

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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- | | | | |
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Regd. Office

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

+91 2247495919

mumbai@vastukala.co.in

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www.vastukala.co.in

MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

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

📞 +91 2247495919

✉️ mumbai@vastukala.co.in

🌐 www.vastukala.co.in

Residential of Sale Building is proposed of Ground Floor + 1st & 2nd Podium Floor + 3rd Floor to 36th 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.

Manoj
Chalikwar

Director

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

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.10.29 16:24:59 +05'30'

Auth. Sign.



Since 1989.

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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 **24th 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:










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

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

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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. Approved: Building No. 1 & 2: Ground Floor + 1st Part Parking & Part Commercial Floor + 2nd Part Podium & Part Parking Floor + 3rd Floor to 36th Floor Club House: Ground Floor + 1st to 3rd Floor to 36th Floor
	4.	Copy of Approved Plan No. UMP / NRV / BP / 40 / 16 / 338 dated 02.08.2022 issued by Ulhasnagar Municipal Corporation. Approved Upto: Ground Floor + 1st Part Parking & Part Commercial Floor + 2nd Part Podium & Part Parking Floor + 3rd Floor to 36th Floor
	5.	Copy of Commencement Certificate No. UMP / NRV / BP / 40 / 16 / 338 dated 02.08.2022 issued by Ulhasnagar Municipal Corporation. (This CC is endorsed for the work for up to Ground Floor + 1st Part Parking & Part Commercial Floor + 2nd Part Podium & Part Parking Floor + 3rd Floor to 36th Floor only)
	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 (With address & phone nos.)	: "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.
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)	: M/s. Paradise Lifestyle Pvt. Ltd. Block Number 1, Amit Ashiyana Building, Gol Maidan Road, Near Brahmakumari Ashram, Ulhasnagar,



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		Thane. Mumbai – 421 002, State - Maharashtra, Country – India																													
		<u>Contact Person:</u> Mr. Dhiraj Gurani (Developer Representative) Mb. No. +91 – 8657766989.																													
5.	Brief description of the property (Including Leasehold / freehold etc.): Freehold land																														
	<p>About Project: 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>TYPE OF THE BUILDING:</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 & 2nd Podium Floor + 3rd Floor to 36th Floor as per Approved Plan.</td> </tr> </tbody> </table> <p>LEVEL OF COMPLETEION:</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 & OC is Received</td> <td>100%</td> </tr> </tbody> </table> <p>DATE OF COMPLETION & FUTURE LIFE: Completion date as informed by builder is 17.05.2024 (As per Occupancy Certificate) Future estimated life of the Structure is 60 years Subject to proper, preventive periodic maintenance & Structural repairs.</p> <p>PROJECT AMENITIES:</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 & 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 & 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
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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, 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.		Boundaries of the property		
		As per Agreement	As per RERA Certificate	As per Site
		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. (As per Approved Plan) 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. (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.
II	CHARACTERSTICS OF THE SITE		
1.	Classification of locality	:	Middle class
2.	Development of surrounding areas	:	Good
3.	Possibility of frequent flooding/ sub-merging	:	No
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	:	All available near by
5.	Level of land with topographical conditions	:	Plain
6.	Shape of land	:	Irregular
7.	Type of use to which it can be put	:	For residential & Commercial purpose
8.	Any usage restriction	:	Residential & Commercial
9.	Is plot in town planning approved layout?	:	<p>1. Copy of Approved Plan No. UMP / NRV / BP / 40 / 16 / 338 dated 02.08.2022, issued by Ulhasnagar Municipal Corporation.</p> <p>Approved Upto: Ground Floor + 1st Part Parking & Part Commercial Floor + 2nd Part Podium & Part Parking Floor + 3rd Floor to 36th Floor</p> <p>2. Copy of Part Occupation Certificate No UMP / NRV / BP / 40 / 16 / 338 dated 17.05.2024 issued by Ulhasnagar Municipal Corporation.</p> <p>Approved: Building No. 1 & 2: Ground Floor + 1st Part Parking & Part Commercial Floor + 2nd Part Podium & Part Parking Floor + 3rd Floor to 36th Floor Club House: Ground Floor + 1st to 3rd Floor to 36th Floor</p>
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
Part – A (Valuation of land)			
1	Size of plot	:	Net Plot area = 26,158.69 Sq. M. (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 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)	:	₹ 55,400.00 per Sq. M. for Residential Flat
5	Assessed / adopted rate of valuation	:	As per table attached to the report
6	Estimated value of land	:	As per table attached to the report
Part – B (Valuation of Building)			
1	Technical details of the building	:	
	a) Type of Building (Residential / Commercial / Industrial)	:	Residential
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	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	:	
	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.
	e) Plinth area floor-wise	:	As per table attached to the report
	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. Approved Upto: Ground Floor + 1st Part Parking & Part Commercial Floor + 2nd Part Podium & Part Parking Floor + 3rd Floor to 36th Floor 2. Copy of Commencement Certificate No. UMP / NRV / BP / 40 / 16 / 338 dated 02.08.2022 issued by Ulhasnagar Municipal Corporation. (This CC is endorsed for the work for up to Ground Floor + 1st Part Parking & Part Commercial Floor + 2nd Part Podium & Part Parking Floor + 3rd Floor to 36th Floor only) 3. Copy of Part Occupation Certificate No UMP / NRV / BP / 40 / 16 / 338 dated 17.05.2024 issued by Ulhasnagar Municipal Corporation. Approved: Building No. 1 & 2: Ground Floor + 1st Part Parking & Part Commercial Floor + 2nd Part Podium & Part Parking Floor + 3rd Floor to 36th Floor Club House: Ground Floor + 1st to 3rd Floor to 36th Floor
	h) Approved map / plan issuing authority	:	Ulhasnagar Municipal Corporation.

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 - 27AALCA9152F1Z1), 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 30th June 2024 is as under:

Projected Cost of Project:

Cost of Project	Projected Cost	Rs. in crore	
		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)
Total	316.50	370.95	(24.45)



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:


Means of Finance	Projected Means	Rs. in crore	
		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
Total	346.50	370.95	(24.45)

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: 10th 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	Fiat No.	Comp.	RERA Carpet Area in Sq. M.	RERA Carpet Area in Sq. FL	Usable Carpet Area in Sq. FL	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



VASTUKALA

Unleashing Excellence

Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



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
TOTAL					19,969.32	2,14,949.87	2,75,979.16		2,75,97,91,683.00



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	-
TOTAL					14,086.44	1,51,626.57	1,93,370.42	1,55,82,02,328.00	1,08,23,86,926.00	47,58,15,402.00



SUMMARY

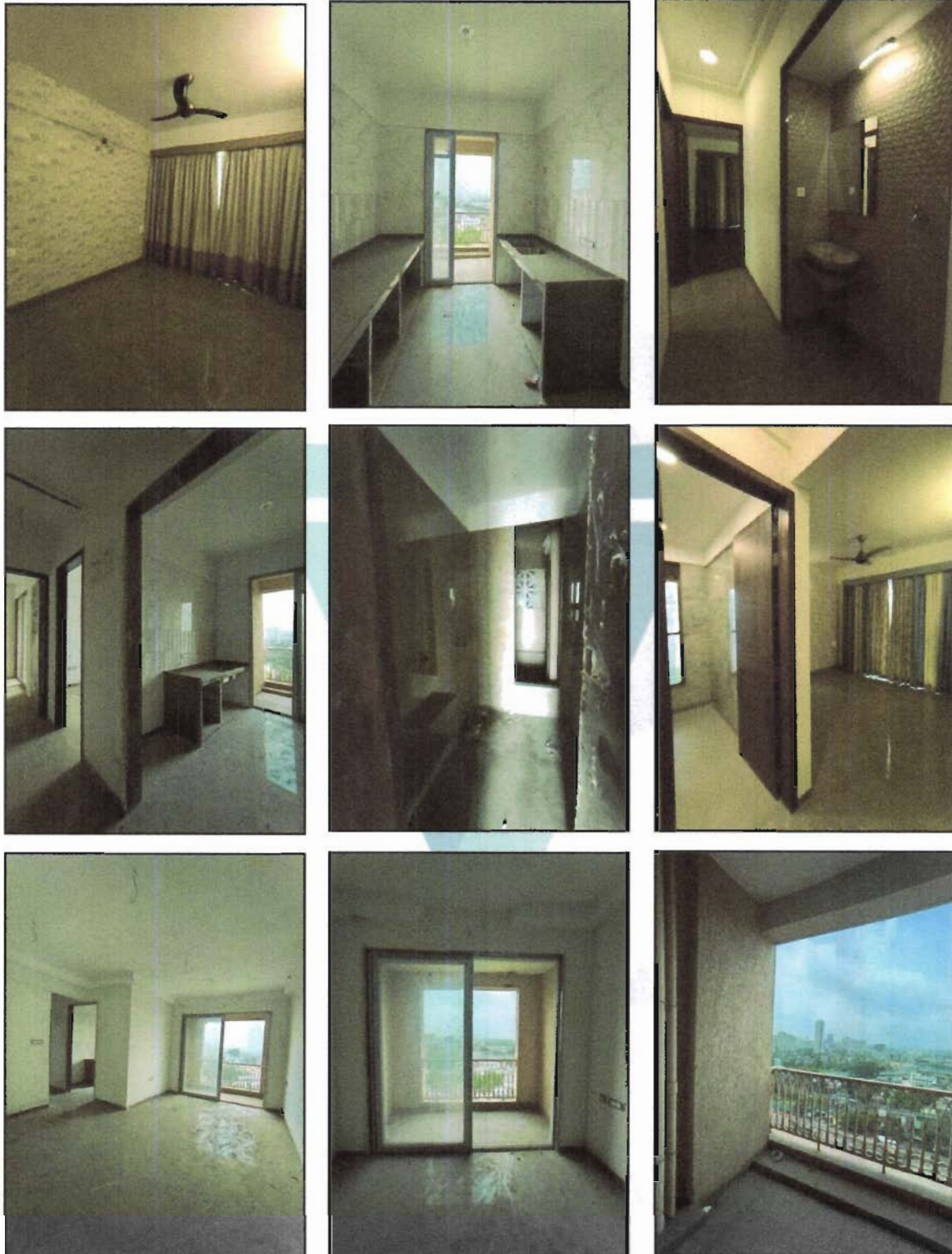
Sr.	Particulars	No. of Flats	Total Carpet Area in Sq. Ft.	Rate per Sq. Ft.	Value in ₹	Received Amount in ₹	Receivable Amount in ₹
1	Unsold Flats	232.00	2,75,979.16	10,000.00	2,75,97,91,648.00		
2	Sold Flats	176.00	1,93,370.42		1,55,82,02,328.00	1,08,23,86,926.00	47,58,15,402.00
	TOTAL	408.00	4,69,349.58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

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
	TOTAL	408.00	4,69,349.58	3,23,56,07,050.00	323.56
	Fair Market Value			3,23,56,07,050.00	323.56
	Realizable Value			2,91,20,46,345.00	291.20
	Distress Value			2,58,84,85,640.00	258.85



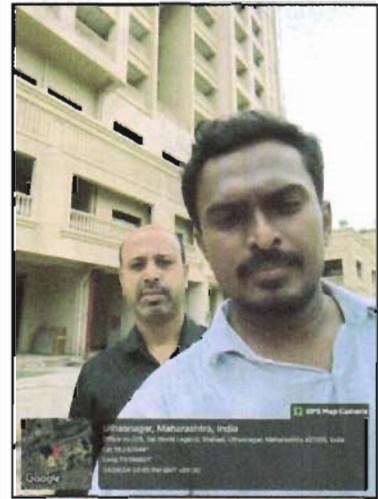
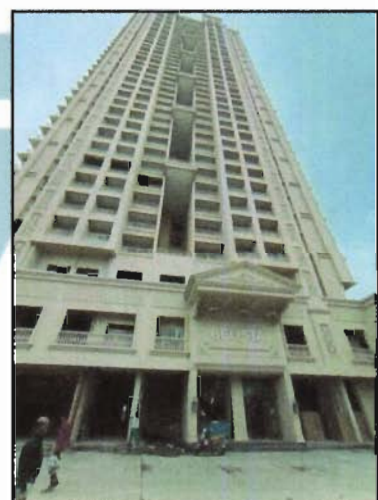
Actual Site Photographs



Actual Site Photographs

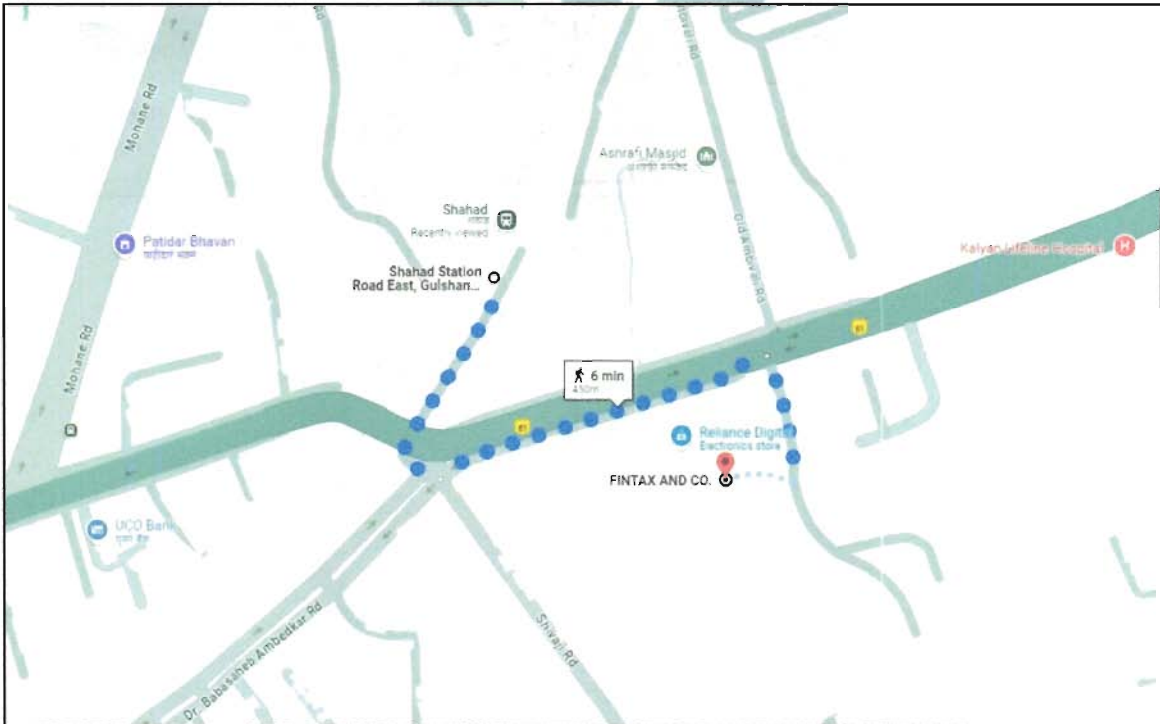
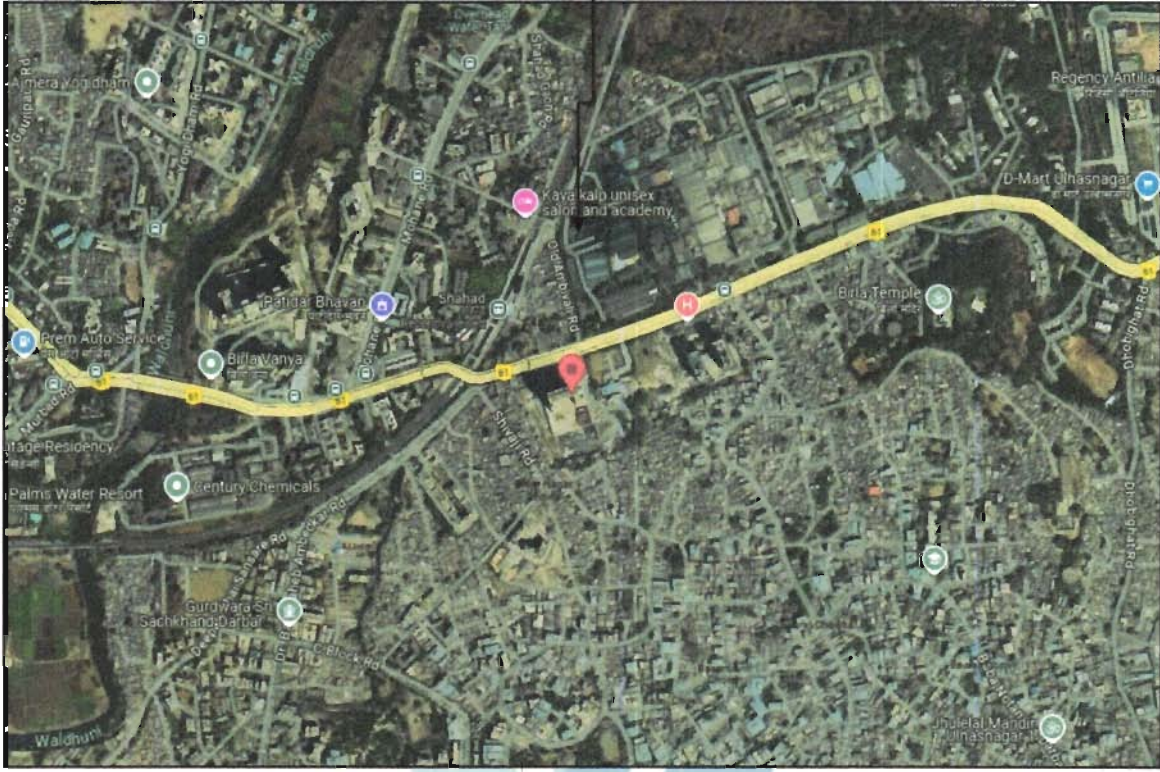


Actual Site Photographs



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 (Shahad – 450 Meter.)




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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)

Home
Valuation Guidelines | User Manual

Year: 2024-2025 Language: English

Selected District: Thane

Select Taluka: Ulhasnagar

Select Village: [E] Camp 1,2,3 :- Ulhasnagar Mahanage

Search By: Survey No. SubZones

Enter Survey No: 1626 Search

उपविभाग	सुनी अमीन	निवासी सदनिका	ऑफिस दुकाने	औद्योगिक	एकक (Rs./)	Attribute
1/5-[ई]कॅम्प 1,2,3- भुविभाग हद्दी उत्तरेकडे सुरजाड रोड महापालिका हद्द पूर्वकडे महापालिका पूर्व हद्द भाग दक्षिणेकडे व पश्चिमेकडे कल्याण-वदलापूर रस्ता हद्दीतील वरील ए व बी भागातील मिळकती वगळून इतर सर्व मिळकती	18500	65400	74900	90800	74900	चौ. सि.टी.एस. मीटर नंबर

Registered Sales Instances

367677	सूची क्र.2	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 : Regn:02m
गावाचे नाव : उल्हासनगर कॅम्प क्र.1		
(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(शाहाड)तालुका उल्हासनगर कॅम्प क्र.1,येधील 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 किवा जुडी देण्यात असेल तेव्हा.		
(7) दस्ताऐवज करून देणा-या लिहून ठेवणा-या पक्षकाराचे नाव किवा दिवाणी न्यायालयाचा हुकुमनामा किवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. पराडाईज लाईकहोईल प्रा.लि तर्फे डायरेक्टर श्री अमित मधु भटीजा यांच्यावतीने कदुली खबाबा करीता कु मु म्हणून अजय जी मखीजा वय:-42 पत्ता:-प्लॉट नं. -, मजला नं. -, इमारतीचे नाव: 202, आशियाना अपार्टमेंट, उल्हासनगर, बर्लोक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-421002 पॅन नं.-AALCA9152F	
(8)दस्ताऐवज करून देणा-या पक्षकाराचे व किवा दिवाणी न्यायालयाचा हुकुमनामा किवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-विजय रम ग्यानानी - - वय:-46 पत्ता:-प्लॉट नं. -, मजला नं. -, इमारतीचे नाव: बॅरेक नं.391 सनोर, ओन प्लॉट, पापा अपार्टमेंटच्या जवळ, ओ टी सेव्हान, उल्हासनगर, बर्लोक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-421001 पॅन नं.-AJYPG2709F 2): नाव:-नरसिंगलाल परमलंद ग्यानानी - - वय:-73; पत्ता:-प्लॉट नं. -, मजला नं. -, इमारतीचे नाव: बॅरेक नं.391 सनोर, ओन प्लॉट, पापा अपार्टमेंटच्या जवळ, ओ टी सेव्हान, उल्हासनगर, बर्लोक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-421001 पॅन नं.-ATL7G2162M 3): नाव:-देवी बखतमत नागराणी - वय:-47; पत्ता:-प्लॉट नं. -, मजला नं. -, इमारतीचे नाव: बॅरेक नं.391 सनोर, ओन प्लॉट, पापा अपार्टमेंटच्या जवळ, ओ टी सेव्हान, उल्हासनगर, बर्लोक नं. -, रोड नं. -, ULHASNAGAR, ULHASNAGAR. पिन कोड:-421001 पॅन नं.-ARHP74574G	
(9) दस्ताऐवज करून दिल्याचा दिनांक	16/12/2021	
(10)दस्ता नोंदणी केल्याचा दिनांक	16/12/2021	
(11)अनुक्रमांक,खंड व पृष्ठ	3676/2021	
(12)बाजारभावप्रमाणे मुद्रांक शुल्क	420000	
(13)बाजारभावप्रमाणे नोंदणी शुल्क	30000	
(14)सोरा		
मुद्रांक नासडी दिवालय घेतलेला तपशील:-		
मुद्रांक शुल्क आक.प्रताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

Registered Sales Instances

327777 07-04-2024 Note:-Generated Through eSearch Module. For original report please contact concern SRO office.	सूची क्र.2	दुष्यम निबंधक : दु.नि. उल्हासनगर 1 दस्ता क्रमांक : 3277/2021 नोंदणी Regn.62m
गावाचे नाव : उल्हासनगर कॅम्प क्र.1		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	7316488	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4393005.75	
(4) भू-मापन,पोटहिसा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:उल्हासनगर म.न.पाइतर वर्णन : इतर माहिती: मौजे उल्हासनगर(शाहाड)तालुका उल्हासनगर,जिल्हा ठाणे येथील सी.टी.एस नं 1618,1619 अ,1625,1626 अ.प्लॉट नं. 6(भा),7 व 8.शि.ट नं. 92,93 व 94 वरील साई वर्ल्ड लेजेंड,बिल्डींग नं 1,टॉवर अरिस्टा या ईमारतीमधील सातव्या मजल्यावरील सदनिका क्र 701,क्षेत्र 66.21 चौ. मी कारपेट ही सदनिकेची मिळकत रेरा क्र पी51700025002.((C.T.S. Number : 1618, 1619 अ, 1625, 1626 अ. ;))	
(5) क्षेत्रफळ	64.21 चौ.मीटर	
(6)आकारणी किवा जुडो देण्यात असेल तेव्हा.		
(7) दस्तावेज करून देणा-या लिहून ठेवणा-या पक्षकाराचे नाव किवा दिवाणी न्यायालयाचा हुकुमनामा किवा आदेश असल्यास प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेसर्स पॅराडाईज लाईफस्टाईल प्रा लि. चे अर्थोसाईज सिव्हीटरी श्री अमित म भटोजा तर्फे कबुली जबाब करिता कुलमुखत्यारी अजय जि मखिजा वय:-42 पत्ता:-प्लॉट नं. -, माला नं. -, इमारतीचे नाव: -, ब्लॉक नं: पॅराडाईज ग्रुप शाहाड स्टेशन जवळ उल्हासनगर 1, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-421001 पॅन नं:-AALCA9152F	
(8)दस्तावेज करून घेणा-या पक्षकाराचे व किवा दिवाणी न्यायालयाचा हुकुमनामा किवा आदेश असल्यास प्रतिवादिचे नाव व पत्ता	1): नाव:-श्री सजय गुफ्त वय:-45, पत्ता:-प्लॉट नं. -, माला नं. -, इमारतीचे नाव: -, ब्लॉक नं. शहाड फाटक शिवाजी रोड गृह लक्ष्मी किराणा स्टोर जवळ उल्हासनगर 1, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-421001 पॅन नं:-B.AVPG1529E 2): नाव:-श्रीमती सुनीता संजय गुफ्त वय:-44, पत्ता:-प्लॉट नं. -, माला नं. -, इमारतीचे नाव: -, ब्लॉक नं: शहाड फाटक शिवाजी रोड गृह लक्ष्मी किराणा स्टोर जवळ उल्हासनगर 1, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-421001 पॅन नं:-AXEPG2008B	
(9) दस्तावेज करून दिल्याचा दिनांक	12/11/2021	
(10)दस्ता नोंदणी केल्याचा दिनांक	12/11/2021	
(11)अनुक्रमांक खंड व पृष्ठ	3277/2021	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	439000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)भोरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

Price Indicators 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

Ullhasnagar + Add

Download App List Property Time Saved

Home / Thane / Beyond Thane / Ullhasnagar / Shahad / Paradise Sai World Legend Phase 1

Last updated: Oct 5, 2024

Paradise Sai World Legend Phase 1 REERA

part of Paradise Sai World Legend

By PARADISE GROUP

Ullhasnagar, Beyond Thane, Thane

₹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

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



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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

Paradise Sai World Legend

By: **Paradise Group** in **Ulhasnagar**

₹1 Cr onwards

OVERVIEW
LOCATION
BUY
RENT

Total Project Area	Total Units	BHK	Area
7.79 Acres	216 Units	2, 3, 4 BHK	835 - 1166 sq.ft. <small>(77.57 - 108.32 sq.m)</small>
Possession	Price Range	Property Type	Launched Date
Nov-2025 (Ongoing)	₹ 1 Cr - 1.39 Cr	Apartment	Jun-2020

RERA ID P51700025002
For details about RERA registration, visit this [link](#)

Unit Configuration

Unit Types	Super Built-Up Area	Carpet Area	Price	Floor Plans Live-in Tour	
2 BHK Apartment <small>Availability* Yes</small>	NA	835 - 936 sq.ft. <small>(77.57 - 86.95 sq.m)</small>	₹ 1 Cr - 1.12 Cr	NA	NA
3 BHK Apartment <small>Availability* Yes</small>	NA	974 - 989 sq.ft. <small>(90.49 - 91.53 sq.m)</small>	₹ 1.16 Cr - 1.18 Cr	NA	NA
4 BHK Apartment <small>Availability* Yes</small>	NA	1111 - 1166 sq.ft. <small>(103.22 - 108.32 sq.m)</small>	₹ 1.33 Cr - 1.39 Cr	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.**

**Manoj
Chalikwar**
Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.10.29 16:25:31 +05'30'

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



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

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

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



	Particulars	Valuer comment
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 Prayush P. Parekh – Senior Valuation Engineer 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 Valuation Date – 28.10.2024 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"> • Market Survey at the time of site visit • Ready Reckoner rates / Circle rates • Online search for Registered Transactions • Online Price Indicators on real estate portals • Enquiries with Real estate consultants • Existing data of Valuation assignments carried out by us
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparative Method
9.	Restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	Major factors that were taken into account during the valuation;	Current market conditions, demand and supply position, 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

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.



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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.



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DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Master Valuation** of the property under reference as on **28th 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.**

Manoj Chalikwar

Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.10.29 16:25:42 +05'30'

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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