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Vastukala Consultants (I) Pvt. Ltd.

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PROJECT VALUATION REPORT



Details of the property under consideration:

Name of Project: "Regal Square Phase 4 Tower 8 And 1"

"Regal Square Phase 4 Tower 8 And 1", Proposed residential building no. 8 & 6 on plot bearing S. No. 5/1(P) & 5/2 (P), Village – Bhadwad, Taluka – Bhiwandi, District – Thane, Pin Code – 421 302, State – Maharashtra, Country – India.

Latitude Longitude: 19°17'18.3"N 73°05'00.4"E

Valuation Done for:
State Bank of India
SME Chembur Branch

Unit No. 11, Building No. 11, Ground Floor, Corporate Park, Sion Trombay Road,
Chembur, Mumbai, Pin Code – 400 071, State - Maharashtra, Country – India.

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Regd. Office

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

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Vastu/SBI/Mumbai/10/2024/12148/2308907
29/12-447-SSPPY
Date: 29.10.2024

To,
The Branch Manager,
State Bank of India
SME Chembur Branch
Unit No. 11, Building No. 11, Ground Floor,
Corporate Park, Sion Trombay Road,
Chembur, Mumbai, Pin Code – 400 071,
State - Maharashtra, Country – India.

Sub: Project Valuation for "**Regal Square Phase 4 Tower 8 And 1**" at Bhiwandi, Pin Code – 421 302.

Dear Sir,

In accordance with your letter of engagement as stated above, we enclose our Report on Project Valuation for "**Regal Square Phase 4 Tower 8 And 1**", Proposed residential building no. 8 & 6 on plot bearing S. No. 5/1(P) & 5/2 (P), Village – Bhadwad, Taluka – Bhiwandi, District – Thane, Pin Code – 421 302, State – Maharashtra, Country – India.

M/s. Dev Drashti Realty Pvt Ltd is Proposed residential building no. 8 & 6 on plot bearing S. No. 5/1(P) & 5/2 (P), Village – Bhadwad, Taluka – Bhiwandi, District – Thane, Pin Code – 421 302, State – Maharashtra, Country – India. Project is comprising of Sale Building.

Residential Sale Building No. 8 as per Sale Plan (Building No. 6 as per Approved Plan) & Sale Building No. 1 as per Sale Plan (Building No. 8 as per Approved Plan) are proposed of Ground Floor + 1st to 15th Upper Floors with total RERA carpet area of 1,24,348.56 Sq. Ft. which consists 1 BHK & 2 BHK with 242 nos. of Sell flats, 31 Landowner Flats providing with Society Office & Other Amenities.

In this regard, SBI, SME Chembur Branch Unit No. 11, Building No. 11, Ground Floor, Corporate Park, Sion Trombay Road, Chembur, Mumbai, Pin Code – 400 071, State - Maharashtra, Country – India has approached Vastukala Consultants (I) Pvt. Ltd. (VCIPL) to conduct a Project Valuation of the said project.

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





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|  Aurangabad |  Pune |  Indore |  Jaipur |

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

Sale Realisation from the Project is ₹ 88.91 Cr. and Net Present Value of the project as on date is ₹ 18.54 Cr.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

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

Reg. No. CAT-I-F-1763

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

Auth. Sign.



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Valuation Report Prepared For: SBI / SME Chembur Branch / Regal Square (12148/2308907) Page 4 of 53

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PROJECT VALUATION REPORT OF

" Regal Square Phase 4 Tower 8 And 1 "

"Regal Square Phase 4 Tower 8 And 1", Proposed residential building no. 8 & 6 on plot bearing S. No. 5/1(P) & 5/2 (P), Village – Bhadwad, Taluka – Bhiwandi, District – Thane, Pin Code – 421 302, State – Maharashtra, Country – India.

Latitude Longitude: 19°17'18.3"N 73°05'00.4"E

NAME OF DEVELOPER: M/s. Dev Drashti Realty Pvt Ltd.

Pursuant to instructions from State Bank of India, SME Chembur Branch, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on **05th October 2024** for approval of project finance purpose.

1. Location Details:

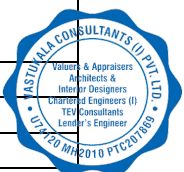
Proposed residential S. No. 5/1(P) & 5/2 (P), Village – Bhadwad, Taluka – Bhiwandi, District – Thane, Pin Code – 421 302, It is about 4.9 KM travelling distance from Bhiwandi Railway station. Surface transport to the property is by buses, taxis & private vehicles. The property is in developed locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The area is higher middle class & developed.

2. Developer Details:

Name of builder	M/s. Dev Drashti Realty Pvt. Ltd. (Builder Name in RERA Certificate is M/s. Squarefeet Infrastructure LLP)
Project Registration Number	RERA Application No. P51700033625
Register office address	M/s. Dev Drashti Realty Pvt Ltd. 004/30, Harsh Vihar Building, Sector 1, Shanti Nagar, Mira Road – 401 107, State - Maharashtra, Country – India.
Contact Numbers	Contact Person: Mr. Deepak Agarwal (Consultant) Mb. No. +91 – 88986 49465 Mr. Nimesh Thakkar (Owner) Mb. No. +91 – 93200 41286 Mr. Ramesh (Sales Manager) Mb. No. +91 – 95271 43073
E – mail ID and Website	

3. Boundaries of the Property:

Direction	Building No. 1 as per Sale Plan (Building No. 8 as per Approved Plan)	Building No. 8 as per Sale Plan (Building No 6 as per Approved Plan)
On or towards North	Residential Building No. 1 as per Approved Plan	Arzoo Greens Building
On or towards South	Temghar Pada – Bhadwad Road	Internal Road
On or towards East	Internal Road	Shiv Sai Awas Building
On or towards West	Chhatrapati Shivaji Maharaj Cricket Ground	Government ITI, Bhiwandi



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B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai, Andheri (East), Mumbai – 400 072

To,
The Branch Manager,
State Bank of India
SME Chembur Branch
Unit No. 11, Building No. 11, Ground Floor,
Corporate Park, Sion Trombay Road,
Chembur, Mumbai, Pin Code – 400 071,
State - Maharashtra, Country – India.

VALUATION REPORT (IN RESPECT OF PROJECT FINANCE)

I	General	
1.	Purpose for which the valuation is made	: As per request from State Bank of India, SME Chembur Branch to assess Fair Market value of the Project for bank loan purpose.
2.	a)	Date of inspection : 05.10.2024
	b)	Date on which the valuation is made : 29.10.2024
3.	List of documents produced for perusal	
	1.	Copy Development agreement between Dev Drashti Realty Pvt Ltd (The Owner) & M/s. Drashti Realty Pvt. Ltd. (The Developers) through registered agreement No. BVD3/8186/2024 dated 05.10.2024.
	2.	Copy of Power of Attorney from Mr. Sachin C. Mirani & Partner (The Owner – Squarefeet Infrastructure LLP.) To M/s. Dev Drashti Realty Pvt Ltd (The Developers) through register agreement No. BVD3/8375/2024 dated 21.09.2024.
	3.	Copy of Supplementary Agreement between Dev Drashti Realty Pvt Ltd (The Owner) & M/s. Drashti Realty Pvt. Ltd. (The Developers) through registered agreement No. BVD3/8374/2024 dated 21.09.2024.
	4.	Copy of Architect Certificate issued by Navrachana Architect & Interior Designers dated 24.09.2024.
	5.	Copy of Title Certificate issued by O. R. Maurya (Advocate High Court) dated 25.11.2013.
	6.	Copy of Legal Title Report issued by M. A. Ansari (Advocate High Court) dated 24.02.2022.
	7.	Copy of Search Report issued by Sachin Patil (Search Clerk) dated 30.06.2021.
	8.	Copy of N.A. Order dated 01.09.2014.
	9.	Copy of Fire NOC registered No. J.K./BNSMNP/Fire/395/2022, issued by Bhiwandi Nizampur City Municipal Corporation, Fire Brigade & Emergency Services dated 06.06.2022.
	10.	Copy of Certificate of Incorporation issued by Government of India Ministry of Corporate Affairs dated 03.10.2023.
	11.	Copy of Approved Plan No. BPK/32/2021-2022/JKNRV/3004 dated 29.10.2021 issued by Bhiwandi Nizampur City Municipal Corporation. Approved Upto: Stilt Floor + 1st Floor to 15th Upper Floor
	12.	Copy of Commencement Certificate No. BPK/32/2021-2022/JKNRV/3004 dated 29.10.2021, issued by Bhiwandi Nizampur City Municipal Corporation Approved Upto: (This CC is endorsed for the work from Stilt Floor + 1st floor to 15th Upper Floor)
	13.	Copy of RERA Certificate No. P51700033625 issued by Maharashtra Real Estate Regulatory Authority dated 02.03.2022.
	Project Name (With address & phone nos.)	: "Regal Square Phase 4 Tower 8 And 1" , Proposed residential building no. 8 & 6 on plot bearing S. No. 5/1(P) & 5/2 (P), Village – Bhadwad, Taluka – Bhiwandi, District – Thane, Pin Code – 421 302, State – Maharashtra, Country – India.



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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)	<p>M/s. Dev Drashti Realty Pvt Ltd.</p> <p>004/30, Harsh Vihar Building, Sector 1, Shanti Nagar, Mira Road, Pin Code – 401 107, State - Maharashtra, Country – India.</p> <p><u>Contact Person:</u> Mr. Deepak Agarwal (Consultant) Mb. No. +91 – 88986 49465 Mr. Nimesh Thakkar (Owner) Mb. No. +91 – 93200 41286 Mr. Ramesh (Sales Manager) Mb. No. +91 – 95271 43073</p>												
5.	<p>Brief description of the property (Including Leasehold / freehold etc.): Freehold land</p> <p><u>About Location:</u> Bhiwandi is a city in the Thane district of Maharashtra, India. It is located 20 KM northeast of Mumbai, and 15 km northeast of the city of Thane. The city is a part of the Mumbai Metropolitan Region.</p> <p>Bhiwandi is a commercial city and a major trade centre that connects Mumbai and the rest of India through the Mumbai–Agra highway. It is known for its textile industry, though in recent years, economic downturn has forced the closure of a large portion of the sector.</p> <p>Bhiwandi lies in the Konkani coastal lowland, a region known geographically for its hills and streams. The city houses the tehsil headquarters of Bhiwandi, and it is administered by the Bhiwandi-Nizampur Municipal Corporation.</p> <p><u>About The Project:</u> Dev Drashti Regal Square Phase 4 Tower 8 And 1 is strategically crafted by the well-known builder Squarefeet Group. It is a superb Residential development in Bhiwandi, a posh locality in Thane having all the utilities and basic needs within easy reach. It constitutes modern Apartments with all the high-end, contemporary interior fittings. Set within pleasing and outstanding views of the city, this grand property at Near Chattrapati Shivaji Stadium, Sonale Bhadwad Road, Bhadwad, Temghar, Bhiwandi, Pune. has comfortable and spacious rooms. It is spread over an area of 0.27 acres with 262 units.</p> <p>Dev Drashti Regal Square Phase 4 Tower 8 And 1 Offering Amenities: - 24Hrs Water Supply, 24Hrs Backup Electricity, CCTV Cameras, Covered Car Parking, Fire Safety, Gym, Indoor Games, Intercom, Jogging Track, Landscaped Garden, Lift, Meditation Hall, Play Area, Rain Water Harvesting, Security Personnel, Solar System, Solar Water Heating, Swimming Pool, Temple, Vastu / Feng Shui compliant and Sewage Treatment Plant.</p> <p>TYPE OF THE BUILDING:</p> <table border="1" data-bbox="284 1599 1445 1771"> <thead> <tr> <th data-bbox="284 1599 1066 1637">Building</th> <th data-bbox="1070 1599 1445 1637">Number of Floors</th> </tr> </thead> <tbody> <tr> <td data-bbox="284 1644 1066 1771">Building No. 1 as per Sale Plan (Building No. 8 as per Approved Plan) & Building No. 8 as per Sale Plan (Building No 6 as per Approved Plan)</td> <td data-bbox="1070 1644 1445 1771">Proposed Residential Building of Stilt Floor + 1st Floor to 15th Upper Floor as per Approved Plan.</td> </tr> </tbody> </table> <p>LEVEL OF COMPLETEION:</p> <table border="1" data-bbox="284 1839 1445 2031"> <thead> <tr> <th data-bbox="284 1839 536 1906">Building</th> <th data-bbox="541 1839 970 1906">Present stage of Construction</th> <th data-bbox="975 1839 1150 1906">% of work completion</th> <th data-bbox="1155 1839 1445 1906">% of construction cost incurred till 30.09.2024</th> </tr> </thead> <tbody> <tr> <td data-bbox="284 1912 536 2031">Building No. 1 as per Sale Plan (Building No. 8 as per Approved Plan)</td> <td data-bbox="541 1912 970 2031">Plinth work is completed</td> <td data-bbox="975 1912 1150 2031">10%</td> <td data-bbox="1155 1912 1445 2031">5.72%</td> </tr> </tbody> </table>		Building	Number of Floors	Building No. 1 as per Sale Plan (Building No. 8 as per Approved Plan) & Building No. 8 as per Sale Plan (Building No 6 as per Approved Plan)	Proposed Residential Building of Stilt Floor + 1 st Floor to 15 th Upper Floor as per Approved Plan.	Building	Present stage of Construction	% of work completion	% of construction cost incurred till 30.09.2024	Building No. 1 as per Sale Plan (Building No. 8 as per Approved Plan)	Plinth work is completed	10%	5.72%
Building	Number of Floors													
Building No. 1 as per Sale Plan (Building No. 8 as per Approved Plan) & Building No. 8 as per Sale Plan (Building No 6 as per Approved Plan)	Proposed Residential Building of Stilt Floor + 1 st Floor to 15 th Upper Floor as per Approved Plan.													
Building	Present stage of Construction	% of work completion	% of construction cost incurred till 30.09.2024											
Building No. 1 as per Sale Plan (Building No. 8 as per Approved Plan)	Plinth work is completed	10%	5.72%											

	Building No. 8 as per Sale Plan (Building No 6 as per Approved Plan)	7 th floor shuttering work is in progress & 6 th floor slab work is completed & 1 st floor block work is completed & 2 nd floor block work is in progress	25%	
PROPOSED DATE OF COMPLETION & FUTURE LIFE:				
Expected completion date as informed by builder is 31/12/2026 (As per RERA Application)				
Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance & Structural repairs.				
PROPOSED PROJECT AMENITIES:				
Vitrified flooring tiles in all rooms				
Granite Kitchen platform with Stainless Steel Sink				
Powder coated aluminum sliding windows with M.S. Grills				
Laminated wooden flush doors with Safety door				
Concealed wiring				
Concealed plumbing				
Fire Fighting System				
Car Parking				
Gymnasium				
Swimming Pool				
Tennis Court				
Kids Pool				
Jogging & Cycle Track				
Yoga Areas				
Badminton Court				
Power Backup				
24 x 7 water Supply				
CCTV & Video Surveillance				
Clubhouse				
6.	Location of property		:	
	a)	Plot No. / Survey No.	:	S. No. 5/1(P) & 5/2(P)
	b)	Door No.	:	Not applicable
	c)	C. T.S. No. / Village	:	Village – Bhadwad.
	d)	Ward / Taluka	:	Taluka – Bhiwandi
	e)	Mandal / District	:	District – Thane
7.	Postal address of the property		:	"Regal Square Phase 4 Tower 8 And 1" , Proposed residential building no. 8 & 6 on plot bearing S. No. 5/1(P) & 5/2 (P), Village – Bhadwad, Taluka – Bhiwandi, District – Thane, Pin Code – 421 302, State – Maharashtra, Country – India.
8.	City / Town		:	Village – Bhadwad, Bhiwandi
	Residential area		:	Yes
	Commercial area		:	Yes
	Industrial area		:	No
9.	Classification of the area		:	
	i)	High / Middle / Poor	:	Middle Class
	ii)	Urban / Semi Urban / Rural	:	Urban

10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Village – Bhadwad, Bhiwandi. Bhiwandi Nizampur City Municipal Corporation.			
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No			
12.	In Case it is Agricultural land, any conversion to house site plots is contemplated	:	N.A.			
13.	Boundaries of the property					
			North	South	East	West
	As per Document		Sai Niwas Bungalow	18 M wide DP Road	Adjoining Open Plot	Chatrapati Shivaji Maharaj Stadium
	As per RERA Certificate		Survey No 5 Hissa No 1 Pt	Existing Road	Survey No 5 Hissa No 1 Pt	Stadium
	Building No. 1 as per Sale Plan (Building No. 8 as per Approved Plan)		Residential Building No. 1 as per Approved Plan	Temghar Pada – Bhadwad Road	Internal Road	Chatrapati Shivaji Maharaj Stadium
	Building No. 8 as per Sale Plan (Building No 6 as per Approved Plan)		Arzoo Greens Building	Internal Road	Shiv Sai Awass Building	Government ITI, Bhiwandi
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°17'18.3"N 73°05'00.4"E			
14.	Extent of the site	:	Plot area = 1,101.67 Sq. M. (As per Development Agreement) Net Plot Area = 11,980.85 Sq. M. (As per Approved Plan) Structure - As per table attached to the report			
15.	Extent of the site considered for Valuation (least of 14A& 14B)	:	Plot area = 1,101.67 Sq. M. (As per Development Agreement) Net Plot Area = 11,980.85 Sq. M. (As per Approved Plan) 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 & Commercial purpose
8.	Any usage restriction	:	Residential & Commercial
9.	Is plot in town planning approved layout?	:	Copy of Approved Plan No. BPK/32/2021-2022/JKNRV/3004 dated 29.10.2021 issued by Bhiwandi Nizampur City Municipal Corporation. Approved Upto: Stilt Floor + 1st Floor to 15th Upper Floor
10.	Corner plot or intermittent plot?	:	Intermittent Plot
11.	Road facilities	:	Yes
12.	Type of road available at present	:	Bituminous Road
13.	Width of road – is it below 20 ft. or more than 20 ft.	:	18 M wide road
14.	Is it a Land – Locked land?	:	No
15.	Water potentiality	:	Municipal Water supply
16.	Underground sewerage system	:	Connected to Municipal sewer
17.	Is Power supply is available in the site	:	Yes
18.	Advantages of the site	:	Located in developing area
19.	Special remarks, if any like threat of acquisition of land for publics service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-cost / tidal level must be incorporated)	:	No
Part – A (Valuation of land)			
1	Size of plot	:	Plot area = 1101.67 Sq. M. (As per Development Agreement) Net Plot Area = 11,980.85 Sq. M. (As per Approved Plan)
	North & South	:	-
	East & West	:	-
2	Total extent of the plot	:	As per table attached to the report
3	Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	As per table attached to the report Details of recent transactions/online listings are attached with the report.
4	Guideline rate obtained from the Register's Office (evidence thereof to be enclosed)	:	₹ 1,570.00 per Sq. M. for Land ₹ 23,000.00 per Sq. M. for Residential Flat ₹ 27,500.00 per Sq. M. for Commercial Shop
5	Assessed / adopted rate of valuation	:	As per table attached to the report
6	Estimated value of land	:	As per table attached to the report
Part – B (Valuation of Building)			
1	Technical details of the building	:	

a)	Type of Building (Residential / Commercial / Industrial)	:	Residential & Commercial
b)	Type of construction (Load bearing / RCC / Steel Framed)	:	R.C.C. Framed structure
c)	Year of construction	:	Building Construction work is in progress
d)	Number of floors and height of each floor including basement, if any	:	
	Building		Number of Floors
	Building No. 1 as per Sale Plan (Building No. 8 as per Approved Plan) & Building No. 8 as per Sale Plan (Building No 6 as per Approved Plan)		Proposed Residential Building of Stilt Floor + 1 st Floor to 15 th Upper Floor as per Approved Plan.
e)	Plinth area floor-wise	:	As per table attached to the report
f)	Condition of the building	:	
i)	Exterior – Excellent, Good, Normal, Poor	:	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	:	1. Copy of Approved Plan No. BPK/32/2021-2022/JKNRV/3004 dated 29.10.2021 issued by Bhiwandi Nizampur City Municipal Corporation. Approved Upto: Stilt Floor + 1st Floor to 15th Upper Floor 2. Copy of Commencement Certificate No. BPK/32/2021-2022/JKNRV/3004 dated 29.10.2021, issued by Bhiwandi Nizampur City Municipal Corporation Approved Upto: (This CC is endorsed for the work from Stilt Floor + 1st floor to 15th Upper Floor)
h)	Approved map / plan issuing authority	:	Bhiwandi Nizampur City Municipal Corporation
i)	Whether genuineness or authenticity of approved map / plan is verified	:	Verified
j)	Any other comments by our empanelled valuers on authentic of approved plan	:	N.A.

Specifications of construction (floor-wise) in respect of

Sr. No.	Description	:	
1.	Foundation	:	R.C.C. Footing
2.	Basement	:	Yes
3.	Superstructure	:	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	:	Municipal Drainage Line
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	:	N.A. Building Construction work is in progress
	b) No. of wash basins	:	
	c) No. of urinals	:	
	d) No. of bath tubs	:	
	e) Water meters, taps etc.	:	
	f) Any other fixtures	:	

Remarks:

- As per development agreement building for sale are mentioned as Building No. 1 as per Sale Plan (Building No. 8 as per Approved Plan) & Building No. 8 as per Sale Plan (Building No 6 as per Approved Plan) and same is considered for the valuation.**
- RERA Certificate must be revised by the developer & developer name should be revised in the same document.**

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

Area Statement as per Approved Plan

	Proforma	SMT
	Area Statement	
A.	Area of Plot	
1	Area of plot as per 7/12 S. No 5/1(P)	5280.00
	Area of plot as per 7/12 S. No 5/2(P)	4270.00
	Area of plot as per 7/12 S. No 5/2(P)	4730.00
a.	As per ownership Document (7/12 C.T.S. Extract)	14,280.00
b.	Area of plot as per triangulation Method	14,634.87
c.	Safe Plot Area	14,279.14
d.	Plot not in Possession	821.58
e.	As per Site	13,458.14
2	Deduction For	
a.	18 M W.D.P. Road Area	330.00
b.	Any Reservation	1147.29
c.	Total a + b	1477.29
3	a. Balance area of plot (1-2)	11980.65
	b. Add Library Reservation Under Accommodation Policy	1147.29
	c. Total (a + b)	12727.94
4	Amenity Space if Applicable	
a.	Required	
b.	Adjustment of 2a if any	
c.	Balance Proposed	
5	Net Plot Area	13126.14
6	Recreational open space (if Applicable)	
a.	Required 10%	1312.81
b.	Proposed	2274.5
7	Internal Road Area	
8	Plottable Area (If Applicable)	
9	Built up Area with Ref. to basic FSI as per front road width (Sr.NO. 6 x Basic FSI) 13128.14 x 1.10= 14440.95	14440.95
10	Addition of FSI on payment premium	
a.	Maximum permissible premium FSI based on Road width	
b.	Proposed FSI on payment of premium (13458.14 x 0.50 = 6729.07)	3200
11	In-Situ FSI/TDR Loading	
a.	In-situ area against D.P. Road, If Any	680
b.	In-Situ Area against Amenity Space if Handed Over (2.00 Or 1.85 x Sr. No. 4/ and / Or C	
c.	TDR Area	6401.1
d.	Total In-Situ (TDR Loading Proposed (11a + b+ c)	7061.1
12	Additional FSI Area Under Chapter NO 7	
13	Total Entitlement of FSI in the proposal	
a.	Whichever is Applicable	26702.05
b.	Ancillary Area FSI upto 60% or 10% with payment of Charges	6273.58
c.	Total Entitlement (a + b)	30975.9
14	Maximum Utilization limit of FSI (Building Potential)	
	Permissible As per Road Width	
	As per Regulation No 6.1 or 6.2 or 6.3 or 6.4 as applicable x1.6 or 1.8	
15	Total Built up Area in Proposal (Excluding Area at Sr. No. 17b)	
a.	Existing Built Up Area	11651.6
b.	Proposed Built up Area (As per P Line)	10008.21
c.	Total (a + b)	30536.87
16	FSI Consumed (15/13) (Should Not be more than Serial No 14 Above)	0.5
17	Area for Inclusive housing if Any	
a.	Required (20% of Sr. No. 5)	
b.	Proposed	

Construction Area as per Approved Plan**a) Building No. 8 as per Sale Plan (Building No. 6 as per Approved Plan)**

Sr. No.	Floor	Built Up Area in Sq. M.	Lift & Fire Duct Area in Sq. M.	Refuge Area in Sq. M.	Other Area in Sq. M.	Total Area in Sq. M.	Total Area in Sq. Ft.
1	Stilt Floor	122.13	20.45	-	832.08	974.66	10,491.24
2	1st Floor	710.03	20.45	-	-	730.48	7,862.89
3	2nd Floor	710.03	20.45	-	-	730.48	7,862.89
4	3rd Floor	710.03	20.45	-	-	730.48	7,862.89
5	4th Floor	710.03	20.45	-	-	730.48	7,862.89
6	5th Floor	710.03	20.45	-	-	730.48	7,862.89
7	6th Floor	710.03	20.45	-	-	730.48	7,862.89
8	7th Floor	710.03	20.45	-	-	730.48	7,862.89
9	8th Floor	675.95	20.45	34.08	-	730.48	7,862.89
10	9th Floor	710.03	20.45	-	-	730.48	7,862.89
11	10th Floor	710.03	20.45	-	-	730.48	7,862.89
12	11th Floor	710.03	20.45	-	-	730.48	7,862.89
13	12th Floor	710.03	20.45	-	-	730.48	7,862.89
14	13th Floor	675.95	20.45	34.08	-	730.48	7,862.89
15	14th Floor	710.03	20.45	-	-	730.48	7,862.89
16	15th Floor	710.03	20.45	-	-	730.48	7,862.89
17	Terrace	-	-	-	80.63	80.63	867.88
TOTAL		10,704.42	327.20	68.16	912.71	12,012.49	1,29,302.42

b) Building No. 1 as per Sale Plan (Building No. 8 as per Approved Plan)

Sr. No.	Floor	Built Up Area in Sq. M.	Lift & Fire Duct Area in Sq. M.	Refuge Area in Sq. M.	Other Area in Sq. M.	Total Area in Sq. M.	Total Area in Sq. Ft.
1	Stilt Floor	308.17	12.79	-	83.47	404.43	4,353.28
2	1st Floor	215.28	12.79	-	176.36	404.43	4,353.28
3	2nd Floor	391.64	12.79	-	-	404.43	4,353.28
4	3rd Floor	391.64	12.79	-	-	404.43	4,353.28
5	4th Floor	391.64	12.79	-	-	404.43	4,353.28
6	5th Floor	391.64	12.79	-	-	404.43	4,353.28
7	6th Floor	391.64	12.79	-	-	404.43	4,353.28
8	7th Floor	391.64	12.79	-	-	404.43	4,353.28
9	8th Floor	372.85	12.79	18.79	-	404.43	4,353.28
10	9th Floor	391.64	12.79	-	-	404.43	4,353.28
11	10th Floor	391.64	12.79	-	-	404.43	4,353.28
12	11th Floor	391.64	12.79	-	-	404.43	4,353.28
13	12th Floor	391.64	12.79	-	-	404.43	4,353.28
14	13th Floor	372.85	12.79	18.79	-	404.43	4,353.28
15	14th Floor	391.64	12.79	-	-	404.43	4,353.28
16	15th Floor	391.64	12.79	-	-	404.43	4,353.28
17	Terrace	-	-	-	48.94	48.94	526.75
TOTAL		5,968.83	204.64	37.58	308.77	6,519.82	70,179.30

c) Total Construction Area

Sr. No.	Floor	Built Up Area in Sq. M.	Lift & Fire Duct Area in Sq. M.	Refuge Area in Sq. M.	Other Area in Sq. M.	Total Area in Sq. M.	Total Area in Sq. Ft.
1	Stilt Floor	430.30	33.24	-	915.55	1,379.09	14,844.52
2	1st Floor	925.31	33.24	-	176.36	1,134.91	12,216.17
3	2nd Floor	1,101.67	33.24	-	-	1,134.91	12,216.17
4	3rd Floor	1,101.67	33.24	-	-	1,134.91	12,216.17
5	4th Floor	1,101.67	33.24	-	-	1,134.91	12,216.17
6	5th Floor	1,101.67	33.24	-	-	1,134.91	12,216.17
7	6th Floor	1,101.67	33.24	-	-	1,134.91	12,216.17
8	7th Floor	1,101.67	33.24	-	-	1,134.91	12,216.17
9	8th Floor	1,048.80	33.24	52.87	-	1,134.91	12,216.17
10	9th Floor	1,101.67	33.24	-	-	1,134.91	12,216.17
11	10th Floor	1,101.67	33.24	-	-	1,134.91	12,216.17
12	11th Floor	1,101.67	33.24	-	-	1,134.91	12,216.17
13	12th Floor	1,101.67	33.24	-	-	1,134.91	12,216.17
14	13th Floor	1,048.80	33.24	52.87	-	1,134.91	12,216.17
15	14th Floor	1,101.67	33.24	-	-	1,134.91	12,216.17
16	15th Floor	1,101.67	33.24	-	-	1,134.91	12,216.17
17	Terrace	-	-	-	129.56	129.56	1,394.62
TOTAL		16,673.25	531.84	105.74	1,221.47	18,532.30	1,99,481.72

The floor wise Area Statement of the Project is as table below:**A) Building No. 8 as per Sale Plan (Building No. 6 as per Approved Plan)**

Sr. No.	Floor	Flat No.	Comp.	RERA Carpet Area in Sq. M.	RERA Carpet Area in Sq. Ft.	F.B. Area in Sq. Ft.	Service Slab in Sq. Ft.	Total Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Unsold / Sold / Landowner
1	Stilt Floor		Parking	-	-	-	-	-	-	Parking
2	1st Floor	101	1 BHK	38.79	417.53	19.26	23.68	460.47	506.52	Unsold
3	1st Floor	102	1 BHK	37.71	405.91	18.83	23.68	448.42	493.26	Unsold
4	1st Floor	103	1 BHK	37.71	405.91	18.83	19.26	444.00	488.40	Landowner
5	1st Floor	104	1 BHK	37.71	405.91	18.83	19.26	444.00	488.40	Landowner
6	1st Floor	105	1 BHK	37.71	405.91	18.83	24.86	449.60	494.56	Unsold
7	1st Floor	106	1 BHK	37.94	408.38	19.26	23.68	451.32	496.45	Unsold
8	1st Floor	107	1 BHK	37.94	408.38	19.26	15.39	443.03	487.34	Unsold
9	1st Floor	108	1 BHK	37.71	405.91	18.83	24.86	449.60	494.56	Unsold
10	1st Floor	109	1 BHK	37.71	405.91	18.83	20.45	445.19	489.71	Unsold
11	1st Floor	110	1 BHK	37.71	405.91	18.83	20.45	445.19	489.71	Unsold
12	1st Floor	111	1 BHK	37.71	405.91	18.83	24.86	449.60	494.56	Unsold
13	1st Floor	112	1 BHK	38.79	417.53	19.26	15.39	452.18	497.40	Unsold
14	2nd Floor	201	1 BHK	38.79	417.53	19.26	23.68	460.47	506.52	Unsold
15	2nd Floor	202	1 BHK	37.71	405.91	18.83	23.68	448.42	493.26	Unsold
16	2nd Floor	203	1 BHK	37.71	405.91	18.83	19.26	444.00	488.40	Unsold
17	2nd Floor	204	1 BHK	37.71	405.91	18.83	19.26	444.00	488.40	Unsold
18	2nd Floor	205	1 BHK	37.71	405.91	18.83	24.86	449.60	494.56	Unsold
19	2nd Floor	206	1 BHK	37.94	408.38	19.26	23.68	451.32	496.45	Unsold
20	2nd Floor	207	1 BHK	37.94	408.38	19.26	15.39	443.03	487.34	Unsold
21	2nd Floor	208	1 BHK	37.71	405.91	18.83	24.86	449.60	494.56	Unsold
22	2nd Floor	209	1 BHK	37.71	405.91	18.83	20.45	445.19	489.71	Unsold
23	2nd Floor	210	1 BHK	37.71	405.91	18.83	20.45	445.19	489.71	Unsold
24	2nd Floor	211	1 BHK	37.71	405.91	18.83	24.86	449.60	494.56	Unsold
25	2nd Floor	212	1 BHK	38.79	417.53	19.26	15.39	452.18	497.40	Unsold
26	3rd Floor	301	1 BHK	38.79	417.53	19.26	23.68	460.47	506.52	Unsold
27	3rd Floor	302	1 BHK	37.71	405.91	18.83	23.68	448.42	493.26	Unsold
28	3rd Floor	303	1 BHK	37.71	405.91	18.83	19.26	444.00	488.40	Unsold

Sr. No.	Floor	Flat No.	Comp.	RERA Carpet Area in Sq. M.	RERA Carpet Area in Sq. Ft.	F.B. Area in Sq. Ft.	Service Slab in Sq. Ft.	Total Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Unsold / Sold / Landowner
29	3rd Floor	304	1 BHK	37.71	405.91	18.83	19.26	444.00	488.40	Unsold
30	3rd Floor	305	1 BHK	37.71	405.91	18.83	24.86	449.60	494.56	Unsold
31	3rd Floor	306	1 BHK	37.94	408.38	19.26	23.68	451.32	496.45	Unsold
32	3rd Floor	307	1 BHK	37.94	408.38	19.26	15.39	443.03	487.34	Unsold
33	3rd Floor	308	1 BHK	37.71	405.91	18.83	24.86	449.60	494.56	Unsold
34	3rd Floor	309	1 BHK	37.71	405.91	18.83	20.45	445.19	489.71	Unsold
35	3rd Floor	310	1 BHK	37.71	405.91	18.83	20.45	445.19	489.71	Unsold
36	3rd Floor	311	1 BHK	37.71	405.91	18.83	24.86	449.60	494.56	Unsold
37	3rd Floor	312	1 BHK	38.79	417.53	19.26	15.39	452.18	497.40	Unsold
38	4th Floor	401	1 BHK	38.79	417.53	19.26	23.68	460.47	506.52	Unsold
39	4th Floor	402	1 BHK	37.71	405.91	18.83	23.68	448.42	493.26	Unsold
40	4th Floor	403	1 BHK	37.71	405.91	18.83	19.26	444.00	488.40	Unsold
41	4th Floor	404	1 BHK	37.71	405.91	18.83	19.26	444.00	488.40	Unsold
42	4th Floor	405	1 BHK	37.71	405.91	18.83	24.86	449.60	494.56	Unsold
43	4th Floor	406	1 BHK	37.94	408.38	19.26	23.68	451.32	496.45	Unsold
44	4th Floor	407	1 BHK	37.94	408.38	19.26	15.39	443.03	487.34	Unsold
45	4th Floor	408	1 BHK	37.71	405.91	18.83	24.86	449.60	494.56	Unsold
46	4th Floor	409	1 BHK	37.71	405.91	18.83	20.45	445.19	489.71	Unsold
47	4th Floor	410	1 BHK	37.71	405.91	18.83	20.45	445.19	489.71	Unsold
48	4th Floor	411	1 BHK	37.71	405.91	18.83	24.86	449.60	494.56	Unsold
49	4th Floor	412	1 BHK	38.79	417.53	19.26	15.39	452.18	497.40	Unsold
50	5th Floor	501	1 BHK	38.79	417.53	19.26	23.68	460.47	506.52	Unsold
51	5th Floor	502	1 BHK	37.71	405.91	18.83	23.68	448.42	493.26	Unsold
52	5th Floor	503	1 BHK	37.71	405.91	18.83	19.26	444.00	488.40	Unsold
53	5th Floor	504	1 BHK	37.71	405.91	18.83	19.26	444.00	488.40	Landowner
54	5th Floor	505	1 BHK	37.71	405.91	18.83	24.86	449.60	494.56	Unsold
55	5th Floor	506	1 BHK	37.94	408.38	19.26	23.68	451.32	496.45	Unsold
56	5th Floor	507	1 BHK	37.94	408.38	19.26	15.39	443.03	487.34	Unsold
57	5th Floor	508	1 BHK	37.71	405.91	18.83	24.86	449.60	494.56	Unsold
58	5th Floor	509	1 BHK	37.71	405.91	18.83	20.45	445.19	489.71	Unsold

Sr. No.	Floor	Flat No.	Comp.	RERA Carpet Area in Sq. M.	RERA Carpet Area in Sq. Ft.	F.B. Area in Sq. Ft.	Service Slab in Sq. Ft.	Total Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Unsold / Sold / Landowner
59	5th Floor	510	1 BHK	37.71	405.91	18.83	20.45	445.19	489.71	Unsold
60	5th Floor	511	1 BHK	37.71	405.91	18.83	24.86	449.60	494.56	Unsold
61	5th Floor	512	1 BHK	38.79	417.53	19.26	15.39	452.18	497.40	Unsold
62	6th Floor	601	1 BHK	38.79	417.53	19.26	23.68	460.47	506.52	Landowner
63	6th Floor	602	1 BHK	37.71	405.91	18.83	23.68	448.42	493.26	Unsold
64	6th Floor	603	1 BHK	37.71	405.91	18.83	19.26	444.00	488.40	Landowner
65	6th Floor	604	1 BHK	37.71	405.91	18.83	19.26	444.00	488.40	Unsold
66	6th Floor	605	1 BHK	37.71	405.91	18.83	24.86	449.60	494.56	Unsold
67	6th Floor	606	1 BHK	37.94	408.38	19.26	23.68	451.32	496.45	Unsold
68	6th Floor	607	1 BHK	37.94	408.38	19.26	15.39	443.03	487.34	Unsold
69	6th Floor	608	1 BHK	37.71	405.91	18.83	24.86	449.60	494.56	Unsold
70	6th Floor	609	1 BHK	37.71	405.91	18.83	20.45	445.19	489.71	Unsold
71	6th Floor	610	1 BHK	37.71	405.91	18.83	20.45	445.19	489.71	Unsold
72	6th Floor	611	1 BHK	37.71	405.91	18.83	24.86	449.60	494.56	Unsold
73	6th Floor	612	1 BHK	38.79	417.53	19.26	15.39	452.18	497.40	Unsold
74	7th Floor	701	1 BHK	38.79	417.53	19.26	23.68	460.47	506.52	Unsold
75	7th Floor	702	1 BHK	37.71	405.91	18.83	23.68	448.42	493.26	Unsold
76	7th Floor	703	1 BHK	37.71	405.91	18.83	19.26	444.00	488.40	Landowner
77	7th Floor	704	1 BHK	37.71	405.91	18.83	19.26	444.00	488.40	Landowner
78	7th Floor	705	1 BHK	37.71	405.91	18.83	24.86	449.60	494.56	Unsold
79	7th Floor	706	1 BHK	37.94	408.38	19.26	23.68	451.32	496.45	Unsold
80	7th Floor	707	1 BHK	37.94	408.38	19.26	15.39	443.03	487.34	Landowner
81	7th Floor	708	1 BHK	37.71	405.91	18.83	24.86	449.60	494.56	Unsold
82	7th Floor	709	1 BHK	37.71	405.91	18.83	20.45	445.19	489.71	Unsold
83	7th Floor	710	1 BHK	37.71	405.91	18.83	20.45	445.19	489.71	Unsold
84	7th Floor	711	1 BHK	37.71	405.91	18.83	24.86	449.60	494.56	Unsold
85	7th Floor	712	1 BHK	38.79	417.53	19.26	15.39	452.18	497.40	Unsold
86	8th Floor	801	1 BHK	38.79	417.53	19.26	23.68	460.47	506.52	Unsold
87	8th Floor	802	1 BHK	37.71	405.91	18.83	23.68	448.42	493.26	Unsold
88	8th Floor	803	1 BHK	37.71	405.91	18.83	19.26	444.00	488.40	Landowner

Sr. No.	Floor	Flat No.	Comp.	RERA Carpet Area in Sq. M.	RERA Carpet Area in Sq. Ft.	F.B. Area in Sq. Ft.	Service Slab in Sq. Ft.	Total Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Unsold / Sold / Landowner
89	8th Floor	804	1 BHK	37.71	405.91	18.83	19.26	444.00	488.40	Unsold
90	8th Floor	805	1 BHK	37.71	405.91	18.83	23.68	448.42	493.26	Unsold
91	8th Floor	806	Refugee	-	-	-	-	-	-	Refugee
92	8th Floor	807	1 BHK	37.94	408.38	19.26	15.39	443.03	487.34	Unsold
93	8th Floor	808	1 BHK	37.71	405.91	18.83	23.68	448.42	493.26	Unsold
94	8th Floor	809	1 BHK	37.71	405.91	18.83	20.45	445.19	489.71	Unsold
95	8th Floor	810	1 BHK	37.71	405.91	18.83	20.45	445.19	489.71	Unsold
96	8th Floor	811	1 BHK	37.71	405.91	18.83	23.68	448.42	493.26	Unsold
97	8th Floor	812	1 BHK	38.79	417.53	19.26	15.39	452.18	497.40	Unsold
98	9th Floor	901	1 BHK	38.79	417.53	19.26	23.68	460.47	506.52	Unsold
99	9th Floor	902	1 BHK	37.71	405.91	18.83	23.68	448.42	493.26	Unsold
100	9th Floor	903	1 BHK	37.71	405.91	18.83	19.26	444.00	488.40	Unsold
101	9th Floor	904	1 BHK	37.71	405.91	18.83	19.26	444.00	488.40	Landowner
102	9th Floor	905	1 BHK	37.71	405.91	18.83	24.86	449.60	494.56	Unsold
103	9th Floor	906	1 BHK	37.94	408.38	19.26	23.68	451.32	496.45	Unsold
104	9th Floor	907	1 BHK	37.94	408.38	19.26	15.39	443.03	487.34	Unsold
105	9th Floor	908	1 BHK	37.71	405.91	18.83	24.86	449.60	494.56	Unsold
106	9th Floor	909	1 BHK	37.71	405.91	18.83	20.45	445.19	489.71	Unsold
107	9th Floor	910	1 BHK	37.71	405.91	18.83	20.45	445.19	489.71	Unsold
108	9th Floor	911	1 BHK	37.71	405.91	18.83	24.86	449.60	494.56	Unsold
109	9th Floor	912	1 BHK	38.79	417.53	19.26	15.39	452.18	497.40	Unsold
110	10th Floor	1001	1 BHK	38.79	417.53	19.26	23.68	460.47	506.52	Unsold
111	10th Floor	1002	1 BHK	37.71	405.91	18.83	23.68	448.42	493.26	Unsold
112	10th Floor	1003	1 BHK	37.71	405.91	18.83	19.26	444.00	488.40	Unsold
113	10th Floor	1004	1 BHK	37.71	405.91	18.83	19.26	444.00	488.40	Unsold
114	10th Floor	1005	1 BHK	37.71	405.91	18.83	24.86	449.60	494.56	Unsold
115	10th Floor	1006	1 BHK	37.94	408.38	19.26	23.68	451.32	496.45	Unsold
116	10th Floor	1007	1 BHK	37.94	408.38	19.26	15.39	443.03	487.34	Unsold
117	10th Floor	1008	1 BHK	37.71	405.91	18.83	24.86	449.60	494.56	Unsold
118	10th Floor	1009	1 BHK	37.71	405.91	18.83	20.45	445.19	489.71	Unsold

Sr. No.	Floor	Flat No.	Comp.	RERA Carpet Area in Sq. M.	RERA Carpet Area in Sq. Ft.	F.B. Area in Sq. Ft.	Service Slab in Sq. Ft.	Total Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Unsold / Sold / Landowner
119	10th Floor	1010	1 BHK	37.71	405.91	18.83	20.45	445.19	489.71	Unsold
120	10th Floor	1011	1 BHK	37.71	405.91	18.83	24.86	449.60	494.56	Unsold
121	10th Floor	1012	1 BHK	38.79	417.53	19.26	15.39	452.18	497.40	Unsold
122	11th Floor	1101	1 BHK	38.79	417.53	19.26	23.68	460.47	506.52	Landowner
123	11th Floor	1102	1 BHK	37.71	405.91	18.83	23.68	448.42	493.26	Unsold
124	11th Floor	1103	1 BHK	37.71	405.91	18.83	19.26	444.00	488.40	Landowner
125	11th Floor	1104	1 BHK	37.71	405.91	18.83	19.26	444.00	488.40	Unsold
126	11th Floor	1105	1 BHK	37.71	405.91	18.83	24.86	449.60	494.56	Unsold
127	11th Floor	1106	1 BHK	37.94	408.38	19.26	23.68	451.32	496.45	Unsold
128	11th Floor	1107	1 BHK	37.94	408.38	19.26	15.39	443.03	487.34	Unsold
129	11th Floor	1108	1 BHK	37.71	405.91	18.83	24.86	449.60	494.56	Unsold
130	11th Floor	1109	1 BHK	37.71	405.91	18.83	20.45	445.19	489.71	Unsold
131	11th Floor	1110	1 BHK	37.71	405.91	18.83	20.45	445.19	489.71	Unsold
132	11th Floor	1111	1 BHK	37.71	405.91	18.83	24.86	449.60	494.56	Unsold
133	11th Floor	1112	1 BHK	38.79	417.53	19.26	15.39	452.18	497.40	Unsold
134	12th Floor	1201	1 BHK	38.79	417.53	19.26	23.68	460.47	506.52	Unsold
135	12th Floor	1202	1 BHK	37.71	405.91	18.83	23.68	448.42	493.26	Landowner
136	12th Floor	1203	1 BHK	37.71	405.91	18.83	19.26	444.00	488.40	Landowner
137	12th Floor	1204	1 BHK	37.71	405.91	18.83	19.26	444.00	488.40	Unsold
138	12th Floor	1205	1 BHK	37.71	405.91	18.83	24.86	449.60	494.56	Unsold
139	12th Floor	1206	1 BHK	37.94	408.38	19.26	23.68	451.32	496.45	Unsold
140	12th Floor	1207	1 BHK	37.94	408.38	19.26	15.39	443.03	487.34	Unsold
141	12th Floor	1208	1 BHK	37.71	405.91	18.83	24.86	449.60	494.56	Unsold
142	12th Floor	1209	1 BHK	37.71	405.91	18.83	20.45	445.19	489.71	Unsold
143	12th Floor	1210	1 BHK	37.71	405.91	18.83	20.45	445.19	489.71	Unsold
144	12th Floor	1211	1 BHK	37.71	405.91	18.83	24.86	449.60	494.56	Unsold
145	12th Floor	1212	1 BHK	38.79	417.53	19.26	15.39	452.18	497.40	Unsold
146	13th Floor	1301	1 BHK	38.79	417.53	19.26	23.68	460.47	506.52	Unsold
147	13th Floor	1302	1 BHK	37.71	405.91	18.83	23.68	448.42	493.26	Unsold
148	13th Floor	1303	1 BHK	37.71	405.91	18.83	19.26	444.00	488.40	Unsold

Sr. No.	Floor	Flat No.	Comp.	RERA Carpet Area in Sq. M.	RERA Carpet Area in Sq. Ft.	F.B. Area in Sq. Ft.	Service Slab in Sq. Ft.	Total Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Unsold / Sold / Landowner
149	13th Floor	1304	1 BHK	37.71	405.91	18.83	19.26	444.00	488.40	Unsold
150	13th Floor	1305	1 BHK	37.71	405.91	18.83	23.68	448.42	493.26	Unsold
151	13th Floor	1306	Refugee	-	-	-	-	-	-	Refugee
152	13th Floor	1307	1 BHK	37.94	408.38	19.26	15.39	443.03	487.34	Unsold
153	13th Floor	1308	1 BHK	37.71	405.91	18.83	23.68	448.42	493.26	Unsold
154	13th Floor	1309	1 BHK	37.71	405.91	18.83	20.45	445.19	489.71	Unsold
155	13th Floor	1310	1 BHK	37.71	405.91	18.83	20.45	445.19	489.71	Unsold
156	13th Floor	1311	1 BHK	37.71	405.91	18.83	23.68	448.42	493.26	Unsold
157	13th Floor	1312	1 BHK	38.79	417.53	19.26	15.39	452.18	497.40	Unsold
158	14th Floor	1401	1 BHK	38.79	417.53	19.26	23.68	460.47	506.52	Unsold
159	14th Floor	1402	1 BHK	37.71	405.91	18.83	23.68	448.42	493.26	Landowner
160	14th Floor	1403	1 BHK	37.71	405.91	18.83	19.26	444.00	488.40	Unsold
161	14th Floor	1404	1 BHK	37.71	405.91	18.83	19.26	444.00	488.40	Unsold
162	14th Floor	1405	1 BHK	37.71	405.91	18.83	24.86	449.60	494.56	Unsold
163	14th Floor	1406	1 BHK	37.94	408.38	19.26	23.68	451.32	496.45	Unsold
164	14th Floor	1407	1 BHK	37.94	408.38	19.26	15.39	443.03	487.34	Unsold
165	14th Floor	1408	1 BHK	37.71	405.91	18.83	24.86	449.60	494.56	Unsold
166	14th Floor	1409	1 BHK	37.71	405.91	18.83	20.45	445.19	489.71	Unsold
167	14th Floor	1410	1 BHK	37.71	405.91	18.83	20.45	445.19	489.71	Landowner
168	14th Floor	1411	1 BHK	37.71	405.91	18.83	24.86	449.60	494.56	Landowner
169	14th Floor	1412	1 BHK	38.79	417.53	19.26	15.39	452.18	497.40	Landowner
170	15th Floor	1501	1 BHK	38.79	417.53	19.26	23.68	460.47	506.52	Unsold
171	15th Floor	1502	1 BHK	37.71	405.91	18.83	23.68	448.42	493.26	Unsold
172	15th Floor	1503	1 BHK	37.71	405.91	18.83	19.26	444.00	488.40	Unsold
173	15th Floor	1504	1 BHK	37.71	405.91	18.83	19.26	444.00	488.40	Unsold
174	15th Floor	1505	1 BHK	37.71	405.91	18.83	24.86	449.60	494.56	Unsold
175	15th Floor	1506	1 BHK	37.94	408.38	19.26	23.68	451.32	496.45	Unsold
176	15th Floor	1507	1 BHK	37.94	408.38	19.26	15.39	443.03	487.34	Unsold
177	15th Floor	1508	1 BHK	37.71	405.91	18.83	24.86	449.60	494.56	Unsold
178	15th Floor	1509	1 BHK	37.71	405.91	18.83	20.45	445.19	489.71	Unsold

Sr. No.	Floor	Flat No.	Comp.	RERA Carpet Area in Sq. M.	RERA Carpet Area in Sq. Ft.	F.B. Area in Sq. Ft.	Service Slab in Sq. Ft.	Total Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Unsold / Sold / Landowner
179	15th Floor	1510	1 BHK	37.71	405.91	18.83	20.45	445.19	489.71	Unsold
180	15th Floor	1511	1 BHK	37.71	405.91	18.83	24.86	449.60	494.56	Unsold
181	15th Floor	1512	1 BHK	38.79	417.53	19.26	15.39	452.18	497.40	Unsold
TOTAL				6,751.22	72,669.46	3,376.68	3,782.86	79,829.00	87,811.90	

B) Building No. 1 as per Sale Plan (Building No. 8 as per Approved Plan)

Sr. No.	Floor	Flat / Shop No.	Comp.	RERA Carpet Area in Sq. M.	RERA Carpet Area in Sq. Ft.	F.B. Area in Sq. Ft.	Service Slab in Sq. Ft.	Total Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Unsold / Sold / Landowner
1	Ground Floor	1	SHOP	15.00	161.46	-	-	161.46	177.60	Landowner
2	Ground Floor	2	SHOP	16.98	182.77	-	-	182.77	201.05	Landowner
3	Ground Floor	3	SHOP	12.90	138.85	-	-	138.85	152.74	Unsold
4	Ground Floor	4	SHOP	18.00	193.75	-	-	193.75	213.13	Unsold
5	Ground Floor	5	SHOP	18.00	193.75	-	-	193.75	213.13	Unsold
6	Ground Floor	6	SHOP	15.76	169.64	-	-	169.64	186.60	Unsold
7	Ground Floor	7	SHOP	15.76	169.64	-	-	169.64	186.60	Unsold
8	Ground Floor	8	SHOP	18.00	193.75	-	-	193.75	213.13	Unsold
9	Ground Floor	9	SHOP	18.00	193.75	-	-	193.75	213.13	Unsold
10	Ground Floor	10	SHOP	12.90	138.85	-	-	138.85	152.74	Unsold
11	Ground Floor	11	SHOP	16.98	182.77	-	-	182.77	201.05	Unsold
12	1st Floor	101	2 BHK	53.88	579.96	19.69	20.55	620.20	682.22	Unsold
13	1st Floor	102	2 BHK	53.88	579.96	19.69	20.55	620.20	682.22	Unsold
14	1st Floor	103	Library	-	-	-	-	-	-	Library
15	1st Floor	104	Library	-	-	-	-	-	-	Library
16	1st Floor	105	Library	-	-	-	-	-	-	Library
17	1st Floor	106	Library	-	-	-	-	-	-	Library
18	2nd Floor	201	2 BHK	53.88	579.96	19.69	20.55	620.20	682.22	Unsold
19	2nd Floor	202	2 BHK	53.88	579.96	19.69	20.55	620.20	682.22	Unsold
20	2nd Floor	203	1 BHK	37.36	402.14	19.37	20.46	441.97	486.17	Unsold
21	2nd Floor	204	1 BHK	37.36	402.14	19.37	14.53	436.04	479.64	Unsold

Sr. No.	Floor	Flat / Shop No.	Comp.	RERA Carpet Area in Sq. M.	RERA Carpet Area in Sq. Ft.	F.B. Area in Sq. Ft.	Service Slab in Sq. Ft.	Total Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Unsold / Sold / Landowner
22	2nd Floor	205	1 BHK	37.36	402.14	19.37	14.53	436.04	479.64	Unsold
23	2nd Floor	206	1 BHK	37.36	402.14	19.37	20.46	441.97	486.17	Unsold
24	3rd Floor	301	2 BHK	53.88	579.96	19.69	20.55	620.20	682.22	Unsold
25	3rd Floor	302	2 BHK	53.88	579.96	19.69	20.55	620.20	682.22	Unsold
26	3rd Floor	303	1 BHK	37.36	402.14	19.37	20.46	441.97	486.17	Unsold
27	3rd Floor	304	1 BHK	37.36	402.14	19.37	14.53	436.04	479.64	Unsold
28	3rd Floor	305	1 BHK	37.36	402.14	19.37	14.53	436.04	479.64	Unsold
29	3rd Floor	306	1 BHK	37.36	402.14	19.37	20.46	441.97	486.17	Unsold
30	4th Floor	401	2 BHK	53.88	579.96	19.69	20.55	620.20	682.22	Unsold
31	4th Floor	402	2 BHK	53.88	579.96	19.69	20.55	620.20	682.22	Unsold
32	4th Floor	403	1 BHK	37.36	402.14	19.37	20.46	441.97	486.17	Unsold
33	4th Floor	404	1 BHK	37.36	402.14	19.37	14.53	436.04	479.64	Unsold
34	4th Floor	405	1 BHK	37.36	402.14	19.37	14.53	436.04	479.64	Unsold
35	4th Floor	406	1 BHK	37.36	402.14	19.37	20.46	441.97	486.17	Unsold
36	5th Floor	501	2 BHK	53.88	579.96	19.69	20.55	620.20	682.22	Unsold
37	5th Floor	502	2 BHK	53.88	579.96	19.69	20.55	620.20	682.22	Unsold
38	5th Floor	503	1 BHK	37.36	402.14	19.37	20.46	441.97	486.17	Unsold
39	5th Floor	504	1 BHK	37.36	402.14	19.37	14.53	436.04	479.64	Unsold
40	5th Floor	505	1 BHK	37.36	402.14	19.37	14.53	436.04	479.64	Unsold
41	5th Floor	506	1 BHK	37.36	402.14	19.37	20.46	441.97	486.17	Unsold
42	6th Floor	601	2 BHK	53.88	579.96	19.69	20.55	620.20	682.22	Unsold
43	6th Floor	602	2 BHK	53.88	579.96	19.69	20.55	620.20	682.22	Unsold
44	6th Floor	603	1 BHK	37.36	402.14	19.37	20.46	441.97	486.17	Unsold
45	6th Floor	604	1 BHK	37.36	402.14	19.37	14.53	436.04	479.64	Unsold
46	6th Floor	605	1 BHK	37.36	402.14	19.37	14.53	436.04	479.64	Unsold
47	6th Floor	606	1 BHK	37.36	402.14	19.37	20.46	441.97	486.17	Unsold
48	7th Floor	701	2 BHK	53.88	579.96	19.69	20.55	620.20	682.22	Unsold
49	7th Floor	702	2 BHK	53.88	579.96	19.69	20.55	620.20	682.22	Unsold
50	7th Floor	703	1 BHK	37.36	402.14	19.37	20.46	441.97	486.17	Landowner
51	7th Floor	704	1 BHK	37.36	402.14	19.37	14.53	436.04	479.64	Landowner

Sr. No.	Floor	Flat / Shop No.	Comp.	RERA Carpet Area in Sq. M.	RERA Carpet Area in Sq. Ft.	F.B. Area in Sq. Ft.	Service Slab in Sq. Ft.	Total Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Unsold / Sold / Landowner
52	7th Floor	705	1 BHK	37.36	402.14	19.37	14.53	436.04	479.64	Unsold
53	7th Floor	706	1 BHK	37.36	402.14	19.37	20.46	441.97	486.17	Unsold
54	8th Floor	801	2 BHK	53.88	579.96	19.69	20.55	620.20	682.22	Unsold
55	8th Floor	802	2 BHK	53.88	579.96	19.69	20.55	620.20	682.22	Unsold
56	8th Floor	803	1 BHK	37.36	402.14	19.37	20.46	441.97	486.17	Unsold
57	8th Floor	804	1 BHK	50.48	543.36	19.37	14.53	577.26	634.99	Unsold
58	8th Floor	805	Refugee	-	-	-	-	-	-	Refugee
59	8th Floor	806	1 BHK	37.36	402.14	19.37	20.46	441.97	486.17	Landowner
60	9th Floor	901	2 BHK	53.88	579.96	19.69	20.55	620.20	682.22	Unsold
61	9th Floor	902	2 BHK	53.88	579.96	19.69	20.55	620.20	682.22	Unsold
62	9th Floor	903	1 BHK	37.36	402.14	19.37	20.46	441.97	486.17	Unsold
63	9th Floor	904	1 BHK	37.36	402.14	19.37	14.53	436.04	479.64	Unsold
64	9th Floor	905	1 BHK	37.36	402.14	19.37	14.53	436.04	479.64	Unsold
65	9th Floor	906	1 BHK	37.36	402.14	19.37	20.46	441.97	486.17	Unsold
66	10th Floor	1001	2 BHK	53.88	579.96	19.69	20.55	620.20	682.22	Unsold
67	10th Floor	1002	2 BHK	53.88	579.96	19.69	20.55	620.20	682.22	Unsold
68	10th Floor	1003	1 BHK	37.36	402.14	19.37	20.46	441.97	486.17	Unsold
69	10th Floor	1004	1 BHK	37.36	402.14	19.37	14.53	436.04	479.64	Unsold
70	10th Floor	1005	1 BHK	37.36	402.14	19.37	14.53	436.04	479.64	Unsold
71	10th Floor	1006	1 BHK	37.36	402.14	19.37	20.46	441.97	486.17	Unsold
72	11th Floor	1101	2 BHK	53.88	579.96	19.69	20.55	620.20	682.22	Landowner
73	11th Floor	1102	2 BHK	53.88	579.96	19.69	20.55	620.20	682.22	Unsold
74	11th Floor	1103	1 BHK	37.36	402.14	19.37	20.46	441.97	486.17	Unsold
75	11th Floor	1104	1 BHK	37.36	402.14	19.37	14.53	436.04	479.64	Unsold
76	11th Floor	1105	1 BHK	37.36	402.14	19.37	14.53	436.04	479.64	Unsold
77	11th Floor	1106	1 BHK	37.36	402.14	19.37	20.46	441.97	486.17	Unsold
78	12th Floor	1201	2 BHK	53.88	579.96	19.69	20.55	620.20	682.22	Unsold
79	12th Floor	1202	2 BHK	53.88	579.96	19.69	20.55	620.20	682.22	Unsold
80	12th Floor	1203	1 BHK	37.36	402.14	19.37	20.46	441.97	486.17	Landowner
81	12th Floor	1204	1 BHK	37.36	402.14	19.37	14.53	436.04	479.64	Landowner
82	12th Floor	1205	1 BHK	37.36	402.14	19.37	14.53	436.04	479.64	Unsold

Sr. No.	Floor	Flat / Shop No.	Comp.	RERA Carpet Area in Sq. M.	RERA Carpet Area in Sq. Ft.	F.B. Area in Sq. Ft.	Service Slab in Sq. Ft.	Total Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Unsold / Sold / Landowner
83	12th Floor	1206	1 BHK	37.36	402.14	19.37	20.46	441.97	486.17	Unsold
84	13th Floor	1301	2 BHK	53.88	579.96	19.69	20.55	620.20	682.22	Landowner
85	13th Floor	1302	2 BHK	53.88	579.96	19.69	20.55	620.20	682.22	Landowner
86	13th Floor	1303	1 BHK	37.36	402.14	19.37	20.46	441.97	486.17	Unsold
87	13th Floor	1304	1 BHK	50.48	543.36	19.37	14.53	577.26	634.99	Unsold
88	13th Floor	1305	Refugee	-	-	-	-	-	-	Refugee
89	13th Floor	1306	1 BHK	37.36	402.14	19.37	20.46	441.97	486.17	Unsold
90	14th Floor	1401	2 BHK	53.88	579.96	19.69	20.55	620.20	682.22	Landowner
91	14th Floor	1402	2 BHK	53.88	579.96	19.69	20.55	620.20	682.22	Landowner
92	14th Floor	1403	1 BHK	37.36	402.14	19.37	20.46	441.97	486.17	Unsold
93	14th Floor	1404	1 BHK	37.36	402.14	19.37	14.53	436.04	479.64	Landowner
94	14th Floor	1405	1 BHK	37.36	402.14	19.37	14.53	436.04	479.64	Unsold
95	14th Floor	1406	1 BHK	37.36	402.14	19.37	20.46	441.97	486.17	Unsold
96	15th Floor	1501	2 BHK	53.88	579.96	19.69	20.55	620.20	682.22	Unsold
97	15th Floor	1502	2 BHK	53.88	579.96	19.69	20.55	620.20	682.22	Unsold
98	15th Floor	1503	1 BHK	37.36	402.14	19.37	20.46	441.97	486.17	Unsold
99	15th Floor	1504	1 BHK	37.36	402.14	19.37	14.53	436.04	479.64	Unsold
100	15th Floor	1505	1 BHK	37.36	402.14	19.37	14.53	436.04	479.64	Unsold
101	15th Floor	1506	1 BHK	37.36	402.14	19.37	20.46	441.97	486.17	Unsold
TOTAL				3,838.36	41,315.72	1,636.68	1,567.16	44,519.56	48,971.52	

Landowner Flat Inventory**A) Building No. 8 as per Sale Plan (Building No. 6 as per Approved Plan)**

Sr. No.	Floor	Flat No.	Comp.	RERA Carpet Area in Sq. M.	RERA Carpet Area in Sq. Ft.
1	1st Floor	103	1 BHK	37.71	405.91
2	1st Floor	104	1 BHK	37.71	405.91
3	5th Floor	504	1 BHK	37.71	405.91
4	6th Floor	601	1 BHK	38.79	417.53
5	6th Floor	603	1 BHK	37.71	405.91
6	7th Floor	703	1 BHK	37.71	405.91
7	7th Floor	704	1 BHK	37.71	405.91
8	7th Floor	707	1 BHK	37.94	408.38
9	8th Floor	803	1 BHK	37.71	405.91
10	9th Floor	904	1 BHK	37.71	405.91
11	11th Floor	1101	1 BHK	38.79	417.53
12	11th Floor	1103	1 BHK	37.71	405.91
13	12th Floor	1202	1 BHK	37.71	405.91
14	12th Floor	1203	1 BHK	37.71	405.91
15	14th Floor	1402	1 BHK	37.71	405.91
16	14th Floor	1410	1 BHK	37.71	405.91
17	14th Floor	1411	1 BHK	37.71	405.91
18	14th Floor	1412	1 BHK	38.79	417.53
TOTAL				682.25	7,343.67

B) Building No. 1 as per Sale Plan (Building No. 8 as per Approved Plan)

Sr. No.	Floor	Flat No.	Comp.	RERA Carpet Area in Sq. M.	RERA Carpet Area in Sq. Ft.
1	7th Floor	703	1 BHK	37.36	402.14
2	7th Floor	704	1 BHK	37.36	402.14
3	8th Floor	806	1 BHK	37.36	402.14
4	11th Floor	1101	2 BHK	53.88	579.96
5	12th Floor	1203	1 BHK	37.36	402.14
6	12th Floor	1204	1 BHK	37.36	402.14
7	13th Floor	1301	2 BHK	53.88	579.96
8	13th Floor	1302	2 BHK	53.88	579.96
9	14th Floor	1401	2 BHK	53.88	579.96
10	14th Floor	1402	2 BHK	53.88	579.96
11	14th Floor	1404	1 BHK	37.36	402.14
TOTAL				493.56	5,312.63

Landowner Shop Inventory**A) Building No. 1 as per Sale Plan (Building No. 8 as per Approved Plan)**

Sr. No.	Floor	Shop No.	Comp.	RERA Carpet Area in Sq. M.	RERA Carpet Area in Sq. Ft.
1	Ground Floor	1	SHOP	15.00	161.46
2	Ground Floor	2	SHOP	16.98	182.77
TOTAL				31.98	344.23

Unsold Flats Inventory**A) Building No. 8 as per Sale Plan (Building No. 6 as per Approved Plan)**

Sr. No.	Floor	Flat No.	Comp.	RERA Carpet Area in Sq. Ft.	Rate / Sq. Ft. on RERA Carpet Area	Value in ₹
1	1st Floor	101	1 BHK	417.53	8,500.00	35,49,019.00
2	1st Floor	102	1 BHK	405.91	8,500.00	34,50,207.00
3	1st Floor	105	1 BHK	405.91	8,500.00	34,50,207.00
4	1st Floor	106	1 BHK	408.38	8,500.00	34,71,250.00
5	1st Floor	107	1 BHK	408.38	8,500.00	34,71,250.00
6	1st Floor	108	1 BHK	405.91	8,500.00	34,50,207.00
7	1st Floor	109	1 BHK	405.91	8,500.00	34,50,207.00
8	1st Floor	110	1 BHK	405.91	8,500.00	34,50,207.00
9	1st Floor	111	1 BHK	405.91	8,500.00	34,50,207.00
10	1st Floor	112	1 BHK	417.53	8,500.00	35,49,019.00
11	2nd Floor	201	1 BHK	417.53	8,500.00	35,49,019.00
12	2nd Floor	202	1 BHK	405.91	8,500.00	34,50,207.00
13	2nd Floor	203	1 BHK	405.91	8,500.00	34,50,207.00
14	2nd Floor	204	1 BHK	405.91	8,500.00	34,50,207.00
15	2nd Floor	205	1 BHK	405.91	8,500.00	34,50,207.00
16	2nd Floor	206	1 BHK	408.38	8,500.00	34,71,250.00
17	2nd Floor	207	1 BHK	408.38	8,500.00	34,71,250.00
18	2nd Floor	208	1 BHK	405.91	8,500.00	34,50,207.00
19	2nd Floor	209	1 BHK	405.91	8,500.00	34,50,207.00
20	2nd Floor	210	1 BHK	405.91	8,500.00	34,50,207.00
21	2nd Floor	211	1 BHK	405.91	8,500.00	34,50,207.00
22	2nd Floor	212	1 BHK	417.53	8,500.00	35,49,019.00
23	3rd Floor	301	1 BHK	417.53	8,500.00	35,49,019.00
24	3rd Floor	302	1 BHK	405.91	8,500.00	34,50,207.00
25	3rd Floor	303	1 BHK	405.91	8,500.00	34,50,207.00
26	3rd Floor	304	1 BHK	405.91	8,500.00	34,50,207.00
27	3rd Floor	305	1 BHK	405.91	8,500.00	34,50,207.00
28	3rd Floor	306	1 BHK	408.38	8,500.00	34,71,250.00
29	3rd Floor	307	1 BHK	408.38	8,500.00	34,71,250.00
30	3rd Floor	308	1 BHK	405.91	8,500.00	34,50,207.00
31	3rd Floor	309	1 BHK	405.91	8,500.00	34,50,207.00
32	3rd Floor	310	1 BHK	405.91	8,500.00	34,50,207.00
33	3rd Floor	311	1 BHK	405.91	8,500.00	34,50,207.00
34	3rd Floor	312	1 BHK	417.53	8,500.00	35,49,019.00
35	4th Floor	401	1 BHK	417.53	8,500.00	35,49,019.00
36	4th Floor	402	1 BHK	405.91	8,500.00	34,50,207.00
37	4th Floor	403	1 BHK	405.91	8,500.00	34,50,207.00
38	4th Floor	404	1 BHK	405.91	8,500.00	34,50,207.00
39	4th Floor	405	1 BHK	405.91	8,500.00	34,50,207.00
40	4th Floor	406	1 BHK	408.38	8,500.00	34,71,250.00
41	4th Floor	407	1 BHK	408.38	8,500.00	34,71,250.00
42	4th Floor	408	1 BHK	405.91	8,500.00	34,50,207.00
43	4th Floor	409	1 BHK	405.91	8,500.00	34,50,207.00
44	4th Floor	410	1 BHK	405.91	8,500.00	34,50,207.00
45	4th Floor	411	1 BHK	405.91	8,500.00	34,50,207.00
46	4th Floor	412	1 BHK	417.53	8,500.00	35,49,019.00
47	5th Floor	501	1 BHK	417.53	8,500.00	35,49,019.00

Sr. No.	Floor	Flat No.	Comp.	RERA Carpet Area in Sq. Ft.	Rate / Sq. Ft. on RERA Carpet Area	Value in ₹
48	5th Floor	502	1 BHK	405.91	8,500.00	34,50,207.00
49	5th Floor	503	1 BHK	405.91	8,500.00	34,50,207.00
50	5th Floor	505	1 BHK	405.91	8,500.00	34,50,207.00
51	5th Floor	506	1 BHK	408.38	8,500.00	34,71,250.00
52	5th Floor	507	1 BHK	408.38	8,500.00	34,71,250.00
53	5th Floor	508	1 BHK	405.91	8,500.00	34,50,207.00
54	5th Floor	509	1 BHK	405.91	8,500.00	34,50,207.00
55	5th Floor	510	1 BHK	405.91	8,500.00	34,50,207.00
56	5th Floor	511	1 BHK	405.91	8,500.00	34,50,207.00
57	5th Floor	512	1 BHK	417.53	8,500.00	35,49,019.00
58	6th Floor	602	1 BHK	405.91	8,500.00	34,50,207.00
59	6th Floor	604	1 BHK	405.91	8,500.00	34,50,207.00
60	6th Floor	605	1 BHK	405.91	8,500.00	34,50,207.00
61	6th Floor	606	1 BHK	408.38	8,500.00	34,71,250.00
62	6th Floor	607	1 BHK	408.38	8,500.00	34,71,250.00
63	6th Floor	608	1 BHK	405.91	8,500.00	34,50,207.00
64	6th Floor	609	1 BHK	405.91	8,500.00	34,50,207.00
65	6th Floor	610	1 BHK	405.91	8,500.00	34,50,207.00
66	6th Floor	611	1 BHK	405.91	8,500.00	34,50,207.00
67	6th Floor	612	1 BHK	417.53	8,500.00	35,49,019.00
68	7th Floor	701	1 BHK	417.53	8,500.00	35,49,019.00
69	7th Floor	702	1 BHK	405.91	8,500.00	34,50,207.00
70	7th Floor	705	1 BHK	405.91	8,500.00	34,50,207.00
71	7th Floor	706	1 BHK	408.38	8,500.00	34,71,250.00
72	7th Floor	708	1 BHK	405.91	8,500.00	34,50,207.00
73	7th Floor	709	1 BHK	405.91	8,500.00	34,50,207.00
74	7th Floor	710	1 BHK	405.91	8,500.00	34,50,207.00
75	7th Floor	711	1 BHK	405.91	8,500.00	34,50,207.00
76	7th Floor	712	1 BHK	417.53	8,500.00	35,49,019.00
77	8th Floor	801	1 BHK	417.53	8,500.00	35,49,019.00
78	8th Floor	802	1 BHK	405.91	8,500.00	34,50,207.00
79	8th Floor	804	1 BHK	405.91	8,500.00	34,50,207.00
80	8th Floor	805	1 BHK	405.91	8,500.00	34,50,207.00
81	8th Floor	807	1 BHK	408.38	8,500.00	34,71,250.00
82	8th Floor	808	1 BHK	405.91	8,500.00	34,50,207.00
83	8th Floor	809	1 BHK	405.91	8,500.00	34,50,207.00
84	8th Floor	810	1 BHK	405.91	8,500.00	34,50,207.00
85	8th Floor	811	1 BHK	405.91	8,500.00	34,50,207.00
86	8th Floor	812	1 BHK	417.53	8,500.00	35,49,019.00
87	9th Floor	901	1 BHK	417.53	8,500.00	35,49,019.00
88	9th Floor	902	1 BHK	405.91	8,500.00	34,50,207.00
89	9th Floor	903	1 BHK	405.91	8,500.00	34,50,207.00
90	9th Floor	905	1 BHK	405.91	8,500.00	34,50,207.00
91	9th Floor	906	1 BHK	408.38	8,500.00	34,71,250.00
92	9th Floor	907	1 BHK	408.38	8,500.00	34,71,250.00
93	9th Floor	908	1 BHK	405.91	8,500.00	34,50,207.00
94	9th Floor	909	1 BHK	405.91	8,500.00	34,50,207.00
95	9th Floor	910	1 BHK	405.91	8,500.00	34,50,207.00
96	9th Floor	911	1 BHK	405.91	8,500.00	34,50,207.00
97	9th Floor	912	1 BHK	417.53	8,500.00	35,49,019.00

Sr. No.	Floor	Flat No.	Comp.	RERA Carpet Area in Sq. Ft.	Rate / Sq. Ft. on RERA Carpet Area	Value in ₹
98	10th Floor	1001	1 BHK	417.53	8,500.00	35,49,019.00
99	10th Floor	1002	1 BHK	405.91	8,500.00	34,50,207.00
100	10th Floor	1003	1 BHK	405.91	8,500.00	34,50,207.00
101	10th Floor	1004	1 BHK	405.91	8,500.00	34,50,207.00
102	10th Floor	1005	1 BHK	405.91	8,500.00	34,50,207.00
103	10th Floor	1006	1 BHK	408.38	8,500.00	34,71,250.00
104	10th Floor	1007	1 BHK	408.38	8,500.00	34,71,250.00
105	10th Floor	1008	1 BHK	405.91	8,500.00	34,50,207.00
106	10th Floor	1009	1 BHK	405.91	8,500.00	34,50,207.00
107	10th Floor	1010	1 BHK	405.91	8,500.00	34,50,207.00
108	10th Floor	1011	1 BHK	405.91	8,500.00	34,50,207.00
109	10th Floor	1012	1 BHK	417.53	8,500.00	35,49,019.00
110	11th Floor	1102	1 BHK	405.91	8,500.00	34,50,207.00
111	11th Floor	1104	1 BHK	405.91	8,500.00	34,50,207.00
112	11th Floor	1105	1 BHK	405.91	8,500.00	34,50,207.00
113	11th Floor	1106	1 BHK	408.38	8,500.00	34,71,250.00
114	11th Floor	1107	1 BHK	408.38	8,500.00	34,71,250.00
115	11th Floor	1108	1 BHK	405.91	8,500.00	34,50,207.00
116	11th Floor	1109	1 BHK	405.91	8,500.00	34,50,207.00
117	11th Floor	1110	1 BHK	405.91	8,500.00	34,50,207.00
118	11th Floor	1111	1 BHK	405.91	8,500.00	34,50,207.00
119	11th Floor	1112	1 BHK	417.53	8,500.00	35,49,019.00
120	12th Floor	1201	1 BHK	417.53	8,500.00	35,49,019.00
121	12th Floor	1204	1 BHK	405.91	8,500.00	34,50,207.00
122	12th Floor	1205	1 BHK	405.91	8,500.00	34,50,207.00
123	12th Floor	1206	1 BHK	408.38	8,500.00	34,71,250.00
124	12th Floor	1207	1 BHK	408.38	8,500.00	34,71,250.00
125	12th Floor	1208	1 BHK	405.91	8,500.00	34,50,207.00
126	12th Floor	1209	1 BHK	405.91	8,500.00	34,50,207.00
127	12th Floor	1210	1 BHK	405.91	8,500.00	34,50,207.00
128	12th Floor	1211	1 BHK	405.91	8,500.00	34,50,207.00
129	12th Floor	1212	1 BHK	417.53	8,500.00	35,49,019.00
130	13th Floor	1301	1 BHK	417.53	8,500.00	35,49,019.00
131	13th Floor	1302	1 BHK	405.91	8,500.00	34,50,207.00
132	13th Floor	1303	1 BHK	405.91	8,500.00	34,50,207.00
133	13th Floor	1304	1 BHK	405.91	8,500.00	34,50,207.00
134	13th Floor	1305	1 BHK	405.91	8,500.00	34,50,207.00
135	13th Floor	1307	1 BHK	408.38	8,500.00	34,71,250.00
136	13th Floor	1308	1 BHK	405.91	8,500.00	34,50,207.00
137	13th Floor	1309	1 BHK	405.91	8,500.00	34,50,207.00
138	13th Floor	1310	1 BHK	405.91	8,500.00	34,50,207.00
139	13th Floor	1311	1 BHK	405.91	8,500.00	34,50,207.00
140	13th Floor	1312	1 BHK	417.53	8,500.00	35,49,019.00
141	14th Floor	1401	1 BHK	417.53	8,500.00	35,49,019.00
142	14th Floor	1403	1 BHK	405.91	8,500.00	34,50,207.00
143	14th Floor	1404	1 BHK	405.91	8,500.00	34,50,207.00
144	14th Floor	1405	1 BHK	405.91	8,500.00	34,50,207.00
145	14th Floor	1406	1 BHK	408.38	8,500.00	34,71,250.00
146	14th Floor	1407	1 BHK	408.38	8,500.00	34,71,250.00
147	14th Floor	1408	1 BHK	405.91	8,500.00	34,50,207.00

Sr. No.	Floor	Flat No.	Comp.	RERA Carpet Area in Sq. Ft.	Rate / Sq. Ft. on RERA Carpet Area	Value in ₹
148	14th Floor	1409	1 BHK	405.91	8,500.00	34,50,207.00
149	15th Floor	1501	1 BHK	417.53	8,500.00	35,49,019.00
150	15th Floor	1502	1 BHK	405.91	8,500.00	34,50,207.00
151	15th Floor	1503	1 BHK	405.91	8,500.00	34,50,207.00
152	15th Floor	1504	1 BHK	405.91	8,500.00	34,50,207.00
153	15th Floor	1505	1 BHK	405.91	8,500.00	34,50,207.00
154	15th Floor	1506	1 BHK	408.38	8,500.00	34,71,250.00
155	15th Floor	1507	1 BHK	408.38	8,500.00	34,71,250.00
156	15th Floor	1508	1 BHK	405.91	8,500.00	34,50,207.00
157	15th Floor	1509	1 BHK	405.91	8,500.00	34,50,207.00
158	15th Floor	1510	1 BHK	405.91	8,500.00	34,50,207.00
159	15th Floor	1511	1 BHK	405.91	8,500.00	34,50,207.00
160	15th Floor	1512	1 BHK	417.53	8,500.00	35,49,019.00
TOTAL				65,325.79		55,52,69,205.00

B) Building No. 1 as per Sale Plan (Building No. 8 as per Approved Plan)

Sr. No.	Floor	Flat No.	Comp.	RERA Carpet Area in Sq. Ft.	Rate / Sq. Ft. on RERA Carpet Area	Value in ₹
1	1st Floor	101	2 BHK	579.96	8,500.00	49,29,651.00
2	1st Floor	102	2 BHK	579.96	8,500.00	49,29,651.00
3	2nd Floor	201	2 BHK	579.96	8,500.00	49,29,651.00
4	2nd Floor	202	2 BHK	579.96	8,500.00	49,29,651.00
5	2nd Floor	203	1 BHK	402.14	8,500.00	34,18,184.00
6	2nd Floor	204	1 BHK	402.14	8,500.00	34,18,184.00
7	2nd Floor	205	1 BHK	402.14	8,500.00	34,18,184.00
8	2nd Floor	206	1 BHK	402.14	8,500.00	34,18,184.00
9	3rd Floor	301	2 BHK	579.96	8,500.00	49,29,651.00
10	3rd Floor	302	2 BHK	579.96	8,500.00	49,29,651.00
11	3rd Floor	303	1 BHK	402.14	8,500.00	34,18,184.00
12	3rd Floor	304	1 BHK	402.14	8,500.00	34,18,184.00
13	3rd Floor	305	1 BHK	402.14	8,500.00	34,18,184.00
14	3rd Floor	306	1 BHK	402.14	8,500.00	34,18,184.00
15	4th Floor	401	2 BHK	579.96	8,500.00	49,29,651.00
16	4th Floor	402	2 BHK	579.96	8,500.00	49,29,651.00
17	4th Floor	403	1 BHK	402.14	8,500.00	34,18,184.00
18	4th Floor	404	1 BHK	402.14	8,500.00	34,18,184.00
19	4th Floor	405	1 BHK	402.14	8,500.00	34,18,184.00
20	4th Floor	406	1 BHK	402.14	8,500.00	34,18,184.00
21	5th Floor	501	2 BHK	579.96	8,500.00	49,29,651.00
22	5th Floor	502	2 BHK	579.96	8,500.00	49,29,651.00
23	5th Floor	503	1 BHK	402.14	8,500.00	34,18,184.00
24	5th Floor	504	1 BHK	402.14	8,500.00	34,18,184.00
25	5th Floor	505	1 BHK	402.14	8,500.00	34,18,184.00
26	5th Floor	506	1 BHK	402.14	8,500.00	34,18,184.00
27	6th Floor	601	2 BHK	579.96	8,500.00	49,29,651.00
28	6th Floor	602	2 BHK	579.96	8,500.00	49,29,651.00
29	6th Floor	603	1 BHK	402.14	8,500.00	34,18,184.00
30	6th Floor	604	1 BHK	402.14	8,500.00	34,18,184.00
31	6th Floor	605	1 BHK	402.14	8,500.00	34,18,184.00
32	6th Floor	606	1 BHK	402.14	8,500.00	34,18,184.00

Sr. No.	Floor	Flat No.	Comp.	RERA Carpet Area in Sq. Ft.	Rate / Sq. Ft. on RERA Carpet Area	Value in ₹
33	7th Floor	701	2 BHK	579.96	8,500.00	49,29,651.00
34	7th Floor	702	2 BHK	579.96	8,500.00	49,29,651.00
35	7th Floor	705	1 BHK	402.14	8,500.00	34,18,184.00
36	7th Floor	706	1 BHK	402.14	8,500.00	34,18,184.00
37	8th Floor	801	2 BHK	579.96	8,500.00	49,29,651.00
38	8th Floor	802	2 BHK	579.96	8,500.00	49,29,651.00
39	8th Floor	803	1 BHK	402.14	8,500.00	34,18,184.00
40	8th Floor	804	1 BHK	543.36	8,500.00	46,18,574.00
41	9th Floor	901	2 BHK	579.96	8,500.00	49,29,651.00
42	9th Floor	902	2 BHK	579.96	8,500.00	49,29,651.00
43	9th Floor	903	1 BHK	402.14	8,500.00	34,18,184.00
44	9th Floor	904	1 BHK	402.14	8,500.00	34,18,184.00
45	9th Floor	905	1 BHK	402.14	8,500.00	34,18,184.00
46	9th Floor	906	1 BHK	402.14	8,500.00	34,18,184.00
47	10th Floor	1001	2 BHK	579.96	8,500.00	49,29,651.00
48	10th Floor	1002	2 BHK	579.96	8,500.00	49,29,651.00
49	10th Floor	1003	1 BHK	402.14	8,500.00	34,18,184.00
50	10th Floor	1004	1 BHK	402.14	8,500.00	34,18,184.00
51	10th Floor	1005	1 BHK	402.14	8,500.00	34,18,184.00
52	10th Floor	1006	1 BHK	402.14	8,500.00	34,18,184.00
53	11th Floor	1102	2 BHK	579.96	8,500.00	49,29,651.00
54	11th Floor	1103	1 BHK	402.14	8,500.00	34,18,184.00
55	11th Floor	1104	1 BHK	402.14	8,500.00	34,18,184.00
56	11th Floor	1105	1 BHK	402.14	8,500.00	34,18,184.00
57	11th Floor	1106	1 BHK	402.14	8,500.00	34,18,184.00
58	12th Floor	1201	2 BHK	579.96	8,500.00	49,29,651.00
59	12th Floor	1202	2 BHK	579.96	8,500.00	49,29,651.00
60	12th Floor	1205	1 BHK	402.14	8,500.00	34,18,184.00
61	12th Floor	1206	1 BHK	402.14	8,500.00	34,18,184.00
62	13th Floor	1303	1 BHK	402.14	8,500.00	34,18,184.00
63	13th Floor	1304	1 BHK	543.36	8,500.00	46,18,574.00
64	13th Floor	1306	1 BHK	402.14	8,500.00	34,18,184.00
65	14th Floor	1403	1 BHK	402.14	8,500.00	34,18,184.00
66	14th Floor	1405	1 BHK	402.14	8,500.00	34,18,184.00
67	14th Floor	1406	1 BHK	402.14	8,500.00	34,18,184.00
68	15th Floor	1501	2 BHK	579.96	8,500.00	49,29,651.00
69	15th Floor	1502	2 BHK	579.96	8,500.00	49,29,651.00
70	15th Floor	1503	1 BHK	402.14	8,500.00	34,18,184.00
71	15th Floor	1504	1 BHK	402.14	8,500.00	34,18,184.00
72	15th Floor	1505	1 BHK	402.14	8,500.00	34,18,184.00
73	15th Floor	1506	1 BHK	402.14	8,500.00	34,18,184.00
TOTAL				34,084.10		28,97,14,887.00

Unsold Shops Inventory**A) Building No. 1 as per Sale Plan (Building No. 8 as per Approved Plan)**

Sr. No.	Floor	Shop No.	Comp.	RERA Carpet Area in Sq. Ft.	Rate / Sq. Ft. on RERA Carpet Area	Value in ₹
1	Ground Floor	3	SHOP	138.85	28,000.00	38,87,921.00
2	Ground Floor	4	SHOP	193.75	28,000.00	54,25,006.00
3	Ground Floor	5	SHOP	193.75	28,000.00	54,25,006.00
4	Ground Floor	6	SHOP	169.64	28,000.00	47,49,894.00
5	Ground Floor	7	SHOP	169.64	28,000.00	47,49,894.00
6	Ground Floor	8	SHOP	193.75	28,000.00	54,25,006.00
7	Ground Floor	9	SHOP	193.75	28,000.00	54,25,006.00
8	Ground Floor	10	SHOP	138.85	28,000.00	38,87,921.00
9	Ground Floor	11	SHOP	182.77	28,000.00	51,17,589.00
TOTAL				1,574.76		4,40,93,243.00

TOTAL SUMMARY

Particulars	No. of Units	RERA Carpet Area in Sq. Ft.	Rate / Sq. Ft. on RERA Carpet Area in ₹	Market Value in ₹
Unsold Flats in Building No. 1 as per Sale Plan (Building No. 8 as per Approved Plan)	73.00	34,084.10	8,500.00	28,97,14,887.00
Unsold Flats in Building No. 8 as per Sale Plan (Building No. 6 as per Approved Plan)	160.00	65,325.79	8,500.00	55,52,69,205.00
Unsold Shops in Building No. 1 as per Sale Plan (Building No. 8 as per Approved Plan)	9.00	1,574.76	28,000.00	4,40,93,243.00
Landowner Flats in Building No. 1 as per Sale Plan (Building No. 8 as per Approved Plan)	11.00	5,312.63	-	-
Landowner Flat in Building No. 8 as per Sale Plan (Building No. 6 as per Approved Plan)	18.00	7,343.67	-	-
Landowner Shops in Building No. 1 as per Sale Plan (Building No. 8 as per Approved Plan)	2.00	344.23	-	-
Total	273.00	1,13,985.18		88,90,77,335.00
Total Income from Sale in Cr.				88.91

COST OF PROJECT

Project expenses	Incurred Cost in ₹	To be Incurred Cost in ₹	Total (₹ in Cr.)
Land & Stamp Duty Cost	3.12	4.70	7.82
Construction Cost of Building	2.65	43.68	46.33
Approval Cost of Fungible Cost & Development charges	-	0.50	0.50
Architect Cost, RCC & other Professional fees	-	1.39	1.39
Administrative Expenses	-	2.32	2.32
Marketing Expenses	-	1.78	1.78
Interest Cost	-	4.40	4.40
Contingency Cost	-	1.39	1.39
TOTAL COST	5.77	60.15	65.92

➤ Land Cost:

As per Present Ready Reckoner rate the Project Land Value is ₹ 0.17 Cr. considering Land Rate @ ₹1,570.00 per Sq. M. & Plot Area of 1,101.67 Sq. M.

As per developer agreement land stamp duty cost is ₹ 7,81,76,040.00 i.e., ₹ 7.82 Cr. which is 11.88% of Total Project Cost.

Sr.	Date	Document Name	Description	Total Cost in ₹	Incurred Cost in ₹
1	14/09/2024	Development Agreement	Purchase Cost	7,20,00,000.00	7,20,00,000.00
2			Stamp Duty	61,37,800.00	61,37,800.00
3			Reg. Fees	30,000.00	30,000.00
4				2,740.00	2,740.00
5	21/09/2024	Supplementary Development Agreement	Stamp Duty	500.00	500.00
6			Reg. Fees	3,100.00	3,100.00
7				100.00	100.00
8	21/09/2024	Power of Attorney	Stamp Duty	500.00	500.00
9			Reg. Fees	1,200.00	1,200.00
10				100.00	100.00
Total				7,81,76,040.00	7,81,76,040.00

➤ Building Cost of Construction for Sale Building:

Construction Area of Sale Building No. 1 as per Sale Plan (Building No. 8 as per Approved Plan) = 6,519.82 Sq. M. i.e., 70,179.30 Sq. Ft.

Construction Area of Sale Building No. 8 as per Sale Plan (Building No. 6 as per Approved Plan) = 12,012.49 Sq. M. i.e., 1,29,302.42 Sq. Ft.

Total Construction Area of Sale Building = 18,532.30 Sq. M. i.e., 1,99,481.72 Sq. Ft.

Total estimated cost for construction of Building (includes cost of RCC work, manpower, lift, material, painting, finishing work, site development, etc.) is ₹ 46,33,07,590.00 i.e., ₹ 46.33 Cr. which comes ₹ 25,000.00 per Sq. M. on construction area for building,

The total construction area is 18,532.30 Sq. M. i.e., 1,99,481.72 Sq. Ft., projected cost of ₹ 46.33 Cr is 70.40% of total project cost

VC IPL opinion the construction cost of 25,000/- Per Sq. Ft. which is in line with Market-Trend.

Particulars	Rate per Sq. M.
Excavation Work	2,000.00
Total RCC Work	12,000.00
Final Finishing Work	6,000.00
Other Work	5,000.00
Cost of Construction	25,000.00

➤ **Approval Charges:**

The Total Approval Cost (Fungible Cost & Development Cess Premium & TDR Cost) as per challan provided by the developer will be ₹50,00,00.00 i.e., ₹0.50 Cr. which is 0.76% of Total Project Cost.

As per information provided by developer.

➤ **Architect Cost, RCC & Other Professional Charges:**

The total Architect charges of ₹1,38,99,228.00 i.e., ₹1.39 Cr. Is 3% of total construction cost building & it is line up with Market trend.

The professional charge consists of Architect & Legal which in market is in the range of 2% - 5% of Total Construction cost of the project.

➤ **Administrative Expenses:**

Salaries, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), cost of machineries and equipment including its hire and maintenance cost, consumables etc. All costs directly incurred to complete the construction of the entire phase of the project registered is estimated 5% of total construction cost Building which comes to ₹2,31,65,380.00 i.e., ₹2.32 Cr.

The admin charges which in market is in the range of 4% - 6% of Total Construction cost of the project.

➤ **Marketing Expenses:**

Marketing costs directly incurred to complete the construction of the entire phase of the project registered is estimated at 2% of total Sale income from the project which comes to ₹1,77,81,547.00 i.e., ₹1.78 Cr.

The marketing charge consists of brokerage & commission which in market is in the range of 1% - 3% of Total Sale income of the property.

➤ **Interest Costs:**

The Interest cost for the term loan is ₹4,40,00,000.00 i.e., ₹4.40 Cr., which is 6.69% of total project cost.

As per information provided by the client.

➤ **Contingency Costs:**

The contingency charges estimated at 3% of total cost of construction which comes to ₹1,38,99,228.00 i.e., ₹1.39 Cr.

PROFIT FROM THE PROJECT:

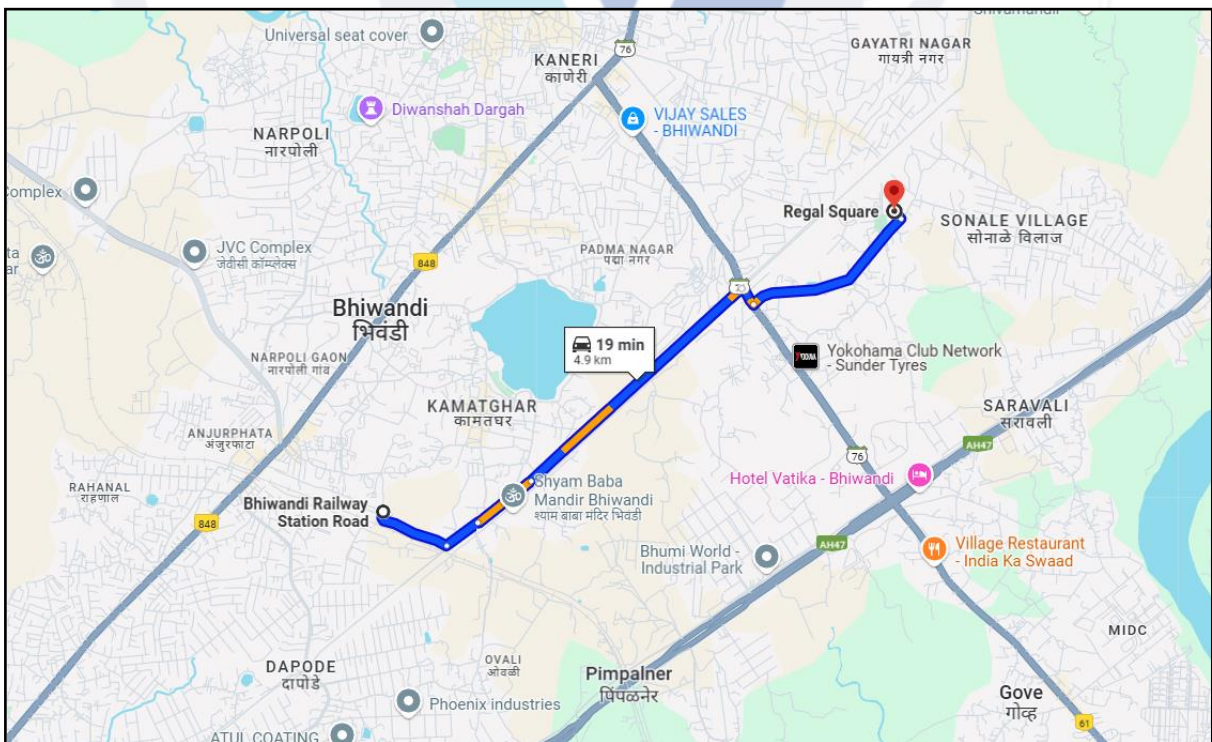
Particulars	Amount (₹ in Cr.)
Gross Estimated Revenue	88.91
Less: Total projected Expenses	65.92
Estimated Surplus	22.98
Project Cost and Developer Profit	-
Developer Profit @ 30% of estimated surplus	6.90
Net Surplus (3-4)	16.08
PV (discounted @ 8% for 4 years)	12.77
Add:	-
Expenses already incurred as on date	5.77
(As per the certified Trial Balance Sheet of the project)	-
Less:	-
Present Value of the project potential/ Land Value as on Date	18.54
The realizable value of the property	16.68
Distress value of the property	14.83

Actual Site Photographs



Route Map of the property

Site u/r



Latitude Longitude: 19°17'18.3" N 73°05'00.4" E

Note: The Blue line shows the route to site from nearest railway station (Bhiwandi – 4.9 Km)




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Ready Reckoner 2024 – 2025



Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



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

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[Valuation Guidelines | User Manual](#)

Year Language

Selected District

Select Taluka

Select Village

Vibhag Number **5**

Assesment Type	Assesment Range	Rate Rs/-	Unit
जिरायत शेत जमीन	0-1.25	697800	हेक्टर
जिरायत शेत जमीन	1.26-2.50	808200	हेक्टर
जिरायत शेत जमीन	2.51-5.00	897900	हेक्टर
जिरायत शेत जमीन	5.01-7.50	949900	हेक्टर
जिरायत शेत जमीन	7.51-10.00	1045600	हेक्टर
जिरायत शेत जमीन	10.01-12.50	1149700	हेक्टर
जिरायत शेत जमीन	12.51-च्या पुढे	1264600	हेक्टर
निवासी	0-0.00	23000	चौरस मीटर
12			

Assesment Type	Assesment Range	Rate Rs/-	Unit
दुकाने	0-0	27500	चौरस मीटर
कार्यालये	0-0	26800	चौरस मीटर
गावठाणातील मिळकती	0-0.00	1640	चौरस मीटर
हायवेवरील जमिनी	0-0	1590	चौरस मीटर
बिनशेती जमीनी/भूखंड	0-0	1570	चौरस मीटर
औद्योगिक बिनशेती जमिनी	0-0.00	1640	चौरस मीटर
12			

Registered Sales Instances

Regd. Doc. No.	Date	Agreement Value in ₹	RERA Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate / Sq. Ft. on RERA Carpet Area
1348/2024	31/01/2024	30,31,368.00	37.36	402.14	7,538.00

सूची क्र.2		दुयम निबंधक : सह दु.नि.भिवंडी 2
1348351	16-03-2024	दस्त क्रमांक : 1348/2024
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोंदणी : Regn:63m
गावाचे नाव : भादवड		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	3031368	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1904059.872	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:भिवंडी-निजामपूर मनपइतर वर्णन : इतर माहिती: मौजे भादवड तालुका भिवंडी जिल्हा ठाणे येथील सर्व्हे नं. 5/1पै व इतर या जागेवरील रिगल स्केअर फेज 4 मधील बिल्डिंग नं. 1(मंजूर नकाशा प्रमाणे बिल्डिंग नं. 8)मधील 12 वा मजल्या वरील सदनिका क्र. 1203 चे क्षेत्र 37.36 चौरस मिटर कारपेट रेरा((Survey Number : 5/1पै व इतर ;))	
(5) क्षेत्रफळ	37.36 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. स्केअर फिट इन्फ्रास्ट्रक्चर एल. एल. पी. तर्फे भागीदार सचिन सी. मिरानी तर्फे क.ज. देणार मयूर अरविंद भानुशाली वय:-31 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं: 2 रा मजला, सत्यम बिल्डिंग, पंजाब नॅशनल बँक च्या वर, एम. जी. रोड, नौपाडा, ठाणे पश्चिम, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400602 पॅन नं:-ACBFS0984Q	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अमित सुबोध तिवारी वय:-24; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं: बी-9, बिल्डिंग नं. 2, श्री मानव मंदिर, सारस्वत एटीएम सोसायटी जवळ, कळवा स्टेशन रोड, कळवा पश्चिम, ठाणे, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400605 पॅन नं:-BINPT4980N 2): नाव:-रजनीश सुबोध तिवारी वय:-26; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं: बी-9, बिल्डिंग नं. 2, श्री मानव मंदिर, सारस्वत एटीएम सोसायटी जवळ, कळवा स्टेशन रोड, कळवा पश्चिम, ठाणे, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400605 पॅन नं:-BBQPT4920G 3): नाव:-सुबोध जितेन्द्र तिवारी वय:-52; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं: बी-9, बिल्डिंग नं. 2, श्री मानव मंदिर, सारस्वत एटीएम सोसायटी जवळ, कळवा स्टेशन रोड, कळवा पश्चिम, ठाणे, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400605 पॅन नं:-AGJPT5693B	
(9) दस्तऐवज करून दिल्याचा दिनांक	31/01/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	31/01/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	1348/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	212200	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

Registered Sales Instances

Regd. Doc. No.	Date	Agreement Value in ₹	Built up Area In Sq.M.	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate / Sq. Ft. on Carpet Area
8195/2024	15/09/2024	33,30,000.00	52.62	43.85	472.00	7,055.00

गावाचे नाव : भादवड	
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	3330000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2857581.72
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: भिवंडी-निजामपूर मनपइतर वर्णन : इतर माहिती: मौजे भादवड तालुका भिवंडी जिल्हा ठाणे येथील सर्व्हे नं. 5/1 पैकी, 5/2 पैकी याजागेवरील रिगल स्केअर फेज-1 कॉ. ऑप. हौऊसिंग सोसायटी लिमिटेड मधील बिल्डिंग नं. 3 (मंजूर नकाशाप्रमाणे बिल्डिंग नं. 1) मधील 10 वा मजल्यावरील सदनिका क्रमांक 1003 चे क्षेत्र 43.85 चौरस मिटर कारपेट, म.न.पा. घर नं. 844/1003 असे आहेत (Survey Number : 5/1 पैकी, 5/2 पैकी ;)
(5) क्षेत्रफळ	52.62 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:-शोएब मोजाम खान वय:-32 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं: सीएसटी रोड बीकेसी जवळ मोतीलाल नेहरू नगर एसआरए बिल्डिंग नं. 09/211 विद्यानगरी मुंबई, रोड नं. -, महाराष्ट्र, मुंबई. पिन कोड:-400098 पॅन नं:-BNTPK5399D
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-जयेश गोविंद गावित वय:-36; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं: बिल्डिंग नं. 2/ 6 वा मजला सदनिका क्रमांक 603 रिगल स्केअर भादवड तालुका भिवंडी जिल्हा ठाणे, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-421302 पॅन नं:-ASIPG0353Q 2): नाव:-भारती जयेश गावित वय:-33; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं: बिल्डिंग नं. 2/6 वा मजला सदनिका क्रमांक 603 रिगल स्केअर भादवड तालुका भिवंडी जिल्हा ठाणे, रोड नं. -, महाराष्ट्र, THANE. पिन कोड:-421302 पॅन नं:-BYSPA4507K
(9) दस्तऐवज करून दिल्याचा दिनांक	14/09/2024
(10) दस्त नोंदणी केल्याचा दिनांक	15/09/2024
(11) अनुक्रमांक, खंड व पृष्ठ	8195/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	233100
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शोरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील :-	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

Price Indicators for Flats

Sr. No.	Project Name	Developer Name	RERA No.	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
1	Adinath Royal Flora	Shri Adinath Realty	P51700011975	403.00	32,00,000.00	7,940.00
2	Vidisha Shambhu Shankar Residency	Vidisha Construction	P51700046454	646.00	52,51,000.00	8,128.00
3	Yogi Belleza	Yogi Developers	P51700034700	545.00	49,87,000.00	9,150.00
4	Narayani Dham Building No. 2A & 2B	Maya Developers	P51700017958	580.00	40,97,000.00	7,064.00
5	Swapnalok	Siteman Home	P51700032473	638.00	66,08,000.00	10,357.00

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Home / Thane / Beyond Thane / Bhiwandi / Aadinath Royal Flora Last updated: Sep 17, 2024

Aadinath Royal Flora ✓ RERA

By **SHRI AADINATH REALTY** ₹32.0 L - 49.0 L | ₹8.08 K/sq.ft
EMI starts at ₹16.95 K

Bhadwad Sonale Road, Bhadwad, New Bhiwandi, Mumbai, Beyond Thane, Thane Price includes everything except stamp ... See More

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1, 2 BHK Apartments
Configurations

Jun, 2021
Possession Starts

₹8.08 K/sq.ft
Avg. Price

403 - 596 sq.ft.
(Carpet Area)
Sizes

Price Indicators for Flats

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Home / Thane / Beyond Thane / Bhiwandi / Vidisha Shambhu Shankar Residency Last updated: Sep 17, 2024

Vidisha Shambhu Shankar Residency ✓ RERA


By VIDISHA CONSTRUCTIONS MUMBAI

Sonale Baggaon Road, Sonale, Bhadwad Gaon, Sonale Village Bhiwandi, Beyond Thane, Thane

₹17.0 L - 52.51 L | ₹5.28 K - 8.13 K/sq.ft
EMI starts at ₹9 K

Price includes everything except stamp... See More

Contact Developer



1, 2, 3 BHK Apartments Configurations

Dec, 2024 Possession Starts

₹5.28 K - 8.13 K/sq.ft Avg. Price

322 - 646 sq.ft. (Carpet Area) Sizes

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Home / Thane / Beyond Thane / Bhiwandi / Yogi Belleza Last updated: Oct 26, 2024

Yogi Belleza ✓ RERA


By YOGI ENTERPRISES

Bhiwandi, Beyond Thane, Thane

₹28.38 L - 49.87 L | ₹9.15 K/sq.ft
EMI starts at ₹15.03 K

Basic Price

Contact Developer



1, 2 BHK Apartments Configurations

Dec, 2027 Possession Starts

₹9.15 K/sq.ft Avg. Price

310 - 545 sq.ft. (Carpet Area) Sizes

Price Indicators for Flats

PROPTIGER LET'S GET YOU HOME

CITY: Mumbai

India Property > Property in Mumbai > Property in Bhiwandi > Narayani Dham

PROJECT RERA ID : P51700017817, P51700017889, P51700017958

Narayani Dham ❤️
by **Maya Developer**

📍 Bhiwandi, Mumbai (show on map)

[Download Brochures](#)

1, 2 BHK Apartment	323 - 580 sq ft Carpet Area ⓘ	₹ 13.87 L - ₹ 40.97 L Builder Price See inclusions
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Siteman Swapnalok
Bhadwad Gaon, Thane [See on Map](#)

₹33.25 Lac - 66.08 Lac ⓘ

Partially Ready To Move 141 Sq. Ft. to 638 Sq. Ft. (Carpet)

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- Home Loan for Siteman Swapnalok
- Interiors Package Starting from ₹1.4L for Siteman Swapnalok
- Professional Valuation Report in ₹999 for Siteman Swapnalok
- Are you Looking to Advertise a Property in Siteman Swapnalok?

Justification for price /rate

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

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

We hope this will satisfy your requirements.



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As a result of my appraisal and analysis, it is my considered opinion that the realizable Value of the above property in the prevailing condition with aforesaid specification is **(As per table attached to the report)**

Place: Mumbai

Date: 29.10.2024

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

Director

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

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

Reg. No. CAT-I-F-1763

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



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



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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 29.10.2024 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 05.10.2024. 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

- s. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable. The valuation report is submitted in the prescribed format of the bank.
- t. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V - A signed copy of same to be taken and kept along with this declaration)
- u. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- v. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- w. I am Chairman & Managing Director of the company, who is competent to sign this valuation report.
- x. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e., LLMS / LOS) only.
- y. Further, I hereby provide the following information.

	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration is developed by M/s. Dev Drashti Realty Pvt Ltd
2.	Purpose of valuation and appointing authority	As per request from State Bank of India, SME Chembur Branch, to assess Fair Market value of the Project for bank loan purpose
3.	Identity of the Valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Prayush P. Parekh – Senior Valuation Engineer Saiprasad Patil – Valuation Engineer
4.	Disclosure of Valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment – 03.10.2024 Valuation Date – 29.10.2024 Date of Report – 29.10.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 05.10.2024
7.	Nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> • Market Survey at the time of site visit • Ready Reckoner rates / Circle rates • Online search for Registered Transactions • Online Price Indicators on real estate portals • Enquiries with Real estate consultants • Existing data of Valuation assignments carried out by us
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparative Method
9.	Restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	Major factors that were taken into account during the valuation;	Current market conditions, demand and supply position, residential land size, location, sustained demand for residential land, all round development of commercial and residential application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **29th 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 documents / information received from Client's representative and site visit conducted, we understand that the subject property is currently a Building Under Construction work is in progress contiguous and non-agricultural land parcel admeasuring as per table attached to the report and in the name of **M/s. Dev Drashti Realty Pvt Ltd.** Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

Property Title

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

Environmental Conditions

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



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Town Planning

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

Area

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

Condition & Repair

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

Valuation Methodology

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

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar properties in an open and competitive market and is particularly useful in estimating the value of the land and properties that are typically traded on a unit basis.

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

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

Not a Structural Survey

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

Other

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

Legal

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

Property specific assumptions

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

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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



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MODEL CODE OF CONDUCT FOR VALUERS**Integrity and Fairness**

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

Professional Competence and Due Care

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

Independence and Disclosure of Interest

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.
14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his / its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.
18. As an independent valuer, the valuer shall not charge success fee.
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the



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Confidentiality

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

Information Management

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

Gifts and hospitality:

25. A valuer or his / its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.
26. Explanation: For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).
27. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself / itself, or to obtain or retain an advantage in the conduct of profession for himself / itself.

Remuneration and Costs.

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

Occupation, employability and restrictions.

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

Miscellaneous

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

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Master Valuation** of the property under reference as on **29th October 2024**.

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

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

Fundamental assumptions and conditions presumed in this definition are:

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

DECLARATION OF PROFESSIONAL FEES CHARGED

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

VALUATION OF THE PROPERTY PREMISES

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

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

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

Reg. No. CAT-I-F-1763

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



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