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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "Triveni Pearl"

"Triveni Pearl", Proposed Commercial & Residential Building on Plot Bearing CTS No. 297 (pt), (Survey No. 51, Hissa No. 3/B/2) & CTS No. 302 (pt) (Survey No. 51, Hissa No. 5/1) at Village – Wadeghar, Adharwadi Near Raunak City Sector 3 Playarena, Khadakpada, Kalyan (West), Taluka – Kalyan, Dist. – Thane, Pin – 421 301, State - Maharashtra, Country – India

Latitude Longitude: 19°15'49.8"N 73°07'24.1"E

Valuation Done for:

State Bank of India

Administrative Office, Thane Branch,

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



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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**

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MASTER VALUATION REPORT OF "Triveni Pearl"

"Triveni Pearl", Proposed Commercial & Residential Building on Plot Bearing CTS No. 297 (pt), (Survey No. 51, Hissa No. 3/B/2) & CTS No. 302 (pt) (Survey No. 51, Hissa No. 5/1) at Village – Wadeghar, Adharwadi Near Raunak City Sector 3 Playarena, Khadakpada, Kalyan (West), Taluka – Kalyan, Dist. – Thane, Pin – 421 301, State - Maharashtra, Country – India

Latitude Longitude: 19°15'49.8"N 73°07'24.1"E

NAME OF DEVELOPER: M/s. Trescon Ltd.

Pursuant to instructions from State Bank of India, Administrative Office Thane Branch, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on **22nd October 2024** for approval of Advance Processing Facility.

1. Location Details:

The property is situated **"Triveni Pearl"**, Proposed Commercial & Residential Building on Plot Bearing CTS No. 297 (pt), (Survey No. 51, Hissa No. 3/B/2) & CTS No. 302 (pt) (Survey No. 51, Hissa No. 5/1) at Village – Wadeghar, Adharwadi Near Raunak City Sector 3 Playarena, Khadakpada, Kalyan (West), Taluka – Kalyan, Dist. – Thane, Pin – 421 301, State - Maharashtra, Country – India. It is about 4.1 Km. travel distance from Kalyan Railway station of Central Railway line. Surface transport to the property is by buses, taxis & private vehicles. The property is in developing locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The locality is Middle class & developing.

2. Developer Details:

| | | |
|------------------------------------|--|----------------------------|
| Name of builder | M/s. Trescon Ltd. | |
| Project Registration Number | Project | RERA Project Number |
| | Triveni Pearl | P51700055690 |
| Register office address | M/s. Trescon Ltd. | |
| | Address: Office No. 304, 3 rd Floor, "Skyline Wealth Space" , Nathani Road, Vidyavihar (West), Mumbai, Pin – 400 086, State – Maharashtra, Country - India | |
| Contact Numbers | Contact Person: Ms. Swapnali Jadhav (Sales Person - Mobile No. 8355842602) Rashmi (Builder Person – Mobile No. 8355842601) | |

3. Boundaries of the Property:

| Direction | Particulars |
|---------------------|------------------|
| On or towards North | Road & Open Plot |
| On or towards South | Rounak City |
| On or towards East | Rounak City |
| On or towards West | Road |



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

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

VALUATION REPORT (IN RESPECT OF MASTER VALUATION REPORT)

| I | General | |
|----|---|---|
| 1. | Purpose for which the valuation is made | : As per request from State Bank of India, Administrative Office Thane Branch to assess fair market value of the property for bank loan purpose. |
| 2. | a) | Date of inspection : 22.10.2024 |
| | b) | Date on which the valuation is made : 06.11.2024 |
| 3. | List of documents produced for perusal | |
| | 1. Copy of MAHARERA Registration Certificate of Project No. P51700055690 issued by Maharashtra Real Estate Regulatory Authority date 08.04.2024 | |
| | 2. Copy of Legal Title Report date 18.03.2024 issued by Adv. Shailendra D. Jallawar | |
| | 3. Copy of Certificate date 04.12.2023 issued by Adv. Shailendra D. Jallawar | |
| | 4. Copy of Search Report date 06.11.2023 issued by G. H. Jagtap | |
| | 5. Copy of Agreement for sale date 12.09.2023 b/w. M/s. Honest Enterprises (the Owner) AND M/s. Trescon Ltd. (the Purchaser) | |
| | 6. Copy of Deed of Conveyance date 12.09.2023 b/w. M/s. Honest Enterprises (the Owner) AND M/s. Trescon Ltd. (the Purchaser) | |
| | 7. Copy of Affidavit – Cum – Declaration date 05.03.2024 of Mr. Dinesh R. Patil | |
| | 8. Copy of Architect's Certificate of Percentage of completion of construction work of Building date 30.07.2024 issued by Ar. Creations Architect's | |
| | 9. Copy of Engineer's Certificate date 30.07.2024 issued by Er. Trupati More (As per RERA Certificate) | |
| | 10. Copy of Grant of Provisional NOC for Fire Protection & Fire Fighting No. FIRE / HQ / KDMC / OW / 2023 E-394 date 14.12.2023 issued by Kalyan Dombivli Municipal Corporation, Fire Brigade | |
| | 11. Copy of NOC for Building Permission Letter No. KDMP / 766 date 12.12.2023 issued by Kalyan Dombivli Municipal Corporation. | |
| | 12. Copy of Commencement Certificate No. KDMCC / RB / 2024 / APL / 00057 date 24.07.2024 issued by Kalyan Dombivli Municipal Corporation. | |
| | Building Name | TRIVENI PEARL (Mixed) Floors |
| | | BASEMENT FLOOR, GROUND FLOOR, FIRST FLOOR, 2ND FLOOR, TYPICAL 3RD TO 6TH FLOOR, TYPICAL 7TH-12TH-17TH FLOOR FLOOR, TYPICAL 8TH TO 11TH-13TH TO 16TH-18TH TO 21ST FLOOR, 22ND FLOOR-RECREATION FLOOR |

| 13. Copy of Approved Plan No. KDMCC / RB / 2024 / APL / 00057 date 24.07.2024 issued by Kalyan Dombivli Municipal Corporation, (Number of Copies – Nine – Sheet No. 1/9 to 9/9) | | | | | | | | | | | |
|--|---|-------------------------------|------------------|---------------|---|---------|-------------------------------|-------------------------------|---------------|-----------------------------|-----|
| Approved Upto: | | | | | | | | | | | |
| Project | Number of Floors | | | | | | | | | | |
| Triveni Pearl | Basement + Ground + 1st Floor (Commercial) + 2nd to 21st Upper floors + 22nd floor Recreational Level floor. | | | | | | | | | | |
| 14. Copies of 7/12 extract | | | | | | | | | | | |
| Project Name (With address & phone nos.) | : "Triveni Pearl" , Proposed Commercial & Residential Building on Plot Bearing CTS No. 297 (pt), (Survey No. 51, Hissa No. 3/B/2) & CTS No. 302 (pt) (Survey No. 51, Hissa No. 5/1) at Village – Wadeghar, Adharwadi Near Raunak City Sector 3 Playarena, Khadakpada, Kalyan (West), Taluka – Kalyan, Dist. – Thane, Pin – 421 301, State - Maharashtra, Country – India | | | | | | | | | | |
| 4. Name of the developer(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership) | : M/s. Trescon Ltd. Address: Office No. 304, 3 rd Floor, "Skyline Wealth Space" , Nathani Road, Vidyavihar (West), Mumbai, Pin – 400 086, State – Maharashtra, Country - India. Contact Person: Ms. Swapnali Jadhav (Sales Person - Mobile No. 8355842602) Rashmi (Builder Person – Mobile No. 8355842601) | | | | | | | | | | |
| 5. Brief description of the property (Including Leasehold / freehold etc.) | : | | | | | | | | | | |
| <p>About "Triveni Pearl" Project: Triveni Pearl is an Under-Construction project in Kalyan by Triveni Group. Triveni Pearl by Triveni Group is located at Kalyan. Triveni Pearl Kalyan to be scheduled to give possession by Jun 2027. Triveni Pearl is spread over 1. Triveni Pearl is offering 1BHK, 2 BHK & 3 BHK flats. Triveni Pearl is coming with world class facilities including all the necessary amenities. Triveni Pearl is made in a way to provide a comfortable living for residents and based on modern architecture that feels you of having luxurious life style. RERA ID of Triveni Pearl is P51700055690.</p> <p>TYPE OF THE BUILDING:</p> <table border="1"> <thead> <tr> <th>Project</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Triveni Pearl</td> <td>Proposed Basement + Ground + 1st Floor (Commercial) + 2nd to 21st Upper floors + 22nd floor Recreational Level floor.</td> </tr> </tbody> </table> <p>LEVEL OF COMPLETION:</p> <table border="1"> <thead> <tr> <th>Project</th> <th>Present stage of Construction</th> <th>Percentage of work completion</th> </tr> </thead> <tbody> <tr> <td>Triveni Pearl</td> <td>Plinth work is in progress.</td> <td>05%</td> </tr> </tbody> </table> | | Project | Number of Floors | Triveni Pearl | Proposed Basement + Ground + 1 st Floor (Commercial) + 2 nd to 21 st Upper floors + 22 nd floor Recreational Level floor. | Project | Present stage of Construction | Percentage of work completion | Triveni Pearl | Plinth work is in progress. | 05% |
| Project | Number of Floors | | | | | | | | | | |
| Triveni Pearl | Proposed Basement + Ground + 1 st Floor (Commercial) + 2 nd to 21 st Upper floors + 22 nd floor Recreational Level floor. | | | | | | | | | | |
| Project | Present stage of Construction | Percentage of work completion | | | | | | | | | |
| Triveni Pearl | Plinth work is in progress. | 05% | | | | | | | | | |

| | |
|--|--|
| DATE OF COMPLETION & FUTURE LIFE: | |
| Expected completion date as informed by builder is January – 2029 (As per MAHARERA Certificate) | |
| Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance & Structural repairs. | |
| PROPOSED PROJECT AMENITIES: | |
| <ul style="list-style-type: none"> ➤ Vitrified tiles flooring in all rooms ➤ Granite Kitchen platform with Stainless Steel Sink ➤ Powder coated aluminum sliding windows with M.S. Grills ➤ Laminated wooden flush doors with Safety door ➤ Concealed wiring ➤ Concealed plumbing ➤ Gymnasium ➤ Yoga Area ➤ Children's Play Area ➤ Kids play area ➤ Jogging Track ➤ Table Tennis ➤ Restaurant ➤ Senior Citizen Seating ➤ Multipurpose Hall ➤ Club House ➤ Meditation Area | |
| 6. | Location of property |
| a) | Plot No. / Survey No. : Survey No. 51, Hissa No. 3/B/2 & Survey No. 51, Hissa No. 5/1 |
| b) | Door No. : Not applicable |
| c) | C. T.S. No. / Village : CTS No. 297 (pt) & CTS No. 302 (pt) at Village – Wadeghar |
| d) | Ward / Taluka : Kalyan |
| e) | Mandal / District : Thane |
| 7. | Postal address of the property : "Triveni Pearl" , Proposed Commercial & Residential Building on Plot Bearing CTS No. 297 (pt), (Survey No. 51, Hissa No. 3/B/2) & CTS No. 302 (pt) (Survey No. 51, Hissa No. 5/1) at Village – Wadeghar, Adharwadi Near Raunak City Sector 3 Playarena, Khadakpada, Kalyan (West), Taluka – Kalyan, Dist. – Thane, Pin – 421 301, State - Maharashtra, Country – India |
| 8. | City / Town : Kalyan (West) |
| | Residential area : Yes |
| | Commercial area : No |
| | Industrial area : No |
| 9. | Classification of the area |
| i) | High / Middle / Poor : Middle Class |

| | | | | |
|------|---|----------------------------------|--|--------------------|
| | ii) Urban / Semi Urban / Rural | : | Semi Urban | |
| 10. | Coming under Corporation limit / Village Panchayat / Municipality | : | Kalyan Dombivli Municipal Corporation, Village - Wadeghar | |
| 11. | Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area | : | No | |
| 12. | In Case it is Agricultural land, any conversion to house site plots is contemplated | : | N.A. | |
| 13. | Boundaries of the property | As per Documents | As per MAHARERA | As per Site |
| | North | D.P. Road | 45.00 Mtr. Wide DP Road | Road & Open Plot |
| | South | Raunak City in Survey No. 51/5/B | Survey No. 51 Raunak City | Rounak City |
| | East | Raunak City in Survey No. 51/5/B | Survey No. 51 Raunak City | Rounak City |
| | West | D.P. Road | 45.00 Mtr. Wide DP Road | Road |
| 14.1 | Dimensions of the site | | N. A. as the land is irregular in shape | |
| | | | A As per the Deed | B Actuals |
| | North | : | - | - |
| | South | : | - | - |
| | East | : | - | - |
| | West | : | - | - |
| 14.2 | Latitude, Longitude & Co-ordinates of property | : | 19°15'49.8"N 73°07'24.1"E | |
| 14. | Extent of the site | : | Total Plot area – 3772.00 Sq. M. (As per Approved Plan) Plot area – 2686.16 Sq. M. (As per RERA Certificate) Structure - As per table attached to the report | |
| 15. | Extent of the site considered for Valuation (least of 14A& 14B) | : | Total Plot area – 3772.00 Sq. M. (As per Approved Plan) Plot area – 2686.16 Sq. M. (As per RERA Certificate) | |
| 16 | Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month. | : | N.A. Building Construction work is in progress | |
| 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 purpose | | | | | | | | | |
|-------------------------------------|---|----------------|---|----------------------|------------------|---------------|--|----------------|--------------|---------|-------|----------------|
| 8. | Any usage restriction | : | Residential | | | | | | | | | |
| | Is plot in town planning approved layout? | : | Copy of Approved Plan No. KDMCC / RB / 2024 / APL / 00057 date 24.07.2024 issued by Kalyan Dombivli Municipal Corporation, (Number of Copies – Nine – Sheet No. 1/9 to 9/9) Approved Upto: | | | | | | | | | |
| | | | <table border="1"> <thead> <tr> <th>Project</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Triveni Pearl</td> <td>Basement + Ground + 1st Floor (Commercial) + 2nd to 21st Upper floors + 22nd floor Recreational Level floor.</td> </tr> </tbody> </table> | Project | Number of Floors | Triveni Pearl | Basement + Ground + 1 st Floor (Commercial) + 2 nd to 21 st Upper floors + 22 nd floor Recreational Level floor. | | | | | |
| Project | Number of Floors | | | | | | | | | | | |
| Triveni Pearl | Basement + Ground + 1 st Floor (Commercial) + 2 nd to 21 st Upper floors + 22 nd floor Recreational Level floor. | | | | | | | | | | | |
| 9. | Corner plot or intermittent plot? | : | Intermittent | | | | | | | | | |
| 10. | Road facilities | : | Yes | | | | | | | | | |
| 11. | Type of road available at present | : | B. T. Road | | | | | | | | | |
| 12. | Width of road – is it below 20 ft. or more than 20 ft. | : | 45.00 M. Wide DP Road | | | | | | | | | |
| 13. | Is it a Land – Locked land? | : | No | | | | | | | | | |
| 14. | Water potentiality | : | Municipal Water supply | | | | | | | | | |
| 15. | Underground sewerage system | : | Connected to Municipal sewer | | | | | | | | | |
| 16. | Is Power supply is available in the site | : | Yes | | | | | | | | | |
| 17. | Advantages of the site | : | Located in developing area | | | | | | | | | |
| 18. | Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc.(Distance from sea-cost / tidal level must be incorporated) | : | No | | | | | | | | | |
| Part – A (Valuation of land) | | | | | | | | | | | | |
| 1 | Size of plot | : | Total Plot area – 3772.00 Sq. M. (As per Approved Plan) Plot area – 2686.16 Sq. M. (As per RERA Certificate) | | | | | | | | | |
| | North & South | : | - | | | | | | | | | |
| | East & West | : | - | | | | | | | | | |
| 2 | Total extent of the plot | : | As per table attached to the report | | | | | | | | | |
| 3 | Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas) | : | As per table attached to the report Details of recent transactions/online listings are attached with the report. | | | | | | | | | |
| 4 | Guideline rate obtained from the Register's Office (evidence thereof to be enclosed) | : | ₹ 70,100.00 per Sq. M. for Residential ₹ 14,000.00 per Sq. M. for Land | | | | | | | | | |
| 5 | Assessed / adopted rate of valuation | : | As per table attached to the report | | | | | | | | | |
| 6 | Estimated value of land | : | <table border="1"> <thead> <tr> <th colspan="3">As per Approved Plan</th> </tr> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> </thead> <tbody> <tr> <td>3772.00</td> <td>14000</td> <td>5,28,08,000.00</td> </tr> </tbody> </table> | As per Approved Plan | | | Land Area in Sq. M. | Rate in Sq. M. | Value in (₹) | 3772.00 | 14000 | 5,28,08,000.00 |
| As per Approved Plan | | | | | | | | | | | | |
| Land Area in Sq. M. | Rate in Sq. M. | Value in (₹) | | | | | | | | | | |
| 3772.00 | 14000 | 5,28,08,000.00 | | | | | | | | | | |

| | | As per RERA Certificate | | | | | | |
|---|--|--|--|----------------|---------|------------------|---------------|--|
| | | Land Area in Sq. M. | Rate in Sq. M. | Value in (₹) | | | | |
| | | 2686.16 | 14000 | 3,76,06,240.00 | | | | |
| Part – B (Valuation of Building) | | | | | | | | |
| 1 | Technical details of the building | : | | | | | | |
| | a) Type of Building (Residential / Commercial / Industrial) | : | Residential | | | | | |
| | b) Type of construction (Load bearing / RCC / Steel Framed) | : | N.A. Building Construction work is in progress | | | | | |
| | c) Year of construction | : | N.A. Building Construction work is in progress | | | | | |
| | d) Number of floors and height of each floor including basement, if any | : | | | | | | |
| | Project | Number of Floors | | | | | | |
| | Triveni Pearl | Proposed Basement + Ground + 1st Floor (Commercial) + 2nd to 21st Upper floors + 22nd floor Recreational Level floor. | | | | | | |
| | e) Plinth area floor-wise | : | As per table attached to the report | | | | | |
| | f) Condition of the building | : | | | | | | |
| | i) Exterior – Excellent, Good, Normal, Poor | : | N.A. Building Construction work is in progress | | | | | |
| | ii) Interior – Excellent, Good, Normal, Poor | : | N.A. Building Construction work is in progress | | | | | |
| | g) Date of issue and validity of layout of approved map | : | Copy of Approved Plan No. KDMCC / RB / 2024 / APL / 00057 date 24.07.2024 issued by Kalyan Dombivli Municipal Corporation, (Number of Copies – Nine – Sheet No. 1/9 to 9/9) | | | | | |
| | h) Approved map / plan issuing authority | : | <p>Approved Upto:</p> <table border="1"> <thead> <tr> <th>Project</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Triveni Pearl</td> <td>Basement + Ground + 1st Floor (Commercial) + 2nd to 21st Upper floors + 22nd floor Recreational Level floor.</td> </tr> </tbody> </table> | | Project | Number of Floors | Triveni Pearl | Basement + Ground + 1 st Floor (Commercial) + 2 nd to 21 st Upper floors + 22 nd floor Recreational Level floor. |
| Project | Number of Floors | | | | | | | |
| Triveni Pearl | Basement + Ground + 1 st Floor (Commercial) + 2 nd to 21 st Upper floors + 22 nd floor Recreational Level floor. | | | | | | | |
| | i) Whether genuineness or authenticity of approved map / plan is verified | : | Yes | | | | | |
| | j) Any other comments by our empaneled valuers on authentic of approved plan | : | No. | | | | | |

Specifications of construction (floor-wise) in respect of

| Sr. No. | Description | |
|---------|---|--|
| 1. | Foundation | : R.C.C. Footing |
| 2. | Basement | : N.A. Building Construction work is in progress |
| 3. | Superstructure | : Proposed as per IS Code requirements |
| 4. | Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber | : Proposed |
| 5. | RCC Works | : N.A. Building Construction work is in progress |
| 6. | Plastering | : N.A. Building Construction work is in progress |
| 7. | Flooring, Skirting, dado | : N.A. Building Construction work is in progress |



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| | | | |
|-----------|---|---|--|
| 8. | Special finish as marble, granite, wooden paneling, grills etc. | : | N.A. Building Construction work is in progress |
| 9. | Roofing including weather proof course | : | N.A. Building Construction work is in progress |
| 10. | Drainage | : | Proposed |
| 2. | Compound Wall | : | |
| | Height | : | N.A. Building Construction work is in progress |
| | Length | : | |
| | Type of construction | : | |
| 3. | Electrical installation | : | N.A. Building Construction work is in progress |
| | Type of wiring | : | |
| | Class of fittings (superior / ordinary / poor) | : | |
| | Number of light points | : | N.A. Building Construction work is in progress |
| | Fan points | : | |
| | Spare plug points | : | |
| | Any other item | : | - |
| 4. | Plumbing installation | : | |
| | a) No. of water closets and their type | : | |
| | b) No. of wash basins | : | |
| | c) No. of urinals | : | |
| | d) No. of bath tubs | : | N.A. Building Construction work is in progress |
| | e) Water meters, taps etc. | : | |
| | f) Any other fixtures | : | |

CONFIGURATION OF PROJECT AS PER DEVELOPER'S INFORMATION AND Copy of Approved Plan No. KDMCC / RB / 2024 / APL / 00057 date 24.07.2024 issued by Kalyan Dombivli Municipal Corporation.

1) Triveni Pearl:

| Sr. No. | Flat No. | Floor No. | Comp | As per Approved Plan / RERA Carpet Area in Sq. Ft. | As per Plan Balcony + Encl. Balcony Area in Sq. Ft. | As per Plan Terrace Area in Sq. Ft. | Total Area in Sq. Ft. | Built up Area in Sq. Ft. | Rate per Sq. ft. on Total Area in ₹ | Realizable Value / Fair Market Value as on date in ₹ | Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹ | Expected Rent per month (After Completion) in ₹ | Cost of Construction in ₹ |
|---------|----------|-----------|-------|--|---|-------------------------------------|-----------------------|--------------------------|-------------------------------------|--|---|---|---------------------------|
| 1 | 201 | 2 | 1 BHK | 437 | 0 | 126 | 563 | 619 | 10000 | 56,30,000 | 61,93,000 | 13000 | 17,34,040 |
| 2 | 202 | 2 | 3 BHK | 802 | 0 | 326 | 1128 | 1241 | 10000 | 1,12,80,000 | 1,24,08,000 | 26000 | 34,74,240 |
| 3 | 203 | 2 | 2 BHK | 629 | 0 | 56 | 685 | 754 | 10000 | 68,50,000 | 75,35,000 | 15500 | 21,09,800 |
| 4 | 204 | 2 | 2 BHK | 626 | 0 | 56 | 682 | 750 | 10000 | 68,20,000 | 75,02,000 | 15500 | 21,00,560 |
| 5 | 205 | 2 | 2 BHK | 626 | 0 | 56 | 682 | 750 | 10000 | 68,20,000 | 75,02,000 | 15500 | 21,00,560 |
| 6 | 206 | 2 | 2 BHK | 629 | 0 | 56 | 685 | 754 | 10000 | 68,50,000 | 75,35,000 | 15500 | 21,09,800 |
| 7 | 207 | 2 | 2 BHK | 642 | 0 | 139 | 781 | 859 | 10000 | 78,10,000 | 85,91,000 | 18000 | 24,05,480 |
| 8 | 208 | 2 | 1 BHK | 442 | 0 | 196 | 638 | 702 | 10000 | 63,80,000 | 70,18,000 | 14500 | 19,65,040 |
| 9 | 209 | 2 | 1 BHK | 433 | 0 | 51 | 484 | 532 | 10000 | 48,40,000 | 53,24,000 | 11000 | 14,90,720 |
| 10 | 301 | 3 | 1 BHK | 319 | 102 | 0 | 421 | 463 | 10030 | 42,22,630 | 46,44,893 | 9500 | 12,96,680 |
| 11 | 302 | 3 | 2 BHK | 622 | 193 | 0 | 815 | 897 | 10030 | 81,74,450 | 89,91,895 | 18500 | 25,10,200 |
| 12 | 303 | 3 | 2 BHK | 623 | 34 | 0 | 657 | 723 | 10030 | 65,89,710 | 72,48,681 | 15000 | 20,23,560 |
| 13 | 304 | 3 | 2 BHK | 620 | 34 | 0 | 654 | 719 | 10030 | 65,59,620 | 72,15,582 | 15000 | 20,14,320 |
| 14 | 305 | 3 | 2 BHK | 620 | 34 | 0 | 654 | 719 | 10030 | 65,59,620 | 72,15,582 | 15000 | 20,14,320 |

| Sr. No. | Flat No. | Floor No. | Comp | As per Approved Plan / RERA Carpet Area in Sq. Ft. | As per Plan Balcony + Encl. Balcony Area in Sq. Ft. | As per Plan Terrace Area in Sq. Ft. | Total Area in Sq. Ft. | Built up Area in Sq. Ft. | Rate per Sq. ft. on Total Area in ₹ | Realizable Value / Fair Market Value as on date in ₹ | Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹ | Expected Rent per month (After Completion) in ₹ | Cost of Construction in ₹ |
|---------|----------|-----------|-------|--|---|-------------------------------------|-----------------------|--------------------------|-------------------------------------|--|---|---|---------------------------|
| 15 | 306 | 3 | 2 BHK | 623 | 34 | 0 | 657 | 723 | 10030 | 65,89,710 | 72,48,681 | 15000 | 20,23,560 |
| 16 | 307 | 3 | 2 BHK | 628 | 31 | 0 | 659 | 725 | 10030 | 66,09,770 | 72,70,747 | 15000 | 20,29,720 |
| 17 | 308 | 3 | 1 BHK | 391 | 29 | 0 | 420 | 462 | 10030 | 42,12,600 | 46,33,860 | 9500 | 12,93,600 |
| 18 | 309 | 3 | 1 BHK | 321 | 101 | 0 | 422 | 464 | 10030 | 42,32,660 | 46,55,926 | 9500 | 12,99,760 |
| 19 | 401 | 4 | 1 BHK | 319 | 102 | 0 | 421 | 463 | 10060 | 42,35,260 | 46,58,786 | 9500 | 12,96,680 |
| 20 | 402 | 4 | 2 BHK | 614 | 31 | 0 | 645 | 710 | 10060 | 64,88,700 | 71,37,570 | 15000 | 19,86,600 |
| 21 | 403 | 4 | 2 BHK | 623 | 34 | 0 | 657 | 723 | 10060 | 66,09,420 | 72,70,362 | 15000 | 20,23,560 |
| 22 | 404 | 4 | 2 BHK | 620 | 34 | 0 | 654 | 719 | 10060 | 65,79,240 | 72,37,164 | 15000 | 20,14,320 |
| 23 | 405 | 4 | 2 BHK | 620 | 34 | 0 | 654 | 719 | 10060 | 65,79,240 | 72,37,164 | 15000 | 20,14,320 |
| 24 | 406 | 4 | 2 BHK | 623 | 34 | 0 | 657 | 723 | 10060 | 66,09,420 | 72,70,362 | 15000 | 20,23,560 |
| 25 | 407 | 4 | 2 BHK | 628 | 31 | 0 | 659 | 725 | 10060 | 66,29,540 | 72,92,494 | 15000 | 20,29,720 |
| 26 | 408 | 4 | 1 BHK | 391 | 29 | 0 | 420 | 462 | 10060 | 42,25,200 | 46,47,720 | 9500 | 12,93,600 |
| 27 | 409 | 4 | 1 BHK | 321 | 101 | 0 | 422 | 464 | 10060 | 42,45,320 | 46,69,852 | 9500 | 12,99,760 |
| 28 | 501 | 5 | 1 BHK | 319 | 102 | 0 | 421 | 463 | 10090 | 42,47,890 | 46,72,679 | 9500 | 12,96,680 |
| 29 | 502 | 5 | 2 BHK | 614 | 31 | 0 | 645 | 710 | 10090 | 65,08,050 | 71,58,855 | 15000 | 19,86,600 |
| 30 | 503 | 5 | 2 BHK | 623 | 34 | 0 | 657 | 723 | 10090 | 66,29,130 | 72,92,043 | 15000 | 20,23,560 |
| 31 | 504 | 5 | 2 BHK | 620 | 34 | 0 | 654 | 719 | 10090 | 65,98,860 | 72,58,746 | 15000 | 20,14,320 |
| 32 | 505 | 5 | 2 BHK | 620 | 34 | 0 | 654 | 719 | 10090 | 65,98,860 | 72,58,746 | 15000 | 20,14,320 |
| 33 | 506 | 5 | 2 BHK | 623 | 34 | 0 | 657 | 723 | 10090 | 66,29,130 | 72,92,043 | 15000 | 20,23,560 |
| 34 | 507 | 5 | 2 BHK | 628 | 31 | 0 | 659 | 725 | 10090 | 66,49,310 | 73,14,241 | 15000 | 20,29,720 |
| 35 | 508 | 5 | 1 BHK | 391 | 29 | 0 | 420 | 462 | 10090 | 42,37,800 | 46,61,580 | 9500 | 12,93,600 |
| 36 | 509 | 5 | 1 BHK | 321 | 101 | 0 | 422 | 464 | 10090 | 42,57,980 | 46,83,778 | 10000 | 12,99,760 |
| 37 | 601 | 6 | 1 BHK | 319 | 102 | 0 | 421 | 463 | 10120 | 42,60,520 | 46,86,572 | 10000 | 12,96,680 |
| 38 | 602 | 6 | 2 BHK | 614 | 31 | 0 | 645 | 710 | 10120 | 65,27,400 | 71,80,140 | 15000 | 19,86,600 |
| 39 | 603 | 6 | 2 BHK | 623 | 34 | 0 | 657 | 723 | 10120 | 66,48,840 | 73,13,724 | 15000 | 20,23,560 |
| 40 | 604 | 6 | 2 BHK | 620 | 34 | 0 | 654 | 719 | 10120 | 66,18,480 | 72,80,328 | 15000 | 20,14,320 |
| 41 | 605 | 6 | 2 BHK | 620 | 34 | 0 | 654 | 719 | 10120 | 66,18,480 | 72,80,328 | 15000 | 20,14,320 |
| 42 | 606 | 6 | 2 BHK | 623 | 34 | 0 | 657 | 723 | 10120 | 66,48,840 | 73,13,724 | 15000 | 20,23,560 |
| 43 | 607 | 6 | 2 BHK | 628 | 31 | 0 | 659 | 725 | 10120 | 66,69,080 | 73,35,988 | 15500 | 20,29,720 |
| 44 | 608 | 6 | 1 BHK | 391 | 29 | 0 | 420 | 462 | 10120 | 42,50,400 | 46,75,440 | 9500 | 12,93,600 |
| 45 | 609 | 6 | 1 BHK | 321 | 101 | 0 | 422 | 464 | 10120 | 42,70,640 | 46,97,704 | 10000 | 12,99,760 |
| 46 | 701 | 7 | 1 BHK | 319 | 102 | 0 | 421 | 463 | 10150 | 42,73,150 | 47,00,465 | 10000 | 12,96,680 |
| 47 | 702 | 7 | 3 BHK | 774 | 31 | 0 | 805 | 886 | 10150 | 81,70,750 | 89,87,825 | 18500 | 24,79,400 |
| 48 | 703 | 7 | 2 BHK | 623 | 34 | 0 | 657 | 723 | 10150 | 66,68,550 | 73,35,405 | 15500 | 20,23,560 |
| 49 | 704 | 7 | 1 BHK | 464 | 34 | 0 | 498 | 548 | 10150 | 50,54,700 | 55,60,170 | 11500 | 15,33,840 |
| 50 | 705 | 7 | 1 BHK | 464 | 34 | 0 | 498 | 548 | 10150 | 50,54,700 | 55,60,170 | 11500 | 15,33,840 |
| 51 | 706 | 7 | 2 BHK | 623 | 34 | 0 | 657 | 723 | 10150 | 66,68,550 | 73,35,405 | 15500 | 20,23,560 |
| 52 | 707 | 7 | 3 BHK | 795 | 31 | 0 | 826 | 909 | 10150 | 83,83,900 | 92,22,290 | 19000 | 25,44,080 |

| Sr. No. | Flat No. | Floor No. | Comp | As per Approved Plan / RERA Carpet Area in Sq. Ft. | As per Plan Balcony + Encl. Balcony Area in Sq. Ft. | As per Plan Terrace Area in Sq. Ft. | Total Area in Sq. Ft. | Built up Area in Sq. Ft. | Rate per Sq. ft. on Total Area in ₹ | Realizable Value / Fair Market Value as on date in ₹ | Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹ | Expected Rent per month (After Completion) in ₹ | Cost of Construction in ₹ |
|---------|----------|-----------|-------|--|---|-------------------------------------|-----------------------|--------------------------|-------------------------------------|--|---|---|---------------------------|
| 53 | 708 | 7 | 1 BHK | 391 | 29 | 0 | 420 | 462 | 10150 | 42,63,000 | 46,89,300 | 10000 | 12,93,600 |
| 54 | 709 | 7 | 1 BHK | 321 | 101 | 0 | 422 | 464 | 10150 | 42,83,300 | 47,11,630 | 10000 | 12,99,760 |
| 55 | 801 | 8 | 1 BHK | 319 | 102 | 0 | 421 | 463 | 10180 | 42,85,780 | 47,14,358 | 10000 | 12,96,680 |
| 56 | 802 | 8 | 3 BHK | 774 | 31 | 0 | 805 | 886 | 10180 | 81,94,900 | 90,14,390 | 19000 | 24,79,400 |
| 57 | 803 | 8 | 2 BHK | 623 | 34 | 0 | 657 | 723 | 10180 | 66,88,260 | 73,57,086 | 15500 | 20,23,560 |
| 58 | 804 | 8 | 2 BHK | 620 | 34 | 0 | 654 | 719 | 10180 | 66,57,720 | 73,23,492 | 15500 | 20,14,320 |
| 59 | 805 | 8 | 2 BHK | 620 | 34 | 0 | 654 | 719 | 10180 | 66,57,720 | 73,23,492 | 15500 | 20,14,320 |
| 60 | 806 | 8 | 2 BHK | 623 | 34 | 0 | 657 | 723 | 10180 | 66,88,260 | 73,57,086 | 15500 | 20,23,560 |
| 61 | 807 | 8 | 3 BHK | 795 | 31 | 0 | 826 | 909 | 10180 | 84,08,680 | 92,49,548 | 19500 | 25,44,080 |
| 62 | 808 | 8 | 1 BHK | 391 | 29 | 0 | 420 | 462 | 10180 | 42,75,600 | 47,03,160 | 10000 | 12,93,600 |
| 63 | 809 | 8 | 1 BHK | 321 | 101 | 0 | 422 | 464 | 10180 | 42,95,960 | 47,25,556 | 10000 | 12,99,760 |
| 64 | 901 | 9 | 1 BHK | 319 | 102 | 0 | 421 | 463 | 10210 | 42,98,410 | 47,28,251 | 10000 | 12,96,680 |
| 65 | 902 | 9 | 3 BHK | 774 | 31 | 0 | 805 | 886 | 10210 | 82,19,050 | 90,40,955 | 19000 | 24,79,400 |
| 66 | 903 | 9 | 2 BHK | 623 | 34 | 0 | 657 | 723 | 10210 | 67,07,970 | 73,78,767 | 15500 | 20,23,560 |
| 67 | 904 | 9 | 2 BHK | 620 | 34 | 0 | 654 | 719 | 10210 | 66,77,340 | 73,45,074 | 15500 | 20,14,320 |
| 68 | 905 | 9 | 2 BHK | 620 | 34 | 0 | 654 | 719 | 10210 | 66,77,340 | 73,45,074 | 15500 | 20,14,320 |
| 69 | 906 | 9 | 2 BHK | 623 | 34 | 0 | 657 | 723 | 10210 | 67,07,970 | 73,78,767 | 15500 | 20,23,560 |
| 70 | 907 | 9 | 3 BHK | 795 | 31 | 0 | 826 | 909 | 10210 | 84,33,460 | 92,76,806 | 19500 | 25,44,080 |
| 71 | 908 | 9 | 1 BHK | 391 | 29 | 0 | 420 | 462 | 10210 | 42,88,200 | 47,17,020 | 10000 | 12,93,600 |
| 72 | 909 | 9 | 1 BHK | 321 | 101 | 0 | 422 | 464 | 10210 | 43,08,620 | 47,39,482 | 10000 | 12,99,760 |
| 73 | 1001 | 10 | 1 BHK | 319 | 102 | 0 | 421 | 463 | 10240 | 43,11,040 | 47,42,144 | 10000 | 12,96,680 |
| 74 | 1002 | 10 | 3 BHK | 774 | 31 | 0 | 805 | 886 | 10240 | 82,43,200 | 90,67,520 | 19000 | 24,79,400 |
| 75 | 1003 | 10 | 2 BHK | 623 | 34 | 0 | 657 | 723 | 10240 | 67,27,680 | 74,00,448 | 15500 | 20,23,560 |
| 76 | 1004 | 10 | 2 BHK | 620 | 34 | 0 | 654 | 719 | 10240 | 66,96,960 | 73,66,656 | 15500 | 20,14,320 |
| 77 | 1005 | 10 | 2 BHK | 620 | 34 | 0 | 654 | 719 | 10240 | 66,96,960 | 73,66,656 | 15500 | 20,14,320 |
| 78 | 1006 | 10 | 2 BHK | 623 | 34 | 0 | 657 | 723 | 10240 | 67,27,680 | 74,00,448 | 15500 | 20,23,560 |
| 79 | 1007 | 10 | 3 BHK | 795 | 31 | 0 | 826 | 909 | 10240 | 84,58,240 | 93,04,064 | 19500 | 25,44,080 |
| 80 | 1008 | 10 | 1 BHK | 391 | 29 | 0 | 420 | 462 | 10240 | 43,00,800 | 47,30,880 | 10000 | 12,93,600 |
| 81 | 1009 | 10 | 1 BHK | 321 | 101 | 0 | 422 | 464 | 10240 | 43,21,280 | 47,53,408 | 10000 | 12,99,760 |
| 82 | 1101 | 11 | 1 BHK | 319 | 102 | 0 | 421 | 463 | 10270 | 43,23,670 | 47,56,037 | 10000 | 12,96,680 |
| 83 | 1102 | 11 | 3 BHK | 774 | 31 | 0 | 805 | 886 | 10270 | 82,67,350 | 90,94,085 | 19000 | 24,79,400 |
| 84 | 1103 | 11 | 2 BHK | 623 | 34 | 0 | 657 | 723 | 10270 | 67,47,390 | 74,22,129 | 15500 | 20,23,560 |
| 85 | 1104 | 11 | 2 BHK | 620 | 34 | 0 | 654 | 719 | 10270 | 67,16,580 | 73,88,238 | 15500 | 20,14,320 |
| 86 | 1105 | 11 | 2 BHK | 620 | 34 | 0 | 654 | 719 | 10270 | 67,16,580 | 73,88,238 | 15500 | 20,14,320 |
| 87 | 1106 | 11 | 2 BHK | 623 | 34 | 0 | 657 | 723 | 10270 | 67,47,390 | 74,22,129 | 15500 | 20,23,560 |
| 88 | 1107 | 11 | 3 BHK | 795 | 31 | 0 | 826 | 909 | 10270 | 84,83,020 | 93,31,322 | 19500 | 25,44,080 |
| 89 | 1108 | 11 | 1 BHK | 391 | 29 | 0 | 420 | 462 | 10270 | 43,13,400 | 47,44,740 | 10000 | 12,93,600 |
| 90 | 1109 | 11 | 1 BHK | 321 | 101 | 0 | 422 | 464 | 10270 | 43,33,940 | 47,67,334 | 10000 | 12,99,760 |

| Sr. No. | Flat No. | Floor No. | Comp | As per Approved Plan / RERA Carpet Area in Sq. Ft. | As per Plan Balcony + Encl. Balcony Area in Sq. Ft. | As per Plan Terrace Area in Sq. Ft. | Total Area in Sq. Ft. | Built up Area in Sq. Ft. | Rate per Sq. ft. on Total Area in ₹ | Realizable Value / Fair Market Value as on date in ₹ | Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹ | Expected Rent per month (After Completion) in ₹ | Cost of Construction in ₹ |
|---------|----------|-----------|-------|--|---|-------------------------------------|-----------------------|--------------------------|-------------------------------------|--|---|---|---------------------------|
| 91 | 1201 | 12 | 1 BHK | 319 | 102 | 0 | 421 | 463 | 10300 | 43,36,300 | 47,69,930 | 10000 | 12,96,680 |
| 92 | 1202 | 12 | 3 BHK | 774 | 31 | 0 | 805 | 886 | 10300 | 82,91,500 | 91,20,650 | 19000 | 24,79,400 |
| 93 | 1203 | 12 | 2 BHK | 623 | 34 | 0 | 657 | 723 | 10300 | 67,67,100 | 74,43,810 | 15500 | 20,23,560 |
| 94 | 1204 | 12 | 1 BHK | 464 | 34 | 0 | 498 | 548 | 10300 | 51,29,400 | 56,42,340 | 12000 | 15,33,840 |
| 95 | 1205 | 12 | 1 BHK | 464 | 34 | 0 | 498 | 548 | 10300 | 51,29,400 | 56,42,340 | 12000 | 15,33,840 |
| 96 | 1206 | 12 | 2 BHK | 623 | 34 | 0 | 657 | 723 | 10300 | 67,67,100 | 74,43,810 | 15500 | 20,23,560 |
| 97 | 1207 | 12 | 3 BHK | 795 | 31 | 0 | 826 | 909 | 10300 | 85,07,800 | 93,58,580 | 19500 | 25,44,080 |
| 98 | 1208 | 12 | 1 BHK | 391 | 29 | 0 | 420 | 462 | 10300 | 43,26,000 | 47,58,600 | 10000 | 12,93,600 |
| 99 | 1209 | 12 | 1 BHK | 321 | 101 | 0 | 422 | 464 | 10300 | 43,46,600 | 47,81,260 | 10000 | 12,99,760 |
| 100 | 1301 | 13 | 1 BHK | 319 | 102 | 0 | 421 | 463 | 10330 | 43,48,930 | 47,83,823 | 10000 | 12,96,680 |
| 101 | 1302 | 13 | 3 BHK | 774 | 31 | 0 | 805 | 886 | 10330 | 83,15,650 | 91,47,215 | 19000 | 24,79,400 |
| 102 | 1303 | 13 | 2 BHK | 623 | 34 | 0 | 657 | 723 | 10330 | 67,86,810 | 74,65,491 | 15500 | 20,23,560 |
| 103 | 1304 | 13 | 2 BHK | 620 | 34 | 0 | 654 | 719 | 10330 | 67,55,820 | 74,31,402 | 15500 | 20,14,320 |
| 104 | 1305 | 13 | 2 BHK | 620 | 34 | 0 | 654 | 719 | 10330 | 67,55,820 | 74,31,402 | 15500 | 20,14,320 |
| 105 | 1306 | 13 | 2 BHK | 623 | 34 | 0 | 657 | 723 | 10330 | 67,86,810 | 74,65,491 | 15500 | 20,23,560 |
| 106 | 1307 | 13 | 3 BHK | 795 | 31 | 0 | 826 | 909 | 10330 | 85,32,580 | 93,85,838 | 19500 | 25,44,080 |
| 107 | 1308 | 13 | 1 BHK | 391 | 29 | 0 | 420 | 462 | 10330 | 43,38,600 | 47,72,460 | 10000 | 12,93,600 |
| 108 | 1309 | 13 | 1 BHK | 321 | 101 | 0 | 422 | 464 | 10330 | 43,59,260 | 47,95,186 | 10000 | 12,99,760 |
| 109 | 1401 | 14 | 1 BHK | 319 | 102 | 0 | 421 | 463 | 10360 | 43,61,560 | 47,97,716 | 10000 | 12,96,680 |
| 110 | 1402 | 14 | 3 BHK | 774 | 31 | 0 | 805 | 886 | 10360 | 83,39,800 | 91,73,780 | 19000 | 24,79,400 |
| 111 | 1403 | 14 | 2 BHK | 623 | 34 | 0 | 657 | 723 | 10360 | 68,06,520 | 74,87,172 | 15500 | 20,23,560 |
| 112 | 1404 | 14 | 2 BHK | 620 | 34 | 0 | 654 | 719 | 10360 | 67,75,440 | 74,52,984 | 15500 | 20,14,320 |
| 113 | 1405 | 14 | 2 BHK | 620 | 34 | 0 | 654 | 719 | 10360 | 67,75,440 | 74,52,984 | 15500 | 20,14,320 |
| 114 | 1406 | 14 | 2 BHK | 623 | 34 | 0 | 657 | 723 | 10360 | 68,06,520 | 74,87,172 | 15500 | 20,23,560 |
| 115 | 1407 | 14 | 3 BHK | 795 | 31 | 0 | 826 | 909 | 10360 | 85,57,360 | 94,13,096 | 19500 | 25,44,080 |
| 116 | 1408 | 14 | 1 BHK | 391 | 29 | 0 | 420 | 462 | 10360 | 43,51,200 | 47,86,320 | 10000 | 12,93,600 |
| 117 | 1409 | 14 | 1 BHK | 321 | 101 | 0 | 422 | 464 | 10360 | 43,71,920 | 48,09,112 | 10000 | 12,99,760 |
| 118 | 1501 | 15 | 1 BHK | 319 | 102 | 0 | 421 | 463 | 10390 | 43,74,190 | 48,11,609 | 10000 | 12,96,680 |
| 119 | 1502 | 15 | 3 BHK | 774 | 31 | 0 | 805 | 886 | 10390 | 83,63,950 | 92,00,345 | 19000 | 24,79,400 |
| 120 | 1503 | 15 | 2 BHK | 623 | 34 | 0 | 657 | 723 | 10390 | 68,26,230 | 75,08,853 | 15500 | 20,23,560 |
| 121 | 1504 | 15 | 2 BHK | 620 | 34 | 0 | 654 | 719 | 10390 | 67,95,060 | 74,74,566 | 15500 | 20,14,320 |
| 122 | 1505 | 15 | 2 BHK | 620 | 34 | 0 | 654 | 719 | 10390 | 67,95,060 | 74,74,566 | 15500 | 20,14,320 |
| 123 | 1506 | 15 | 2 BHK | 623 | 34 | 0 | 657 | 723 | 10390 | 68,26,230 | 75,08,853 | 15500 | 20,23,560 |
| 124 | 1507 | 15 | 3 BHK | 795 | 31 | 0 | 826 | 909 | 10390 | 85,82,140 | 94,40,354 | 19500 | 25,44,080 |
| 125 | 1508 | 15 | 1 BHK | 391 | 29 | 0 | 420 | 462 | 10390 | 43,63,800 | 48,00,180 | 10000 | 12,93,600 |
| 126 | 1509 | 15 | 1 BHK | 321 | 101 | 0 | 422 | 464 | 10390 | 43,84,580 | 48,23,038 | 10000 | 12,99,760 |
| 127 | 1601 | 16 | 1 BHK | 319 | 102 | 0 | 421 | 463 | 10420 | 43,86,820 | 48,25,502 | 10000 | 12,96,680 |
| 128 | 1602 | 16 | 3 BHK | 774 | 31 | 0 | 805 | 886 | 10420 | 83,88,100 | 92,26,910 | 19000 | 24,79,400 |

| Sr. No. | Flat No. | Floor No. | Comp | As per Approved Plan / RERA Carpet Area in Sq. Ft. | As per Plan Balcony + Encl. Balcony Area in Sq. Ft. | As per Plan Terrace Area in Sq. Ft. | Total Area in Sq. Ft. | Built up Area in Sq. Ft. | Rate per Sq. Ft. on Total Area in ₹ | Realizable Value / Fair Market Value as on date in ₹ | Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹ | Expected Rent per month (After Completion) in ₹ | Cost of Construction in ₹ |
|---------|----------|-----------|-------|--|---|-------------------------------------|-----------------------|--------------------------|-------------------------------------|--|---|---|---------------------------|
| 129 | 1603 | 16 | 2 BHK | 623 | 34 | 0 | 657 | 723 | 10420 | 68,45,940 | 75,30,534 | 15500 | 20,23,560 |
| 130 | 1604 | 16 | 2 BHK | 620 | 34 | 0 | 654 | 719 | 10420 | 68,14,680 | 74,96,148 | 15500 | 20,14,320 |
| 131 | 1605 | 16 | 2 BHK | 620 | 34 | 0 | 654 | 719 | 10420 | 68,14,680 | 74,96,148 | 15500 | 20,14,320 |
| 132 | 1606 | 16 | 2 BHK | 623 | 34 | 0 | 657 | 723 | 10420 | 68,45,940 | 75,30,534 | 15500 | 20,23,560 |
| 133 | 1607 | 16 | 3 BHK | 795 | 31 | 0 | 826 | 909 | 10420 | 86,06,920 | 94,67,612 | 19500 | 25,44,080 |
| 134 | 1608 | 16 | 1 BHK | 391 | 29 | 0 | 420 | 462 | 10420 | 43,76,400 | 48,14,040 | 10000 | 12,93,600 |
| 135 | 1609 | 16 | 1 BHK | 321 | 101 | 0 | 422 | 464 | 10420 | 43,97,240 | 48,36,964 | 10000 | 12,99,760 |
| 136 | 1701 | 17 | 1 BHK | 319 | 102 | 0 | 421 | 463 | 10450 | 43,99,450 | 48,39,395 | 10000 | 12,96,680 |
| 137 | 1702 | 17 | 3 BHK | 774 | 31 | 0 | 805 | 886 | 10450 | 84,12,250 | 92,53,475 | 19500 | 24,79,400 |
| 138 | 1703 | 17 | 2 BHK | 623 | 34 | 0 | 657 | 723 | 10450 | 68,65,650 | 75,52,215 | 15500 | 20,23,560 |
| 139 | 1704 | 17 | 1 BHK | 464 | 34 | 0 | 498 | 548 | 10450 | 52,04,100 | 57,24,510 | 12000 | 15,33,840 |
| 140 | 1705 | 17 | 1 BHK | 464 | 34 | 0 | 498 | 548 | 10450 | 52,04,100 | 57,24,510 | 12000 | 15,33,840 |
| 141 | 1706 | 17 | 2 BHK | 623 | 34 | 0 | 657 | 723 | 10450 | 68,65,650 | 75,52,215 | 15500 | 20,23,560 |
| 142 | 1707 | 17 | 3 BHK | 795 | 31 | 0 | 826 | 909 | 10450 | 86,31,700 | 94,94,870 | 20000 | 25,44,080 |
| 143 | 1708 | 17 | 1 BHK | 391 | 29 | 0 | 420 | 462 | 10450 | 43,89,000 | 48,27,900 | 10000 | 12,93,600 |
| 144 | 1709 | 17 | 1 BHK | 321 | 101 | 0 | 422 | 464 | 10450 | 44,09,900 | 48,50,890 | 10000 | 12,99,760 |
| 145 | 1801 | 18 | 1 BHK | 319 | 102 | 0 | 421 | 463 | 10480 | 44,12,080 | 48,53,288 | 10000 | 12,96,680 |
| 146 | 1802 | 18 | 3 BHK | 774 | 31 | 0 | 805 | 886 | 10480 | 84,36,400 | 92,80,040 | 19500 | 24,79,400 |
| 147 | 1803 | 18 | 2 BHK | 623 | 34 | 0 | 657 | 723 | 10480 | 68,85,360 | 75,73,896 | 16000 | 20,23,560 |
| 148 | 1804 | 18 | 2 BHK | 620 | 34 | 0 | 654 | 719 | 10480 | 68,53,920 | 75,39,312 | 15500 | 20,14,320 |
| 149 | 1805 | 18 | 2 BHK | 620 | 34 | 0 | 654 | 719 | 10480 | 68,53,920 | 75,39,312 | 15500 | 20,14,320 |
| 150 | 1806 | 18 | 2 BHK | 623 | 34 | 0 | 657 | 723 | 10480 | 68,85,360 | 75,73,896 | 16000 | 20,23,560 |
| 151 | 1807 | 18 | 3 BHK | 795 | 31 | 0 | 826 | 909 | 10480 | 86,56,480 | 95,22,128 | 20000 | 25,44,080 |
| 152 | 1808 | 18 | 1 BHK | 391 | 29 | 0 | 420 | 462 | 10480 | 44,01,600 | 48,41,760 | 10000 | 12,93,600 |
| 153 | 1809 | 18 | 1 BHK | 321 | 101 | 0 | 422 | 464 | 10480 | 44,22,560 | 48,64,816 | 10000 | 12,99,760 |
| 154 | 1901 | 19 | 1 BHK | 319 | 102 | 0 | 421 | 463 | 10510 | 44,24,710 | 48,67,181 | 10000 | 12,96,680 |
| 155 | 1902 | 19 | 3 BHK | 774 | 31 | 0 | 805 | 886 | 10510 | 84,60,550 | 93,06,605 | 19500 | 24,79,400 |
| 156 | 1903 | 19 | 2 BHK | 623 | 34 | 0 | 657 | 723 | 10510 | 69,05,070 | 75,95,577 | 16000 | 20,23,560 |
| 157 | 1904 | 19 | 2 BHK | 620 | 34 | 0 | 654 | 719 | 10510 | 68,73,540 | 75,60,894 | 16000 | 20,14,320 |
| 158 | 1905 | 19 | 2 BHK | 620 | 34 | 0 | 654 | 719 | 10510 | 68,73,540 | 75,60,894 | 16000 | 20,14,320 |
| 159 | 1906 | 19 | 2 BHK | 623 | 34 | 0 | 657 | 723 | 10510 | 69,05,070 | 75,95,577 | 16000 | 20,23,560 |
| 160 | 1907 | 19 | 3 BHK | 795 | 31 | 0 | 826 | 909 | 10510 | 86,81,260 | 95,49,386 | 20000 | 25,44,080 |
| 161 | 1908 | 19 | 1 BHK | 391 | 29 | 0 | 420 | 462 | 10510 | 44,14,200 | 48,55,620 | 10000 | 12,93,600 |
| 162 | 1909 | 19 | 1 BHK | 321 | 101 | 0 | 422 | 464 | 10510 | 44,35,220 | 48,78,742 | 10000 | 12,99,760 |
| 163 | 2001 | 20 | 1 BHK | 319 | 102 | 0 | 421 | 463 | 10540 | 44,37,340 | 48,81,074 | 10000 | 12,96,680 |
| 164 | 2002 | 20 | 3 BHK | 774 | 31 | 0 | 805 | 886 | 10540 | 84,84,700 | 93,33,170 | 19500 | 24,79,400 |
| 165 | 2003 | 20 | 2 BHK | 623 | 34 | 0 | 657 | 723 | 10540 | 69,24,780 | 76,17,258 | 16000 | 20,23,560 |
| 166 | 2004 | 20 | 2 BHK | 620 | 34 | 0 | 654 | 719 | 10540 | 68,93,160 | 75,82,476 | 16000 | 20,14,320 |

| Sr. No. | Flat No. | Floor No. | Comp | As per Approved Plan / RERA Carpet Area in Sq. Ft. | As per Plan Balcony + Encl. Balcony Area in Sq. Ft. | As per Plan Terrace Area in Sq. Ft. | Total Area in Sq. Ft. | Built up Area in Sq. Ft. | Rate per Sq. ft. on Total Area in ₹ | Realizable Value / Fair Market Value as on date in ₹ | Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹ | Expected Rent per month (After Completion) in ₹ | Cost of Construction in ₹ | |
|--------------|----------|-----------|-------|--|---|-------------------------------------|-----------------------|--------------------------|-------------------------------------|--|---|---|---------------------------|---------------------|
| 167 | 2005 | 20 | 2 BHK | 620 | 34 | 0 | 654 | 719 | 10540 | 68,93,160 | 75,82,476 | 16000 | 20,14,320 | |
| 168 | 2006 | 20 | 2 BHK | 623 | 34 | 0 | 657 | 723 | 10540 | 69,24,780 | 76,17,258 | 16000 | 20,23,560 | |
| 169 | 2007 | 20 | 3 BHK | 795 | 31 | 0 | 826 | 909 | 10540 | 87,06,040 | 95,76,644 | 20000 | 25,44,080 | |
| 170 | 2008 | 20 | 1 BHK | 391 | 29 | 0 | 420 | 462 | 10540 | 44,26,800 | 48,69,480 | 10000 | 12,93,600 | |
| 171 | 2009 | 20 | 1 BHK | 321 | 101 | 0 | 422 | 464 | 10540 | 44,47,880 | 48,92,668 | 10000 | 12,99,760 | |
| 172 | 2101 | 21 | 1 BHK | 319 | 102 | 0 | 421 | 463 | 10570 | 44,49,970 | 48,94,967 | 10000 | 12,96,680 | |
| 173 | 2102 | 21 | 3 BHK | 774 | 31 | 0 | 805 | 886 | 10570 | 85,08,850 | 93,59,735 | 19500 | 24,79,400 | |
| 174 | 2103 | 21 | 2 BHK | 623 | 34 | 0 | 657 | 723 | 10570 | 69,44,490 | 76,38,939 | 16000 | 20,23,560 | |
| 175 | 2104 | 21 | 2 BHK | 620 | 34 | 0 | 654 | 719 | 10570 | 69,12,780 | 76,04,058 | 16000 | 20,14,320 | |
| 176 | 2105 | 21 | 2 BHK | 620 | 34 | 0 | 654 | 719 | 10570 | 69,12,780 | 76,04,058 | 16000 | 20,14,320 | |
| 177 | 2106 | 21 | 2 BHK | 623 | 34 | 0 | 657 | 723 | 10570 | 69,44,490 | 76,38,939 | 16000 | 20,23,560 | |
| 178 | 2107 | 21 | 3 BHK | 795 | 31 | 0 | 826 | 909 | 10570 | 87,30,820 | 96,03,902 | 20000 | 25,44,080 | |
| 179 | 2108 | 21 | 1 BHK | 391 | 29 | 0 | 420 | 462 | 10570 | 44,39,400 | 48,83,340 | 10000 | 12,93,600 | |
| 180 | 2109 | 21 | 1 BHK | 321 | 101 | 0 | 422 | 464 | 10570 | 44,60,540 | 49,06,594 | 10000 | 12,99,760 | |
| Total | | | | 99664 | 8332 | 1062 | 109058 | 119964 | | | 1,12,16,47,400 | 1,23,38,12,140 | | 33,58,98,640 |

Summary of the Project:

| Project | Comp. | Total Number of Flats | Carpet Area in Sq. Ft. | Built up Area in Sq. Ft. | Realizable Value / Fair Market Value as on date in ₹ | Final Realizable Value After Completion in ₹ |
|---------------|--|-----------------------|------------------------|--------------------------|--|--|
| Triveni Pearl | 1 BHK – 66 2 BHK – 83 3 BHK - 31 | 180 | 109058 | 119964 | 1,12,16,47,400.00 | 1,23,38,12,140.00 |

| Particulars | Market Value (₹) |
|--|-------------------|
| Realizable Value / Fair Market Value as on date in ₹ | 1,12,16,47,400.00 |
| Final Realizable Value After Completion in ₹ | 1,23,38,12,140.00 |
| Cost of Construction (Total Built up area x Rate) 119964 Sq. Ft. x ₹ 2800.00 | 33,58,98,640.00 |



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| Part – C (Extra Items) | | Amount in ₹ |
|------------------------|--------------------------------------|--|
| 1. | Portico | N.A. Building Construction work is in progress |
| 2. | Ornamental front door | |
| 3. | Sit out / Verandah with steel grills | |
| 4. | Overhead water tank | |
| 5. | Extra steel / collapsible gates | |
| Total | | |

| Part – D (Amenities) | | Amount in ₹ |
|----------------------|---------------------------------|--|
| 1. | Wardrobes | N.A. Building Construction work is in progress |
| 2. | Glazed tiles | |
| 3. | Extra sinks and bath tub | |
| 4. | Marble / ceramic tiles flooring | |
| 5. | Interior decorations | |
| 6. | Architectural elevation works | |
| 7. | Paneling works | |
| 8. | Aluminum works | |
| 9. | Aluminum hand rails | |
| 10. | False ceiling | |
| Total | | |

| Part – E (Miscellaneous) | | Amount in ₹ |
|--------------------------|----------------------------|--|
| 1. | Separate toilet room | N.A. Building Construction work is in progress |
| 2. | Separate lumber room | |
| 3. | Separate water tank / sump | |
| 4. | Trees, gardening | |
| Total | | |

| Part – F (Services) | | Amount in ₹ |
|---------------------|------------------------------|--|
| 1. | Water supply arrangements | N.A. Building Construction work is in progress |
| 2. | Drainage arrangements | |
| 3. | Compound wall | |
| 4. | C.B. deposits, fittings etc. | |
| 5. | Pavement | |
| Total | | |

Total abstract of the entire property

| | | |
|---|------------------|-------------------------------------|
| Part – A | Land | As per table attached to the report |
| Part – B | Building | |
| | Land development | |
| Part – C | Compound wall | |
| Part - D | Amenities | |
| Part – E | Pavement | |
| Part – F | Services | |
| Realizable Value / Fair Market Value as on date in ₹ | | ₹ 1,12,16,47,400.00 |
| Final Realizable Value After Completion in ₹ | | ₹ 1,23,38,12,140.00 |



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The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparable, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a residential flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 9,500.00 to ₹ 11,500.00 per Sq. Ft. on Carpet area. Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc. We estimate ₹ 10,000.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.



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Actual Site Photographs



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Route Map of the property

Site u/r



Latitude Longitude: 19°15'49.8"N 73°07'24.1"E

Note: The Blue line shows the route to site from nearest Railway station (Kalyan – 4.1 Km.)




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Ready Reckoner Rate



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: Kalyan

Select Village: Gavache Nav : Vadeghar (Kalyan Dombivli)

Search By: Survey No. SubZones

| Select | उपविभाग | शुली जमीन | निवासी सदनिका | औद्योगिक | दुकाने | औद्योगिक | एकक (Rs./) |
|----------|---|-----------|---------------|----------|--------|----------|------------|
| SurveyNo | 16/58-विभाग.६अ वाडेघर या गावातील सर्व मिळकत ती | 14000 | 70100 | 77900 | 87900 | 77900 | चौ. मीटर |
| SurveyNo | 16/59-विभाग.६अ वाडेघर या गावातील अविश्वसीत प्र.चौ.मी. रस्त्यावर | 4500 | 0 | 0 | 0 | 0 | चौ. मीटर |

Sales Instance nearby

| Regd. Doc. No. | Date | Agreement Value in ₹ | Carpet Area in Sq. M. | Carpet Area in Sq. Ft. | Rate Per Sq. Ft. |
|----------------|------------|----------------------|-----------------------|------------------------|------------------|
| 10671 / 2024 | 20.08.2024 | 44,49,000.00 | 38.13 | 410.00 | 10,840.00 |

| 1067170 22-08-2024 Note:-Generated Through eSearch Module.For original report please contact concern SRO office. | | सूची क्र.2 दुय्यम निबंधक : दु.नि. कल्याण । दस्त क्रमांक : 10671/2024 नोंदणी : Regn:83m |
|---|---|--|
| गावाचे नाव : वाडेघर | | |
| (1) विलेखाचा प्रकार | ऑग्रीमेंट टू सेल ऑफ फ्लॉट | |
| (2) भोबदला | 4449000 | |
| (3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) | 3161000 | |
| (4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास) | 1) घालिकेचे नाव:कल्याण-डोबिवलीइतर वर्णन : इतर माहिती: मौजे वाडेघर ता.कल्याण,जि.ठाणे,सर्व्हे क्रमांक 56अ हिस्सा क्रमांक 6,सर्व्हे क्रमांक 57 हिस्सा क्रमांक 2/2/2/6,सर्व्हे क्रमांक 57 हिस्सा क्रमांक 2/2/1,सर्व्हे क्रमांक 56अ/5 या जमीन मिळकतीवरील मंगेशी सोहन या प्रकल्पातील इमारत क्रमांक 01,अठराव्या मजल्यावरील सदनिका क्रमांक 1805 चे क्षेत्रफळ 38.13 चौरस मीटर कार्पेट असे असून सदरहू सदनिका या करारनाम्याचा विषय आहे(तसेच इतर माहिती दस्तात नमूद केलेप्रमाणे वाचण्यात व समजण्यात यावी.)(Survey Number : सर्व्हे क्रमांक 56 अ हिस्सा क्रमांक 6,सर्व्हे क्रमांक 57 हिस्सा क्रमांक 2/2/2/6, सर्व्हे क्रमांक 57 हिस्सा क्रमांक 2/2/1,सर्व्हे क्रमांक 56 अ/5. ;) | |
| (5) क्षेत्रफळ | 38.13 चौ.मीटर | |
| (6)आकारणी किंवा जुडी देण्यात असेल तेव्हा. | | |
| (7) दस्तऐवज करून देणा-या तिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता. | 1): नाव.-मेसर्स मंगेशी आणि देवेश्वर डेव्हलपर्स यांचेतर्फे अधिकृत स्वाक्षरीकर्तेश्री मंगेश दशरथ गायकर यांचेतर्फे यांचेतर्फे कुलमुखत्यारधारक श्री. रामपाल सोहनसिंग पुरोहित - वय:-36 पत्ता:- प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: अंबिका अपार्टमेंट,पहिला मजला,मल्हार स्पोर्ट्स दुकानाजवळ,संतोषी माता रोड ता.कल्याण., बॉक नं. - , रोड नं. - , महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं.-AAMAM9477A 2): नाव.-मेसर्स मंगेशी आणि देवेश्वर डेव्हलपर्स यांचेतर्फे अधिकृत स्वाक्षरीकर्तेश्री नरेंद्र सोहनसिंग पुरोहित यांचेतर्फे कुलमुखत्यारधारक श्री. रामपाल सोहनसिंग पुरोहित - वय:-36 पत्ता:- प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: अंबिका अपार्टमेंट,पहिला मजला,मल्हार स्पोर्ट्स दुकानाजवळ,संतोषी माता रोड ता.कल्याण., बॉक नं. - , रोड नं. - , महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं.-AAMAM9477A | |
| (8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता | 1): नाव.-रजत चक्रधर त्रिपाठी - - वय:-29, पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: 1/6,हफिजाबाई चाळ,दत्त मंदिर रोड,डिमेंलो कंपाउंड,शिवसेना शाखे जवळ,सांताक्रूझ पूर्व , बॉक नं. - , रोड नं. - , महाराष्ट्र, मुंबई. पिन कोड:-400055 पॅन नं.-ATVPT1817C | |
| (9) दस्तऐवज करून दिल्याचा दिनांक | 20/08/2024 | |
| (10)दस्त नोंदणी केल्याचा दिनांक | 20/08/2024 | |
| (11)अनुक्रमांक,खंड व पृष्ठ | 10671/2024 | |
| (12)बाजारभावाप्रमाणे मुद्रांक शुल्क | 311500 | |
| (13)बाजारभावाप्रमाणे नोंदणी शुल्क | 30000 | |
| (14)शेरा | | |

Sales Instance nearby

| Regd. Doc. No. | Date | Agreement Value in ₹ | Carpet Area in Sq. M. | Carpet Area in Sq. Ft. | Rate Per Sq. Ft. |
|----------------|------------|----------------------|-----------------------|------------------------|------------------|
| 16653 / 2024 | 21.08.2024 | 75,00,000.00 | 77.45 | 834.00 | 9,000.00 |

| 1665371 | | सूची क्र.2 | दुयम निबंधक : सह दु.नि. कल्याण 2 |
|---|---|------------|----------------------------------|
| 22-08-2024 | | | दस्त क्रमांक : 16653/2024 |
| Note:-Generated Through eSearch Module.For original report please contact concern SRO office. | | | नोंदणी : Regn:63m |
| गावाचे नाव : वाडेघर | | | |
| (1)विलेखाचा प्रकार | करारनामा | | |
| (2)मौबदला | 7500000 | | |
| (3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) | 6342648 | | |
| (4) भू-मापन.पोटहिस्सा व घरक्रमांक(असल्यास) | 1) पालिकेचे नाव:कल्याण-डोंबिवलीइतर वर्णन : , इतर माहिती: , इतर माहिती: मौजे वाडेघर,तालुका कल्याण येथील सर्वे नंबर 70 हिस्सा नंबर 1/1,सर्वे नंबर 70 हिस्सा नंबर 1/ब/1 यावरील आनंद 21 अपटाऊन या इमारती मधील सदनिका क्रमांक 304,3 रा मजला,सदनिका क्षेत्र 66.03 चौ. मी.(रेरा कारपेट)+ ओपन बाल्कनी 8.75 चौ. मी. + एन्क्लोज्ड बाल्कनी 2.67 चौ. मी एकूण सदनिका क्षेत्र 77.45 चौ. मी., पार्किंग टॉवर मध्ये 1 पार्किंग,साईज 2.2 मीटर * 4.5 मीटर((Survey Number : सर्वे नंबर 70 हिस्सा नंबर 1/1, सर्वे नंबर 70 हिस्सा नंबर 1/ ब/1 ;)) | | |
| (5) क्षेत्रफळ | 77.45 चौ.मीटर | | |
| (6)आकारणी किंवा जुडी देण्यात असेल तेव्हा. | | | |
| (7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता. | 1): नाव:-मे. व्ही पी ऐ डेव्हलपर्स तर्फे भागीदार श्री.विकास नारायण वीरकर, यांचे कु. मु.धारक सी. हेमाली अमरनाथ वराडे -- वय:-44 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं: पहिला मजला, मातृबाग, काळा तलाव, टेलिफोन एक्सचेंज जवळ, आग्रा रोड, कल्याण (प) ४२१ ३०९, रोड नं: -, महाराष्ट्र, THANE. पिन कोड:-421301 पॅन नं:-AAGFY8035Q | | |
| (8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता | 1): नाव:-श्री महेश रघु शेटी -- वय:-51: पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं: बी ४०२, कैलास पार्क राधा नगर जवळ, खडकपाडा कल्याण (पश्चिम) - ४२१३०९, रोड नं: कल्याण, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-AEEPS3251D 2): नाव:-सी. शेला महेश शेटी -- वय:-46: पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं: बी ४०२, कैलास पार्क राधा नगर जवळ, खडकपाडा कल्याण (पश्चिम) - ४२१३०९, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-BKZPS6147J | | |
| (9) दस्तऐवज करून दिल्याचा दिनांक | 21/08/2024 | | |
| (10)दस्त नोंदणी केल्याचा दिनांक | 21/08/2024 | | |
| (11)अनुक्रमांक,खंड व पृष्ठ | 16653/2024 | | |
| (12)बाजारभावाप्रमाणे मुद्रांक शुल्क | 525000 | | |
| (13)बाजारभावाप्रमाणे नोंदणी शुल्क | 30000 | | |
| (14)शेरा | | | |
| मुल्यांकनासाठी विचारात घेतलेला तपशील:- | | | |

Price Indicators

| Comp. | Source | Carpet Area in Sq. Ft. | Value in ₹ | Rate Per Sq. Ft. |
|-------|-------------|------------------------|--------------|------------------|
| 2 BHK | housing.com | 654.00 | 69,99,000.00 | 10,702.00 |

HOUSING.COM Buy in Thane

920 sq.ft Built Up Area **₹7.61 K/sq.ft** Avg. Price **2 BHK** Configuration **11th Oct, 2024** Possession status **Higher** of 22 floors **East facing** Facing **Unfurnished** Furnishing

OVERVIEW AMENITIES RATINGS AND REVIEWS PRICE TRENDS LOCALITY PROJECT Q&A CALCULATOR

Property Location
Triveni Pearl, Kalyan West, Thane

Around This Property

- School**
Don Bosco High School
- Hospital**
Apex Hospital

3 mins (1.8 km) **2 mins** (1.8 km)

[View more on Maps](#)

Awesome! Better priced property in this area

Contact Seller

Tushar Pokherkar
Housing Prime Agent
+9174001....

Please share your contact

Property Overview

Project Name
Triveni Pearl

Price
₹69.99 L

Bedrooms
2

Brokerage
No Charge
[Access Zero Brokerage Properties](#)

Carpet Area
654 sq.ft

Bathrooms
2

I agree to be contacted by Housing and agents via WhatsApp, SMS, phone, email etc

I am interested in Home Loans

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

Price Indicators

| Comp. | Source | Carpet Area in Sq. Ft. | Value in ₹ | Rate / Sq. Ft. on Carpet Area |
|-------|------------|------------------------|--------------|-------------------------------|
| 1 BHK | 99acrs.com | 408.00 | 39,99,000.00 | 9801.00 |
| 2 BHK | 99acrs.com | 645.00 | 63,66,000.00 | 9870.00 |

99acres Buy Thane Outskirts X Add more

Triveni Pearl Adharwad, Kalyan West

CONSTRUCTION STATUS
New Launch
 Completion in Jan, 2029

₹ 39.99 - 63.66 L + Charges

PRICE RANGE

1, 2 BHK Apartment

| | |
|---|--|
| <p>1 BHK Apartment</p> <p>Carpet Area 408.38 sq.ft. (37.94 sq.m)</p> <p>₹ 39.99 L + Charges</p> | <p>2 BHK Apartment</p> <p>Carpet Area 645.4 sq.ft. (59.96 sq.m)</p> <p>₹ 63.66 L + Charges</p> |
|---|--|

Download Brochure



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Price Indicators

| Comp. | Source | Carpet Area in Sq. Ft. | Value in ₹ | Rate Per Sq. Ft. |
|-------|-------------|------------------------|--------------|------------------|
| 1 BHK | housing.com | 470.00 | 40,99,000.00 | 8721.00 |

HOUSING.COM
Buy in Thane

670 sq.ft
Built Up Area

₹6.12 K/sq.ft
Avg. Price

1 BHK
Configuration

30th Oct. 2024
Possession status

Lower of 22 floors

East facing Facing

Unfurnished Furnishing

31 more

OVERVIEW
FURNISHINGS
AMENITIES
RATINGS AND REVIEWS
PRICE TRENDS
LOCALITY
PROJECT Q&A
CALCULATOR

Property Highlights

- 24x7 Security
- Close to Bus Stop
- Children Play Area
- Close to Grocery Stores

Property Location
Triveni Pearl, Sapad Gaon, Kalyan West, Thane

Around This Property

School
Don Bosco High School

3 mins
(1.6 km)

Hospital
Apex Hospital

2 mins
(1.6 km)

View more on Maps

Great choice! Nice neighborhood around

Contact Seller

Vishal Sonis
Housing Expert Pro
+9190046.....

Please share your contact

+91

I agree to be contacted by Housing and agents via WhatsApp, SMS, phone, email etc

I am interested in Home Loans

Get Contact Details

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

Share

Property Overview

| | |
|---|---|
| <p style="font-size: x-small;">Project Name</p> <p>Triveni Pearl</p> | <p style="font-size: x-small;">Brokerage</p> <p>No Charge</p> <p style="font-size: x-small; color: blue;">Access Zero Brokerage Properties</p> |
| <p style="font-size: x-small;">Price</p> <p>₹40.99 L</p> | <p style="font-size: x-small;">Carpet Area</p> <p>470 sq.ft</p> |



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Price Indicators

| Comp. | Source | Built up Area in Sq. Ft. | Value in ₹ | Rate Per Sq. Ft. |
|-------|-----------------|--------------------------|--------------|------------------|
| 1 BHK | squareyards.com | 700.00 | 41,49,000.00 | 5,927.00 |

The screenshot shows a real estate listing on the squareyards.com website. The listing is for a 1 Bedroom 700 Sq.Ft. Apartment in Khadakpada Thane. The price is listed as ₹ 41.49 L. The listing includes details such as 1 Bedroom + Servant Room, 2 Bathrooms, 700 Sq Ft (Built-up Area), Beach View, and 16th Floor out of 18 Floors. There is also a 'Recent Registered Sale' mentioned as Jul 2024 ₹ 96 L, 1132 Sq.ft. The listing features a large image of the apartment building at night, a 'Compare' button, and a 'Vishal' profile picture. Navigation buttons for '6 Photos', 'Map', 'Whatsapp', and 'Request for Call' are visible.



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Price Indicators Projects nearby Locality

| Comp. | Source | Carpet Area in Sq. Ft. | Value in ₹ | Rate Per Sq. Ft. |
|-------|-------------|------------------------|--------------|------------------|
| 1 BHK | housing.com | 517.00 | 48,90,000.00 | 9,458.00 |
| 2 BHK | housing.com | 730.00 | 99,00,000.00 | 12,000.00 |

HOUSING.COM Buy in Thane

Home / Thane / Beyond Thane / Kalvan West / Siyara Heights

Siyara Heights NEW LAUNCH REGD.

By SHAKTI REALTY

₹48.9 L - 75.64 L
EMI starts at ₹25.89 K

Price excludes maintenance. Floor rise L. See More

Siyara Heights, Opp Godrej park, Near KD Residency Hotel, Khadakpada, Kalvan west, Beyond Thane, Thane

CONTACT DEVELOPER

DETAILED Book Your Dream home and Get Ola S1 Electric Scooter Know More

Cover Image

SHARE SAVE

1, 2 BHK Apartments Configurations

Mar. 2029 Possession Starts

Price on request Avg. Price

517 - 801 sq.ft. (Carpet Area) Sizes

+ 14 more

HOUSING.COM Buy in Thane

Home / Thane / Beyond Thane / Kalvan West / RITZ Tower F

RITZ Tower F REGD.

By VIKAS DEVELOPER

₹45.45 L - 99.0 L | ₹12.06 K - 13.56 K/sq.ft
EMI starts at ₹24.07 K

Agharwadi, Kalvan west, Beyond Thane, Beyond Thane, Thane

CONTACT SELLER

Cover Image

SHARE SAVE

1, 2, 3 BHK Apartments Configurations

Dec. 2026 Possession Starts

₹12.06 K - 13.56 K/sq.ft Avg. Price

377 - 730 sq.ft. (Carpet Area) Sizes

+ 6 more

Price Indicators Projects nearby Locality

| Comp. | Source | Saleable Area in Sq. Ft. | Value in ₹ | Rate Per Sq. Ft. |
|-------|-------------|--------------------------|--------------|------------------|
| 1 BHK | housing.com | 712.00 | 42,72,000.00 | 6,000.00 |
| 2 BHK | housing.com | 970.00 | 58,20,000.00 | 6,000.00 |

Ashapura Bileshwar ✓ RERA

By **ASHAPURA COMBINES**

Survey No. 89, 90, Hessa No. 1 & B, Plot No. 1 of village wadeghar Kalyan West, Beyond Thane, Thane

Price excludes maintenance, floor rise c. [See More](#)

₹42.72 L - 58.2 L | ₹6 K/sq.ft
EMI starts at ₹22.62 K

[Contact Seller](#)

1, 2 BHK Apartments Configurations Mar. 2026 Possession Starts ₹6 K/sq.ft Avg. Price 712 - 970 sq.ft. (Saleable Area) Sizes



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Price Indicators Projects nearby Locality

| Comp. | Source | Carpet Area in Sq. Ft. | Value in ₹ | Rate Per Sq. Ft. |
|-------|-------------|------------------------|--------------|------------------|
| 1 BHK | housing.com | 319.00 | 35,00,000.00 | 10,972.00 |
| 2 BHK | housing.com | 464.00 | 55,36,000.00 | 11,931.00 |
| 2 BHK | 2 BHK | 544.00 | 58,50,000.00 | 10,754.00 |

Seasons Green REERA
By **JAI BALAZI SAI REALTORS**
Khadakpada, Kalyan West, Beyond Thane, Thane

₹35.0 L - 55.36 L | ₹10.97 K - 11.93 K/sq.ft
EMI starts at ₹18.55 K
Price includes everything except stamp. [See More](#)

[Contact Sellers](#)

1. 2 BHK Apartments Configurations
Dec. 2027 Possession Starts
₹10.97 K - 11.93 K/sq.ft Avg. Price
319 - 464 sq.ft. (Carpet Area) Sizes

Shardhha Serene REERA
By **SHARDHHA BUILDSPACE LLP**
Kalyan West, Beyond Thane, Thane

₹36.5 L - 58.5 L | ₹9.71 K - 10.75 K/sq.ft
EMI starts at ₹19.33 K
Price includes maintenance. [See More](#)

[Contact Seller](#)

1. 2 BHK Apartments Configurations
Dec. 2028 Possession Starts
₹9.71 K - 10.75 K/sq.ft Avg. Price
376 - 544 sq.ft. (Carpet Area) Sizes



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Price Indicators Projects nearby Locality

| Comp. | Source | Carpet Area in Sq. Ft. | Value in ₹ | Rate Per Sq. Ft. |
|-------|--------------|------------------------|--------------|------------------|
| 2 BHK | Nobroker.com | 490.00 | 48,77,000.00 | 9,953.00 |

NOBROKER

2 BHK Flat in Raunak Golden Ticket Kalyan For Sale
Near Raunak City, DB Chowk, Kalyan West, Mumbai.

₹ 48.77 Lacs | ₹ 27,952/Month | 700 Sq Ft | Need Home Loan? | Apply Loan

Home / Flats for Sale in Mumbai / Flats for Sale in Khadakpada / 2bhk Flat for Sale in Khadakpada / Property Details

Photos | Location | Shortlist

2 Bedroom (Apr 20, 2022)
2 Bathroom (Jun 25, 2026)
1 (Raunak Golden Tic...)
Bike and Car (Full)

Contact | Book Virtual Meet

Report what was not correct in this property
Listed by Broker | Sold Out
Wrong Info

Price trends by NBEstimate | Check Now

Nearby: McDonald's | Hotel Leela | Naru Vada Pav | Manchurian Express | Ritu Riverside

Overview

| | | | |
|------------------------|---------------------------|----------------|-----------------|
| Age of Building | Under Construction | Ownership Type | Self Owned. |
| Maintenance Charges NA | | Flooring | Vitrified Tiles |
| Builtup Area | 700 Sq.Ft. | Carpet Area | 490 Sq.Ft. |
| Furnishing Status | Unfurnished Furnish Now | Facing | East. |

Activity On This Property
34 Unique Views | 0 Shortlists | 1 Contacted
Powered By NBEstimate

Similar Properties

Price Indicators

Projects nearby Locality

| Comp. | Source | Carpet Area in Sq. Ft. | Value in ₹ | Rate Per Sq. Ft. |
|-------|--------------|------------------------|--------------|------------------|
| 2 BHK | Nobroker.com | 602.00 | 70,00,000.00 | 11,628.00 |

Post Your Property
Sign up
Login
Menu

2 BHK Flat In Vikas Ritz Life For Sale In Kalyan ...

Near St. Xavier's International School DB Chowk Kalyan West

₹ 70 Lacs

Non-negotiable

₹ 40,120/Month

Estimated EMI

860

Sq. Ft.

Need home Loan?

Apply Loan

Home / Flats for Sale in Mumbai / Flats for Sale in Khadakpada / 2bhk Flat for Sale in Khadakpada / Property Details

Photos
Location

Exclusive Deal
+9

2 Bedroom

10 of 2 Bedroom

2 Bathroom

10 of 2 Bathroom

2

Life

Bike and Car

Parking

Mar 11, 2023

Posted On

Sep 30, 2026

Process On

Vikas Ritz Life

Apartment

Full

Power Backup

Contact

Book Virtual Meet

Report what was not correct in this property

Listed by Broker Sold Out

Wrong Info

Price trends by NBEstimate

Check Now

Nearby: D Mart, PVR, McDonald's, Khidki Vada, Rutu Riverside

Overview

| | | | |
|------------------------|--------------------|----------------|-----------------|
| Age of Building | Under Construction | Ownership Type | Self Owned |
| Maintenance Charges NA | | Flooring | Vitrified Tiles |
| Builtup Area | 860 Sq.Ft | Carpet Area | 602 Sq.Ft |

Activity On This Property

1638

Unique Views

3

Shortlists

3

Contacted

Powered By: NBEstimate

Similar Properties

Price Indicators Projects nearby Locality

| Comp. | Source | Carpet Area in Sq. Ft. | Value in ₹ | Rate Per Sq. Ft. |
|-------|------------|------------------------|--------------|------------------|
| 1 BHK | 99acrs.com | 438.00 | 45,00,000.00 | 10,274.00 |

The screenshot shows a property listing on the 99acres website. The main heading is "₹45 Lac" with a sub-heading "1BHK 2Baths". The listing includes an estimated EMI of ₹25,942 and is categorized as a "Flat Apartment For Sale". The location is "DB Chowk Kalyan, Adharwadi, Kalyan West". The listing is dated "Posted on Sep 26, 2024" and is currently "Under Construction". A "Contact Dealer" button is visible. Below the main listing, there are tabs for "Overview", "Dealer Details", "Price Trends", "Registry Record", "Explore Locality", and "Recommend". A video player shows a hallway with a white wall and a window. To the right of the video, there are several key details:

- Area:** Carpet area: 438 sq.ft.
- Configuration:** 1 Bedroom, 2 Bathrooms, 3 Balconies
- Price:** ₹45 Lac+ Govt Charges & Tax @ 10,273 per sq.ft. (Negotiable)
- Address:** DB chowk kalyan Adharwadi, Kalyan West
- Floor Number:** 3rd of 27 Floors
- Facing:** West
- Overlooking:** Main Road, Club, Park/Garden, Pool, Others
- Possession in:** Jul 2025

 A notification at the bottom of the video player states "2 people shortlisted this property since last week".



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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: 06.11.2024

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: 2024.11.06 18:13:17 +05'30'

Auth. Sign.

Manoj B. Chalikwar

Govt. Registered Valuer

Chartered Engineer (India)

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

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

The undersigned has inspected the property detailed in the Valuation Report dated _____

on _____. We are satisfied that the fair and reasonable market value of the property is

₹ _____ (Rupees _____
_____ only).

Date

Signature

(Name & Designation of the Inspecting Official/s)

Countersigned
(BRANCH MANAGER)

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

(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 06.11.2024 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 22.10.2024. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty



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

| | Particulars | Valuer comment |
|-----|---|---|
| 1. | Background information of the asset being valued; | The property under consideration is purchased by M/s. Trescon Ltd. |
| 2. | Purpose of valuation and appointing authority | As per request from State Bank of India, Administrative Office Thane Branch to assess fair market value of the property for bank loan purpose. |
| 3. | Identity of the Valuer and any other experts involved in the valuation; | Manoj B. Chalikwar – Regd. Valuer Nikhil Sonawane – Valuation Engineer Vinita Surve – Technical Manager |
| 4. | Disclosure of Valuer interest or conflict, if any; | We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant |
| 5. | Date of appointment, valuation date and date of report; | Date of Appointment – 22.10.2024 Valuation Date – 06.11.2024 Date of Report – 06.11.2024 |
| 6. | Inspections and/or investigations undertaken; | Physical Inspection done on date 22.10.2024 |
| 7. | Nature and sources of the information used or relied upon; | Market Survey at the time of site visit Ready Reckoner rates / Circle rates Online search for Registered Transactions Online Price Indicators on real estate portals Enquiries with Real estate consultants Existing data of Valuation assignments carried out by us |
| 8. | Procedures adopted in carrying out the valuation and valuation standards followed; | Sales Comparative Method |
| 9. | Restrictions on use of the report, if any; | This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property. |
| 10. | Major factors that were taken into account during the valuation; | Current market conditions, demand and supply position, industrial land size, location, sustained demand for industrial land, all round development of commercial and industrial application in the locality etc. |
| 11. | Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report. | Attached |

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **06th November 2024** and does not take into account any unforeseeable developments which could impact the same in the future.

Our Investigations

We are not engaged to carry out all possible investigations in relation to the subject property. Where in our report we identify certain limitations to our investigations, this is to enable the reliant party to instruct further investigations where considered appropriate or where we recommend as necessary prior to reliance. Vastukala Consultants India Pvt. Ltd. (VCIPL) is not liable for any loss occasioned by a decision not to conduct further investigations

Assumptions

Assumptions are a necessary part of undertaking valuations. VCIPL adopts assumptions for the purpose of providing valuation advise because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

Information Supplied by Others

The appraisal is based on the information provided by the client. The same has been assumed to be correct and has been used for appraisal exercise. Where it is stated in the report that another party has supplied information to VCIPL, this information is believed to be reliable but VCIPL can accept no responsibility if this should prove not to be so.

Future Matters

To the extent that the valuation includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based on the information known to VCIPL at the date of this document. VCIPL does not warrant that such statements are accurate or correct.

Map and Plans

Any sketch, plan or map in this report is included to assist the reader while visualising the property and assume no responsibility in connection with such matters.

Site Details

Based on inputs received from Client's representative and site visit conducted, we understand that the subject property is currently a Building Under Construction work is in progress contiguous and non-agricultural land parcel admeasuring as per table attached to the report and in the name **M/s. Trescon Ltd.** Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.



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Property Title

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

Environmental Conditions

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

Town Planning

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

Area

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

Condition & Repair

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

Valuation Methodology

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

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



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

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

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

Not a Structural Survey

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

Other

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

Legal

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

Property specific assumptions

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

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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



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

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

Professional Competence and Due Care

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

Independence and Disclosure of Interest

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



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

Confidentiality

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

Information Management

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



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Gifts and hospitality:

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

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

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

Remuneration and Costs.

27. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.

28. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

Occupation, employability and restrictions.

29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.

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

Miscellaneous

31. A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.

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

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj
Chalikwar**

Director

Manoj B. Chalikwar

Govt. Registered Valuer

Chartered Engineer (India)

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

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

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
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Auth. Sign.



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