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Vastukala Consultants (I) Pvt. Ltd.

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MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "Arihant Aaradhya Phase II"

"Arihant Aaradhya Phase II", Proposed Residential Building Complex on Plot Bearing Survey No. 14/1, Village – Bapgaon, Kalyan Sape Road, Taluka – Bhiwandi, District – Thane, PIN – 421 302, State - Maharashtra, Country – India

Latitude Longitude: 19°16'14.7"N 73°08'44.5"E

Intended User:

State Bank of India

HLST Belapur Branch

Administrative Office, I, 5th Floor, Belapur Railway Station Complex,
CBD Belapur, Navi Mumbai, PIN - 400 614,
State - Maharashtra, Country - India

Our Pan India Presence at :

- | | | | |
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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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Vastu/SBI/Mumbai/10/2024/11905/2308856
26/03-396-V
Date: 26.10.2024

**MASTER VALUATION REPORT
OF
"Arihant Aaradhya Phase II"**

"Arihant Aaradhya Phase II", Proposed Residential Building Complex on Plot Bearing Survey No. 14/1, Village – Bapgaon, Kalyan Sape Road, Taluka – Bhiwandi, District – Thane, PIN – 421 302, State - Maharashtra, Country – India

Latitude Longitude: 19°16'14.7"N 73°08'44.5"E

NAME OF DEVELOPER: M/s. Arihant Superstructures Ltd.

Pursuant to instructions from State Bank of India, HLST Belapur Branch, Navi Mumbai, 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:

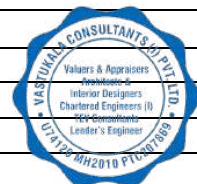
The property is situated at **"Arihant Aaradhya Phase II"**, Proposed Residential Building Complex on Plot Bearing Survey No. 14/1, Village – Bapgaon, Kalyan Sape Road, Taluka – Bhiwandi, District – Thane, PIN – 421 302, State - Maharashtra, Country – India. It is about 5.7 Km. travel distance from Kalyan railway station on Central Railway Line. Surface transport to the property is by buses, Auto, taxis & private vehicles. The property is in developpeing locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The locality is middle class & developpeing.

2. Developer Details:

Name of builder	M/s. Arihant Superstructures Ltd.	
Project Registration Number	Project	RERA Project Number
	Arihant Aaradhya Phase II	P51700049981
Register office address	M/s. Arihant Superstructures Ltd. Address: Office at 25 th Floor, "Arihant Aura", B – Wing, Plot No. 13/1, TTC Industrial Area, Thane Belapur Road, Turbhe, Navi Mumbai, Pin – 400 705, State - Maharashtra, Country – India.	
Contact Numbers	Contact Person : Ashwini (Sales Person – Mobile No. 7709955176) Amrapali (Builder Person – Mobile No. 88799 41291)	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Phase -1
On or towards South	Open Plot & Ulhas River
On or towards East	Open Plot & Road
On or towards West	Road & Open Plot




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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
HLST Belapur Branch
 Administrative Office, I, 5th Floor,
 Belapur Railway Station Complex,
 CBD Belapur, Navi Mumbai, PIN - 400 614,
 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, HLST Belapur Branch, Navi Mumbai 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 : 26.10.2024
3.	List of documents produced for perusal	
	1.	Copy of Legal Title Report & Search Report date 27.12.2022 issued by Adv. Rajesh H. Patil
	2.	Copy of Sale Deed date 16.02.2022 between M/s. Arihant Superstructures Ltd. (the Purchaser) AND Mr. Raju S. Chandawani (the Vendors)
	3.	Copy of Sale Deed date 09.09.2021 between M/s. Arihant Superstructures Ltd. (the Purchaser) AND Mr. Balaram V. Kone & Mr. Prakash V. Kone (the Vendors) AND Mr. Jeevandas L. Kene & Ten others (the Confirming Party)
	4.	Copy of Engineer's Certificate date 12.04.2024 issued by Er. Kaleem Sayyad (As per RERA Certificate)
	5.	Copy of Architect's Certificate 05.07.2024 issued by Ar. Yogita Bhandarkar (As per RERA Certificate)
	6.	Copy of Environmental Clearance Certificate No. SIA / MH / MIS / 266620 / 2022 date 07.08.2022 issued by State Level Environment Impact Assessment Authority
	7.	Copy of NOC from Fire Safety No. MFS / 51 / 2022 / 448 date 02.06.2022 issued by Government of Maharashtra, Directorate of Maharashtra Fire Service
	8.	Copy of MAHARERA Registration Certificate of Project No. P51700049981 issued by Maharashtra Real Estate Regulatory Authority date 06.03.2023.
	9.	Copy of Land Zone Certificate No. Zone Certificate / Village Bappaon / Taluka Bhiwandi / SStthane / 1320 date 16.07.2021 Assistant Director Town Planning Thane
	10.	Copy of N.A. Order Cum Commencement Certificate No. Mahsul / K- 1 / T-8 / BP / Village – Bappaon – Bhiwandi / SR -09 / 2022 date 24.03.2022 issued by District Collector Officer Thane.
	11.	Copy of Approved Plan No. SStthane / 784 / Village – Bappaon / Taluka – Bhiwandi date 14.03.2022 issued by Assistant Director Town Planning Thane (Number of Copies – Twelve - Sheet No. 1/12 to 12/12)
	Approved upto:	
	Building	Number of Floors
	Querida	Ground (Part) + Stilt (Part) + 1st to 14th upper floors.
	Osane	Ground (Part) + Stilt (Part) + 1st to 14th upper floors.
	Patracia	Ground (Part) + Stilt (Part) + 1st to 14th upper floors.

	Naldo	Ground (Part) + Stilt (Part) + 1 st to 14 th upper floors.																									
	Project Name (with address & phone nos.)	: "Arihant Aaradhya Phase II", Proposed Residential Building Complex on Plot Bearing Survey No. 14/1, Village – Bapgaon, Kalyan Sape Road, Taluka – Bhiwandi, District – Thane, PIN – 421 302, State - Maharashtra, Country – India																									
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: M/s. Oscar Infrastructure Pvt. Ltd Address: Office at 25 th Floor, "Arihant Aura", B – Wing, Plot No. 13/1, TTC Industrial Area, Thane Belapur Road, Turbhe, Navi Mumbai, Pin – 400 705, State - Maharashtra, Country – India. Contact Person : Ashwini (Sales Person – Mobile No. 7709955176) Amrapali (Builder Person – Mobile No. 88799 41291)																									
5.	Brief description of the property (Including Leasehold / freehold etc.)	:																									
<p>About "Arihant Aaradhya Phase II" Project: Arihant Aaradhya Phase II by Arihant Superstructures Limited is an under-construction residential project in Saravali, Bhiwandi, Thane. The project offers 1 and 2 BHK apartments. The project comprises of 4 towers and a total of 412 units. Arihant Aaradhya Phase II is an ideal choice for those seeking a comfortable and modern lifestyle. The project is equipped with all modern amenities and facilities to meet the needs of the residents.</p> <p>TYPE OF THE BUILDING</p> <table border="1"> <thead> <tr> <th>Building</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Querida</td> <td>Proposed Ground (Part) + Stilt (Part) + 1st to 14th upper floors.</td> </tr> <tr> <td>Osane</td> <td>Proposed Ground (Part) + Stilt (Part) + 1st to 14th upper floors.</td> </tr> <tr> <td>Patracia</td> <td>Proposed Ground (Part) + Stilt (Part) + 1st to 14th upper floors.</td> </tr> <tr> <td>Naldo</td> <td>Proposed Ground (Part) + Stilt (Part) + 1st to 14th upper floors.</td> </tr> </tbody> </table> <p>LEVEL OF COMPLETEION:</p> <table border="1"> <thead> <tr> <th>Building</th> <th>Present stage of Construction</th> <th>Percentage of work completion</th> </tr> </thead> <tbody> <tr> <td>Querida</td> <td>Plinth work is Completed.</td> <td>10%</td> </tr> <tr> <td>Osane</td> <td>RCC work upto 4th floor slab is Completed.</td> <td>21%</td> </tr> <tr> <td>Patracia</td> <td>Plinth work is Completed.</td> <td>10%</td> </tr> <tr> <td>Naldo</td> <td>RCC work upto 4th floor slab is Completed.</td> <td>21%</td> </tr> </tbody> </table> <p>DATE OF COMPLETION & FUTURE LIFE: Expected completion date as informed by builder is March – 2029 (As per MAHARERA Certificate) Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance & Structural repairs.</p>			Building	Number of Floors	Querida	Proposed Ground (Part) + Stilt (Part) + 1 st to 14 th upper floors.	Osane	Proposed Ground (Part) + Stilt (Part) + 1 st to 14 th upper floors.	Patracia	Proposed Ground (Part) + Stilt (Part) + 1 st to 14 th upper floors.	Naldo	Proposed Ground (Part) + Stilt (Part) + 1 st to 14 th upper floors.	Building	Present stage of Construction	Percentage of work completion	Querida	Plinth work is Completed.	10%	Osane	RCC work upto 4 th floor slab is Completed.	21%	Patracia	Plinth work is Completed.	10%	Naldo	RCC work upto 4 th floor slab is Completed.	21%
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	PROPOSED PROJECT AMENITIES:		
	➤ 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		
	➤ Jogging Track		
	➤ Clubhouse		
	➤ Gymnasium		
	➤ Garden		
	➤ Swimming Pool		
	➤ Gym		
	➤ Jogging Track		
	➤ Fitness Centre		
	➤ Badminton Court		
	➤ Childer's Play Area		
	➤ Community Hall		
	➤ Tennis Court		
	➤ Amphitheater		
	➤ Library		
6.	Location of property	:	
	a)	Plot No. / Survey No.	: Survey No. 14/1
	b)	Door No.	: Not applicable
	c)	C. T.S. No. / Village	: Survey No. 14/1, Village – Bapgaon,
	d)	Ward / Taluka	: Bhiwandi
	e)	Mandal / District	: Thane
7.	Postal address of the property	:	"Arihant Aaradhya Phase II" , Proposed Residential Building Complex on Plot Bearing Survey No. 14/1, Village – Bapgaon, Kalyan Sape Road, Taluka – Bhiwandi, District – Thane, PIN – 421 302, State - Maharashtra, Country – India
8.	City / Town	:	Bhiwandi
	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	:	Assistant Director Town Planning Thane, Village Bapgaon
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under	:	No

	agency area/ scheduled area / cantonment area		
12.	In Case it is Agricultural land, any conversion to house site plots is contemplated	:	N.A.
13.	Boundaries of the property	As per Documents	As per RERA Certificate
	North	Survey No. 11	Survey No. 11
	South	Survey No. 118	Survey No. 118
	East	Survey No. 13 & 19	Survey No. 13 & 19
	West	Survey No. 118	Survey No. 118
			Phase -1
			Open Plot & Ulhas River
			Open Plot & Road
			Road & Open Plot
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°16'14.7"N 73°08'44.5"E
14.	Extent of the site	:	Plot area – 29700.00 Sq. M. (As per Plan & RERA Certificate) Structure - As per table attached to the report
15.	Extent of the site considered for Valuation (least of 14A& 14B)	:	Plot area – 29700.00 Sq. M. (As per Plan & RERA Certificate) Structure - As per table attached to the report
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	N.A. Building Construction work 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
9.	Is plot in town planning approved layout?	:	Copy of Approved Plan No. SSThane / 784 / Village – Bargaon / Taluka – Bhiwandi date 14.03.2022 issued by Assistant Director Town Planning Thane (Number of Copies – Twelve - Sheet No. 1/12 to 12/12)
			Approved upto:
			Project
			Number of Floors

			Querida Osane Patracia Naldo	Ground (Part) + Stilt (Part) + 1 st to 14 th upper floors.						
10.	Corner plot or intermittent plot?	:	Intermittent							
11.	Road facilities	:	Yes							
12.	Type of road available at present	:	B. T. Road							
13.	Width of road – is it below 20 ft. or more than 20 ft.	:	12.00 Mtr. Wide Road							
14.	Is it a Land – Locked land?	:	No							
15.	Water potentiality	:	Municipal Water supply							
16.	Underground sewerage system	:	Connected to Municipal sewer							
17.	Is Power supply is available in the site	:	Yes							
18.	Advantages of the site	:	Located in developing area							
19.	Special remarks, if any like threat of acquisition of land for 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	:	Plot area – 29700.00 Sq. M. (As per Plan & RERA Certificate)							
	North & South	:	-							
	East & West	:	-							
2	Total extent of the plot	:	As per table attached to the report							
3	Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	As per table attached to the report Details of recent transactions/online listings are attached with the report.							
4	Guideline rate obtained from the Register's Office (an evidence thereof to be enclosed)	:	₹ 24,100.00 per Sq. M. for Residential ₹ 1970.00 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>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> </thead> <tbody> <tr> <td>29700</td> <td>1970</td> <td>5,85,09,000.00</td> </tr> </tbody> </table>	Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	29700	1970	5,85,09,000.00	
Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)								
29700	1970	5,85,09,000.00								
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	:								
	Building		Number of Floors							
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	Osane		Proposed Ground (Part) + Stilt (Part) + 1st to 14th upper floors.							
	Patracia		Proposed Ground (Part) + Stilt (Part) + 1st to 14th upper floors.							
	Naldo		Proposed Ground (Part) + Stilt (Part) + 1st to 14th upper floors.							

e) Plinth area floor-wise	:	As per table attached to the report							
f) Condition of the building	:								
i) Exterior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work 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. SSThane / 784 / Village – Bapgaon / Taluka – Bhiwandi date 14.03.2022 issued by Assistant Director Town Planning Thane (Number of Copies – Twelve - Sheet No. 1/12 to 12/12)							
h) Approved map / plan issuing authority	:	<p>Approved upto:</p> <table border="1"> <thead> <tr> <th>Building</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Querida</td> <td rowspan="4">Ground (Part) + Stilt (Part) + 1st to 14th upper floors.</td> </tr> <tr> <td>Osane</td> </tr> <tr> <td>Patracia</td> </tr> <tr> <td>Naldo</td> </tr> </tbody> </table>	Building	Number of Floors	Querida	Ground (Part) + Stilt (Part) + 1 st to 14 th upper floors.	Osane	Patracia	Naldo
Building	Number of Floors								
Querida	Ground (Part) + Stilt (Part) + 1 st to 14 th upper floors.								
Osane									
Patracia									
Naldo									
i) Whether genuineness or authenticity of approved map / plan is verified	:	Yes							
j) Any other comments by our empanelled valuers on authentic of approved plan	:	No.							

Specifications of construction (floor-wise) in respect of

Sr. No.	Description	
1.	Foundation	: Proposed R.C.C. Footing
2.	Basement	: N.A. Building Construction work 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
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	:
	e) Water meters, taps etc.	:
	f) Any other fixtures	:

N.A. Building Construction work is in progress

CONFIGURATION OF PROJECT AS PER DEVELOPER'S INFORMATION:

1) Querida:

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan		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 ₹
				Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.							
1	101	1	2 BHK	523	25	548	603	8800	48,22,400	52,08,192	11,000	16,27,560
2	102	1	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
3	103	1	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
4	104	1	2 BHK	523	25	548	603	8800	48,22,400	52,08,192	11,000	16,27,560
5	105	1	2 BHK	523	25	548	603	8800	48,22,400	52,08,192	11,000	16,27,560
6	106	1	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
7	107	1	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
8	108	1	2 BHK	523	25	548	603	8800	48,22,400	52,08,192	11,000	16,27,560
9	201	2	2 BHK	523	25	548	603	8800	48,22,400	52,08,192	11,000	16,27,560
10	202	2	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
11	203	2	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
12	204	2	2 BHK	523	25	548	603	8800	48,22,400	52,08,192	11,000	16,27,560
13	205	2	2 BHK	523	25	548	603	8800	48,22,400	52,08,192	11,000	16,27,560
14	206	2	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
15	207	2	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
16	208	2	2 BHK	523	25	548	603	8800	48,22,400	52,08,192	11,000	16,27,560
17	301	3	2 BHK	523	25	548	603	8800	48,22,400	52,08,192	11,000	16,27,560
18	302	3	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
19	303	3	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
20	304	3	2 BHK	523	25	548	603	8800	48,22,400	52,08,192	11,000	16,27,560
21	305	3	2 BHK	523	25	548	603	8800	48,22,400	52,08,192	11,000	16,27,560
22	306	3	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
23	307	3	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
24	308	3	2 BHK	523	25	548	603	8800	48,22,400	52,08,192	11,000	16,27,560
25	401	4	2 BHK	523	25	548	603	8800	48,22,400	52,08,192	11,000	16,27,560
26	402	4	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
27	403	4	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
28	404	4	2 BHK	523	25	548	603	8800	48,22,400	52,08,192	11,000	16,27,560
29	405	4	2 BHK	523	25	548	603	8800	48,22,400	52,08,192	11,000	16,27,560
30	406	4	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan		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 ₹
				Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.							
31	407	4	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
32	408	4	2 BHK	523	25	548	603	8800	48,22,400	52,08,192	11,000	16,27,560
33	501	5	2 BHK	523	25	548	603	8800	48,22,400	52,08,192	11,000	16,27,560
34	502	5	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
35	503	5	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
36	504	5	2 BHK	523	25	548	603	8800	48,22,400	52,08,192	11,000	16,27,560
37	505	5	2 BHK	523	25	548	603	8800	48,22,400	52,08,192	11,000	16,27,560
38	506	5	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
39	507	5	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
40	508	5	2 BHK	523	25	548	603	8800	48,22,400	52,08,192	11,000	16,27,560
41	601	6	2 BHK	523	25	548	603	8800	48,22,400	52,08,192	11,000	16,27,560
42	602	6	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
43	603	6	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
44	604	6	2 BHK	523	25	548	603	8800	48,22,400	52,08,192	11,000	16,27,560
45	605	6	2 BHK	523	25	548	603	8800	48,22,400	52,08,192	11,000	16,27,560
46	606	6	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
47	607	6	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
48	608	6	2 BHK	523	25	548	603	8800	48,22,400	52,08,192	11,000	16,27,560
49	701	7	2 BHK	523	25	548	603	8800	48,22,400	52,08,192	11,000	16,27,560
50	702	7	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
51	703	7	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
52	704	7	2 BHK	523	25	548	603	8800	48,22,400	52,08,192	11,000	16,27,560
53	705	7	2 BHK	523	25	548	603	8800	48,22,400	52,08,192	11,000	16,27,560
54	706	7	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
55	707	7	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
56	708	7	2 BHK	523	25	548	603	8800	48,22,400	52,08,192	11,000	16,27,560
57	801	8	2 BHK	523	25	548	603	8800	48,22,400	52,08,192	11,000	16,27,560
58	802	8	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
59	803	8	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
60	804	8	2 BHK	523	25	548	603	8800	48,22,400	52,08,192	11,000	16,27,560
61	805	8	2 BHK	523	25	548	603	8800	48,22,400	52,08,192	11,000	16,27,560
62	806	8	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
63	807	8	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
64	901	9	2 BHK	523	25	548	603	8800	48,22,400	52,08,192	11,000	16,27,560
65	902	9	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
66	903	9	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
67	904	9	2 BHK	523	25	548	603	8800	48,22,400	52,08,192	11,000	16,27,560
68	905	9	2 BHK	523	25	548	603	8800	48,22,400	52,08,192	11,000	16,27,560

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan		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 ₹
				Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.							
69	906	9	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
70	907	9	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
71	908	9	2 BHK	523	25	548	603	8800	48,22,400	52,08,192	11,000	16,27,560
72	1001	10	2 BHK	523	25	548	603	8800	48,22,400	52,08,192	11,000	16,27,560
73	1002	10	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
74	1003	10	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
75	1004	10	2 BHK	523	25	548	603	8800	48,22,400	52,08,192	11,000	16,27,560
76	1005	10	2 BHK	523	25	548	603	8800	48,22,400	52,08,192	11,000	16,27,560
77	1006	10	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
78	1007	10	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
79	1008	10	2 BHK	523	25	548	603	8800	48,22,400	52,08,192	11,000	16,27,560
80	1101	11	2 BHK	523	25	548	603	8800	48,22,400	52,08,192	11,000	16,27,560
81	1102	11	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
82	1103	11	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
83	1104	11	2 BHK	523	25	548	603	8800	48,22,400	52,08,192	11,000	16,27,560
84	1105	11	2 BHK	523	25	548	603	8800	48,22,400	52,08,192	11,000	16,27,560
85	1106	11	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
86	1107	11	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
87	1108	11	2 BHK	523	25	548	603	8800	48,22,400	52,08,192	11,000	16,27,560
88	1201	12	2 BHK	523	25	548	603	8800	48,22,400	52,08,192	11,000	16,27,560
89	1202	12	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
90	1203	12	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
91	1204	12	2 BHK	523	25	548	603	8800	48,22,400	52,08,192	11,000	16,27,560
92	1205	12	2 BHK	523	25	548	603	8800	48,22,400	52,08,192	11,000	16,27,560
93	1206	12	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
94	1207	12	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
95	1208	12	2 BHK	523	25	548	603	8800	48,22,400	52,08,192	11,000	16,27,560
96	1301	13	2 BHK	523	25	548	603	8800	48,22,400	52,08,192	11,000	16,27,560
97	1302	13	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
98	1303	13	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
99	1304	13	2 BHK	523	25	548	603	8800	48,22,400	52,08,192	11,000	16,27,560
100	1305	13	2 BHK	523	25	548	603	8800	48,22,400	52,08,192	11,000	16,27,560
101	1306	13	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
102	1307	13	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
103	1401	14	2 BHK	523	25	548	603	8800	48,22,400	52,08,192	11,000	16,27,560
104	1402	14	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
105	1403	14	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
106	1404	14	2 BHK	523	25	548	603	8800	48,22,400	52,08,192	11,000	16,27,560

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan		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 ₹
				Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.							
107	1405	14	2 BHK	523	25	548	603	8800	48,22,400	52,08,192	11,000	16,27,560
108	1406	14	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
109	1407	14	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
110	1408	14	2 BHK	523	25	548	603	8800	48,22,400	52,08,192	11,000	16,27,560
Total				55626	2582	58208	64029		51,22,30,400	55,32,08,832		17,28,77,760

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Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan		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 ₹
				Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.							
1	101	1	2 BHK	523	25	548	603	8800	48,22,400	52,08,192	11,000	16,27,560
2	102	1	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
3	103	1	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
4	104	1	2 BHK	523	25	548	603	8800	48,22,400	52,08,192	11,000	16,27,560
5	105	1	2 BHK	523	25	548	603	8800	48,22,400	52,08,192	11,000	16,27,560
6	106	1	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
7	107	1	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
8	108	1	2 BHK	523	25	548	603	8800	48,22,400	52,08,192	11,000	16,27,560
9	201	2	2 BHK	523	25	548	603	8800	48,22,400	52,08,192	11,000	16,27,560
10	202	2	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
11	203	2	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
12	204	2	2 BHK	523	25	548	603	8800	48,22,400	52,08,192	11,000	16,27,560
13	205	2	2 BHK	523	25	548	603	8800	48,22,400	52,08,192	11,000	16,27,560
14	206	2	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
15	207	2	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
16	208	2	2 BHK	523	25	548	603	8800	48,22,400	52,08,192	11,000	16,27,560
17	301	3	2 BHK	523	25	548	603	8800	48,22,400	52,08,192	11,000	16,27,560
18	302	3	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
19	303	3	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
20	304	3	2 BHK	523	25	548	603	8800	48,22,400	52,08,192	11,000	16,27,560
21	305	3	2 BHK	523	25	548	603	8800	48,22,400	52,08,192	11,000	16,27,560
22	306	3	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
23	307	3	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
24	308	3	2 BHK	523	25	548	603	8800	48,22,400	52,08,192	11,000	16,27,560
25	401	4	2 BHK	523	25	548	603	8800	48,22,400	52,08,192	11,000	16,27,560
26	402	4	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
27	403	4	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
28	404	4	2 BHK	523	25	548	603	8800	48,22,400	52,08,192	11,000	16,27,560

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan		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 ₹
				Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.							
29	405	4	2 BHK	523	25	548	603	8800	48,22,400	52,08,192	11,000	16,27,560
30	406	4	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
31	407	4	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
32	408	4	2 BHK	523	25	548	603	8800	48,22,400	52,08,192	11,000	16,27,560
33	501	5	2 BHK	523	25	548	603	8800	48,22,400	52,08,192	11,000	16,27,560
34	502	5	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
35	503	5	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
36	504	5	2 BHK	523	25	548	603	8800	48,22,400	52,08,192	11,000	16,27,560
37	505	5	2 BHK	523	25	548	603	8800	48,22,400	52,08,192	11,000	16,27,560
38	506	5	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
39	507	5	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
40	508	5	2 BHK	523	25	548	603	8800	48,22,400	52,08,192	11,000	16,27,560
41	601	6	2 BHK	523	25	548	603	8800	48,22,400	52,08,192	11,000	16,27,560
42	602	6	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
43	603	6	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
44	604	6	2 BHK	523	25	548	603	8800	48,22,400	52,08,192	11,000	16,27,560
45	605	6	2 BHK	523	25	548	603	8800	48,22,400	52,08,192	11,000	16,27,560
46	606	6	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
47	607	6	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
48	608	6	2 BHK	523	25	548	603	8800	48,22,400	52,08,192	11,000	16,27,560
49	701	7	2 BHK	523	25	548	603	8800	48,22,400	52,08,192	11,000	16,27,560
50	702	7	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
51	703	7	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
52	704	7	2 BHK	523	25	548	603	8800	48,22,400	52,08,192	11,000	16,27,560
53	705	7	2 BHK	523	25	548	603	8800	48,22,400	52,08,192	11,000	16,27,560
54	706	7	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
55	707	7	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
56	708	7	2 BHK	523	25	548	603	8800	48,22,400	52,08,192	11,000	16,27,560
57	801	8	2 BHK	523	25	548	603	8800	48,22,400	52,08,192	11,000	16,27,560
58	802	8	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
59	803	8	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
60	804	8	2 BHK	523	25	548	603	8800	48,22,400	52,08,192	11,000	16,27,560
61	805	8	2 BHK	523	25	548	603	8800	48,22,400	52,08,192	11,000	16,27,560
62	806	8	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
63	807	8	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
64	901	9	2 BHK	523	25	548	603	8800	48,22,400	52,08,192	11,000	16,27,560
65	902	9	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
66	903	9	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan		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 ₹
				Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.							
67	904	9	2 BHK	523	25	548	603	8800	48,22,400	52,08,192	11,000	16,27,560
68	905	9	2 BHK	523	25	548	603	8800	48,22,400	52,08,192	11,000	16,27,560
69	906	9	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
70	907	9	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
71	908	9	2 BHK	523	25	548	603	8800	48,22,400	52,08,192	11,000	16,27,560
72	1001	10	2 BHK	523	25	548	603	8800	48,22,400	52,08,192	11,000	16,27,560
73	1002	10	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
74	1003	10	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
75	1004	10	2 BHK	523	25	548	603	8800	48,22,400	52,08,192	11,000	16,27,560
76	1005	10	2 BHK	523	25	548	603	8800	48,22,400	52,08,192	11,000	16,27,560
77	1006	10	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
78	1007	10	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
79	1008	10	2 BHK	523	25	548	603	8800	48,22,400	52,08,192	11,000	16,27,560
80	1101	11	2 BHK	523	25	548	603	8800	48,22,400	52,08,192	11,000	16,27,560
81	1102	11	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
82	1103	11	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
83	1104	11	2 BHK	523	25	548	603	8800	48,22,400	52,08,192	11,000	16,27,560
84	1105	11	2 BHK	523	25	548	603	8800	48,22,400	52,08,192	11,000	16,27,560
85	1106	11	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
86	1107	11	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
87	1108	11	2 BHK	523	25	548	603	8800	48,22,400	52,08,192	11,000	16,27,560
88	1201	12	2 BHK	523	25	548	603	8800	48,22,400	52,08,192	11,000	16,27,560
89	1202	12	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
90	1203	12	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
91	1204	12	2 BHK	523	25	548	603	8800	48,22,400	52,08,192	11,000	16,27,560
92	1205	12	2 BHK	523	25	548	603	8800	48,22,400	52,08,192	11,000	16,27,560
93	1206	12	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
94	1207	12	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
95	1208	12	2 BHK	523	25	548	603	8800	48,22,400	52,08,192	11,000	16,27,560
96	1301	13	2 BHK	523	25	548	603	8800	48,22,400	52,08,192	11,000	16,27,560
97	1302	13	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
98	1303	13	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
99	1304	13	2 BHK	523	25	548	603	8800	48,22,400	52,08,192	11,000	16,27,560
100	1305	13	2 BHK	523	25	548	603	8800	48,22,400	52,08,192	11,000	16,27,560
101	1306	13	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
102	1307	13	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
103	1401	14	2 BHK	523	25	548	603	8800	48,22,400	52,08,192	11,000	16,27,560
104	1402	14	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan		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 ₹
				Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.							
105	1403	14	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
106	1404	14	2 BHK	523	25	548	603	8800	48,22,400	52,08,192	11,000	16,27,560
107	1405	14	2 BHK	523	25	548	603	8800	48,22,400	52,08,192	11,000	16,27,560
108	1406	14	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
109	1407	14	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
110	1408	14	2 BHK	523	25	548	603	8800	48,22,400	52,08,192	11,000	16,27,560
Total				55626	2582	58208	64029		51,22,30,400	55,32,08,832		17,28,77,760

3) Patracia:

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan		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 ₹
				Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.							
1	101	1	1 BHK	356	25	381	419	8800	33,52,800	36,21,024	7,500	11,31,570
2	102	1	1 BHK	341	24	365	402	8800	32,12,000	34,68,960	7,000	10,84,050
3	103	1	1 BHK	341	24	365	402	8800	32,12,000	34,68,960	7,000	10,84,050
4	104	1	1 BHK	356	25	381	419	8800	33,52,800	36,21,024	7,500	11,31,570
5	105	1	1 BHK	356	25	381	419	8800	33,52,800	36,21,024	7,500	11,31,570
6	106	1	1 BHK	341	24	365	402	8800	32,12,000	34,68,960	7,000	10,84,050
7	107	1	1 BHK	341	24	365	402	8800	32,12,000	34,68,960	7,000	10,84,050
8	108	1	1 BHK	356	25	381	419	8800	33,52,800	36,21,024	7,500	11,31,570
9	201	2	1 BHK	356	25	381	419	8800	33,52,800	36,21,024	7,500	11,31,570
10	202	2	1 BHK	341	24	365	402	8800	32,12,000	34,68,960	7,000	10,84,050
11	203	2	1 BHK	341	24	365	402	8800	32,12,000	34,68,960	7,000	10,84,050
12	204	2	1 BHK	356	25	381	419	8800	33,52,800	36,21,024	7,500	11,31,570
13	205	2	1 BHK	356	25	381	419	8800	33,52,800	36,21,024	7,500	11,31,570
14	206	2	1 BHK	341	24	365	402	8800	32,12,000	34,68,960	7,000	10,84,050
15	207	2	1 BHK	341	24	365	402	8800	32,12,000	34,68,960	7,000	10,84,050
16	208	2	1 BHK	356	25	381	419	8800	33,52,800	36,21,024	7,500	11,31,570
17	301	3	1 BHK	356	25	381	419	8800	33,52,800	36,21,024	7,500	11,31,570
18	302	3	1 BHK	341	24	365	402	8800	32,12,000	34,68,960	7,000	10,84,050
19	303	3	1 BHK	341	24	365	402	8800	32,12,000	34,68,960	7,000	10,84,050
20	304	3	1 BHK	356	25	381	419	8800	33,52,800	36,21,024	7,500	11,31,570
21	305	3	1 BHK	356	25	381	419	8800	33,52,800	36,21,024	7,500	11,31,570
22	306	3	1 BHK	341	24	365	402	8800	32,12,000	34,68,960	7,000	10,84,050
23	307	3	1 BHK	341	24	365	402	8800	32,12,000	34,68,960	7,000	10,84,050
24	308	3	1 BHK	356	25	381	419	8800	33,52,800	36,21,024	7,500	11,31,570
25	401	4	1 BHK	356	25	381	419	8800	33,52,800	36,21,024	7,500	11,31,570
26	402	4	1 BHK	341	24	365	402	8800	32,12,000	34,68,960	7,000	10,84,050

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan		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 ₹
				Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.							
27	403	4	1 BHK	341	24	365	402	8800	32,12,000	34,68,960	7,000	10,84,050
28	404	4	1 BHK	356	25	381	419	8800	33,52,800	36,21,024	7,500	11,31,570
29	405	4	1 BHK	356	25	381	419	8800	33,52,800	36,21,024	7,500	11,31,570
30	406	4	1 BHK	341	24	365	402	8800	32,12,000	34,68,960	7,000	10,84,050
31	407	4	1 BHK	341	24	365	402	8800	32,12,000	34,68,960	7,000	10,84,050
32	408	4	1 BHK	356	25	381	419	8800	33,52,800	36,21,024	7,500	11,31,570
33	501	5	1 BHK	356	25	381	419	8800	33,52,800	36,21,024	7,500	11,31,570
34	502	5	1 BHK	341	24	365	402	8800	32,12,000	34,68,960	7,000	10,84,050
35	503	5	1 BHK	341	24	365	402	8800	32,12,000	34,68,960	7,000	10,84,050
36	504	5	1 BHK	356	25	381	419	8800	33,52,800	36,21,024	7,500	11,31,570
37	505	5	1 BHK	356	25	381	419	8800	33,52,800	36,21,024	7,500	11,31,570
38	506	5	1 BHK	341	24	365	402	8800	32,12,000	34,68,960	7,000	10,84,050
39	507	5	1 BHK	341	24	365	402	8800	32,12,000	34,68,960	7,000	10,84,050
40	508	5	1 BHK	356	25	381	419	8800	33,52,800	36,21,024	7,500	11,31,570
41	601	6	1 BHK	356	25	381	419	8800	33,52,800	36,21,024	7,500	11,31,570
42	602	6	1 BHK	341	24	365	402	8800	32,12,000	34,68,960	7,000	10,84,050
43	603	6	1 BHK	341	24	365	402	8800	32,12,000	34,68,960	7,000	10,84,050
44	604	6	1 BHK	356	25	381	419	8800	33,52,800	36,21,024	7,500	11,31,570
45	605	6	1 BHK	356	25	381	419	8800	33,52,800	36,21,024	7,500	11,31,570
46	606	6	1 BHK	341	24	365	402	8800	32,12,000	34,68,960	7,000	10,84,050
47	607	6	1 BHK	341	24	365	402	8800	32,12,000	34,68,960	7,000	10,84,050
48	608	6	1 BHK	356	25	381	419	8800	33,52,800	36,21,024	7,500	11,31,570
49	701	7	1 BHK	356	25	381	419	8800	33,52,800	36,21,024	7,500	11,31,570
50	702	7	1 BHK	341	24	365	402	8800	32,12,000	34,68,960	7,000	10,84,050
51	703	7	1 BHK	341	24	365	402	8800	32,12,000	34,68,960	7,000	10,84,050
52	704	7	1 BHK	356	25	381	419	8800	33,52,800	36,21,024	7,500	11,31,570
53	705	7	1 BHK	356	25	381	419	8800	33,52,800	36,21,024	7,500	11,31,570
54	706	7	1 BHK	341	24	365	402	8800	32,12,000	34,68,960	7,000	10,84,050
55	707	7	1 BHK	341	24	365	402	8800	32,12,000	34,68,960	7,000	10,84,050
56	708	7	1 BHK	356	25	381	419	8800	33,52,800	36,21,024	7,500	11,31,570
57	801	8	1 BHK	356	25	381	419	8800	33,52,800	36,21,024	7,500	11,31,570
58	802	8	1 BHK	341	24	365	402	8800	32,12,000	34,68,960	7,000	10,84,050
59	803	8	1 BHK	341	24	365	402	8800	32,12,000	34,68,960	7,000	10,84,050
60	804	8	1 BHK	356	25	381	419	8800	33,52,800	36,21,024	7,500	11,31,570
61	805	8	1 BHK	356	25	381	419	8800	33,52,800	36,21,024	7,500	11,31,570
62	806	8	1 BHK	341	24	365	402	8800	32,12,000	34,68,960	7,000	10,84,050
63	807	8	1 BHK	341	24	365	402	8800	32,12,000	34,68,960	7,000	10,84,050
64	901	9	1 BHK	356	25	381	419	8800	33,52,800	36,21,024	7,500	11,31,570

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan		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 ₹
				Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.							
65	902	9	1 BHK	341	24	365	402	8800	32,12,000	34,68,960	7,000	10,84,050
66	903	9	1 BHK	341	24	365	402	8800	32,12,000	34,68,960	7,000	10,84,050
67	904	9	1 BHK	356	25	381	419	8800	33,52,800	36,21,024	7,500	11,31,570
68	905	9	1 BHK	356	25	381	419	8800	33,52,800	36,21,024	7,500	11,31,570
69	906	9	1 BHK	341	24	365	402	8800	32,12,000	34,68,960	7,000	10,84,050
70	907	9	1 BHK	341	24	365	402	8800	32,12,000	34,68,960	7,000	10,84,050
71	908	9	1 BHK	356	25	381	419	8800	33,52,800	36,21,024	7,500	11,31,570
72	1001	10	1 BHK	356	25	381	419	8800	33,52,800	36,21,024	7,500	11,31,570
73	1002	10	1 BHK	341	24	365	402	8800	32,12,000	34,68,960	7,000	10,84,050
74	1003	10	1 BHK	341	24	365	402	8800	32,12,000	34,68,960	7,000	10,84,050
75	1004	10	1 BHK	356	25	381	419	8800	33,52,800	36,21,024	7,500	11,31,570
76	1005	10	1 BHK	356	25	381	419	8800	33,52,800	36,21,024	7,500	11,31,570
77	1006	10	1 BHK	341	24	365	402	8800	32,12,000	34,68,960	7,000	10,84,050
78	1007	10	1 BHK	341	24	365	402	8800	32,12,000	34,68,960	7,000	10,84,050
79	1008	10	1 BHK	356	25	381	419	8800	33,52,800	36,21,024	7,500	11,31,570
80	1101	11	1 BHK	356	25	381	419	8800	33,52,800	36,21,024	7,500	11,31,570
81	1102	11	1 BHK	341	24	365	402	8800	32,12,000	34,68,960	7,000	10,84,050
82	1103	11	1 BHK	341	24	365	402	8800	32,12,000	34,68,960	7,000	10,84,050
83	1104	11	1 BHK	356	25	381	419	8800	33,52,800	36,21,024	7,500	11,31,570
84	1105	11	1 BHK	356	25	381	419	8800	33,52,800	36,21,024	7,500	11,31,570
85	1106	11	1 BHK	341	24	365	402	8800	32,12,000	34,68,960	7,000	10,84,050
86	1107	11	1 BHK	341	24	365	402	8800	32,12,000	34,68,960	7,000	10,84,050
87	1108	11	1 BHK	356	25	381	419	8800	33,52,800	36,21,024	7,500	11,31,570
88	1201	12	1 BHK	356	25	381	419	8800	33,52,800	36,21,024	7,500	11,31,570
89	1202	12	1 BHK	341	24	365	402	8800	32,12,000	34,68,960	7,000	10,84,050
90	1203	12	1 BHK	341	24	365	402	8800	32,12,000	34,68,960	7,000	10,84,050
91	1204	12	1 BHK	356	25	381	419	8800	33,52,800	36,21,024	7,500	11,31,570
92	1205	12	1 BHK	356	25	381	419	8800	33,52,800	36,21,024	7,500	11,31,570
93	1206	12	1 BHK	341	24	365	402	8800	32,12,000	34,68,960	7,000	10,84,050
94	1207	12	1 BHK	341	24	365	402	8800	32,12,000	34,68,960	7,000	10,84,050
95	1208	12	1 BHK	356	25	381	419	8800	33,52,800	36,21,024	7,500	11,31,570
96	1301	13	1 BHK	356	25	381	419	8800	33,52,800	36,21,024	7,500	11,31,570
97	1302	13	1 BHK	341	24	365	402	8800	32,12,000	34,68,960	7,000	10,84,050
98	1303	13	1 BHK	341	24	365	402	8800	32,12,000	34,68,960	7,000	10,84,050
99	1304	13	1 BHK	356	25	381	419	8800	33,52,800	36,21,024	7,500	11,31,570
100	1305	13	1 BHK	356	25	381	419	8800	33,52,800	36,21,024	7,500	11,31,570
101	1306	13	1 BHK	341	24	365	402	8800	32,12,000	34,68,960	7,000	10,84,050
102	1307	13	1 BHK	341	24	365	402	8800	32,12,000	34,68,960	7,000	10,84,050

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan		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 ₹
				Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.							
103	1401	14	1 BHK	356	25	381	419	8800	33,52,800	36,21,024	7,500	11,31,570
104	1402	14	1 BHK	341	24	365	402	8800	32,12,000	34,68,960	7,000	10,84,050
105	1403	14	1 BHK	341	24	365	402	8800	32,12,000	34,68,960	7,000	10,84,050
106	1404	14	1 BHK	356	25	381	419	8800	33,52,800	36,21,024	7,500	11,31,570
107	1405	14	1 BHK	356	25	381	419	8800	33,52,800	36,21,024	7,500	11,31,570
108	1406	14	1 BHK	341	24	365	402	8800	32,12,000	34,68,960	7,000	10,84,050
109	1407	14	1 BHK	341	24	365	402	8800	32,12,000	34,68,960	7,000	10,84,050
110	1408	14	1 BHK	356	25	381	419	8800	33,52,800	36,21,024	7,500	11,31,570
Total				38320	2694	41014	45115		36,09,23,200	38,97,97,056		12,18,11,580

4) Naldo:

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan		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 ₹
				Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.							
1	101	1	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
2	102	1	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
3	103	1	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
4	104	1	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
5	105	1	2 BHK	523	25	548	603	8800	48,22,400	52,08,192	11,000	16,27,560
6	106	1	2 BHK	523	25	548	603	8800	48,22,400	52,08,192	11,000	16,27,560
7	201	2	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
8	202	2	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
9	203	2	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
10	204	2	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
11	205	2	2 BHK	523	25	548	603	8800	48,22,400	52,08,192	11,000	16,27,560
12	206	2	2 BHK	523	25	548	603	8800	48,22,400	52,08,192	11,000	16,27,560
13	301	3	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
14	302	3	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
15	303	3	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
16	304	3	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
17	305	3	2 BHK	523	25	548	603	8800	48,22,400	52,08,192	11,000	16,27,560
18	306	3	2 BHK	523	25	548	603	8800	48,22,400	52,08,192	11,000	16,27,560
19	401	4	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
20	402	4	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
21	403	4	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
22	404	4	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
23	405	4	2 BHK	523	25	548	603	8800	48,22,400	52,08,192	11,000	16,27,560
24	406	4	2 BHK	523	25	548	603	8800	48,22,400	52,08,192	11,000	16,27,560

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan		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 ₹
				Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.							
25	501	5	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
26	502	5	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
27	503	5	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
28	504	5	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
29	505	5	2 BHK	523	25	548	603	8800	48,22,400	52,08,192	11,000	16,27,560
30	506	5	2 BHK	523	25	548	603	8800	48,22,400	52,08,192	11,000	16,27,560
31	601	6	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
32	602	6	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
33	603	6	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
34	604	6	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
35	605	6	2 BHK	523	25	548	603	8800	48,22,400	52,08,192	11,000	16,27,560
36	606	6	2 BHK	523	25	548	603	8800	48,22,400	52,08,192	11,000	16,27,560
37	701	7	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
38	702	7	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
39	703	7	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
40	704	7	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
41	705	7	2 BHK	523	25	548	603	8800	48,22,400	52,08,192	11,000	16,27,560
42	706	7	2 BHK	523	25	548	603	8800	48,22,400	52,08,192	11,000	16,27,560
43	801	8	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
44	802	8	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
45	803	8	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
46	804	8	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
47	806	8	2 BHK	523	25	548	603	8800	48,22,400	52,08,192	11,000	16,27,560
48	901	9	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
49	902	9	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
50	903	9	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
51	904	9	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
52	905	9	2 BHK	523	25	548	603	8800	48,22,400	52,08,192	11,000	16,27,560
53	906	9	2 BHK	523	25	548	603	8800	48,22,400	52,08,192	11,000	16,27,560
54	1001	10	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
55	1002	10	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
56	1003	10	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
57	1004	10	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
58	1005	10	2 BHK	523	25	548	603	8800	48,22,400	52,08,192	11,000	16,27,560
59	1006	10	2 BHK	523	25	548	603	8800	48,22,400	52,08,192	11,000	16,27,560
60	1101	11	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
61	1102	11	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
62	1103	11	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan		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 ₹
				Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.							
63	1104	11	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
64	1105	11	2 BHK	523	25	548	603	8800	48,22,400	52,08,192	11,000	16,27,560
65	1106	11	2 BHK	523	25	548	603	8800	48,22,400	52,08,192	11,000	16,27,560
66	1201	12	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
67	1202	12	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
68	1203	12	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
69	1204	12	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
70	1205	12	2 BHK	523	25	548	603	8800	48,22,400	52,08,192	11,000	16,27,560
71	1206	12	2 BHK	523	25	548	603	8800	48,22,400	52,08,192	11,000	16,27,560
72	1301	13	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
73	1302	13	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
74	1303	13	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
75	1304	13	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
76	1306	13	2 BHK	523	25	548	603	8800	48,22,400	52,08,192	11,000	16,27,560
77	1401	14	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
78	1402	14	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
79	1403	14	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
80	1404	14	2 BHK	489	22	511	562	8800	44,96,800	48,56,544	10,000	15,17,670
81	1405	14	2 BHK	523	25	548	603	8800	48,22,400	52,08,192	11,000	16,27,560
82	1406	14	2 BHK	523	25	548	603	8800	48,22,400	52,08,192	11,000	16,27,560
Total				40982	1882	42864	47150		37,72,03,200	40,73,79,456		12,73,06,080

Summary of the Project:

Building	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 ₹
Querida	2 BHK - 110	110	58208	64029	51,22,30,400.00	55,32,08,832.00
Osane	2 BHK - 110	110	58208	64029	51,22,30,400.00	55,32,08,832.00
Patracia	1 BHK - 110	110	41014	45115	36,09,23,200.00	38,97,97,056.00
Naldo	2 BHK - 82	82	42864	47150	37,72,03,200.00	40,73,79,456.00
Total		412	200294	220323	1,76,25,87,200.00	1,90,35,94,176.00

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	1,76,25,87,200.00
Final Realizable Value After Completion in ₹	1,90,35,94,176.00
Cost of Construction (Total Built up area x Rate) 220323 Sq. Ft. x ₹ 2700.00	59,48,73,180.00

Builder	Percentage of work done as on date	Built up area in Sq. Ft.	Total Cost Of Construction	Cost of construction as of today
Querida	10	64029	17,28,77,760.00	1,72,87,776.00
Osane	21	64029	17,28,77,760.00	3,63,04,329.60
Patracia	10	45115	12,18,11,580.00	1,21,81,158.00
Naldo	21	47150	12,73,06,080.00	2,67,34,276.80

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 ₹		:	₹ 1,76,25,87,200.00
Final Realizable Value After Completion in ₹		:	₹ 1,90,35,94,176.00

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparable, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a residential flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 8,000.00 to ₹ 9,500.00 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 ₹ 8,800.00 per Sq. Ft. on Carpet Area for valuation.

Actual Site Photographs



Route Map of the property


Site u/r



Latitude Longitude: 19°16'14.7"N 73°08'44.5"E


Note: The Blue line shows the route to site from nearest railway station (Kalyan – 5.7 Km.)

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: Language:


Selected District:

Select Taluka:

Select Village:


Vibhag Number: **7**

Assesment Type	Assesment Range	Rate Rs/-	Unit
जिरायत शेत जमीन	0-1.25	1441000	हेक्टर
जिरायत शेत जमीन	1.26-2.50	1591400	हेक्टर
जिरायत शेत जमीन	2.51-5.00	1703200	हेक्टर
जिरायत शेत जमीन	5.01-7.50	1878800	हेक्टर
जिरायत शेत जमीन	7.51-10.00	2170600	हेक्टर
जिरायत शेत जमीन	10.01-12.50	2389000	हेक्टर
जिरायत शेत जमीन	12.51-च्या पुढे	2642600	हेक्टर
निवासी	0-0.00	24100	चौरस मीटर
12			



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: Language:

Selected District:

Select Taluka:

Select Village:

Vibhag Number: **7**

Assesment Type	Assesment Range	Rate Rs/-	Unit
दुकाने	0-0	32000	चौरस मीटर
कार्यालये	0-0	30600	चौरस मीटर
गावठाणातील मिळकती	0-0.00	2610	चौरस मीटर
हायवेवरील जमिनी	0-0	2000	चौरस मीटर
विनशेती जमिनी/भूखंड	0-0	1970	चौरस मीटर
औद्योगिक विनशेती जमिनी	0-0.00	2850	चौरस मीटर
महाराष्ट्र औद्योगिक विकास क्षेत्र (MIDC)आद्यागक	0-0.00	4000	चौरस मीटर
12			

Sales Instance

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate / Sq. Ft. on Carpet Area
15466/2024	01.10.2024	40,00,000.00	45.47	489	8173.00

सूची क्र.2	
1546681 06-10-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	दुय्यम निबंधक : दु.नि. भिवंडी 1 दस्त क्रमांक : 15466/2024 नोंदणी : Regn:63m
गावाचे नाव : बापगाव	
(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	4000000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1295840.436
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: ठाणे इतर वर्णन :, इतर माहिती: विभाग क्र. 7,सदनिकेचा दर 24100/- अरिहंत आराध्या फेज 2,सदनिका क्र. 1104,11 वा मजला,नाल्डो बिल्डींग,सर्वे नं. 14,हिस्सा नं. 1,मौजे - बापगाव,तालुका - भिवंडी,जिल्हा - ठाणे,क्षेत्रफळ - 45.47 चौ.मी. कारपेट ,((Survey Number : 14/1 ;))
(5) क्षेत्रफळ	45.47 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/सिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मॅ.अरिहंत सुपरस्ट्रक्चर्स लिमिटेड तर्फे डायरेक्टर संगीता ए. छाजर तर्फे कु.मु.था. म्हणुन हवेश बाळाराम सूर्यराव वय:-33 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: अरिहंत औरा, 25 वा मजला, बी विंग, प्लॉट नं. 13/1, टीटीसी इंडस्ट्रीयल ,एरिया ठाणे बेलापूर रोड, तुर्भे, नवी मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-400705 पॅन नं:-AABCS1848L
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-निखील जालिंदर भोसले वय:-32; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: ए/10, 2 रा मजला , अशोका नील सी एच एस , सेक्टर 7,श्रीनगर , ठाणे , ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-400604 पॅन नं:-BFVFPB0475D
(9) दस्तऐवज करून दिल्याचा दिनांक	01/10/2024
(10)दस्त नोंदणी केल्याचा दिनांक	01/10/2024
(11)अनुक्रमांक,खंड व पृष्ठ	15466/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	240000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules - 1995

Sales Instance

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate / Sq. Ft. on Carpet Area
13611/2024	26.08.2024	42,84,628.00	45.47	489.00	8,754.00

1361181 29-08-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : दु.नि. भिवंडी 1 दस्त क्रमांक : 13611/2024 नोंदणी : Regn:63m
गावाचे नाव : बापगाव		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	4284628	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1295840.436	
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: ठाणे इतर वर्णन : , इतर माहिती: विभाग क्र. 7,सदनिकेचा दर 24100/- अरिहंत आराध्या फेज 2,सदनिका क्र. 1204,12 वा मजला,नाल्डो बिल्डींग,सर्वे नं. 14,हिस्सा नं. 1,मौजे - बापगाव,तालुका - भिवंडी,जिल्हा - ठाणे,क्षेत्रफळ - 45.47 चौ.मी. कारपेट .((Survey Number : 14/1 ;))	
(5) क्षेत्रफळ	45.47 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.-में.अरिहंत सुपरस्ट्रक्चर्स लिमिटेड कंपनी तर्फे अधिकृत रिप्रेझेंटेटिव्ह संगीता ए. छाजर तर्फे कु.यु.धा. म्हणुन हवेश बी. सूर्यराव वय:-33 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: अरिहंत औरा, 25 वा मजला, बी विंग, प्लॉट नं. 13/1, टीटीसी इंडसट्रीयल ,एरिया ठाणे बेलापूर रोड, तुर्भ, नवी मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-400705 पॅन नं:-AABCS1848L	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव.-राजन छोटेलाल विश्वकर्मा वय:-33; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: रूम नं 19, सारंग चाळ, शनी मंदिर जवळ, अल्ताफ नगर, गोळीबार रोड, घाटकोपर वेस्ट ठाणे , ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुम्बई. पिन कोड:-400086 पॅन नं:-AHOPV1216C 2): नाव.-सोनी राजन विश्वकर्मा वय:-32; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: रूम नं 19, सारंग चाळ, शनी मंदिर जवळ, अल्ताफ नगर, गोळीबार रोड, घाटकोपर वेस्ट ठाणे , ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुम्बई. पिन कोड:-400086 पॅन नं:-BPXPV6540M	
(9) दस्तऐवज करून दिल्याचा दिनांक	26/08/2024	
(10) दस्त नोंदणी केल्याचा दिनांक	26/08/2024	
(11) अनुक्रमांक,खंड व पृष्ठ	13611/2024	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	257100	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) शैरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-:		

Sales Instance

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate / Sq. Ft. on Carpet Area
16740/2024	23.10.2024	32,47,100.00	33.03	356.00	9,133.00

1674081 24-10-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : दु.नि. भिवंडी 1 दस्त क्रमांक : 16740/2024 नोदणी : Regn:63m
गावाचे नाव : बापगाव		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	3247100	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	941315.364	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: ठाणे इतर वर्णन : , इतर माहिती: विभाग क्र. 7,सदनिकेचा दर 24100/- अरिहंत आराध्या फेज 2,सदनिका क्र.1304,13 वा मजला,पॉट्रिशिया,बिल्डींग,सर्वे नं. 14,हिस्सा नं. 1,मौजे - बापगाव,तालुका - भिवंडी,जिल्हा - ठाणे,क्षेत्रफळ - 33.03 चौ.मी. कारपेट...((Survey Number : 14/1 ;))	
(5) क्षेत्रफळ	33.03 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:-मॅ.अरिहंत सुपरस्ट्रक्चर्स लिमिटेड कंपनी तर्फे अधिकृत रिप्रेझेंटेटिव्ह संगीता ए. छाजर तर्फे कु.मु.था. म्हणून हवेश बी. सूर्यराव वय:-33 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: अरिहंत औरा, 25 वा मजला, बी विंग, प्लॉट नं. 13/1, टीटीसी इंडस्ट्रीयल एरिया ठाणे बेलापूर रोड, तुर्भे, नवी मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-400705 पॅन नं:-AABCS1848L	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-रोशनी मुकूल पाटील वय:-33; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: बी 103, 1 ला मजला श्री प्रगती प्राईड वासुदेव पाटील नगर , कोनगाव , सरावली तालुका भिवंडी , ठाणे , ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-421311 पॅन नं:-ATIPA5142L 2): नाव:-मुकूल दिलीप पाटील वय:-34; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: बी 103, 1 ला मजला श्री प्रगती प्राईड वासुदेव पाटील नगर , कोनगाव , सरावली तालुका भिवंडी , ठाणे , ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-421311 पॅन नं:-AVCPP1786D	
(9) दस्तऐवज करून दिल्याचा दिनांक	23/10/2024	
(10) दस्त नोंदणी केल्याचा दिनांक	23/10/2024	
(11) अनुक्रमांक,खंड व पृष्ठ	16740/2024	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	194850	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) शेर		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		

Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
1 BHK	housing.com	341.00	30,96,000.00	9,080.00
2 BHK	housing.com	523.00	48,17,000.00	9,210.00

HOUSING.COM Buy in Thane + Add Download App List Property Free Saved

Home / Thane / Beyond Thane / Bhiwandi / Arihant Aaradhya Last updated: Jul 4, 2024

Arihant Aaradhya ✓ RERA

By **ARIHANT SUPERSTRUCTURES LIMITED**

Bhiwandi, Beyond Thane, Thane

₹30.96 L - 48.17 L | ₹9.14 K/sq.ft
EMI starts at ₹16.39 K
Price excludes maintenance, floor rise c... See More

[Contact Developer](#)

Cover Image SHARE SAVE

Project Tour

1, 2 BHK Apartments Configurations

₹9.14 K/sq.ft Avg. Price

341 - 523 sq.ft. (Carpet Area) Sizes

Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
1 BHK	housing.com	341.00	30,96,000.00	9,080.00
2 BHK	housing.com	523.00	45,04,000.00	9,210.00

Arihant Aaradhya Phase II ✓ RERA

part of [Arihant Aaradhya](#)

By [ARIHANT SUPERSTRUCTURES LIMITED](#)


Bhiwandi, Beyond Thane, Thane

₹30.96 L - 45.04 L | 8.61 K - ₹9.08 K/sq.ft

EMI starts at ₹16.39 K



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

Contact Developer



Cover Image

SHARE SAVE

+ 7 more

1, 2 BHK Apartments Configurations

Dec, 2030 Possession Starts


8.61 K - ₹9.08 K/sq.ft Avg. Price


341 - 523 sq.ft. (Carpet Area) Sizes ⓘ

Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
1 BHK	housing.com	359.00	32,99,000.00	9,190.00

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609 sq.ft
Built Up Area

₹5.42 K/sq.ft
Avg. Price

1 BHK
Configuration

31st Dec, 2024
Possession status

Middle of 14 floors

East facing Facing

Unfurnished Furnishing

OVERVIEW AMENITIES RATINGS AND REVIEWS PRICE TRENDS REGISTRY RECORDS LOCALITY PROJECT Q&A DEVELOPER

Property Highlights

- Security Guards
- Lift
- Library
- Service Lift

Property Location
Arihant Aaradhya, Saravali, Bhiwandi, Thane

Around This Property

School
Seth Hirachand Mutha School
10 mins
(8.6 km)

Hospital
Pranayu Multispeciality Hospital
4 mins
(5.3 km)

View more on Maps

Great choice! Nice neighborhood around

Contact Seller

Santoshi Sales Express
Housing Expert Pro
+9198672.....

Please share your contact

Name

+91 Phone

Email

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

Project Name Arihant Aaradhya	Brokerage No Charge Access Zero Brokerage Properties >
Price ₹32.99 L	Carpet Area 359 sq.ft

Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
2 BHK	housing.com	505.00	45,99,000.00	9107.00

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23 more

854 sq.ft
Built Up Area

₹5.38 K/sq.ft
Avg. Price

2 BHK
Configuration

13th Oct, 2024
Possession
status

Middle 1
of 14 floors

East facing
Facing

Unfurnished
Furnishing

OVERVIEW
AMENITIES
RATINGS AND REVIEWS
PRICE TRENDS
REGISTRY RECORDS
LOCALITY
PROJECT Q&A
DEVELOPER

Property Highlights

- Landscaped Garden
- Children Play Area
- Cycling & Jogging Track
- Gymnasium

Property Location
Arihant Aaradhya, Saravali, Bhiwandi, Thane

Around This Property

School
Seth Hirachand Mutha School
10 mins
(8.6 km)

Hospital
Pranayu Multispeciality Hospital
4 mins
(5.3 km)

[View more on Maps](#)

⚡ Awesome! Nice neighborhood around

Contact Seller

Aashirwad Homes
Housing Expert Pro
+9197656....

Please share your contact

Name

+91 Phone

Email

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>Project Name Arihant Aaradhya</p> <p>Price ₹45.99 L</p>	<p>Brokerage No Charge Access Zero Brokerage Properties ></p> <p>Carpet Area 505 sq.ft</p>
--	---

Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
2 BHK	housing.com	542.00	45,00,000.00	8,300.00

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+
22 more

917 sq.ft
Built Up Area

₹4.91 K/sq.ft
Avg. Price

2 BHK
Configuration

19th Sep, 2024
Possession status

Higher !
of 14 floors

East facing
Facing

Unfurnished
Furnishing

OVERVIEW PROMOTIONS PRICE ESTIMATE AMENITIES RATINGS AND REVIEWS PRICE TRENDS REGISTRY RECORDS LOCALITY >

Special Highlights

- ✓ 24x7 Security
- ✓ Children Play Area
- ✓ Gated Community
- ✓ Lift

Property Location

Arihant Aaradhya, Saravali, Bhiwandi, Thane

Around This Property

School

Seth Hirachand Mutha School

10 mins

(8.6 km)

Hospital

Pranayu Multispeciality Hospital

4 mins

(5.3 km)

View more on Maps

Property Overview

Project Name	Brokerage
<u>Arihant Aaradhya</u>	No Charge
	Access Zero Brokerage Properties >
Price	Carpet Area
₹45.0 L	542 sq.ft

Great choice! Nice neighborhood around

Contact Seller

Shubshrigroup
Housing Prime Agent
+9181089.....

Please share your contact

Name

+91 Phone

Email

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

Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
1 BHK	squareyards.com	350.00	31,50,000.00	9000.00
2 BHK		520.00	45,00,000.00	8654.00




1 BHK
Carpet: 350-370 sq.ft

₹31.5 Lac.
Onward

Possession: **Mar 2026**

[UNIT PLAN](#)



2 BHK
Carpet: 520-530 sq.ft

₹45 Lac.
Onward

Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate per Sq. Ft.
1 BHK	housing.com	423.00	28,00,000.00	6,620.00
2 BHK	housing.com	721.00	45,06,000.00	6,250.00

HOUSING.COM
Buy In Thane

+
Add

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Home / Thane / Beyond Thane / Bhiwandi / Shakti Siyara Fortune B Building Last updated: Oct 1, 2024

Shakti Siyara Fortune B Building ✓ RERA

By SHAKTI REALTY

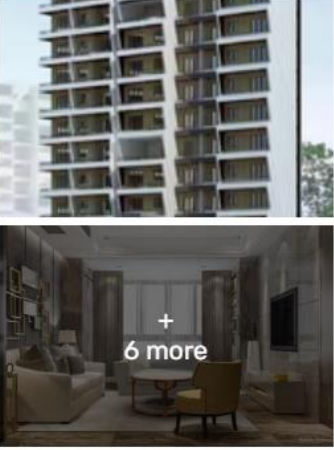
Narpoli, Bhiwandi, Beyond Thane, Thane

Contact Developer



Cover Image

SHARE
SAVE



+
6 more

1, 2 BHK Apartments Configurations

Dec, 2027 Possession Starts

6.25 K - ₹6.62 K/sq.ft Avg. Price

423 - 721 sq.ft. (Carpet Area) Sizes

Price Indicators

Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
1 BHK	magicbricks.com	352.00	34,00,000.00	9,659.00




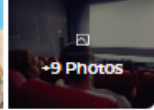
magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home > Property in Beyond Thane > Bhiwandi > Apartment in Bhiwandi > 1 BHK > 422 Sq-ft

₹34.0 Lac [EMI - ₹15k](#) | [Can I afford it?](#)

1 BHK 422 Sq-ft Flat For Sale [Bhiwandi, Beyond Thane](#)

1 Bed | 2 Baths | 1 Balcony | Semi-Furnished

+9 Photos

Carpet Area	Developer	Project
352 sqft ₹9,659/sqft	Dosti Realty	Dosti 1 Mumbai
Floor	Transaction Type	Status
12 (Out of 26 Floors)	Resale	Ready to Move
Facing	Lifts	Furnished Status
East	3	Semi-Furnished

✔ East Facing Property

Contact Agent

Get Phone No.

👤 Last contact made 3 days ago

More Details

Price Breakup	₹34 Lac ₹1,600 Monthly
Booking Amount	₹51,000
Address	Bhiwandi, Thane, Bhiwandi, Beyond Thane, Maharashtra

Price Indicators Projects nearby Locality

Comp.	Source	Built up Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
1 BHK	housing.com	735.00	32,80,000.00	4,463.00
2 BHK	housing.com	1045.00	45,00,000.00	4,300.00

HOUSING.COM
Buy In Thane

Kalyan West

Download App
List Property Free
Saved

Home / Thane / Kalyan West / Apartment for Sale in Kalyan West / 1 BHK Flat


1 BHK Flat

Arihant Aaradhya, Jay Malhar Nagar Baggaon, Kalyan West, Thane

₹32.8 L EMI starts at ₹17.37 K

₹4.46 K/sq.ft

[Contact Seller](#)



735 sq.ft
Built Up Area

₹4.46 K/sq.ft
Avg. Price

Ready to move
Possession status

Higher 1
of 23 floors

East facing
Facing

Semi Furnished
Furnishing

HOUSING.COM
Buy In Thane

Kalyan West

Download App
List Property Free
Saved

Home / Thane / Kalyan West / Apartment for Sale in Kalyan West / 2 BHK Flat


2 BHK Flat

Arihant Aaradhya, Jay Malhar Nagar Baggaon, Kalyan West, Thane

₹45.0 L EMI starts at ₹23.83 K

₹4.31 K/sq.ft

[Contact Seller](#)



1045 sq.ft
Built Up Area

₹4.31 K/sq.ft
Avg. Price

Ready to move
Possession status

Higher 1
of 23 floors

East facing
Facing

Semi Furnished
Furnishing

Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
1 BHK	housing.com	775.00	35,50,000.00	4,580.00


HOUSING.COM Buy In Thane + Add List Property Saved

Home / Thane / Kalyan West / Apartment for Sale in Kalyan West / 1 BHK Flat Last updated: Sep 5, 2024


1 BHK Flat

By SAMRUDDHI ENTERPRISES
Samruddhi Heights, Baggioan, Kalyan West, Thane

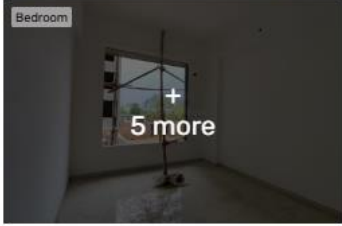
₹35.5 L EMI starts at ₹18.8 K
₹4.58 K/sq.ft



Hall



Hall



Bedroom

+ 5 more

775 sq.ft
Built Up Area

₹4.58 K/sq.ft
Avg. Price

1 Years Old
Age of property

Ready to move
Possession status

Lower i
of 7 floors

East facing
Facing

Semi Furnished
Furnishing

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 : 26.10.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.



Manoj B. Chalikwar

Govt. Registered Valuer

Chartered Engineer (India)

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

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

The undersigned has inspected the property detailed in the Valuation Report dated _____
on _____. We are satisfied that the fair and reasonable market value of the property is
₹ _____ (Rupees _____
_____ only).

Date

Signature
(Name & Designation of the Inspecting Official/s)

Countersigned
(BRANCH MANAGER)

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



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

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

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 26.10.2024 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. I/ my authorized representative have personally inspected the property on 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

- 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 was purchased by M/s. Arihant Superstructures Ltd.
2.	Purpose of valuation and appointing authority	As per request from State Bank of India, HLST Belapur Branch, Navi Mumbai to assess fair market value of the property for bank loan purpose.
3.	Identity of the Valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer 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 – 26.10.2024 Date of Report – 26.10.2024
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 **26th October 2024** and does not take into account any unforeseeable developments which could impact the same in the future.

Our Investigations

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

Assumptions

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

Information Supplied by Others

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

Future Matters

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

Map and Plans

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

Site Details

Based on inputs received from Client's representative and site visit conducted, we understand that the subject property is currently a Building Under Construction work is in progress contiguous and non-agricultural land parcel admeasuring as per table attached to the report and in the name **M/s. Arihant Superstructures 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. Arihant Superstructures 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.
14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.



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

Confidentiality

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

Information Management

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

Gifts and hospitality:

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

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



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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.

Director

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