Remarks:</b> |                                                                                                                                           |   |                                            |

|                          |                                      |   |                                                 |
|--------------------------|--------------------------------------|---|-------------------------------------------------|
| Part – C (Extra Items)   |                                      | : | Amount in ₹                                     |
| 1.                       | Portico                              | : | Included in the Rate per Sq. Ft. on Carpet Area |
| 2.                       | Ornamental front door                | : |                                                 |
| 3.                       | Sit out / Verandah with steel grills | : |                                                 |
| 4.                       | Overhead water tank                  | : |                                                 |
| 5.                       | Extra steel / collapsible gates      | : |                                                 |
|                          | Total                                | : |                                                 |
| Part – D (Amenities)     |                                      | : | Amount in ₹                                     |
| 1.                       | Wardrobes                            | : | Included in the Rate per Sq. Ft. on Carpet Area |
| 2.                       | Glazed tiles                         | : |                                                 |
| 3.                       | Extra sinks and bath tub             | : |                                                 |
| 4.                       | Marble / ceramic tiles flooring      | : |                                                 |
| 5.                       | Interior decorations                 | : |                                                 |
| 6.                       | Architectural elevation works        | : |                                                 |
| 7.                       | Paneling works                       | : |                                                 |
| 8.                       | Aluminum works                       | : |                                                 |
| 9.                       | Aluminum hand rails                  | : |                                                 |
| 10.                      | False ceiling                        | : |                                                 |
|                          | Total                                | : |                                                 |
| Part – E (Miscellaneous) |                                      | : | Amount in ₹                                     |
| 1.                       | Separate toilet room                 | : | Included in the Rate per Sq. Ft. on Carpet Area |
| 2.                       | Separate lumber room                 | : |                                                 |
| 3.                       | Separate water tank / sump           | : |                                                 |
| 4.                       | Trees, gardening                     | : |                                                 |
|                          | Total                                | : |                                                 |
| Part – F (Services)      |                                      | : | Amount in ₹                                     |
| 1.                       | Water supply arrangements            | : | Included in the Rate per Sq. Ft. on Carpet Area |
| 2.                       | Drainage arrangements                | : |                                                 |
| 3.                       | Compound wall                        | : |                                                 |
| 4.                       | C.B. deposits, fittings etc.         | : |                                                 |
| 5.                       | Pavement                             | : |                                                 |
|                          | Total                                | : |                                                 |

**Total abstract of the entire property**

|          |                  |   |                                           |
|----------|------------------|---|-------------------------------------------|
| Part – A | Land             | : | As per below table attached in the report |
| Part – B | Building         | : |                                           |
|          | Land development | : |                                           |
| Part – C | Compound wall    | : |                                           |
| Part - D | Amenities        | : |                                           |
| Part – E | Pavement         | : |                                           |
| Part – F | Services         | : |                                           |

**CA Certificate dated 10.07.2024 issued by incurred cost till 30.06.2024****Rangani & Co.**

Chartered Accountants

122, Geeta Complex,

Near Vikas Nursing Home,

Hospital Road, Ulhasnagar - 421 002.

☎ 2 70 60 55,

📠 9326016509.

**TO WHOMSOEVER IT MAY CONCERN**

This is to certify that M/s Paradise Lifestyles Private Limited is a Private Limited Company (CIN - 27AALCA9152F1ZI), having registered office at office at L,Amit Ashiyana, Gol Maidan Road, Locality- Ulhasnagar , Village- Ulhasnagar (M Corp.), District- Thane, Maharashtra, 421002. The Company has expended Rs. 370.95 crore towards construction and development of its residential cum commercial Project "Sai World Legend" which is located at Survey No.1618, 1619A, 1625, 1626A, Street-Kalyan Murbad Road, Locality- Ulhasnagar 1, Village- Ulhasnagar (M Corp.), District- Thane, Mumbai - 421001.

Details of expenses incurred as on 30<sup>th</sup> June 2024 is as under:

**Projected Cost of Project:**

| Cost of Project                                       | Rs. in crore   |                           |                |
|-------------------------------------------------------|----------------|---------------------------|----------------|
|                                                       | Projected Cost | Incurred as on 30-06-2024 | To be Incurred |
| Acquisition cost of land                              | 40.17          | 40.17                     | -              |
| Approval Cost                                         | 7.45           | 3.90                      | 3.55           |
| Construction Cost & Amenity Development Cost          | 232.03         | 245.95                    | (13.92)        |
| Professional Charges                                  | 6.59           | 6.58                      | 0.01           |
| Marketing & Selling Cost                              | 11.20          | 11.19                     | 0.01           |
| Administrative & Overhead Cost                        | 6.72           | 6.70                      | 0.02           |
| Contingent Cost                                       | 6.96           | 6.95                      | 0.01           |
| Interest to Bank Finance                              | 35.38          | 37.03                     | (1.65)         |
| Advance for Expenses                                  | -              | 0.33                      | (0.33)         |
| DSRA (in the form of Fixed Deposit with SBI)          | -              | 8.79                      | (8.79)         |
| Unutilized Customer Collection lying in Bank Accounts | -              | 3.36                      | (3.36)         |
| <b>Total</b>                                          | <b>346.50</b>  | <b>370.95</b>             | <b>(24.45)</b> |





**CA Certificate dated 10.07.2024 issued by incurred cost till 30.06.2024***Rangani & Co.*

Chartered Accountants

122, Geeta Complex,

Near Vikas Nursing Home,

Hospital Road, Ulhasnagar - 421 002.

☎ 2 70 60 55,

📠 9326016509.

Details of Means of Finance for above cost are as under:

Rs. in crore

| Means of Finance                          | Projected Means | Infused as on 30-06-2024 | To be Infused  |
|-------------------------------------------|-----------------|--------------------------|----------------|
| Partner's Capital                         | 50.00           | 50.00                    | -              |
| Unsecured Loan from Promoters / Relatives | 40.00           | 76.00                    | (36.00)        |
| Term Loan                                 | 160.00          | 159.99                   | 0.01           |
| Booking Advance                           | 96.50           | 84.96                    | 11.54          |
| <b>Total</b>                              | <b>346.50</b>   | <b>370.95</b>            | <b>(24.45)</b> |

The said certificate has been issued at the explicit request of the client and based on information shared by client & unaudited signed copy of books of accounts submitted by the Client.

UDIN: 24102392BKABQJ5627

Date: 10<sup>th</sup> July, 2024

Place: Ulhasnagar

For Rangani & Co.  
Chartered Accountants
  
 Haresh Rangani & Co.  
 Proprietor  
 M. No. 102392


**The floor wise Area Statement of the Project is as table below:****Unsold Flats Inventory**

| S. No. | Wing   | Floor      | Flat No. | Comp. | RERA Carpet Area in Sq. M. | RERA Carpet Area in Sq. Ft. | Usable Carpet Area in Sq. Ft. | Rate / Sq. Ft. on Usable Carpet Area | Value in ₹     |
|--------|--------|------------|----------|-------|----------------------------|-----------------------------|-------------------------------|--------------------------------------|----------------|
| 1      | Arista | 3rd Floor  | 302      | 2BHK  | 66.74                      | 718.39                      | 920.21                        | 10,000.00                            | 92,02,144.00   |
| 2      | Arista | 3rd Floor  | 303      | 2BHK  | 66.74                      | 718.39                      | 936.15                        | 10,000.00                            | 93,61,451.00   |
| 3      | Arista | 3rd Floor  | 304      | 3BHK  | 106.69                     | 1,148.41                    | 1,441.41                      | 10,000.00                            | 1,44,14,072.00 |
| 4      | Arista | 3rd Floor  | 305      | 3BHK  | 98.22                      | 1,057.24                    | 1,384.68                      | 10,000.00                            | 1,38,46,810.00 |
| 5      | Arista | 3rd Floor  | 306      | 3BHK  | 98.22                      | 1,057.24                    | 1,384.68                      | 10,000.00                            | 1,38,46,810.00 |
| 6      | Arista | 4th Floor  | 404      | 3BHK  | 106.69                     | 1,148.41                    | 1,441.41                      | 10,000.00                            | 1,44,14,072.00 |
| 7      | Arista | 4th Floor  | 406      | 3BHK  | 98.22                      | 1,057.24                    | 1,384.68                      | 10,000.00                            | 1,38,46,810.00 |
| 8      | Arista | 5th Floor  | 505      | 3BHK  | 98.22                      | 1,057.24                    | 1,384.68                      | 10,000.00                            | 1,38,46,810.00 |
| 9      | Arista | 7th Floor  | 702      | 2BHK  | 66.74                      | 718.39                      | 920.21                        | 10,000.00                            | 92,02,144.00   |
| 10     | Arista | 7th Floor  | 706      | 3BHK  | 98.22                      | 1,057.24                    | 1,384.68                      | 10,000.00                            | 1,38,46,810.00 |
| 11     | Arista | 8th Floor  | 804      | 3BHK  | 106.69                     | 1,148.41                    | 1,441.41                      | 10,000.00                            | 1,44,14,072.00 |
| 12     | Arista | 10th Floor | 1004     | 3BHK  | 106.69                     | 1,148.41                    | 1,441.41                      | 10,000.00                            | 1,44,14,072.00 |
| 13     | Arista | 10th Floor | 1006     | 3BHK  | 98.22                      | 1,057.24                    | 1,384.68                      | 10,000.00                            | 1,38,46,810.00 |
| 14     | Arista | 11th Floor | 1101     | 2BHK  | 64.21                      | 691.16                      | 835.07                        | 10,000.00                            | 83,50,711.00   |
| 15     | Arista | 11th Floor | 1104     | 3BHK  | 106.69                     | 1,148.41                    | 1,441.41                      | 10,000.00                            | 1,44,14,072.00 |
| 16     | Arista | 12th Floor | 1201     | 2BHK  | 64.21                      | 691.16                      | 835.07                        | 10,000.00                            | 83,50,711.00   |
| 17     | Arista | 12th Floor | 1204     | 3BHK  | 106.69                     | 1,148.41                    | 1,441.41                      | 10,000.00                            | 1,44,14,072.00 |
| 18     | Arista | 12th Floor | 1205     | 3BHK  | 98.22                      | 1,057.24                    | 1,384.68                      | 10,000.00                            | 1,38,46,810.00 |
| 19     | Arista | 13th Floor | 1301     | 2BHK  | 64.21                      | 691.16                      | 835.07                        | 10,000.00                            | 83,50,711.00   |
| 20     | Arista | 13th Floor | 1302     | 2BHK  | 66.74                      | 718.39                      | 920.21                        | 10,000.00                            | 92,02,144.00   |
| 21     | Arista | 13th Floor | 1304     | 3BHK  | 106.69                     | 1,148.41                    | 1,441.41                      | 10,000.00                            | 1,44,14,072.00 |
| 22     | Arista | 13th Floor | 1305     | 3BHK  | 98.22                      | 1,057.24                    | 1,384.68                      | 10,000.00                            | 1,38,46,810.00 |
| 23     | Arista | 13th Floor | 1306     | 3BHK  | 98.22                      | 1,057.24                    | 1,384.68                      | 10,000.00                            | 1,38,46,810.00 |
| 24     | Arista | 14th Floor | 1403     | 2BHK  | 66.74                      | 718.39                      | 936.15                        | 10,000.00                            | 93,61,451.00   |
| 25     | Arista | 14th Floor | 1406     | 3BHK  | 98.22                      | 1,057.24                    | 1,384.68                      | 10,000.00                            | 1,38,46,810.00 |
| 26     | Arista | 15th Floor | 1503     | 2BHK  | 66.74                      | 718.39                      | 936.15                        | 10,000.00                            | 93,61,451.00   |
| 27     | Arista | 15th Floor | 1504     | 3BHK  | 106.69                     | 1,148.41                    | 1,441.41                      | 10,000.00                            | 1,44,14,072.00 |

| S. No. | Wing   | Floor      | Flat No. | Comp. | RERA Carpet Area in Sq. M. | RERA Carpet Area in Sq. Ft. | Usable Carpet Area in Sq. Ft. | Rate / Sq. Ft. on Usable Carpet Area | Value in ₹     |
|--------|--------|------------|----------|-------|----------------------------|-----------------------------|-------------------------------|--------------------------------------|----------------|
| 28     | Arista | 15th Floor | 1505     | 3BHK  | 98.22                      | 1,057.24                    | 1,384.68                      | 10,000.00                            | 1,38,46,810.00 |
| 29     | Arista | 15th Floor | 1506     | 3BHK  | 98.22                      | 1,057.24                    | 1,384.68                      | 10,000.00                            | 1,38,46,810.00 |
| 30     | Arista | 16th Floor | 1605     | 3BHK  | 98.22                      | 1,057.24                    | 1,384.68                      | 10,000.00                            | 1,38,46,810.00 |
| 31     | Arista | 17th Floor | 1702     | 2BHK  | 66.74                      | 718.39                      | 920.21                        | 10,000.00                            | 92,02,144.00   |
| 32     | Arista | 17th Floor | 1703     | 2BHK  | 66.74                      | 718.39                      | 936.15                        | 10,000.00                            | 93,61,451.00   |
| 33     | Arista | 17th Floor | 1705     | 3BHK  | 98.22                      | 1,057.24                    | 1,384.68                      | 10,000.00                            | 1,38,46,810.00 |
| 34     | Arista | 17th Floor | 1706     | 3BHK  | 98.22                      | 1,057.24                    | 1,384.68                      | 10,000.00                            | 1,38,46,810.00 |
| 35     | Arista | 18th Floor | 1801     | 2BHK  | 64.21                      | 691.16                      | 835.07                        | 10,000.00                            | 83,50,711.00   |
| 36     | Arista | 18th Floor | 1802     | 2BHK  | 66.74                      | 718.39                      | 920.21                        | 10,000.00                            | 92,02,144.00   |
| 37     | Arista | 18th Floor | 1805     | 3BHK  | 98.22                      | 1,057.24                    | 1,384.68                      | 10,000.00                            | 1,38,46,810.00 |
| 38     | Arista | 18th Floor | 1806     | 3BHK  | 98.22                      | 1,057.24                    | 1,384.68                      | 10,000.00                            | 1,38,46,810.00 |
| 39     | Arista | 19th Floor | 1901     | 2BHK  | 64.21                      | 691.16                      | 835.07                        | 10,000.00                            | 83,50,711.00   |
| 40     | Arista | 19th Floor | 1902     | 2BHK  | 66.74                      | 718.39                      | 920.21                        | 10,000.00                            | 92,02,144.00   |
| 41     | Arista | 19th Floor | 1903     | 2BHK  | 66.74                      | 718.39                      | 936.15                        | 10,000.00                            | 93,61,451.00   |
| 42     | Arista | 19th Floor | 1905     | 3BHK  | 98.22                      | 1,057.24                    | 1,384.68                      | 10,000.00                            | 1,38,46,810.00 |
| 43     | Arista | 19th Floor | 1906     | 3BHK  | 98.22                      | 1,057.24                    | 1,384.68                      | 10,000.00                            | 1,38,46,810.00 |
| 44     | Arista | 20th Floor | 2001     | 2BHK  | 64.21                      | 691.16                      | 835.07                        | 10,000.00                            | 83,50,711.00   |
| 45     | Arista | 20th Floor | 2005     | 3BHK  | 98.22                      | 1,057.24                    | 1,384.68                      | 10,000.00                            | 1,38,46,810.00 |
| 46     | Arista | 20th Floor | 2006     | 3BHK  | 98.22                      | 1,057.24                    | 1,384.68                      | 10,000.00                            | 1,38,46,810.00 |
| 47     | Arista | 21st Floor | 2101     | 2BHK  | 64.21                      | 691.16                      | 835.07                        | 10,000.00                            | 83,50,711.00   |
| 48     | Arista | 21st Floor | 2103     | 2BHK  | 66.74                      | 718.39                      | 936.15                        | 10,000.00                            | 93,61,451.00   |
| 49     | Arista | 21st Floor | 2104     | 3BHK  | 106.69                     | 1,148.41                    | 1,441.41                      | 10,000.00                            | 1,44,14,072.00 |
| 50     | Arista | 21st Floor | 2106     | 3BHK  | 98.22                      | 1,057.24                    | 1,384.68                      | 10,000.00                            | 1,38,46,810.00 |
| 51     | Arista | 22nd Floor | 2201     | 2BHK  | 64.21                      | 691.16                      | 835.07                        | 10,000.00                            | 83,50,711.00   |
| 52     | Arista | 22nd Floor | 2204     | 3BHK  | 106.69                     | 1,148.41                    | 1,441.41                      | 10,000.00                            | 1,44,14,072.00 |
| 53     | Arista | 22nd Floor | 2206     | 3BHK  | 98.22                      | 1,057.24                    | 1,384.68                      | 10,000.00                            | 1,38,46,810.00 |
| 54     | Arista | 23rd Floor | 2301     | 2BHK  | 64.21                      | 691.16                      | 835.07                        | 10,000.00                            | 83,50,711.00   |
| 55     | Arista | 23rd Floor | 2302     | 2BHK  | 66.74                      | 718.39                      | 920.21                        | 10,000.00                            | 92,02,144.00   |
| 56     | Arista | 23rd Floor | 2304     | 3BHK  | 106.69                     | 1,148.41                    | 1,441.41                      | 10,000.00                            | 1,44,14,072.00 |
| 57     | Arista | 23rd Floor | 2305     | 3BHK  | 98.22                      | 1,057.24                    | 1,384.68                      | 10,000.00                            | 1,38,46,810.00 |
| 58     | Arista | 23rd Floor | 2306     | 3BHK  | 98.22                      | 1,057.24                    | 1,384.68                      | 10,000.00                            | 1,38,46,810.00 |

| S. No. | Wing   | Floor      | Flat No. | Comp. | RERA Carpet Area in Sq. M. | RERA Carpet Area in Sq. Ft. | Usable Carpet Area in Sq. Ft. | Rate / Sq. Ft. on Usable Carpet Area | Value in ₹     |
|--------|--------|------------|----------|-------|----------------------------|-----------------------------|-------------------------------|--------------------------------------|----------------|
| 59     | Arista | 24th Floor | 2401     | 2BHK  | 64.21                      | 691.16                      | 835.07                        | 10,000.00                            | 83,50,711.00   |
| 60     | Arista | 24th Floor | 2402     | 2BHK  | 66.74                      | 718.39                      | 920.21                        | 10,000.00                            | 92,02,144.00   |
| 61     | Arista | 24th Floor | 2403     | 2BHK  | 66.74                      | 718.39                      | 936.15                        | 10,000.00                            | 93,61,451.00   |
| 62     | Arista | 24th Floor | 2404     | 3BHK  | 106.69                     | 1,148.41                    | 1,441.41                      | 10,000.00                            | 1,44,14,072.00 |
| 63     | Arista | 24th Floor | 2405     | 3BHK  | 98.22                      | 1,057.24                    | 1,384.68                      | 10,000.00                            | 1,38,46,810.00 |
| 64     | Arista | 24th Floor | 2406     | 3BHK  | 98.22                      | 1,057.24                    | 1,384.68                      | 10,000.00                            | 1,38,46,810.00 |
| 65     | Arista | 25th Floor | 2501     | 2BHK  | 64.21                      | 691.16                      | 835.07                        | 10,000.00                            | 83,50,711.00   |
| 66     | Arista | 25th Floor | 2502     | 2BHK  | 66.74                      | 718.39                      | 920.21                        | 10,000.00                            | 92,02,144.00   |
| 67     | Arista | 25th Floor | 2503     | 2BHK  | 66.74                      | 718.39                      | 936.15                        | 10,000.00                            | 93,61,451.00   |
| 68     | Arista | 25th Floor | 2504     | 3BHK  | 106.69                     | 1,148.41                    | 1,441.41                      | 10,000.00                            | 1,44,14,072.00 |
| 69     | Arista | 25th Floor | 2506     | 3BHK  | 98.22                      | 1,057.24                    | 1,384.68                      | 10,000.00                            | 1,38,46,810.00 |
| 70     | Arista | 26th Floor | 2601     | 2BHK  | 64.21                      | 691.16                      | 835.07                        | 10,000.00                            | 83,50,711.00   |
| 71     | Arista | 26th Floor | 2602     | 2BHK  | 66.74                      | 718.39                      | 920.21                        | 10,000.00                            | 92,02,144.00   |
| 72     | Arista | 26th Floor | 2603     | 2BHK  | 66.74                      | 718.39                      | 936.15                        | 10,000.00                            | 93,61,451.00   |
| 73     | Arista | 26th Floor | 2606     | 3BHK  | 98.22                      | 1,057.24                    | 1,384.68                      | 10,000.00                            | 1,38,46,810.00 |
| 74     | Arista | 27th Floor | 2701     | 2BHK  | 64.21                      | 691.16                      | 835.07                        | 10,000.00                            | 83,50,711.00   |
| 75     | Arista | 27th Floor | 2702     | 2BHK  | 66.74                      | 718.39                      | 920.21                        | 10,000.00                            | 92,02,144.00   |
| 76     | Arista | 27th Floor | 2703     | 2BHK  | 66.74                      | 718.39                      | 936.15                        | 10,000.00                            | 93,61,451.00   |
| 77     | Arista | 28th Floor | 2801     | 2BHK  | 64.21                      | 691.16                      | 835.07                        | 10,000.00                            | 83,50,711.00   |
| 78     | Arista | 28th Floor | 2802     | 2BHK  | 66.74                      | 718.39                      | 920.21                        | 10,000.00                            | 92,02,144.00   |
| 79     | Arista | 28th Floor | 2803     | 2BHK  | 66.74                      | 718.39                      | 936.15                        | 10,000.00                            | 93,61,451.00   |
| 80     | Arista | 28th Floor | 2805     | 3BHK  | 98.22                      | 1,057.24                    | 1,384.68                      | 10,000.00                            | 1,38,46,810.00 |
| 81     | Arista | 28th Floor | 2806     | 3BHK  | 98.22                      | 1,057.24                    | 1,384.68                      | 10,000.00                            | 1,38,46,810.00 |
| 82     | Arista | 29th Floor | 2901     | 2BHK  | 64.21                      | 691.16                      | 835.07                        | 10,000.00                            | 83,50,711.00   |
| 83     | Arista | 29th Floor | 2902     | 2BHK  | 66.74                      | 718.39                      | 920.21                        | 10,000.00                            | 92,02,144.00   |
| 84     | Arista | 29th Floor | 2903     | 2BHK  | 66.74                      | 718.39                      | 936.15                        | 10,000.00                            | 93,61,451.00   |
| 85     | Arista | 29th Floor | 2905     | 3BHK  | 98.22                      | 1,057.24                    | 1,384.68                      | 10,000.00                            | 1,38,46,810.00 |
| 86     | Arista | 29th Floor | 2906     | 3BHK  | 98.22                      | 1,057.24                    | 1,384.68                      | 10,000.00                            | 1,38,46,810.00 |
| 87     | Arista | 30th Floor | 3001     | 2BHK  | 64.21                      | 691.16                      | 835.07                        | 10,000.00                            | 83,50,711.00   |
| 88     | Arista | 30th Floor | 3002     | 2BHK  | 66.74                      | 718.39                      | 920.21                        | 10,000.00                            | 92,02,144.00   |
| 89     | Arista | 30th Floor | 3003     | 2BHK  | 66.74                      | 718.39                      | 936.15                        | 10,000.00                            | 93,61,451.00   |



| S. No. | Wing   | Floor      | Flat No. | Comp. | RERA Carpet Area in Sq. M. | RERA Carpet Area in Sq. Ft. | Usable Carpet Area in Sq. Ft. | Rate / Sq. Ft. on Usable Carpet Area | Value in ₹     |
|--------|--------|------------|----------|-------|----------------------------|-----------------------------|-------------------------------|--------------------------------------|----------------|
| 90     | Arista | 30th Floor | 3004     | 3BHK  | 106.69                     | 1,148.41                    | 1,441.41                      | 10,000.00                            | 1,44,14,072.00 |
| 91     | Arista | 30th Floor | 3005     | 3BHK  | 98.22                      | 1,057.24                    | 1,384.68                      | 10,000.00                            | 1,38,46,810.00 |
| 92     | Arista | 30th Floor | 3006     | 3BHK  | 98.22                      | 1,057.24                    | 1,384.68                      | 10,000.00                            | 1,38,46,810.00 |
| 93     | Arista | 31st Floor | 3101     | 2BHK  | 64.21                      | 691.16                      | 835.07                        | 10,000.00                            | 83,50,711.00   |
| 94     | Arista | 31st Floor | 3102     | 2BHK  | 66.74                      | 718.39                      | 920.21                        | 10,000.00                            | 92,02,144.00   |
| 95     | Arista | 31st Floor | 3103     | 2BHK  | 66.74                      | 718.39                      | 936.15                        | 10,000.00                            | 93,61,451.00   |
| 96     | Arista | 31st Floor | 3105     | 3BHK  | 98.22                      | 1,057.24                    | 1,384.68                      | 10,000.00                            | 1,38,46,810.00 |
| 97     | Arista | 31st Floor | 3106     | 3BHK  | 98.22                      | 1,057.24                    | 1,384.68                      | 10,000.00                            | 1,38,46,810.00 |
| 98     | Arista | 32nd Floor | 3201     | 2BHK  | 64.21                      | 691.16                      | 835.07                        | 10,000.00                            | 83,50,711.00   |
| 99     | Arista | 32nd Floor | 3202     | 2BHK  | 66.74                      | 718.39                      | 920.21                        | 10,000.00                            | 92,02,144.00   |
| 100    | Arista | 32nd Floor | 3203     | 2BHK  | 66.74                      | 718.39                      | 936.15                        | 10,000.00                            | 93,61,451.00   |
| 101    | Arista | 32nd Floor | 3204     | 3BHK  | 106.69                     | 1,148.41                    | 1,441.41                      | 10,000.00                            | 1,44,14,072.00 |
| 102    | Arista | 32nd Floor | 3205     | 3BHK  | 98.22                      | 1,057.24                    | 1,384.68                      | 10,000.00                            | 1,38,46,810.00 |
| 103    | Arista | 32nd Floor | 3206     | 3BHK  | 98.22                      | 1,057.24                    | 1,384.68                      | 10,000.00                            | 1,38,46,810.00 |
| 104    | Arista | 33rd Floor | 3301     | 2BHK  | 64.21                      | 691.16                      | 835.07                        | 10,000.00                            | 83,50,711.00   |
| 105    | Arista | 33rd Floor | 3302     | 2BHK  | 66.74                      | 718.39                      | 920.21                        | 10,000.00                            | 92,02,144.00   |
| 106    | Arista | 33rd Floor | 3303     | 2BHK  | 66.74                      | 718.39                      | 936.15                        | 10,000.00                            | 93,61,451.00   |
| 107    | Arista | 33rd Floor | 3304     | 3BHK  | 106.69                     | 1,148.41                    | 1,441.41                      | 10,000.00                            | 1,44,14,072.00 |
| 108    | Arista | 33rd Floor | 3305     | 3BHK  | 98.22                      | 1,057.24                    | 1,384.68                      | 10,000.00                            | 1,38,46,810.00 |
| 109    | Arista | 33rd Floor | 3306     | 3BHK  | 98.22                      | 1,057.24                    | 1,384.68                      | 10,000.00                            | 1,38,46,810.00 |
| 110    | Arista | 34th Floor | 3401     | 2BHK  | 64.21                      | 691.16                      | 835.07                        | 10,000.00                            | 83,50,711.00   |
| 111    | Arista | 34th Floor | 3402     | 2BHK  | 66.74                      | 718.39                      | 920.21                        | 10,000.00                            | 92,02,144.00   |
| 112    | Arista | 34th Floor | 3403     | 2BHK  | 66.74                      | 718.39                      | 936.15                        | 10,000.00                            | 93,61,451.00   |
| 113    | Arista | 34th Floor | 3404     | 3BHK  | 106.69                     | 1,148.41                    | 1,441.41                      | 10,000.00                            | 1,44,14,072.00 |
| 114    | Arista | 34th Floor | 3405     | 3BHK  | 98.22                      | 1,057.24                    | 1,384.68                      | 10,000.00                            | 1,38,46,810.00 |
| 115    | Arista | 34th Floor | 3406     | 3BHK  | 98.22                      | 1,057.24                    | 1,384.68                      | 10,000.00                            | 1,38,46,810.00 |
| 116    | Arista | 35th Floor | 3501     | 2BHK  | 64.21                      | 691.16                      | 835.07                        | 10,000.00                            | 83,50,711.00   |
| 117    | Arista | 35th Floor | 3502     | 2BHK  | 66.74                      | 718.39                      | 920.21                        | 10,000.00                            | 92,02,144.00   |
| 118    | Arista | 35th Floor | 3503     | 2BHK  | 66.74                      | 718.39                      | 936.15                        | 10,000.00                            | 93,61,451.00   |
| 119    | Arista | 35th Floor | 3504     | 3BHK  | 106.69                     | 1,148.41                    | 1,441.41                      | 10,000.00                            | 1,44,14,072.00 |
| 120    | Arista | 35th Floor | 3505     | 3BHK  | 98.22                      | 1,057.24                    | 1,384.68                      | 10,000.00                            | 1,38,46,810.00 |

| S. No. | Wing    | Floor      | Flat No. | Comp. | RERA Carpet Area in Sq. M. | RERA Carpet Area in Sq. Ft. | Usable Carpet Area in Sq. Ft. | Rate / Sq. Ft. on Usable Carpet Area | Value in ₹     |
|--------|---------|------------|----------|-------|----------------------------|-----------------------------|-------------------------------|--------------------------------------|----------------|
| 121    | Arista  | 35th Floor | 3506     | 3BHK  | 98.22                      | 1,057.24                    | 1,384.68                      | 10,000.00                            | 1,38,46,810.00 |
| 122    | Arista  | 36th Floor | 3601     | 2BHK  | 64.21                      | 691.16                      | 835.07                        | 10,000.00                            | 83,50,711.00   |
| 123    | Arista  | 36th Floor | 3602     | 2BHK  | 66.74                      | 718.39                      | 920.21                        | 10,000.00                            | 92,02,144.00   |
| 124    | Arista  | 36th Floor | 3603     | 2BHK  | 66.74                      | 718.39                      | 936.15                        | 10,000.00                            | 93,61,451.00   |
| 125    | Arista  | 36th Floor | 3604     | 3BHK  | 106.69                     | 1,148.41                    | 1,441.41                      | 10,000.00                            | 1,44,14,072.00 |
| 126    | Arista  | 36th Floor | 3605     | 3BHK  | 98.22                      | 1,057.24                    | 1,384.68                      | 10,000.00                            | 1,38,46,810.00 |
| 127    | Arista  | 36th Floor | 3606     | 3BHK  | 98.22                      | 1,057.24                    | 1,384.68                      | 10,000.00                            | 1,38,46,810.00 |
| 128    | Belista | 3rd Floor  | 303      | 2BHK  | 66.74                      | 718.39                      | 936.15                        | 10,000.00                            | 93,61,451.00   |
| 129    | Belista | 3rd Floor  | 306      | 3BHK  | 98.22                      | 1,057.24                    | 1,384.68                      | 10,000.00                            | 1,38,46,810.00 |
| 130    | Belista | 4th Floor  | 403      | 2BHK  | 66.74                      | 718.39                      | 936.15                        | 10,000.00                            | 93,61,451.00   |
| 131    | Belista | 4th Floor  | 404      | 3BHK  | 106.69                     | 1,148.41                    | 1,441.41                      | 10,000.00                            | 1,44,14,072.00 |
| 132    | Belista | 4th Floor  | 405      | 3BHK  | 98.22                      | 1,057.24                    | 1,384.68                      | 10,000.00                            | 1,38,46,810.00 |
| 133    | Belista | 4th Floor  | 406      | 3BHK  | 98.22                      | 1,057.24                    | 1,384.68                      | 10,000.00                            | 1,38,46,810.00 |
| 134    | Belista | 6th Floor  | 605      | 3BHK  | 98.22                      | 1,057.24                    | 1,384.68                      | 10,000.00                            | 1,38,46,810.00 |
| 135    | Belista | 6th Floor  | 606      | 3BHK  | 98.22                      | 1,057.24                    | 1,384.68                      | 10,000.00                            | 1,38,46,810.00 |
| 136    | Belista | 7th Floor  | 706      | 3BHK  | 98.22                      | 1,057.24                    | 1,384.68                      | 10,000.00                            | 1,38,46,810.00 |
| 137    | Belista | 8th Floor  | 805      | 3BHK  | 98.22                      | 1,057.24                    | 1,384.68                      | 10,000.00                            | 1,38,46,810.00 |
| 138    | Belista | 8th Floor  | 806      | 3BHK  | 98.22                      | 1,057.24                    | 1,384.68                      | 10,000.00                            | 1,38,46,810.00 |
| 139    | Belista | 10th Floor | 1004     | 3BHK  | 106.69                     | 1,148.41                    | 1,441.41                      | 10,000.00                            | 1,44,14,072.00 |
| 140    | Belista | 11th Floor | 1106     | 3BHK  | 98.22                      | 1,057.24                    | 1,384.68                      | 10,000.00                            | 1,38,46,810.00 |
| 141    | Belista | 12th Floor | 1206     | 3BHK  | 98.22                      | 1,057.24                    | 1,384.68                      | 10,000.00                            | 1,38,46,810.00 |
| 142    | Belista | 13th Floor | 1303     | 2BHK  | 66.74                      | 718.39                      | 936.15                        | 10,000.00                            | 93,61,451.00   |
| 143    | Belista | 13th Floor | 1304     | 3BHK  | 106.69                     | 1,148.41                    | 1,441.41                      | 10,000.00                            | 1,44,14,072.00 |
| 144    | Belista | 13th Floor | 1306     | 3BHK  | 98.22                      | 1,057.24                    | 1,384.68                      | 10,000.00                            | 1,38,46,810.00 |
| 145    | Belista | 14th Floor | 1404     | 3BHK  | 106.69                     | 1,148.41                    | 1,441.41                      | 10,000.00                            | 1,44,14,072.00 |
| 146    | Belista | 14th Floor | 1405     | 3BHK  | 98.22                      | 1,057.24                    | 1,384.68                      | 10,000.00                            | 1,38,46,810.00 |
| 147    | Belista | 14th Floor | 1406     | 3BHK  | 98.22                      | 1,057.24                    | 1,384.68                      | 10,000.00                            | 1,38,46,810.00 |
| 148    | Belista | 15th Floor | 1505     | 3BHK  | 98.22                      | 1,057.24                    | 1,384.68                      | 10,000.00                            | 1,38,46,810.00 |
| 149    | Belista | 15th Floor | 1506     | 3BHK  | 98.22                      | 1,057.24                    | 1,384.68                      | 10,000.00                            | 1,38,46,810.00 |
| 150    | Belista | 16th Floor | 1602     | 2BHK  | 66.74                      | 718.39                      | 920.21                        | 10,000.00                            | 92,02,144.00   |
| 151    | Belista | 16th Floor | 1604     | 3BHK  | 106.69                     | 1,148.41                    | 1,441.41                      | 10,000.00                            | 1,44,14,072.00 |

| S. No. | Wing    | Floor      | Flat No. | Comp. | RERA Carpet Area in Sq. M. | RERA Carpet Area in Sq. Ft. | Usable Carpet Area in Sq. Ft. | Rate / Sq. Ft. on Usable Carpet Area | Value in ₹     |
|--------|---------|------------|----------|-------|----------------------------|-----------------------------|-------------------------------|--------------------------------------|----------------|
| 152    | Belista | 16th Floor | 1606     | 3BHK  | 98.22                      | 1,057.24                    | 1,384.68                      | 10,000.00                            | 1,38,46,810.00 |
| 153    | Belista | 18th Floor | 1803     | 2BHK  | 66.74                      | 718.39                      | 936.15                        | 10,000.00                            | 93,61,451.00   |
| 154    | Belista | 18th Floor | 1804     | 3BHK  | 106.69                     | 1,148.41                    | 1,441.41                      | 10,000.00                            | 1,44,14,072.00 |
| 155    | Belista | 18th Floor | 1806     | 3BHK  | 98.22                      | 1,057.24                    | 1,384.68                      | 10,000.00                            | 1,38,46,810.00 |
| 156    | Belista | 19th Floor | 1905     | 3BHK  | 98.22                      | 1,057.24                    | 1,384.68                      | 10,000.00                            | 1,38,46,810.00 |
| 157    | Belista | 19th Floor | 1906     | 3BHK  | 98.22                      | 1,057.24                    | 1,384.68                      | 10,000.00                            | 1,38,46,810.00 |
| 158    | Belista | 20th Floor | 2004     | 3BHK  | 106.69                     | 1,148.41                    | 1,441.41                      | 10,000.00                            | 1,44,14,072.00 |
| 159    | Belista | 20th Floor | 2005     | 3BHK  | 98.22                      | 1,057.24                    | 1,384.68                      | 10,000.00                            | 1,38,46,810.00 |
| 160    | Belista | 20th Floor | 2006     | 3BHK  | 98.22                      | 1,057.24                    | 1,384.68                      | 10,000.00                            | 1,38,46,810.00 |
| 161    | Belista | 21st Floor | 2105     | 3BHK  | 98.22                      | 1,057.24                    | 1,384.68                      | 10,000.00                            | 1,38,46,810.00 |
| 162    | Belista | 21st Floor | 2106     | 3BHK  | 98.22                      | 1,057.24                    | 1,384.68                      | 10,000.00                            | 1,38,46,810.00 |
| 163    | Belista | 22nd Floor | 2202     | 2BHK  | 66.74                      | 718.39                      | 920.21                        | 10,000.00                            | 92,02,144.00   |
| 164    | Belista | 22nd Floor | 2203     | 2BHK  | 66.74                      | 718.39                      | 936.15                        | 10,000.00                            | 93,61,451.00   |
| 165    | Belista | 22nd Floor | 2204     | 3BHK  | 106.69                     | 1,148.41                    | 1,441.41                      | 10,000.00                            | 1,44,14,072.00 |
| 166    | Belista | 23rd Floor | 2305     | 3BHK  | 98.22                      | 1,057.24                    | 1,384.68                      | 10,000.00                            | 1,38,46,810.00 |
| 167    | Belista | 23rd Floor | 2306     | 3BHK  | 98.22                      | 1,057.24                    | 1,384.68                      | 10,000.00                            | 1,38,46,810.00 |
| 168    | Belista | 24th Floor | 2404     | 3BHK  | 106.69                     | 1,148.41                    | 1,441.41                      | 10,000.00                            | 1,44,14,072.00 |
| 169    | Belista | 24th Floor | 2405     | 3BHK  | 98.22                      | 1,057.24                    | 1,384.68                      | 10,000.00                            | 1,38,46,810.00 |
| 170    | Belista | 24th Floor | 2406     | 3BHK  | 98.22                      | 1,057.24                    | 1,384.68                      | 10,000.00                            | 1,38,46,810.00 |
| 171    | Belista | 25th Floor | 2501     | 2BHK  | 64.21                      | 691.16                      | 835.07                        | 10,000.00                            | 83,50,711.00   |
| 172    | Belista | 25th Floor | 2505     | 3BHK  | 98.22                      | 1,057.24                    | 1,384.68                      | 10,000.00                            | 1,38,46,810.00 |
| 173    | Belista | 25th Floor | 2506     | 3BHK  | 98.22                      | 1,057.24                    | 1,384.68                      | 10,000.00                            | 1,38,46,810.00 |
| 174    | Belista | 26th Floor | 2601     | 2BHK  | 64.21                      | 691.16                      | 835.07                        | 10,000.00                            | 83,50,711.00   |
| 175    | Belista | 26th Floor | 2604     | 3BHK  | 106.69                     | 1,148.41                    | 1,441.41                      | 10,000.00                            | 1,44,14,072.00 |
| 176    | Belista | 26th Floor | 2605     | 3BHK  | 98.22                      | 1,057.24                    | 1,384.68                      | 10,000.00                            | 1,38,46,810.00 |
| 177    | Belista | 26th Floor | 2606     | 3BHK  | 98.22                      | 1,057.24                    | 1,384.68                      | 10,000.00                            | 1,38,46,810.00 |
| 178    | Belista | 27th Floor | 2701     | 2BHK  | 64.21                      | 691.16                      | 835.07                        | 10,000.00                            | 83,50,711.00   |
| 179    | Belista | 27th Floor | 2702     | 2BHK  | 66.74                      | 718.39                      | 920.21                        | 10,000.00                            | 92,02,144.00   |
| 180    | Belista | 27th Floor | 2705     | 3BHK  | 98.22                      | 1,057.24                    | 1,384.68                      | 10,000.00                            | 1,38,46,810.00 |
| 181    | Belista | 27th Floor | 2706     | 3BHK  | 98.22                      | 1,057.24                    | 1,384.68                      | 10,000.00                            | 1,38,46,810.00 |
| 182    | Belista | 28th Floor | 2801     | 2BHK  | 64.21                      | 691.16                      | 835.07                        | 10,000.00                            | 83,50,711.00   |

| S. No. | Wing    | Floor      | Flat No. | Comp. | RERA Carpet Area in Sq. M. | RERA Carpet Area in Sq. Ft. | Usable Carpet Area in Sq. Ft. | Rate / Sq. Ft. on Usable Carpet Area | Value in ₹     |
|--------|---------|------------|----------|-------|----------------------------|-----------------------------|-------------------------------|--------------------------------------|----------------|
| 183    | Belista | 28th Floor | 2802     | 2BHK  | 66.74                      | 718.39                      | 920.21                        | 10,000.00                            | 92,02,144.00   |
| 184    | Belista | 28th Floor | 2803     | 2BHK  | 66.74                      | 718.39                      | 936.15                        | 10,000.00                            | 93,61,451.00   |
| 185    | Belista | 28th Floor | 2804     | 3BHK  | 106.69                     | 1,148.41                    | 1,441.41                      | 10,000.00                            | 1,44,14,072.00 |
| 186    | Belista | 28th Floor | 2805     | 3BHK  | 98.22                      | 1,057.24                    | 1,384.68                      | 10,000.00                            | 1,38,46,810.00 |
| 187    | Belista | 28th Floor | 2806     | 3BHK  | 98.22                      | 1,057.24                    | 1,384.68                      | 10,000.00                            | 1,38,46,810.00 |
| 188    | Belista | 29th Floor | 2901     | 2BHK  | 64.21                      | 691.16                      | 835.07                        | 10,000.00                            | 83,50,711.00   |
| 189    | Belista | 29th Floor | 2903     | 2BHK  | 66.74                      | 718.39                      | 936.15                        | 10,000.00                            | 93,61,451.00   |
| 190    | Belista | 29th Floor | 2904     | 3BHK  | 106.69                     | 1,148.41                    | 1,441.41                      | 10,000.00                            | 1,44,14,072.00 |
| 191    | Belista | 29th Floor | 2905     | 3BHK  | 98.22                      | 1,057.24                    | 1,384.68                      | 10,000.00                            | 1,38,46,810.00 |
| 192    | Belista | 29th Floor | 2906     | 3BHK  | 98.22                      | 1,057.24                    | 1,384.68                      | 10,000.00                            | 1,38,46,810.00 |
| 193    | Belista | 30th Floor | 3001     | 2BHK  | 64.21                      | 691.16                      | 835.07                        | 10,000.00                            | 83,50,711.00   |
| 194    | Belista | 30th Floor | 3002     | 2BHK  | 66.74                      | 718.39                      | 920.21                        | 10,000.00                            | 92,02,144.00   |
| 195    | Belista | 30th Floor | 3003     | 2BHK  | 66.74                      | 718.39                      | 936.15                        | 10,000.00                            | 93,61,451.00   |
| 196    | Belista | 30th Floor | 3004     | 3BHK  | 106.69                     | 1,148.41                    | 1,441.41                      | 10,000.00                            | 1,44,14,072.00 |
| 197    | Belista | 30th Floor | 3005     | 3BHK  | 98.22                      | 1,057.24                    | 1,384.68                      | 10,000.00                            | 1,38,46,810.00 |
| 198    | Belista | 30th Floor | 3006     | 3BHK  | 98.22                      | 1,057.24                    | 1,384.68                      | 10,000.00                            | 1,38,46,810.00 |
| 199    | Belista | 31st Floor | 3101     | 2BHK  | 64.21                      | 691.16                      | 835.07                        | 10,000.00                            | 83,50,711.00   |
| 200    | Belista | 31st Floor | 3102     | 2BHK  | 66.74                      | 718.39                      | 920.21                        | 10,000.00                            | 92,02,144.00   |
| 201    | Belista | 31st Floor | 3103     | 2BHK  | 66.74                      | 718.39                      | 936.15                        | 10,000.00                            | 93,61,451.00   |
| 202    | Belista | 31st Floor | 3104     | 3BHK  | 106.69                     | 1,148.41                    | 1,441.41                      | 10,000.00                            | 1,44,14,072.00 |
| 203    | Belista | 31st Floor | 3105     | 3BHK  | 98.22                      | 1,057.24                    | 1,384.68                      | 10,000.00                            | 1,38,46,810.00 |
| 204    | Belista | 31st Floor | 3106     | 3BHK  | 98.22                      | 1,057.24                    | 1,384.68                      | 10,000.00                            | 1,38,46,810.00 |
| 205    | Belista | 32nd Floor | 3201     | 2BHK  | 64.21                      | 691.16                      | 835.07                        | 10,000.00                            | 83,50,711.00   |
| 206    | Belista | 32nd Floor | 3202     | 2BHK  | 66.74                      | 718.39                      | 920.21                        | 10,000.00                            | 92,02,144.00   |
| 207    | Belista | 32nd Floor | 3203     | 2BHK  | 66.74                      | 718.39                      | 936.15                        | 10,000.00                            | 93,61,451.00   |
| 208    | Belista | 32nd Floor | 3204     | 3BHK  | 106.69                     | 1,148.41                    | 1,441.41                      | 10,000.00                            | 1,44,14,072.00 |
| 209    | Belista | 32nd Floor | 3205     | 3BHK  | 98.22                      | 1,057.24                    | 1,384.68                      | 10,000.00                            | 1,38,46,810.00 |
| 210    | Belista | 33rd Floor | 3301     | 2BHK  | 64.21                      | 691.16                      | 835.07                        | 10,000.00                            | 83,50,711.00   |
| 211    | Belista | 33rd Floor | 3302     | 2BHK  | 66.74                      | 718.39                      | 920.21                        | 10,000.00                            | 92,02,144.00   |
| 212    | Belista | 33rd Floor | 3303     | 2BHK  | 66.74                      | 718.39                      | 936.15                        | 10,000.00                            | 93,61,451.00   |
| 213    | Belista | 33rd Floor | 3304     | 3BHK  | 106.69                     | 1,148.41                    | 1,441.41                      | 10,000.00                            | 1,44,14,072.00 |



| S. No.       | Wing    | Floor      | Flat No. | Comp. | RERA Carpet Area in Sq. M. | RERA Carpet Area in Sq. Ft. | Usable Carpet Area in Sq. Ft. | Rate / Sq. Ft. on Usable Carpet Area | Value in ₹               |
|--------------|---------|------------|----------|-------|----------------------------|-----------------------------|-------------------------------|--------------------------------------|--------------------------|
| 214          | Belista | 33rd Floor | 3305     | 3BHK  | 98.22                      | 1,057.24                    | 1,384.68                      | 10,000.00                            | 1,38,46,810.00           |
| 215          | Belista | 33rd Floor | 3306     | 3BHK  | 98.22                      | 1,057.24                    | 1,384.68                      | 10,000.00                            | 1,38,46,810.00           |
| 216          | Belista | 34th Floor | 3401     | 2BHK  | 64.21                      | 691.16                      | 835.07                        | 10,000.00                            | 83,50,711.00             |
| 217          | Belista | 34th Floor | 3403     | 2BHK  | 66.74                      | 718.39                      | 936.15                        | 10,000.00                            | 93,61,451.00             |
| 218          | Belista | 34th Floor | 3404     | 3BHK  | 106.69                     | 1,148.41                    | 1,441.41                      | 10,000.00                            | 1,44,14,072.00           |
| 219          | Belista | 34th Floor | 3405     | 3BHK  | 98.22                      | 1,057.24                    | 1,384.68                      | 10,000.00                            | 1,38,46,810.00           |
| 220          | Belista | 34th Floor | 3406     | 3BHK  | 98.22                      | 1,057.24                    | 1,384.68                      | 10,000.00                            | 1,38,46,810.00           |
| 221          | Belista | 35th Floor | 3501     | 2BHK  | 64.21                      | 691.16                      | 835.07                        | 10,000.00                            | 83,50,711.00             |
| 222          | Belista | 35th Floor | 3502     | 2BHK  | 66.74                      | 718.39                      | 920.21                        | 10,000.00                            | 92,02,144.00             |
| 223          | Belista | 35th Floor | 3503     | 2BHK  | 66.74                      | 718.39                      | 936.15                        | 10,000.00                            | 93,61,451.00             |
| 224          | Belista | 35th Floor | 3504     | 3BHK  | 106.69                     | 1,148.41                    | 1,441.41                      | 10,000.00                            | 1,44,14,072.00           |
| 225          | Belista | 35th Floor | 3505     | 3BHK  | 98.22                      | 1,057.24                    | 1,384.68                      | 10,000.00                            | 1,38,46,810.00           |
| 226          | Belista | 35th Floor | 3506     | 3BHK  | 98.22                      | 1,057.24                    | 1,384.68                      | 10,000.00                            | 1,38,46,810.00           |
| 227          | Belista | 36th Floor | 3601     | 2BHK  | 64.21                      | 691.16                      | 835.07                        | 10,000.00                            | 83,50,711.00             |
| 228          | Belista | 36th Floor | 3602     | 2BHK  | 66.74                      | 718.39                      | 920.21                        | 10,000.00                            | 92,02,144.00             |
| 229          | Belista | 36th Floor | 3603     | 2BHK  | 66.74                      | 718.39                      | 936.15                        | 10,000.00                            | 93,61,451.00             |
| 230          | Belista | 36th Floor | 3604     | 3BHK  | 106.69                     | 1,148.41                    | 1,441.41                      | 10,000.00                            | 1,44,14,072.00           |
| 231          | Belista | 36th Floor | 3605     | 3BHK  | 98.22                      | 1,057.24                    | 1,384.68                      | 10,000.00                            | 1,38,46,810.00           |
| 232          | Belista | 36th Floor | 3606     | 3BHK  | 98.22                      | 1,057.24                    | 1,384.68                      | 10,000.00                            | 1,38,46,810.00           |
| <b>TOTAL</b> |         |            |          |       | <b>19,969.32</b>           | <b>2,14,949.87</b>          | <b>2,75,979.16</b>            |                                      | <b>2,75,97,91,683.00</b> |

**Sold Flats Inventory**

| S. No. | Wing    | Floor      | Flat No. | Comp. | RERA Carpet Area in Sq. M. | RERA Carpet Area in Sq. Ft. | Usable Carpet Area in Sq. Ft. | Agreement Value in ₹ | Received Amount in ₹ | Receivable Amount in ₹ |
|--------|---------|------------|----------|-------|----------------------------|-----------------------------|-------------------------------|----------------------|----------------------|------------------------|
| 1      | Belista | 26th Floor | 2603     | 2BHK  | 66.74                      | 718.39                      | 936.15                        | 1,25,76,600.00       | 1,24,50,834.00       | 1,25,766.00            |
| 2      | Arista  | 3rd Floor  | 301      | 2BHK  | 64.21                      | 691.16                      | 835.07                        | 73,50,000.00         | 73,00,000.00         | 50,000.00              |
| 3      | Arista  | 4th Floor  | 401      | 2BHK  | 64.21                      | 691.16                      | 835.07                        | 62,50,000.00         | 39,15,000.00         | 23,35,000.00           |
| 4      | Arista  | 4th Floor  | 402      | 2BHK  | 66.74                      | 718.39                      | 920.21                        | 65,00,000.00         | 1,00,000.00          | 64,00,000.00           |
| 5      | Arista  | 4th Floor  | 403      | 2BHK  | 66.74                      | 718.39                      | 936.15                        | 72,50,000.00         | 1,00,000.00          | 71,50,000.00           |
| 6      | Arista  | 4th Floor  | 405      | 3BHK  | 98.22                      | 1,057.24                    | 1,384.68                      | 1,23,12,000.00       | 20,00,000.00         | 1,03,12,000.00         |
| 7      | Arista  | 5th Floor  | 501      | 2BHK  | 64.21                      | 691.16                      | 835.07                        | 51,00,000.00         | 51,00,000.00         | -                      |
| 8      | Arista  | 5th Floor  | 502      | 2BHK  | 66.74                      | 718.39                      | 920.21                        | 60,90,000.00         | 43,13,500.00         | 17,76,500.00           |
| 9      | Arista  | 5th Floor  | 503      | 2BHK  | 66.74                      | 718.39                      | 936.15                        | 68,00,000.00         | 43,36,500.00         | 24,63,500.00           |
| 10     | Arista  | 5th Floor  | 504      | 3BHK  | 106.69                     | 1,148.41                    | 1,441.41                      | 95,00,000.00         | 95,00,000.00         | -                      |
| 11     | Arista  | 5th Floor  | 506      | 3BHK  | 98.22                      | 1,057.24                    | 1,384.68                      | 1,10,00,000.00       | 1,07,09,000.00       | 2,91,000.00            |
| 12     | Arista  | 6th Floor  | 601      | 2BHK  | 64.21                      | 691.16                      | 835.07                        | 59,00,000.00         | 59,00,000.00         | -                      |
| 13     | Arista  | 6th Floor  | 602      | 2BHK  | 66.74                      | 718.39                      | 920.21                        | 80,00,000.00         | 80,00,000.00         | -                      |
| 14     | Arista  | 6th Floor  | 603      | 2BHK  | 66.74                      | 718.39                      | 936.15                        | 82,35,000.00         | 82,35,000.00         | -                      |
| 15     | Arista  | 6th Floor  | 604      | 3BHK  | 106.69                     | 1,148.41                    | 1,441.41                      | 1,28,25,000.00       | 34,40,000.00         | 93,85,000.00           |
| 16     | Arista  | 6th Floor  | 605      | 3BHK  | 98.22                      | 1,057.24                    | 1,384.68                      | 75,00,000.00         | 1,50,000.00          | 73,50,000.00           |
| 17     | Arista  | 6th Floor  | 606      | 3BHK  | 98.22                      | 1,057.24                    | 1,384.68                      | 75,00,000.00         | 1,50,000.00          | 73,50,000.00           |
| 18     | Arista  | 7th Floor  | 701      | 2BHK  | 64.21                      | 691.16                      | 835.07                        | 73,16,488.00         | 70,24,952.00         | 2,91,536.00            |
| 19     | Arista  | 7th Floor  | 703      | 2BHK  | 66.74                      | 718.39                      | 936.15                        | 1,02,68,180.00       | 98,68,180.00         | 4,00,000.00            |
| 20     | Arista  | 7th Floor  | 704      | 3BHK  | 106.69                     | 1,148.41                    | 1,441.41                      | 1,32,50,000.00       | 1,00,00,000.00       | 32,50,000.00           |
| 21     | Arista  | 7th Floor  | 705      | 3BHK  | 98.22                      | 1,057.24                    | 1,384.68                      | 1,59,50,000.00       | 15,00,000.00         | 1,44,50,000.00         |
| 22     | Arista  | 8th Floor  | 801      | 2BHK  | 64.21                      | 691.16                      | 835.07                        | 89,11,545.00         | 86,29,423.00         | 2,82,122.00            |
| 23     | Arista  | 8th Floor  | 802      | 2BHK  | 66.74                      | 718.39                      | 920.21                        | 1,09,11,000.00       | 1,00,000.00          | 1,08,11,000.00         |
| 24     | Arista  | 8th Floor  | 803      | 2BHK  | 66.74                      | 718.39                      | 936.15                        | 1,01,00,000.00       | 99,99,000.00         | 1,01,000.00            |
| 25     | Arista  | 8th Floor  | 805      | 3BHK  | 98.22                      | 1,057.24                    | 1,384.68                      | 1,10,00,000.00       | 1,10,00,000.00       | -                      |
| 26     | Arista  | 8th Floor  | 806      | 3BHK  | 98.22                      | 1,057.24                    | 1,384.68                      | 1,20,00,000.00       | 1,20,00,000.00       | -                      |
| 27     | Arista  | 9th Floor  | 901      | 2BHK  | 64.21                      | 691.16                      | 835.07                        | 99,19,000.00         | 99,19,000.00         | -                      |
| 28     | Arista  | 9th Floor  | 902      | 2BHK  | 66.74                      | 718.39                      | 920.21                        | 88,20,000.00         | 88,20,000.00         | -                      |
| 29     | Arista  | 9th Floor  | 903      | 2BHK  | 66.74                      | 718.39                      | 936.15                        | 58,00,000.00         | 58,00,000.00         | -                      |
| 30     | Arista  | 9th Floor  | 904      | 3BHK  | 106.69                     | 1,148.41                    | 1,441.41                      | 1,11,34,750.00       | 50,00,000.00         | 61,34,750.00           |

| S. No. | Wing   | Floor      | Flat No. | Comp. | RERA Carpet Area in Sq. M. | RERA Carpet Area in Sq. Ft. | Usable Carpet Area in Sq. Ft. | Agreement Value in ₹ | Received Amount in ₹ | Receivable Amount in ₹ |
|--------|--------|------------|----------|-------|----------------------------|-----------------------------|-------------------------------|----------------------|----------------------|------------------------|
| 31     | Arista | 9th Floor  | 905      | 3BHK  | 98.22                      | 1,057.24                    | 1,384.68                      | 1,00,00,000.00       | 93,00,000.00         | 7,00,000.00            |
| 32     | Arista | 9th Floor  | 906      | 3BHK  | 98.22                      | 1,057.24                    | 1,384.68                      | 1,46,10,000.00       | 1,46,10,000.00       | -                      |
| 33     | Arista | 10th Floor | 1001     | 2BHK  | 64.21                      | 691.16                      | 835.07                        | 55,00,000.00         | 54,45,000.00         | 55,000.00              |
| 34     | Arista | 10th Floor | 1002     | 2BHK  | 66.74                      | 718.39                      | 920.21                        | 90,00,000.00         | 90,00,000.00         | -                      |
| 35     | Arista | 10th Floor | 1003     | 2BHK  | 66.74                      | 718.39                      | 936.15                        | 62,00,000.00         | 62,00,000.00         | -                      |
| 36     | Arista | 10th Floor | 1005     | 3BHK  | 98.22                      | 1,057.24                    | 1,384.68                      | 1,10,00,000.00       | 71,00,000.00         | 39,00,000.00           |
| 37     | Arista | 11th Floor | 1102     | 2BHK  | 66.74                      | 718.39                      | 920.21                        | 47,00,000.00         | 47,00,000.00         | -                      |
| 38     | Arista | 11th Floor | 1103     | 2BHK  | 66.74                      | 718.39                      | 936.15                        | 49,00,000.00         | 49,00,000.00         | -                      |
| 39     | Arista | 11th Floor | 1105     | 3BHK  | 98.22                      | 1,057.24                    | 1,384.68                      | 83,00,000.00         | 83,00,000.00         | -                      |
| 40     | Arista | 11th Floor | 1106     | 3BHK  | 98.22                      | 1,057.24                    | 1,384.68                      | 69,00,000.00         | 69,00,000.00         | -                      |
| 41     | Arista | 12th Floor | 1202     | 2BHK  | 66.74                      | 718.39                      | 920.21                        | 67,50,000.00         | 67,50,000.00         | -                      |
| 42     | Arista | 12th Floor | 1203     | 2BHK  | 66.74                      | 718.39                      | 936.15                        | 1,06,00,000.00       | 1,06,00,000.00       | -                      |
| 43     | Arista | 12th Floor | 1206     | 3BHK  | 98.22                      | 1,057.24                    | 1,384.68                      | 95,00,000.00         | 85,22,372.00         | 9,77,628.00            |
| 44     | Arista | 13th Floor | 1303     | 2BHK  | 66.74                      | 718.39                      | 936.15                        | 61,92,000.00         | 61,92,000.00         | -                      |
| 45     | Arista | 14th Floor | 1401     | 2BHK  | 64.21                      | 691.16                      | 835.07                        | 75,00,000.00         | 75,00,000.00         | -                      |
| 46     | Arista | 14th Floor | 1402     | 2BHK  | 66.74                      | 718.39                      | 920.21                        | 65,00,000.00         | 8,00,000.00          | 57,00,000.00           |
| 47     | Arista | 14th Floor | 1404     | 3BHK  | 106.69                     | 1,148.41                    | 1,441.41                      | 1,85,04,250.00       | 50,000.00            | 1,84,54,250.00         |
| 48     | Arista | 14th Floor | 1405     | 3BHK  | 98.22                      | 1,057.24                    | 1,384.68                      | 1,00,00,000.00       | 1,00,00,000.00       | -                      |
| 49     | Arista | 15th Floor | 1501     | 2BHK  | 64.21                      | 691.16                      | 835.07                        | 1,04,35,000.00       | 1,04,35,000.00       | -                      |
| 50     | Arista | 15th Floor | 1502     | 2BHK  | 66.74                      | 718.39                      | 920.21                        | 98,50,000.00         | 93,50,000.00         | 5,00,000.00            |
| 51     | Arista | 16th Floor | 1601     | 2BHK  | 64.21                      | 691.16                      | 835.07                        | 1,05,10,000.00       | 75,00,000.00         | 30,10,000.00           |
| 52     | Arista | 16th Floor | 1602     | 2BHK  | 66.74                      | 718.39                      | 920.21                        | 99,40,000.00         | 99,40,000.00         | -                      |
| 53     | Arista | 16th Floor | 1603     | 2BHK  | 66.74                      | 718.39                      | 936.15                        | 65,00,000.00         | 65,00,000.00         | -                      |
| 54     | Arista | 16th Floor | 1604     | 3BHK  | 106.69                     | 1,148.41                    | 1,441.41                      | 95,00,000.00         | 95,00,000.00         | -                      |
| 55     | Arista | 16th Floor | 1606     | 3BHK  | 98.22                      | 1,057.24                    | 1,384.68                      | 1,29,60,000.00       | 1,00,000.00          | 1,28,60,000.00         |
| 56     | Arista | 17th Floor | 1701     | 2BHK  | 64.21                      | 691.16                      | 835.07                        | 1,09,06,000.00       | 2,00,000.00          | 1,07,06,000.00         |
| 57     | Arista | 17th Floor | 1704     | 3BHK  | 106.69                     | 1,148.41                    | 1,441.41                      | 95,00,000.00         | 95,00,000.00         | -                      |
| 58     | Arista | 18th Floor | 1803     | 2BHK  | 66.74                      | 718.39                      | 936.15                        | 63,00,000.00         | 42,44,143.00         | 20,55,857.00           |
| 59     | Arista | 18th Floor | 1804     | 3BHK  | 106.69                     | 1,148.41                    | 1,441.41                      | 78,90,000.00         | 76,40,000.00         | 2,50,000.00            |
| 60     | Arista | 19th Floor | 1904     | 3BHK  | 106.69                     | 1,148.41                    | 1,441.41                      | 78,90,000.00         | 76,40,000.00         | 2,50,000.00            |
| 61     | Arista | 20th Floor | 2002     | 2BHK  | 66.74                      | 718.39                      | 920.21                        | 70,00,000.00         | 70,00,000.00         | -                      |

| S. No. | Wing    | Floor      | Flat No. | Comp. | RERA Carpet Area in Sq. M. | RERA Carpet Area in Sq. Ft. | Usable Carpet Area in Sq. Ft. | Agreement Value in ₹ | Received Amount in ₹ | Receivable Amount in ₹ |
|--------|---------|------------|----------|-------|----------------------------|-----------------------------|-------------------------------|----------------------|----------------------|------------------------|
| 62     | Arista  | 20th Floor | 2003     | 2BHK  | 66.74                      | 718.39                      | 936.15                        | 79,00,000.00         | 75,24,000.00         | 3,76,000.00            |
| 63     | Arista  | 20th Floor | 2004     | 3BHK  | 106.69                     | 1,148.41                    | 1,441.41                      | 78,90,000.00         | 78,90,000.00         | -                      |
| 64     | Arista  | 21st Floor | 2102     | 2BHK  | 66.74                      | 718.39                      | 920.21                        | 70,00,000.00         | 70,00,000.00         | -                      |
| 65     | Arista  | 21st Floor | 2105     | 3BHK  | 98.22                      | 1,057.24                    | 1,384.68                      | 95,50,000.00         | 95,50,000.00         | -                      |
| 66     | Arista  | 22nd Floor | 2202     | 2BHK  | 66.74                      | 718.39                      | 920.21                        | 70,00,000.00         | 5,00,000.00          | 65,00,000.00           |
| 67     | Arista  | 22nd Floor | 2203     | 2BHK  | 66.74                      | 718.39                      | 936.15                        | 75,00,000.00         | 5,00,000.00          | 70,00,000.00           |
| 68     | Arista  | 22nd Floor | 2205     | 3BHK  | 98.22                      | 1,057.24                    | 1,384.68                      | 99,00,000.00         | 99,00,000.00         | -                      |
| 69     | Arista  | 23rd Floor | 2303     | 2BHK  | 66.74                      | 718.39                      | 936.15                        | 90,00,000.00         | 70,00,000.00         | 20,00,000.00           |
| 70     | Arista  | 25th Floor | 2505     | 3BHK  | 98.22                      | 1,057.24                    | 1,384.68                      | 97,57,000.00         | 11,10,000.00         | 86,47,000.00           |
| 71     | Arista  | 26th Floor | 2604     | 3BHK  | 106.69                     | 1,148.41                    | 1,441.41                      | 1,04,00,000.00       | 1,04,00,000.00       | -                      |
| 72     | Arista  | 26th Floor | 2605     | 3BHK  | 98.22                      | 1,057.24                    | 1,384.68                      | 95,63,000.00         | 6,10,000.00          | 89,53,000.00           |
| 73     | Arista  | 27th Floor | 2704     | 3BHK  | 106.69                     | 1,148.41                    | 1,441.41                      | 1,10,00,000.00       | 1,07,80,000.00       | 2,20,000.00            |
| 74     | Arista  | 27th Floor | 2705     | 3BHK  | 98.22                      | 1,057.24                    | 1,384.68                      | 1,26,75,000.00       | 2,51,000.00          | 1,24,24,000.00         |
| 75     | Arista  | 27th Floor | 2706     | 3BHK  | 98.22                      | 1,057.24                    | 1,384.68                      | 1,26,75,000.00       | 2,51,000.00          | 1,24,24,000.00         |
| 76     | Arista  | 28th Floor | 2804     | 3BHK  | 106.69                     | 1,148.41                    | 1,441.41                      | 1,01,00,000.00       | 1,01,00,000.00       | -                      |
| 77     | Arista  | 29th Floor | 2904     | 3BHK  | 106.69                     | 1,148.41                    | 1,441.41                      | 1,00,00,000.00       | 1,00,00,000.00       | -                      |
| 78     | Arista  | 31st Floor | 3104     | 3BHK  | 106.69                     | 1,148.41                    | 1,441.41                      | 1,09,00,000.00       | 1,09,00,000.00       | -                      |
| 79     | Belista | 3rd Floor  | 301      | 2BHK  | 64.21                      | 691.16                      | 835.07                        | 51,00,000.00         | 51,00,000.00         | -                      |
| 80     | Belista | 3rd Floor  | 302      | 2BHK  | 66.74                      | 718.39                      | 920.21                        | 1,00,60,000.00       | 2,00,000.00          | 98,60,000.00           |
| 81     | Belista | 3rd Floor  | 304      | 3BHK  | 106.69                     | 1,148.41                    | 1,441.41                      | 1,12,00,000.00       | 1,08,88,000.00       | 3,12,000.00            |
| 82     | Belista | 3rd Floor  | 305      | 3BHK  | 98.22                      | 1,057.24                    | 1,384.68                      | 69,00,000.00         | 69,00,000.00         | -                      |
| 83     | Belista | 4th Floor  | 401      | 2BHK  | 64.21                      | 691.16                      | 835.07                        | 88,33,545.00         | 86,56,870.00         | 1,76,675.00            |
| 84     | Belista | 4th Floor  | 402      | 2BHK  | 66.74                      | 718.39                      | 920.21                        | 70,00,000.00         | 1,00,000.00          | 69,00,000.00           |
| 85     | Belista | 5th Floor  | 501      | 2BHK  | 64.21                      | 691.16                      | 835.07                        | 50,50,000.00         | 50,50,000.00         | -                      |
| 86     | Belista | 5th Floor  | 502      | 2BHK  | 66.74                      | 718.39                      | 920.21                        | 80,00,000.00         | 80,00,000.00         | -                      |
| 87     | Belista | 5th Floor  | 503      | 2BHK  | 66.74                      | 718.39                      | 936.15                        | 81,00,000.00         | 81,00,000.00         | -                      |
| 88     | Belista | 5th Floor  | 504      | 3BHK  | 106.69                     | 1,148.41                    | 1,441.41                      | 93,00,000.00         | 90,97,951.00         | 2,02,049.00            |
| 89     | Belista | 5th Floor  | 505      | 3BHK  | 98.22                      | 1,057.24                    | 1,384.68                      | 90,00,000.00         | 75,00,000.00         | 15,00,000.00           |
| 90     | Belista | 5th Floor  | 506      | 3BHK  | 98.22                      | 1,057.24                    | 1,384.68                      | 1,20,00,000.00       | 93,70,000.00         | 26,30,000.00           |
| 91     | Belista | 6th Floor  | 601      | 2BHK  | 64.21                      | 691.16                      | 835.07                        | 48,50,000.00         | 41,36,670.00         | 7,13,330.00            |
| 92     | Belista | 6th Floor  | 602      | 2BHK  | 66.74                      | 718.39                      | 920.21                        | 83,84,280.00         | 83,00,602.00         | 83,678.00              |



| S. No. | Wing    | Floor      | Flat No. | Comp. | RERA Carpet Area in Sq. M. | RERA Carpet Area in Sq. Ft. | Usable Carpet Area in Sq. Ft. | Agreement Value in ₹ | Received Amount in ₹ | Receivable Amount in ₹ |
|--------|---------|------------|----------|-------|----------------------------|-----------------------------|-------------------------------|----------------------|----------------------|------------------------|
| 93     | Belista | 6th Floor  | 603      | 2BHK  | 66.74                      | 718.39                      | 936.15                        | 83,22,000.00         | 5,00,000.00          | 78,22,000.00           |
| 94     | Belista | 6th Floor  | 604      | 3BHK  | 106.69                     | 1,148.41                    | 1,441.41                      | 1,47,00,000.00       | 1,47,00,000.00       | -                      |
| 95     | Belista | 7th Floor  | 701      | 2BHK  | 64.21                      | 691.16                      | 835.07                        | 90,00,000.00         | 81,00,000.00         | 9,00,000.00            |
| 96     | Belista | 7th Floor  | 702      | 2BHK  | 66.74                      | 718.39                      | 920.21                        | 60,00,000.00         | 60,00,000.00         | -                      |
| 97     | Belista | 7th Floor  | 703      | 2BHK  | 66.74                      | 718.39                      | 936.15                        | 58,00,000.00         | 58,00,000.00         | -                      |
| 98     | Belista | 7th Floor  | 704      | 3BHK  | 106.69                     | 1,148.41                    | 1,441.41                      | 1,28,25,000.00       | 13,00,000.00         | 1,15,25,000.00         |
| 99     | Belista | 7th Floor  | 705      | 3BHK  | 98.22                      | 1,057.24                    | 1,384.68                      | 88,00,000.00         | 88,00,000.00         | -                      |
| 100    | Belista | 8th Floor  | 801      | 2BHK  | 64.21                      | 691.16                      | 835.07                        | 62,00,000.00         | 62,00,000.00         | -                      |
| 101    | Belista | 8th Floor  | 802      | 2BHK  | 66.74                      | 718.39                      | 920.21                        | 60,00,000.00         | 57,60,000.00         | 2,40,000.00            |
| 102    | Belista | 8th Floor  | 803      | 2BHK  | 66.74                      | 718.39                      | 936.15                        | 63,00,000.00         | 63,00,000.00         | -                      |
| 103    | Belista | 8th Floor  | 804      | 3BHK  | 106.69                     | 1,148.41                    | 1,441.41                      | 1,35,00,000.00       | 1,32,30,000.00       | 2,70,000.00            |
| 104    | Belista | 9th Floor  | 901      | 2BHK  | 64.21                      | 691.16                      | 835.07                        | 55,00,000.00         | 55,00,000.00         | -                      |
| 105    | Belista | 9th Floor  | 902      | 2BHK  | 66.74                      | 718.39                      | 920.21                        | 61,00,000.00         | 60,50,520.00         | 49,480.00              |
| 106    | Belista | 9th Floor  | 903      | 2BHK  | 66.74                      | 718.39                      | 936.15                        | 60,00,000.00         | 60,00,000.00         | -                      |
| 107    | Belista | 9th Floor  | 904      | 3BHK  | 106.69                     | 1,148.41                    | 1,441.41                      | 1,06,00,000.00       | 10,00,000.00         | 96,00,000.00           |
| 108    | Belista | 9th Floor  | 905      | 3BHK  | 98.22                      | 1,057.24                    | 1,384.68                      | 91,00,000.00         | 90,09,000.00         | 91,000.00              |
| 109    | Belista | 9th Floor  | 906      | 3BHK  | 98.22                      | 1,057.24                    | 1,384.68                      | 91,00,000.00         | 91,00,000.00         | -                      |
| 110    | Belista | 10th Floor | 1001     | 2BHK  | 64.21                      | 691.16                      | 835.07                        | 67,50,000.00         | 66,82,500.00         | 67,500.00              |
| 111    | Belista | 10th Floor | 1002     | 2BHK  | 66.74                      | 718.39                      | 920.21                        | 65,00,000.00         | 65,00,000.00         | -                      |
| 112    | Belista | 10th Floor | 1003     | 2BHK  | 66.74                      | 718.39                      | 936.15                        | 70,00,000.00         | 70,00,000.00         | -                      |
| 113    | Belista | 10th Floor | 1005     | 3BHK  | 98.22                      | 1,057.24                    | 1,384.68                      | 1,61,20,680.00       | 70,00,000.00         | 91,20,680.00           |
| 114    | Belista | 10th Floor | 1006     | 3BHK  | 98.22                      | 1,057.24                    | 1,384.68                      | 1,00,00,000.00       | 1,00,00,000.00       | -                      |
| 115    | Belista | 11th Floor | 1101     | 2BHK  | 64.21                      | 691.16                      | 835.07                        | 80,00,000.00         | 79,99,760.00         | 240.00                 |
| 116    | Belista | 11th Floor | 1102     | 2BHK  | 66.74                      | 718.39                      | 920.21                        | 60,00,000.00         | 58,75,000.00         | 1,25,000.00            |
| 117    | Belista | 11th Floor | 1103     | 2BHK  | 66.74                      | 718.39                      | 936.15                        | 63,09,600.00         | 62,97,619.00         | 11,981.00              |
| 118    | Belista | 11th Floor | 1104     | 3BHK  | 106.69                     | 1,148.41                    | 1,441.41                      | 99,54,250.00         | 99,54,250.00         | -                      |
| 119    | Belista | 11th Floor | 1105     | 3BHK  | 98.22                      | 1,057.24                    | 1,384.68                      | 88,00,000.00         | 60,00,110.00         | 27,99,890.00           |
| 120    | Belista | 12th Floor | 1201     | 2BHK  | 64.21                      | 691.16                      | 835.07                        | 60,00,000.00         | 59,40,000.00         | 60,000.00              |
| 121    | Belista | 12th Floor | 1202     | 2BHK  | 66.74                      | 718.39                      | 920.21                        | 60,00,000.00         | 60,00,000.00         | -                      |
| 122    | Belista | 12th Floor | 1203     | 2BHK  | 66.74                      | 718.39                      | 936.15                        | 60,00,000.00         | 60,00,000.00         | -                      |
| 123    | Belista | 12th Floor | 1204     | 3BHK  | 106.69                     | 1,148.41                    | 1,441.41                      | 1,14,50,000.00       | 9,00,000.00          | 1,05,50,000.00         |

| S. No. | Wing    | Floor      | Flat No. | Comp. | RERA Carpet Area in Sq. M. | RERA Carpet Area in Sq. Ft. | Usable Carpet Area in Sq. Ft. | Agreement Value in ₹ | Received Amount in ₹ | Receivable Amount in ₹ |
|--------|---------|------------|----------|-------|----------------------------|-----------------------------|-------------------------------|----------------------|----------------------|------------------------|
| 124    | Belista | 12th Floor | 1205     | 3BHK  | 98.22                      | 1,057.24                    | 1,384.68                      | 1,53,50,000.00       | 1,00,000.00          | 1,52,50,000.00         |
| 125    | Belista | 13th Floor | 1301     | 2BHK  | 64.21                      | 691.16                      | 835.07                        | 70,00,000.00         | 70,00,000.00         | -                      |
| 126    | Belista | 13th Floor | 1302     | 2BHK  | 66.74                      | 718.39                      | 920.21                        | 80,00,000.00         | 43,85,000.00         | 36,15,000.00           |
| 127    | Belista | 13th Floor | 1305     | 3BHK  | 98.22                      | 1,057.24                    | 1,384.68                      | 1,10,00,000.00       | 1,10,00,000.00       | -                      |
| 128    | Belista | 14th Floor | 1401     | 2BHK  | 64.21                      | 691.16                      | 835.07                        | 70,00,000.00         | 63,66,500.00         | 6,33,500.00            |
| 129    | Belista | 14th Floor | 1402     | 2BHK  | 66.74                      | 718.39                      | 920.21                        | 60,00,000.00         | 57,75,000.00         | 2,25,000.00            |
| 130    | Belista | 14th Floor | 1403     | 2BHK  | 66.74                      | 718.39                      | 936.15                        | 70,00,000.00         | 70,00,000.00         | -                      |
| 131    | Belista | 15th Floor | 1501     | 2BHK  | 64.21                      | 691.16                      | 835.07                        | 65,00,000.00         | 65,00,000.00         | -                      |
| 132    | Belista | 15th Floor | 1502     | 2BHK  | 66.74                      | 718.39                      | 920.21                        | 75,00,000.00         | 75,00,000.00         | -                      |
| 133    | Belista | 15th Floor | 1503     | 2BHK  | 66.74                      | 718.39                      | 936.15                        | 96,21,725.00         | 63,00,000.00         | 33,21,725.00           |
| 134    | Belista | 15th Floor | 1504     | 3BHK  | 106.69                     | 1,148.41                    | 1,441.41                      | 93,00,000.00         | 93,00,000.00         | -                      |
| 135    | Belista | 16th Floor | 1601     | 2BHK  | 64.21                      | 691.16                      | 835.07                        | 70,00,000.00         | 70,00,000.00         | -                      |
| 136    | Belista | 16th Floor | 1603     | 2BHK  | 66.74                      | 718.39                      | 936.15                        | 61,00,000.00         | 61,00,000.00         | -                      |
| 137    | Belista | 16th Floor | 1605     | 3BHK  | 98.22                      | 1,057.24                    | 1,384.68                      | 1,00,00,000.00       | 10,00,000.00         | 90,00,000.00           |
| 138    | Belista | 17th Floor | 1701     | 2BHK  | 64.21                      | 691.16                      | 835.07                        | 99,00,000.00         | 98,00,000.00         | 1,00,000.00            |
| 139    | Belista | 17th Floor | 1702     | 2BHK  | 66.74                      | 718.39                      | 920.21                        | 62,73,335.00         | 50,81,600.00         | 11,91,735.00           |
| 140    | Belista | 17th Floor | 1703     | 2BHK  | 66.74                      | 718.39                      | 936.15                        | 55,00,000.00         | 55,00,000.00         | -                      |
| 141    | Belista | 17th Floor | 1704     | 3BHK  | 106.69                     | 1,148.41                    | 1,441.41                      | 1,10,00,000.00       | 1,10,00,000.00       | -                      |
| 142    | Belista | 17th Floor | 1705     | 3BHK  | 98.22                      | 1,057.24                    | 1,384.68                      | 91,00,000.00         | 65,00,000.00         | 26,00,000.00           |
| 143    | Belista | 17th Floor | 1706     | 3BHK  | 98.22                      | 1,057.24                    | 1,384.68                      | 91,00,000.00         | 20,00,000.00         | 71,00,000.00           |
| 144    | Belista | 18th Floor | 1801     | 2BHK  | 64.21                      | 691.16                      | 835.07                        | 70,00,000.00         | 70,00,000.00         | -                      |
| 145    | Belista | 18th Floor | 1802     | 2BHK  | 66.74                      | 718.39                      | 920.21                        | 81,79,500.00         | 20,00,000.00         | 61,79,500.00           |
| 146    | Belista | 18th Floor | 1805     | 3BHK  | 98.22                      | 1,057.24                    | 1,384.68                      | 1,30,00,000.00       | 1,20,25,000.00       | 9,75,000.00            |
| 147    | Belista | 19th Floor | 1901     | 2BHK  | 64.21                      | 691.16                      | 835.07                        | 1,12,00,000.00       | 1,12,00,000.00       | -                      |
| 148    | Belista | 19th Floor | 1902     | 2BHK  | 66.74                      | 718.39                      | 920.21                        | 81,79,500.00         | 5,00,000.00          | 76,79,500.00           |
| 149    | Belista | 19th Floor | 1903     | 2BHK  | 66.74                      | 718.39                      | 936.15                        | 83,22,000.00         | 10,00,000.00         | 73,22,000.00           |
| 150    | Belista | 19th Floor | 1904     | 3BHK  | 106.69                     | 1,148.41                    | 1,441.41                      | 1,03,00,000.00       | 1,03,00,000.00       | -                      |
| 151    | Belista | 20th Floor | 2001     | 2BHK  | 64.21                      | 691.16                      | 835.07                        | 60,00,000.00         | 25,00,000.00         | 35,00,000.00           |
| 152    | Belista | 20th Floor | 2002     | 2BHK  | 66.74                      | 718.39                      | 920.21                        | 81,79,500.00         | 40,00,000.00         | 41,79,500.00           |
| 153    | Belista | 20th Floor | 2003     | 2BHK  | 66.74                      | 718.39                      | 936.15                        | 83,22,000.00         | 33,00,000.00         | 50,22,000.00           |
| 154    | Belista | 21st Floor | 2101     | 2BHK  | 64.21                      | 691.16                      | 835.07                        | 94,27,600.00         | 14,27,600.00         | 80,00,000.00           |

| S. No.       | Wing    | Floor      | Flat No. | Comp. | RERA Carpet Area in Sq. M. | RERA Carpet Area in Sq. Ft. | Usable Carpet Area in Sq. Ft. | Agreement Value in ₹     | Received Amount in ₹     | Receivable Amount in ₹ |
|--------------|---------|------------|----------|-------|----------------------------|-----------------------------|-------------------------------|--------------------------|--------------------------|------------------------|
| 155          | Belista | 21st Floor | 2102     | 2BHK  | 66.74                      | 718.39                      | 920.21                        | 66,00,000.00             | 15,00,000.00             | 51,00,000.00           |
| 156          | Belista | 21st Floor | 2103     | 2BHK  | 66.74                      | 718.39                      | 936.15                        | 68,00,000.00             | 25,00,000.00             | 43,00,000.00           |
| 157          | Belista | 21st Floor | 2104     | 3BHK  | 106.69                     | 1,148.41                    | 1,441.41                      | 1,71,70,000.00           | 1,20,00,000.00           | 51,70,000.00           |
| 158          | Belista | 22nd Floor | 2201     | 2BHK  | 64.21                      | 691.16                      | 835.07                        | 66,00,000.00             | 66,00,000.00             | -                      |
| 159          | Belista | 22nd Floor | 2205     | 3BHK  | 98.22                      | 1,057.24                    | 1,384.68                      | 95,00,000.00             | 95,00,000.00             | -                      |
| 160          | Belista | 22nd Floor | 2206     | 3BHK  | 98.22                      | 1,057.24                    | 1,384.68                      | 1,40,40,000.00           | 97,00,000.00             | 43,40,000.00           |
| 161          | Belista | 23rd Floor | 2301     | 2BHK  | 64.21                      | 691.16                      | 835.07                        | 74,38,500.00             | 10,00,000.00             | 64,38,500.00           |
| 162          | Belista | 23rd Floor | 2302     | 2BHK  | 66.74                      | 718.39                      | 920.21                        | 70,00,000.00             | 69,00,000.00             | 1,00,000.00            |
| 163          | Belista | 23rd Floor | 2303     | 2BHK  | 66.74                      | 718.39                      | 936.15                        | 70,00,000.00             | 70,00,000.00             | -                      |
| 164          | Belista | 23rd Floor | 2304     | 3BHK  | 106.69                     | 1,148.41                    | 1,441.41                      | 1,28,25,000.00           | 10,00,000.00             | 1,18,25,000.00         |
| 165          | Belista | 24th Floor | 2401     | 2BHK  | 64.21                      | 691.16                      | 835.07                        | 1,12,00,000.00           | 2,50,000.00              | 1,09,50,000.00         |
| 166          | Belista | 24th Floor | 2402     | 2BHK  | 66.74                      | 718.39                      | 920.21                        | 75,00,000.00             | 1,00,000.00              | 74,00,000.00           |
| 167          | Belista | 24th Floor | 2403     | 2BHK  | 66.74                      | 718.39                      | 936.15                        | 77,00,000.00             | 70,44,695.00             | 6,55,305.00            |
| 168          | Belista | 25th Floor | 2502     | 2BHK  | 66.74                      | 718.39                      | 920.21                        | 75,00,000.00             | 29,12,500.00             | 45,87,500.00           |
| 169          | Belista | 25th Floor | 2503     | 2BHK  | 66.74                      | 718.39                      | 936.15                        | 75,00,000.00             | 20,87,500.00             | 54,12,500.00           |
| 170          | Belista | 25th Floor | 2504     | 3BHK  | 106.69                     | 1,148.41                    | 1,441.41                      | 95,11,000.00             | 4,11,000.00              | 91,00,000.00           |
| 171          | Belista | 26th Floor | 2602     | 2BHK  | 66.74                      | 718.39                      | 920.21                        | 75,00,000.00             | 1,00,000.00              | 74,00,000.00           |
| 172          | Belista | 27th Floor | 2703     | 2BHK  | 66.74                      | 718.39                      | 936.15                        | 1,14,24,500.00           | 1,08,45,775.00           | 5,78,725.00            |
| 173          | Belista | 27th Floor | 2704     | 3BHK  | 106.69                     | 1,148.41                    | 1,441.41                      | 1,10,00,000.00           | 5,00,000.00              | 1,05,00,000.00         |
| 174          | Belista | 29th Floor | 2902     | 2BHK  | 66.74                      | 718.39                      | 920.21                        | 80,00,000.00             | 80,00,000.00             | -                      |
| 175          | Belista | 32nd Floor | 3206     | 3BHK  | 98.22                      | 1,057.24                    | 1,384.68                      | 1,23,12,000.00           | 5,31,000.00              | 1,17,81,000.00         |
| 176          | Belista | 34th Floor | 3402     | 2BHK  | 66.74                      | 718.39                      | 920.21                        | 85,00,000.00             | 85,00,000.00             | -                      |
| <b>TOTAL</b> |         |            |          |       | <b>14,086.44</b>           | <b>1,51,626.57</b>          | <b>1,93,370.42</b>            | <b>1,55,82,02,328.00</b> | <b>1,08,23,86,926.00</b> | <b>47,58,15,402.00</b> |



**SUMMARY**

| Sr. | Particulars  | No. of Flats  | Total Carpet Area in Sq. Ft. | Rate per Sq. Ft. | Value in ₹               | Received Amount in ₹     | Receivable Amount in ₹ |
|-----|--------------|---------------|------------------------------|------------------|--------------------------|--------------------------|------------------------|
| 1   | Unsold Flats | 232.00        | 2,75,979.16                  | 10,000.00        | 2,75,97,91,648.00        |                          |                        |
| 2   | Sold Flats   | 176.00        | 1,93,370.42                  |                  | 1,55,82,02,328.00        | 1,08,23,86,926.00        | 47,58,15,402.00        |
|     | <b>TOTAL</b> | <b>408.00</b> | <b>4,69,349.58</b>           | <b>10,000.00</b> | <b>4,31,79,93,976.00</b> | <b>1,08,23,86,926.00</b> | <b>47,58,15,402.00</b> |

**PROJECT VALUE AS ON DATE**

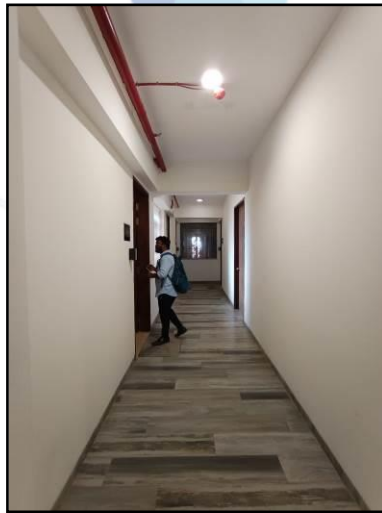
| Sr. | Particulars                        | No. of Flats  | Total Carpet Area in Sq. Ft. | Value in ₹               | Value in ₹ Cr. |
|-----|------------------------------------|---------------|------------------------------|--------------------------|----------------|
| 1   | Unsold Flats                       | 232.00        | 2,75,979.16                  | 2,75,97,91,648.00        | 275.98         |
| 2   | Receivable Amounts from Sold Flats | 176.00        | 1,93,370.42                  | 47,58,15,402.00          | 47.58          |
|     | <b>TOTAL</b>                       | <b>408.00</b> | <b>4,69,349.58</b>           | <b>3,23,56,07,050.00</b> | <b>323.56</b>  |
|     | <b>Fair Market Value</b>           |               |                              | <b>3,23,56,07,050.00</b> | <b>323.56</b>  |
|     | <b>Realizable Value</b>            |               |                              | <b>2,91,20,46,345.00</b> | <b>291.20</b>  |
|     | <b>Distress Value</b>              |               |                              | <b>2,58,84,85,640.00</b> | <b>258.85</b>  |



## Actual Site Photographs

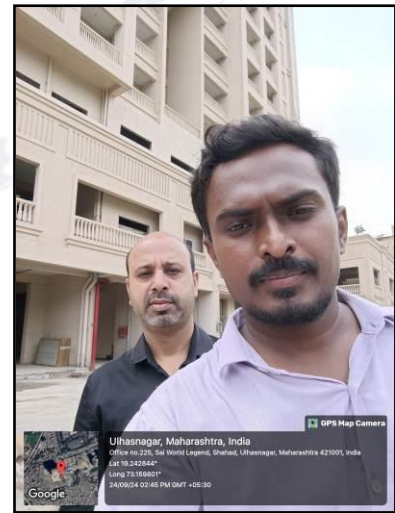


## Actual Site Photographs





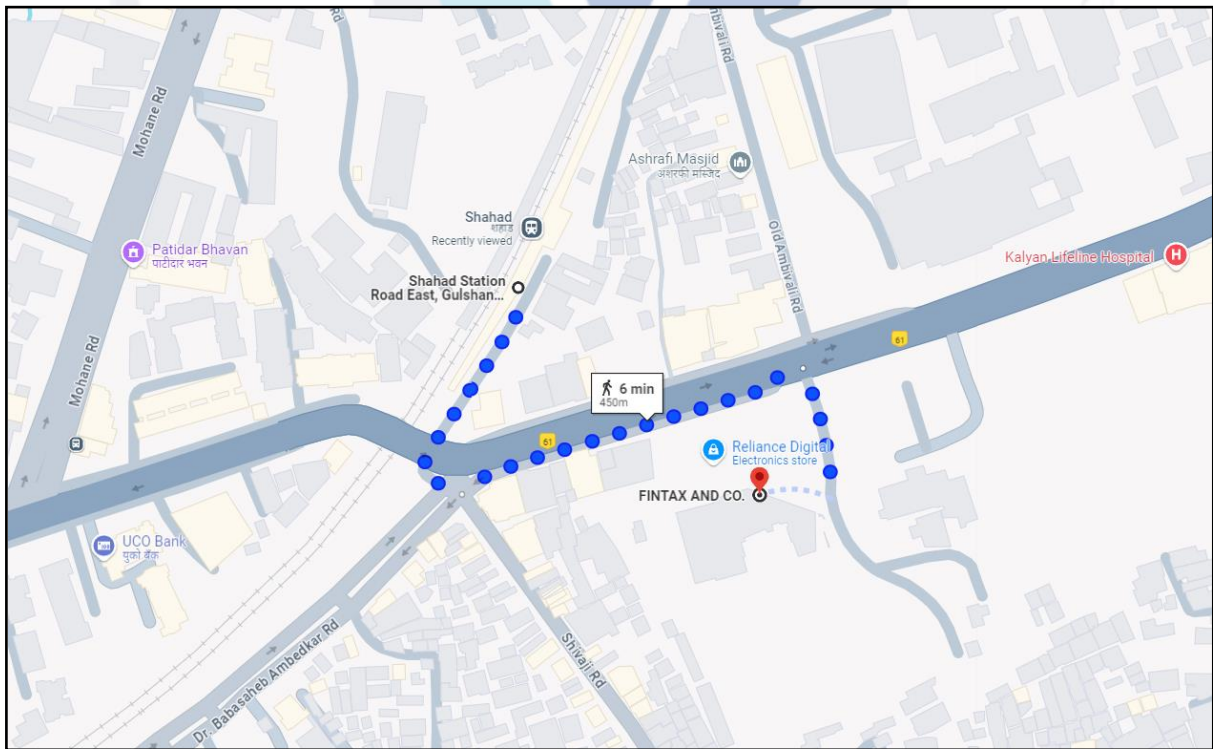
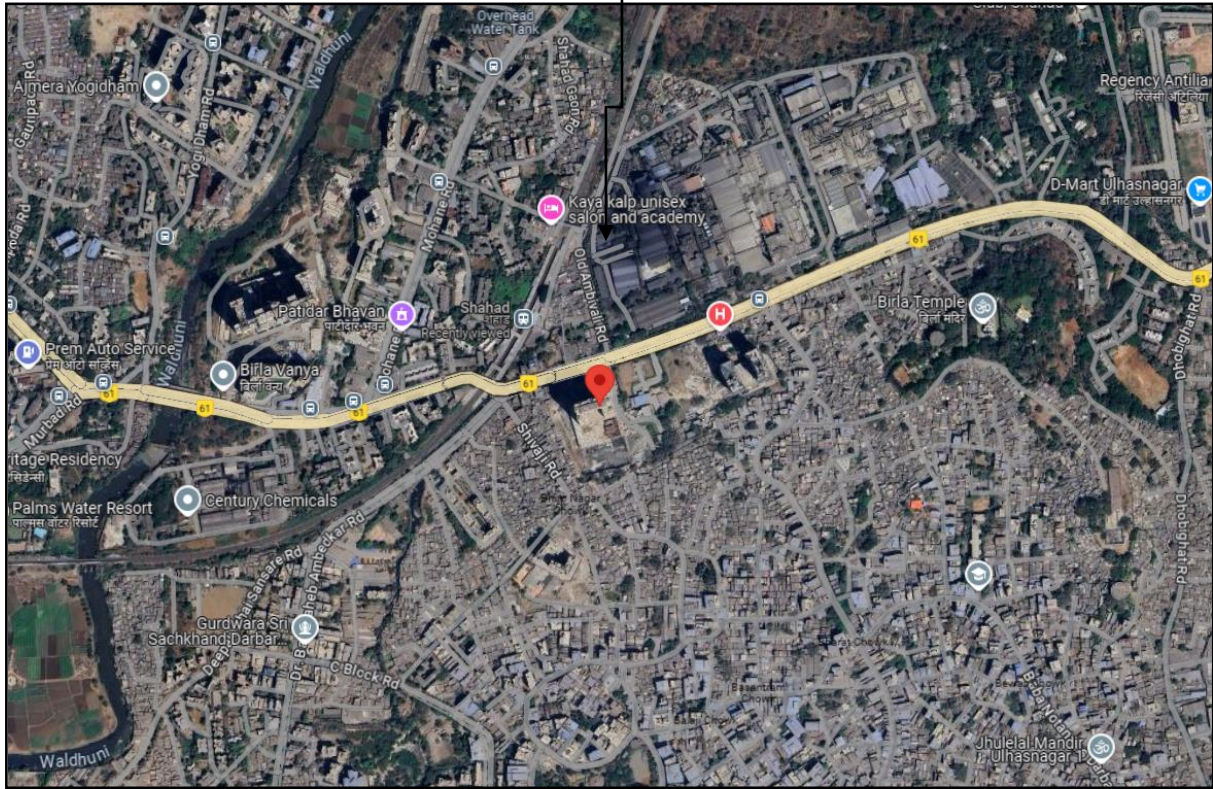
## Actual Site Photographs





# Route Map of the property

Site u/r



**Latitude Longitude: 19°14'33.9" N 73°09'34.7" E**

**Note:** The Blue line shows the route to site from nearest railway station (Shahd – 450 Meter.)




Since 1989

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

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**Ready Reckoner 2024 – 2025**



Department of Registration and Stamp  
Government of Maharashtra

नोंदणी व मुद्रांक विभाग  
महाराष्ट्र शासन



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

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Year:  Language:

Selected District:

Select Taluka:

Select Village:

Search By:  Survey No.  SubZones

Enter Survey No:

| उपविभाग                                                                                                                                                                                                    | खुली जमीन | निवासी सदनिका | ऑफिस दुकाने | औद्योगिक | एकक (Rs./) | Attribute      |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|---------------|-------------|----------|------------|----------------|
| 1/5-[ई]कॅम्प 1,2,3:- भुविभाग हददी उत्तरेकडे मुरवाड रोड महापालिका हदद पूर्वेकडे महापालिका पूर्व हदद भाग दक्षीकडे व पश्चिमेकडे कल्याण-वदलापूर रस्ता हददीतील वरील ए व बी भागातील मिळकती वगळून इतर सर्व मिळकती | 18500     | 55400         | 74900 90800 | 74900    | चौ. मीटर   | सि.टी.एस. नंबर |



**Registered Sales Instances**

|                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                    |
|----------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|
| 367677                                                                                                                                 | <b>सूची क्र.2</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | दुय्यम निबंधक : दु.नि. उल्हासनगर 1 |
| 07-04-2024                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | दस्ता क्रमांक : 3676/2021          |
| Note:-Generated Through eSearch Module,For original report please contact concern SRO office.                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | नोंदणी :<br>Regn:63m               |
| <b>गावाचे नाव : उल्हासनगर कॅम्प क्र.1</b>                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                    |
| (1)विलेखाचा प्रकार                                                                                                                     | करारनामा                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                    |
| (2)मोबदला                                                                                                                              | 7000000                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                    |
| (3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)                                                     | 4654000                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                    |
| (4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)                                                                                             | 1) पालिकेचे नाव:उल्हासनगर म.न.पाइतर वर्णन : , इतर माहिती: विभाग ई 1/5,मौजे उल्हासनगर(शहाड)तालुका उल्हासनगर कॅम्प क्र.1,येथील सिटी स.नं.1618, 1619अ,1625 व 1626अ व प्लॉट नं.6 पैकी,7 व 8,शीट नं.92,93 व 94 यांवरील साई वर्ल्ड लेजेंड मधील बिल्डींग नं.2,बेलिस्टा टॉवर, सदनिका क्र.1403,14 वा मजला, क्षेत्र 66.74 चौ.मी. कारपेट,(रेरा क्र.पी51700025002)( ( C.T.S. Number : 1618 ; ) )                                                                                                                                                                                                                                                                                                                                                                               |                                    |
| (5) क्षेत्रफळ                                                                                                                          | 66.74 चौ.मीटर                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                    |
| (6)आकारणी किंवा जुळी देण्यात असेल तेव्हा.                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                    |
| (7) दस्तावेज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता. | 1): नाव:-मे. पॅराडाईज लाईफस्टाईल प्रा.लि तर्फे डायरेक्टर श्री अमित मधु भठीजा यांच्यावतीने कबुली जबाबा करीता कु मु म्हणुन अजय जी मखीजा वय:-42 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: 202, आशियाना अपार्टमेंट, उल्हासनगर, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-421002 पॅन नं:-AALCA9152F                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                    |
| (8)दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता                    | 1): नाव:-विजय एन ग्यानानी - - वय:-46; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: बेरेक नं.391 समोर, ओन प्लॉट, पापा अपार्टमेंटच्या जवळ, ओ टी सेक्शन, उल्हासनगर, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-421001 पॅन नं:-AJYPG2709F<br>2): नाव:-नरसिंगलाल परमानंद ग्यानानी - - वय:-73; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: बेरेक नं.391 समोर, ओन प्लॉट, पापा अपार्टमेंटच्या जवळ, ओ टी सेक्शन, उल्हासनगर, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-421001 पॅन नं:-ATLPG2162M<br>3): नाव:-देवी बखतमल नागराणी - वय:-47; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: बेरेक नं.391 समोर, ओन प्लॉट, पापा अपार्टमेंटच्या जवळ, ओ टी सेक्शन, उल्हासनगर, ब्लॉक नं. -, रोड नं. -, ULHASNAGAR, ULHASNAGAR. पिन कोड:-421001 पॅन नं:-ARHPN4574G |                                    |
| (9) दस्तावेज करून दिल्याचा दिनांक                                                                                                      | 16/12/2021                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                    |
| (10)दस्त नोंदणी केल्याचा दिनांक                                                                                                        | 16/12/2021                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                    |
| (11)अनुक्रमांक,खंड व पृष्ठ                                                                                                             | 3676/2021                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                    |
| (12)बाजारभावाप्रमाणे मुद्रांक शुल्क                                                                                                    | 420000                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                    |
| (13)बाजारभावाप्रमाणे नोंदणी शुल्क                                                                                                      | 30000                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                    |
| (14)शेरा                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                    |
| मुल्यांकनासाठी विचारात घेतलेला तपशील:-                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                    |
| मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-                                                                                           | (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                    |

**Registered Sales Instances**

|                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                         |
|-------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|
| 327777<br>07-04-2024<br>Note:-Generated Through eSearch<br>Module,For original report please<br>contact concern SRO office.                     | <b>सूची क्र.2</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | दुय्यम निबंधक : दु.नि. उल्हासनगर 1<br>दस्ता क्रमांक : 3277/2021<br>नोंदणी :<br>Regn:63m |
| <b>गावाचे नाव : उल्हासनगर कॅम्प क्र.1</b>                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                         |
| (1)विलेखाचा प्रकार                                                                                                                              | करारनामा                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                         |
| (2)मोबदला                                                                                                                                       | 7316488                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                         |
| (3) बाजारभाव(भाडेपट्ट्याच्या<br>बाबतितपट्टाकार आकारणी देतो की<br>पट्टेदार ते नमूद करावे)                                                        | 4393005.75                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                         |
| (4) भू-मापन,पोटहिस्सा व<br>घरक्रमांक(असल्यास)                                                                                                   | 1) पालिकेचे नाव:उल्हासनगर म.न.पाइतर वर्णन : इतर माहिती: मौजे<br>उल्हासनगर(शाहाड)तालुका उल्हासनगर,जिल्हा ठाणे येथील सी.टी.एस नं<br>1618,1619 अ,1625,1626 अ,प्लॉट नं. 6(भा),7 व 8,शिट नं. 92,93 व 94 वरील<br>साई वर्ल्ड लेजेंड,बिल्डींग नं 1,टॉवर अरिस्टो या ईमारतीमधील सातव्या<br>मजल्यावरील सदनिका क्र 701,क्षेत्र 66.21 चौ. मी कारपेट ही सदनिकेची<br>मिळकत ररा क्र पी51700025002.( ( C.T.S. Number : 1618, 1619 अ, 1625,<br>1626 अ, ; ) )                                         |                                                                                         |
| (5) क्षेत्रफळ                                                                                                                                   | 64.21 चौ.मीटर                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                         |
| (6)आकारणी किंवा जुडी देण्यात असेल<br>तेव्हा.                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                         |
| (7) दस्ताऐवज करून देणा-या/लिहून<br>ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी<br>न्यायालयाचा हुकुमनामा किंवा आदेश<br>असल्यास,प्रतिवादिचे नाव व पत्ता. | 1): नाव:-मेसर्स पॅराडाईज लाईफस्टाईल प्रा. लि. चे ऑथोराईज सिव्हीटरी श्री अमित म भटीजा तर्फे<br>कबुली जबाब करिता कुलमुखत्यारी अजय जि मखिजा वय:-42 पत्ता:-प्लॉट नं. -, माळी नं. -,<br>इमारतीचे नाव: -, ब्लॉक नं: पॅराडाईज ग्रुप शाहाड स्टेशन जवळ उल्हासनगर 1, रोड नं. -, महाराष्ट्र,<br>ठाणे. पिन कोड:-421001 पॅन नं:-AALCA9152F                                                                                                                                                      |                                                                                         |
| (8)दस्ताऐवज करून घेणा-या पक्षकाराचे<br>व किंवा दिवाणी न्यायालयाचा हुकुमनामा<br>किंवा आदेश असल्यास,प्रतिवादिचे नाव<br>व पत्ता                    | 1): नाव:-श्री संजय गुप्ता वय:-45; पत्ता:-प्लॉट नं. -, माळी नं. -, इमारतीचे नाव: -, ब्लॉक नं: शाहाड<br>फाटक शिवाजी रोड गृह लक्ष्मी किराणा स्टोर जवळ उल्हासनगर 1, रोड नं. -, महाराष्ट्र, ठाणे. पिन<br>कोड:-421001 पॅन नं:-BAVPG1529E<br>2): नाव:-श्रीमती सुनीता संजय गुप्ता वय:-44; पत्ता:-प्लॉट नं. -, माळी नं. -, इमारतीचे नाव: -,<br>ब्लॉक नं: शाहाड फाटक शिवाजी रोड गृह लक्ष्मी किराणा स्टोर जवळ उल्हासनगर 1, रोड नं. -,<br>महाराष्ट्र, ठाणे. पिन कोड:-421001 पॅन नं:-AXEPG2008B |                                                                                         |
| (9) दस्ताऐवज करून दिल्याचा दिनांक                                                                                                               | 12/11/2021                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                         |
| (10)दस्त नोंदणी केल्याचा दिनांक                                                                                                                 | 12/11/2021                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                         |
| (11)अनुक्रमांक,खंड व पृष्ठ                                                                                                                      | 3277/2021                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                         |
| (12)बाजारभावाप्रमाणे मुद्रांक शुल्क                                                                                                             | 439000                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                         |
| (13)बाजारभावाप्रमाणे नोंदणी शुल्क                                                                                                               | 30000                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                         |
| (14)शेरा                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                         |
| मुल्यांकनासाठी विचारात घेतलेला<br>तपशील:-                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                         |
| मुद्रांक शुल्क आकारताना निवडलेला<br>अनुच्छेद :-                                                                                                 | (i) within the limits of any Municipal Corporation or any Cantonment<br>area annexed to it.                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                         |

### Price Indicators for Flats

| Comp. | Floor | Source      | Carpet Area in Sq. Ft. | Value in ₹   | Rate / Sq. Ft. on Carpet Area |
|-------|-------|-------------|------------------------|--------------|-------------------------------|
| 2 BHK | -     | housing.com | 742.00                 | 83,35,000.00 | 11,233.00                     |

HOUSING.COM Buy In Mumbai Ulhasnagar + Add Download App List Property Free Saved

Home / Thane / Beyond Thane / Ulhasnagar / Shahad / Paradise Sai World Legend Phase 1 Last updated: Oct 5, 2024

**Paradise Sai World Legend Phase 1** ✓ RERA **₹83.35 L - 1.31 Cr** | ₹11.23 K/sq.ft  
EMI starts at ₹41.38 K  
Price excludes maintenance, floor rise c... See More

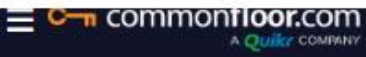
part of [Paradise Sai World Legend](#)  
By [PARADISE GROUP](#)  
Ulhasnagar, Beyond Thane, Thane [Contact Developer](#)

COVER IMAGE SHARE SAVE PROJECT TOUR WORLD LEGEND + 24 more

2, 3, 4 BHK Apartments Configurations Nov, 2025 Possession Starts ₹11.23 K/sq.ft Avg. Price 742 - 1166 sq.ft. (Carpet Area) Sizes

## Price Indicators for Flats

| Comp. | Floor | Source          | Carpet Area in Sq. Ft. | Value in ₹     | Rate / Sq. Ft. on Carpet Area |
|-------|-------|-----------------|------------------------|----------------|-------------------------------|
| 3 BHK | -     | Commonfloor.com | 936.00                 | 1,12,00,000.00 | 11,966.00                     |
| 2 BHK | -     | Commonfloor.com | 835.00                 | 1,00,00,000.00 | 11,976.00                     |



Mumbai Buy Locality or Builder or Project Name


Home > Mumbai > Mumbai Beyond Thane > Ulhasnagar > Ongoing Projects > Paradise Sai World Legend

## Paradise Sai World Legend

₹1 Cr onwards

By: Paradise Group in Ulhasnagar

OVERVIEW
LOCATION
BUY
RENT



Total Project Area  
**7.79 Acres**

Possession  
**Nov-2025 (Ongoing)**

RERA ID ⓘ  
**P51700025002**

For details about RERA registration, visit this [link](#).

Total Units  
**216 Units**

Price Range ⓘ  
**₹ 1 Cr - 1.39 Cr**

BHK  
**2, 3, 4 BHK**

Property Type  
**Apartment**

Area  
**835 - 1166 sq.ft.** ⓘ  
(77.57 - 108.32 sq.m)

Launched Date  
**Jun-2020**

### Unit Configuration

| Unit Types                                                  | Super Built-Up Area | Carpet Area                                                | Price                      | Floor Plans   Live-in Tour |    |
|-------------------------------------------------------------|---------------------|------------------------------------------------------------|----------------------------|----------------------------|----|
| <b>2 BHK Apartment</b><br><small>Availability*: Yes</small> | NA                  | 835 - 936 sq.ft<br><small>(77.57 - 86.96 sq.m)</small>     | <b>₹ 1 Cr - 1.12 Cr</b>    | NA                         | NA |
| <b>3 BHK Apartment</b><br><small>Availability*: Yes</small> | NA                  | 974 - 989 sq.ft<br><small>(90.49 - 91.88 sq.m)</small>     | <b>₹ 1.16 Cr - 1.18 Cr</b> | NA                         | NA |
| <b>4 BHK Apartment</b><br><small>Availability*: Yes</small> | NA                  | 1111 - 1166 sq.ft<br><small>(103.22 - 108.32 sq.m)</small> | <b>₹ 1.33 Cr - 1.39 Cr</b> | NA                         | NA |



## **Justification for price /rate**

The Market Value of the property is based on facts of markets discovered by us during our enquiries, however the government rate value in this case is less than the market value arrived by us. We are of the opinion that the value arrive by us will prove to be correct if an Auction of the subject property is carried out. As far as Market Value in Index II is concerned, it is not possible to comment on same, may be government rates are fixed by sampling during same point of time in part and whereas, Market values change every month.

In most of the cases the actual deal amount or Transaction value is not reflected in Index II because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market.

We hope this will satisfy your requirements.



Valuation Report Prepared For: SBI / Backbay Reclamation Branch / Sai World Legend (11868/2308901) Page 39 of 48  
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: 28.10.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

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

Reg. No. CAT-I-F-1763

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



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



Since 1989

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

An ISO 9001 : 2015 Certified Company



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

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

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 28.10.2024 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 24.09.2024. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty
- n. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- o. My PAN Card number as applicable is AERPC9086P
- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- r. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for



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- 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 Chairman & Managing 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.

|     | <b>Particulars</b>                                                                                                                                                                                        | <b>Valuer comment</b>                                                                                                                                                                                                                                                                                                                                                           |
|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.  | Background information of the asset being valued;                                                                                                                                                         | The property under consideration is developed by M/s. Paradise Lifestyle Pvt. Ltd.                                                                                                                                                                                                                                                                                              |
| 2.  | Purpose of valuation and appointing authority                                                                                                                                                             | As per request from State Bank of India, Backbay Reclamation Branch to assess Fair Market value of the Project for bank loan purpose.                                                                                                                                                                                                                                           |
| 3.  | Identity of the Valuer and any other experts involved in the valuation;                                                                                                                                   | Manoj B. Chalikwar – Regd. Valuer<br>Prayush P. Parekh – Senior Valuation Engineer<br>Chandan Singh – Valuation Engineer                                                                                                                                                                                                                                                        |
| 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 – 23.09.2024<br>Valuation Date – 28.10.2024<br>Date of Report – 28.10.2024                                                                                                                                                                                                                                                                                  |
| 6.  | Inspections and/or investigations undertaken;                                                                                                                                                             | Physical Inspection done on date 24.09.2024                                                                                                                                                                                                                                                                                                                                     |
| 7.  | Nature and sources of the information used or relied upon;                                                                                                                                                | <ul style="list-style-type: none"> <li>• Market Survey at the time of site visit</li> <li>• Ready Reckoner rates / Circle rates</li> <li>• Online search for Registered Transactions</li> <li>• Online Price Indicators on real estate portals</li> <li>• Enquiries with Real estate consultants</li> <li>• Existing data of Valuation assignments carried out by us</li> </ul> |
| 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, residential land size, location, sustained demand for residential land, all round development of commercial and residential 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 **28<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 advice 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 documents / information 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 of **M/s. Paradise Lifestyle Pvt. Ltd.** Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

### **Property Title**

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

### **Environmental Conditions**

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



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**Town Planning**

The permissible land use, zoning, achievable FSI, area statement adopted for purpose of this valuation is based on the documents / 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 document 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 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



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**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.

## MODEL CODE OF CONDUCT FOR VALUERS

### Integrity and Fairness

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

### Professional Competence and Due Care

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

### Independence and Disclosure of Interest

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



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### **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.
26. 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).
27. 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.**

28. 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.
29. 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.**

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

### **Miscellaneous**

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



**DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE**

This exercise is to assess **Master Valuation** of the property under reference as on **28<sup>th</sup> October 2024**.

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

*“The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeably and for self-interest assuming that neither is under undue duress”.*

Fundamental assumptions and conditions presumed in this definition are:

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

**DECLARATION OF PROFESSIONAL FEES CHARGED**

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

**VALUATION OF THE PROPERTY PREMISES**

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for this particular purpose as per the details provided.

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

**Director**

**Auth. Sign.**

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

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

Reg. No. CAT-I-F-1763

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



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