

PROFORMA INVOICE

(ORIGINAL FOR RECIPIENT)

Vastukala Consultants (I) Pvt Ltd Ackruti Star, 1st Floor, 121, Central Road, MIDC, Andheri (E), Mumbai - 400 093 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org Buyer (Bill to) STATE BANK OF INDIA - HLST BKC HOME LOAN SALES Project Approval Cell, Local Head Office, Synergy, 5th Floor, C-6, G Block, Bandra Kurla Complex, Bandra East, Mumbai 400 051 GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Invoice No.	Dated
	PG-3007/22-23	28-Oct-22
	Delivery Note	Mode/Terms of Payment
	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	27242/43339	
Dispatched through	Destination	
Terms of Delivery		

Sl No.	Particulars	HSN/SAC	Amount
1	VALUATION FEE (Technical Inspection and Certification Services)	997224	10,500.00
	CGST		945.00
	SGST		945.00
Total			₹ 12,390.00

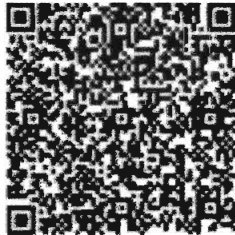
Amount Chargeable (in words) E. & O.E
Indian Rupee Twelve Thousand Three Hundred Ninety Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	10,500.00	9%	945.00	9%	945.00	1,890.00
Total			945.00		945.00	1,890.00

Tax Amount (in words) : **Indian Rupee One Thousand Eight Hundred Ninety Only**

Remarks:
 ""Lodha Codename Premier - Casa Fiora"", Sector - O,
 Proposed Integrated Township Project Land Comprised
 in Survey No. 260/1A, 260/1B, 260/2 & 260/3 and
 Survey No. 24/1B (pt), 212/2 (pt) at Village - Hedutane
 and Survey No. 65/15A, 65/15B, 53/1 & 53/3 at Village -
 Mangaon, Premier Colony Road, Kalyan Shil Road,
 Sonar Pada, Dombivli (East), Taluka - Kalyan, Dist. -
 Thane, PIN Code - 421 203
 Company's PAN : **AADCV4303R**
 Declaration
 NOTE - AS PER MSME RULES INVOICE NEED TO
 BE CLEARED WITHIN 45 DAYS OR INTEREST
 CHARGES APPLICABLE AS PER THE RULE.
 MSME Registration No. - 27222201137

Company's Bank Details
 Bank Name : **State Bank of India**
 A/c No. : **32632662114**
 Branch & IFS Code : **MIDC Andheri (E) & SBIN0007074**



UPI Virtual ID : vastukala@icici

for Vastukala Consultants (I) Pvt Ltd

Authorised Signatory

This is a Computer Generated Invoice

MASTER VALUATION REPORT OF

"Lodha Codename Premier - Casa Fiora"

"Lodha Codename Premier - Casa Fiora", Sector - O, Proposed Integrated Township Project Land Comprised in Survey No. 260/1A, 260/1B, 260/2 & 260/3 and Survey No. 24/1B (pt), 212/2 (pt) at Village - Hedutane and Survey No. 65/15A, 65/15B, 53/1 & 53/3 at Village - Mangaon, Premier Colony Road, Kalyan Shil Road, Sonar Pada, Dombivli (East), Taluka - Kalyan, Dist. - Thane, PIN Code - 421 203, State - Maharashtra, Country - India

Latitude Longitude: 19°10'50.7"N 73°05'49.0"E

NAME OF DEVELOPER: M/s. Macrotech Developers Ltd.,

Pursuant to instructions from State Bank of India, Home Loan Sales, Project Approval Cell, BKC, Mumbai, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on 19th October 2022 for approval of Advance Processing Facility.

1. Location Details:

The property is situated at "Lodha Codename Premier - Casa Fiora", Sector - O, Proposed Integrated Township Project Land Comprised in Survey No. 260/1A, 260/1B, 260/2 & 260/3 and Survey No. 24/1B (pt), 212/2 (pt) at Village - Hedutane and Survey No. 65/15A, 65/15B, 53/1 & 53/3 at Village - Mangaon, Premier Colony Road, Kalyan Shil Road, Sonar Pada, Dombivli (East), Taluka - Kalyan, Dist. - Thane, PIN Code - 421 203, State - Maharashtra, Country - India. It is about 5.4 Km. distance from Dombivli station of Central Railway line. Surface transport to the property is by buses, Auto, taxis & private vehicles. The property is in developing locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The locality is middle class & developing.

2. Developer Details:

Name of builder	M/s. Macrotech Developers Ltd.,	
Project Registration Number	Project Name	RERA Project Number
	Fiora - A, B & C	P51700032684
	Fiora - G & H	P51700046352
Register office address	M/s. Macrotech Developers Ltd., Office No. 412, 4th Floor, 17G, "Vardhaman Chambers", Caswasji Patel Road, Horniman Circle, Fort, Mumbai - 400 001, State - Maharashtra, Country - India	
Contact Numbers	Contact Person : Mr. Rajendra Giri (Dy. General Manager - Mobile No. 9820248856 / 02261334761)	
E - mail ID And Website	rajendra.giri@lodhagroup.com , www.lodhagroup.com	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Open Plot & Road
On or towards South	Open Plot
On or towards East	Road & Open Plot
On or towards West	Open Plot & Road



Our Pan India Presence at :

Mumbai Aurangabad Pune Rajkot
Thane Nanded Indore Raipur
Delhi NCR Nashik Ahmedabad Jaipur

Regd. Office : 121, 1st Floor, Ackruti Star,
Central Road, MIDC, Andheri (E),
Mumbai - 400 093, (M.S.), INDIA
TeleFax : +91 22 28371325/24
mumbai@vastukala.org

MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "Lodha Codename Premier - Casa Fiora"

"Lodha Codename Premier - Casa Fiora", Sector - O, Proposed Integrated Township Project Land Comprised in Survey No. 260/1A, 260/1B, 260/2 & 260/3 and Survey No. 24/1B (pt), 212/2 (pt) at Village - Hedutane and Survey No. 65/15A, 65/15B, 53/1 & 53/3 at Village - Mangaon, Premier Colony Road, Kalyan Shil Road, Sonar Pada, Dombivli (East), Taluka - Kalyan, Dist. - Thane, PIN Code – 421 203, State - Maharashtra, Country - India

Latitude Longitude: 19°10'50.7"N 73°05'49.0"E

Valuation Done for:

State Bank of India

Home Loans Sales, Project Approval Cell, Local Head Office, "Synergy",
5th Floor, C-6, 'G' Block, Bandra Kurla Complex, Bandra (East),
Mumbai – 400 051 State - Maharashtra, Country - India

Vastukala Consultants (I) Pvt. Ltd.

**Mumbai • Delhi NCR • Indore • Aurangabad • Nanded
Raipur • Jaipur • Ahmedabad • Rajkot • Thane • Nashik**

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company



MASTER VALUATION REPORT OF "Lodha Codename Premier - Casa Fiora"

"Lodha Codename Premier - Casa Fiora", Sector - O, Proposed Integrated Township Project Land Comprised in Survey No. 260/1A, 260/1B, 260/2 & 260/3 and Survey No. 24/1B (pt), 212/2 (pt) at Village - Hedutane and Survey No. 65/15A, 65/15B, 53/1 & 53/3 at Village - Mangaon, Premier Colony Road, Kalyan Shil Road, Sonar Pada, Dombivli (East), Taluka - Kalyan, Dist. - Thane, PIN Code – 421 203, State - Maharashtra, Country - India

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Register office address	M/s. Macrotech Developers Ltd., Office No. 412, 4th Floor, 17G, "Vardhaman Chambers", Caswasji Patel Road, Horniman Circle, Fort, Mumbai - 400 001, State - Maharashtra, Country - India	
Contact Numbers	Contact Person : Mr. Rajendra Giri (Dy. General Manager - Mobile No. 9820248856 / 02261334761)	
E – mail ID And Website	rajendra.giri@lodhagroup.com, www.lodhagroup.com	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Open Plot & Road
On or towards South	Open Plot
On or towards East	Road & Open Plot
On or towards West	Open Plot & Road



Our Pan India Presence at :

Mumbai Aurangabad Pune Rajkot
Thane Nanded Indore Raipur
Delhi NCR Nashik Ahmedabad Jaipur

Regd. Office : B1-001, 11/B Floor, Boomerang,
Chandivali Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA
TeleFax: +91 22 28371325/24
mumbai@vastukala.org

Vastukala Consultants (I) Pvt. Ltd.121, 1st Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai - 400 093

To,

**The Branch Manager,
State Bank of India**Home Loans Sales, Project Approval Cell, Local Head Office, "Synergy",
5th Floor, C-6, 'G' Block,
Bandra Kurla Complex, Bandra (East),
Mumbai – 400 051, State - Maharashtra, Country - India**VALUATION REPORT (IN RESPECT OF MASTER VALUATION REPORT)**

I	General	
1.	Purpose for which the valuation is made	: As per request from State Bank of India, Home Loans Sales, Project Approval Cell, BKC to assess fair market value of the property for bank loan purpose.
2.	a)	Date of inspection : 19.10.2022
	b)	Date on which the valuation is made : 28.10.2022
3.	List of documents produced for perusal	
	1.	Copy of Supplemental Title Certificate 28.01.2022 issued by Adv. K. P. Mahajan
	2.	Copy of Legal Title Certificate date 19.01.2022 issued by Adv. K. P. Mahajan
	3.	Copy of Declaration date 27.01.2022 by Mr. Rahul Deepak Lodha in favour of M/s. Macrotech Developers Ltd.
	4.	Copy of Environment Certificate date 19.06.2013 issued by Government of Maharashtra
	5.	Copy of MAHARERA Registration Certificate of Project No. P51700032684 issued by Maharashtra Real Estate Regulatory Authority date 24.01.2022. Last Modified date 12.09.2022 (Flora - Wing A, B & C)
	6.	Copy of MAHARERA Registration Certificate of Project No. P51700046352 issued by Maharashtra Real Estate Regulatory Authority date 22.06.2022. Last Modified date 06.09.2022 (Flora - Wing G & H)
	7.	Copy of Architect Certificate date 29.04.2022 issued by Arch. Vini Vilas Desai (As per RERA Certificate)
	8.	Copy of Engineer Certificate date 10.05.2022 issued by K C Shah Consultants (As per RERA Certificate)
	9.	Copy of Affidavit Cum Declaration of Mr. Kunal Modi duly authorized by the promoter of M/s. Macrotech Developers Ltd., date 15.05.2017 (As per RERA Certificate)
	10.	Copy of Provisional No Objection Certificate No. MFS / 51 / 2014 / 80 date 25.03.2014 issued by Government of Maharashtra Directorate of Maharashtra Fire Services
	11.	Copy of Commencement Certificate No. Village - Antarli, Khoni & others / 88 date 12.01.2022 issued by Assistant Director Town Planning, Thane
	12.	Copy of Approved Plan Village - Antarli, Khoni & others / 88 date 12.01.2022 issued by Assistant Director Town Planning, Thane
	13.	Copy of Commencement Certificate No. Village - Antarli, Khoni & others / 1384 date 12.05.2022 issued by Assistant Director Town Planning, Thane.
	Approved upto:	
	Cluster No.	Type / Wing
	15.04	A1/ A, A2 / B, A / C, A / G & A / H
	Number of Floors	
	Ground + 1 st to 23 rd Upper Floors.	
	14.	Copy of Approved Plan Village - Antarli, Khoni & others / 1384 date 12.05.2022 issued by Assistant Director Town Planning, Thane



Approved upto:														
Cluster No.	Type / Wing	Number of Floors												
15.04	A1/ A, A2/ B, A/ C, A/ G & A/ H	Ground + 1 st to 23 rd Upper Floors.												
	Project Name (with address & phone nos.)	"Lodha Codename Premier - Casa Fiora", Sector - O, Proposed Integrated Township Project Land Comprised in Survey No. 260/1A, 260/1B, 260/2 & 260/3 and Survey No. 24/1B (pt), 212/2 (pt) at Village - Hedutane and Survey No. 65/15A, 65/15B, 53/1 & 53/3 at Village - Mangaon, Premier Colony Road, Kalyan Shil Road, Sonar Pada, Dombivli (East), Taluka - Kalyan, Dist. - Thane, PIN Code - 421 203, State - Maharashtra, Country - India												
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	M/s. Macrotech Developers Ltd., Register office address: Office No. 412, 4th Floor, 17G, "Vardhaman Chambers", Caswasji Patel Road, Horniman Circle, Fort, Mumbai - 400 001, State - Maharashtra, Country - India Contact Person : Mr. Rajendra Giri (Dy. General Manager - Mobile No. 9820248856 / 02261334761)												
5.	Brief description of the property (Including Leasehold / freehold etc.)													
<p>About "Lodha Codename Premier - Casa Fiora" Project: Lodha Fiora A B And C is a residential project in Dombivli West, Thane. It is set in an area of 0.83 Acres . Lodha Fiora A B And C offers Apartment. Available configurations include 1 BHK & 3 BHK. Apartment, as per the area plan. The project was launched in January 2022 and possession date of Lodha Fiora A B And C is Nov, 2025. Lodha Fiora A B And C is located in Dombivli. The project is developed by Lodha Group. There are 480 units for sale. Enjoy a class-apart lifestyle at Lodha Fiora A B And C. This project meets all mandates as required by the state authority. RERA ID of Lodha Fiora A B And C is P51700032684.</p> <p>TYPE OF THE BUILDING</p> <table border="1"> <thead> <tr> <th>Cluster No.</th> <th>Type / Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>15.04</td> <td>A1 / A A2 / B A / C A / G A / H</td> <td>Proposed Ground + 1st to 23rd Upper Floors.</td> </tr> </tbody> </table> <p>LEVEL OF COMPLETEION:</p> <table border="1"> <thead> <tr> <th>Wing</th> <th>Present stage of Construction</th> <th>Percentage of work completion</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> </tr> </tbody> </table>			Cluster No.	Type / Wing	Number of Floors	15.04	A1 / A A2 / B A / C A / G A / H	Proposed Ground + 1 st to 23 rd Upper Floors.	Wing	Present stage of Construction	Percentage of work completion			
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Wing	Present stage of Construction	Percentage of work completion												



A, B & C	RCC work upto 10th floor slab & Brickwork upto 2nd floor	28%
G & H	Work not yet started	0%

DATE OF COMPLETION & FUTURE LIFE:

Expected completion date as informed by builder is **November - 2025 (Wing - A, B & C) AND October - 2026 (Wing - G & H) (As per MAHARERA Certificate)**

PROPOSED PROJECT AMENITIES:

> Vitrified tiles flooring in all rooms
> Granite Kitchen platform with Stainless Steel Sink
> Powder coated aluminum sliding windows with M.S. Grills
> Laminated wooden flush doors with Safety door
> Concealed wiring
> Concealed plumbing
> Garden
> Swimming Pool
> Gymnasium
> Indoor Games
> Kids Club
> Tennis Court
> Club House
> Multipurpose hall
> Library
> Jogging Track
> Toddler Play Area
> Party Lawn with Stage
> Senior Citizen's Corner
> Yoga and Meditation Zone

6.	Location of property	:	
	a)	Plot No. / Survey No.	: Survey No. 260/1A, 260/1B, 260/2 & 260/3 and Survey No. 24/1B (pt), 212/2 (pt)
	b)	Door No.	: Not applicable
	c)	C. T.S. No. / Village	: Survey No. 260/1A, 260/1B, 260/2 & 260/3 and Survey No. 24/1B (pt), 212/2 (pt) at Village - Hedutane and Survey No. 65/15A, 65/15B, 53/1 & 53/3 at Village - Mangaon
	d)	Ward / Taluka	: Taluka - Kalyan
	e)	Mandal / District	: Dist. - Thane
7.	Postal address of the property	:	" Lodha Codename Premier - Casa Fiora ", Sector - O, Proposed Integrated Township Project Land Comprised in Survey No. 260/1A, 260/1B, 260/2 & 260/3 and Survey No. 24/1B (pt), 212/2 (pt) at Village - Hedutane and Survey No. 65/15A, 65/15B, 53/1 & 53/3 at Village - Mangaon, Premier Colony Road, Kalyan Shil Road, Sonar Pada, Dombivli (East), Taluka -

				Kalyan, Dist. - Thane, PIN Code – 421 203, State - Maharashtra, Country - India											
8.	City / Town	:	Thane												
	Residential area	:	Yes												
	Commercial area	:	No												
	Industrial area	:	No												
9.	Classification of the area	:													
	i) High / Middle / Poor	:	Middle Class												
	ii) Urban / Semi Urban / Rural	:	Urban												
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Assistant Director Town Planning, Thane, Village - Village - Hedutane and Village - Mangaon												
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No												
12.	In Case it is Agricultural land, any conversion to house site plots is contemplated	:	N.A.												
13.	Boundaries of the property		As per Documents	As per MAHARERA	As per Site										
	North		Survey No. 24/1B & 260/1	Survey No. 24/1B & 260/1	Open Plot & Road										
	South		Survey No. 260/3	Survey No. 260/3	Open Plot										
	East		Survey No. 212/2,3 & 260/4	Survey No. 212/2,3 & 260/4	Road & Open Plot										
	West		Survey No. 260/2	Survey No. 260/2	Open Plot & Road										
14.1	Dimensions of the site		N. A. as the land is irregular in shape												
			A As per the Deed	B Actuals											
	North	:	-	-											
	South	:	-	-											
	East	:	-	-											
	West	:	-	-											
14.2	Latitude, Longitude & Co-ordinates of property	:	19°10'50.7"N 73°05'49.0"E												
14.	Extent of the site	:	<table border="1"> <thead> <tr> <th colspan="2">As per Approved Plan</th> </tr> </thead> <tbody> <tr> <td>Total Plot Area Sq. M.</td> <td>1,86,111.47</td> </tr> <tr> <th colspan="2">As per RERA Certificate</th> </tr> <tr> <td>Plot Area Sq. M. (Wing A, B & C)</td> <td>3394.60</td> </tr> <tr> <td>Plot Area Sq. M. (Wing G & H)</td> <td>2473.60</td> </tr> </tbody> </table>			As per Approved Plan		Total Plot Area Sq. M.	1,86,111.47	As per RERA Certificate		Plot Area Sq. M. (Wing A, B & C)	3394.60	Plot Area Sq. M. (Wing G & H)	2473.60
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Plot Area Sq. M. (Wing G & H)	2473.60														
			Structure - As per table attached to the report												
15.	Extent of the site considered for Valuation (least of 14A&	:	As per Approved Plan												

14B)			Total Plot Area Sq. M.	1,86,111.47
			As per RERA Certificate	
			Plot Area Sq. M. (Wing A, B & C)	3394.60
			Plot Area Sq. M. (Wing G & H)	2473.60
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	N.A. Building Construction work is in progress	
II CHARACTERSTICS OF THE SITE				
1.	Classification of locality	:	Middle class	
2.	Development of surrounding areas	:	Good	
3.	Possibility of frequent flooding/ sub-merging	:	No	
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	:	All available near by	
5.	Level of land with topographical conditions	:	Plain	
6.	Shape of land	:	Irregular	
7.	Type of use to which it can be put	:	For residential purpose	
8.	Any usage restriction	:	Residential	
9.	Is plot in town planning approved layout?	:	Copy of Approved Plan Village - Antarli, Khoni & others / 1384 date 12.05.2022 issued by Assistant Director Town Planning, Thane Approved upto:	
			Cluster No.	Type / Wing
			15.04	A1 / A A2 / B A / C
				A / G A / H
				Number of Floors Ground + 1st to 23rd Upper Floors.
10.	Corner plot or intermittent plot?	:	Intermittent	
11.	Road facilities	:	Yes	
12.	Type of road available at present	:	B. T. Road	
13.	Width of road – is it below 20 ft. or more than 20 ft.	:	24.00 Mtr. D. P. Road	
14.	Is it a Land – Locked land?	:	No	
15.	Water potentiality	:	Municipal Water supply	
16.	Underground sewerage system	:	Connected to Municipal sewer	
17.	Is Power supply is available in the site	:	Yes	
18.	Advantages of the site	:	Located in developing area	
19.	Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc.(Distance from sea-cost / tidal level must be incorporated)	:	No	
Part – A (Valuation of land)				
1	Size of plot	:	As per Approved Plan	

			Total Plot Area Sq. M.	1,86,111.47																											
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	North & South	:	-																												
	East & West	:	-																												
2	Total extent of the plot	:	As per table attached to the report																												
3	Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	As per table attached to the report Details of recent transactions/online listings are attached with the report.																												
4	Guideline rate obtained from the Register's Office (an evidence thereof to be enclosed)	:	₹ 33,400.00 per Sq. M. for Residential ₹ 6,600.00 per Sq. M. for Land (Village - Mangaon)																												
5	Assessed / adopted rate of valuation	:	As per table attached to the report																												
6	Estimated value of land	:	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="3" style="text-align: center;">As per Approved Plan</th> </tr> <tr> <th style="width: 33%;">Total Land Area in Sq. M.</th> <th style="width: 33%;">Rate in Sq. M.</th> <th style="width: 33%;">Value in (₹)</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">186111.47</td> <td style="text-align: center;">6600</td> <td style="text-align: right;">122,83,35,702.00</td> </tr> <tr> <th colspan="3" style="text-align: center;">As per RERA Certificate (Wing-A,B & C)</th> </tr> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> <tr> <td style="text-align: center;">3394.60</td> <td style="text-align: center;">6600</td> <td style="text-align: right;">2,24,04,360.00</td> </tr> <tr> <th colspan="3" style="text-align: center;">As per RERA Certificate (Wing- G & H)</th> </tr> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> <tr> <td style="text-align: center;">2473.60</td> <td style="text-align: center;">6600</td> <td style="text-align: right;">1,63,25,760.00</td> </tr> </tbody> </table>		As per Approved Plan			Total Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	186111.47	6600	122,83,35,702.00	As per RERA Certificate (Wing-A,B & C)			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	3394.60	6600	2,24,04,360.00	As per RERA Certificate (Wing- G & H)			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	2473.60	6600	1,63,25,760.00
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186111.47	6600	122,83,35,702.00																													
As per RERA Certificate (Wing-A,B & C)																															
Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)																													
3394.60	6600	2,24,04,360.00																													
As per RERA Certificate (Wing- G & H)																															
Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)																													
2473.60	6600	1,63,25,760.00																													
Part – B (Valuation of Building)																															
1	Technical details of the building	:																													
	a) Type of Building (Residential / Commercial / Industrial)	:	Residential																												
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	N.A. Building Construction work is in progress																												
	c) Year of construction	:	N.A. Building Construction work is in progress																												
	d) Number of floors and height of each floor including basement, if any	:																													
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">Cluster No.</th> <th style="width: 10%;">Type / Wing</th> <th style="width: 80%;">Number of Floors</th> </tr> </thead> <tbody> <tr> <td rowspan="5" style="text-align: center;">15.04</td> <td style="text-align: center;">A1 / A</td> <td rowspan="5" style="text-align: center;">Proposed Ground + 1st to 23rd Upper Floors.</td> </tr> <tr> <td style="text-align: center;">A2 / B</td> </tr> <tr> <td style="text-align: center;">A / C</td> </tr> <tr> <td style="text-align: center;">A / G</td> </tr> <tr> <td style="text-align: center;">A / H</td> </tr> </tbody> </table>	Cluster No.	Type / Wing	Number of Floors	15.04	A1 / A	Proposed Ground + 1 st to 23 rd Upper Floors.	A2 / B	A / C	A / G	A / H																				
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15.04	A1 / A	Proposed Ground + 1 st to 23 rd Upper Floors.																													
	A2 / B																														
	A / C																														
	A / G																														
	A / H																														
	e) Plinth area floor-wise	:	As per table attached to the report																												

f) Condition of the building	:										
i) Exterior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress									
ii) Interior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress									
g) Date of issue and validity of layout of approved map	:	Copy of Approved Plan Village - Antarli, Khoni & others / 1384 date 12.05.2022 issued by Assistant Director Town Planning, Thane									
h) Approved map / plan issuing authority	:	<p>Approved upto:</p> <table border="1"> <thead> <tr> <th>Cluster No.</th> <th>Type / Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td rowspan="4">15.04</td> <td>A1 / A</td> <td rowspan="4">Ground + 1st to 23rd Upper Floors.</td> </tr> <tr> <td>A2 / B</td> </tr> <tr> <td>A / C</td> </tr> <tr> <td>A / G A / H</td> </tr> </tbody> </table>	Cluster No.	Type / Wing	Number of Floors	15.04	A1 / A	Ground + 1 st to 23 rd Upper Floors.	A2 / B	A / C	A / G A / H
Cluster No.	Type / Wing	Number of Floors									
15.04	A1 / A	Ground + 1 st to 23 rd Upper Floors.									
	A2 / B										
	A / C										
	A / G A / H										
i) Whether genuineness or authenticity of approved map / plan is verified	:	Yes									
j) Any other comments by our empanelled valuers on authentic of approved plan	:	No.									

Specifications of construction (floor-wise) in respect of

Sr. No.	Description	
1.	Foundation	: Proposed R.C.C. Footing
2.	Basement	: N.A. Building Construction work is in progress
3.	Superstructure	: Proposed as per IS Code requirements
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)	: Proposed
5.	RCC Works	: N.A. Building Construction work is in progress
6.	Plastering	: N.A. Building Construction work is in progress
7.	Flooring, Skirting, dado	: N.A. Building Construction work is in progress
8.	Special finish as marble, granite, wooden paneling, grills etc.	: N.A. Building Construction work is in progress
9.	Roofing including weather proof course	: N.A. Building Construction work is in progress
10.	Drainage	: Proposed
2.	Compound Wall	:
	Height	: N.A. Building Construction work is in progress
	Length	:
	Type of construction	:
3.	Electrical installation	: N.A. Building Construction work is in progress
	Type of wiring	:
	Class of fittings (superior / ordinary / poor)	:
	Number of light points	: N.A. Building Construction work is in progress
	Fan points	:
	Spare plug points	:
	Any other item	: -
4.	Plumbing installation	:
a)	No. of water closets and their type	: N.A. Building Construction work is in progress

f) Condition of the building	:										
i) Exterior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress									
ii) Interior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress									
g) Date of issue and validity of layout of approved map	:	Copy of Approved Plan Village - Antarli, Khoni & others / 88 date 12.01.2022 issued by Assistant Director Town Planning, Thane									
h) Approved map / plan issuing authority	:	<p>Approved upto:</p> <table border="1"> <thead> <tr> <th>Cluster No.</th> <th>Type / Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td rowspan="4">15.04</td> <td>A1 / A</td> <td rowspan="4">Ground + 1st to 23rd Upper Floors.</td> </tr> <tr> <td>A2 / B</td> </tr> <tr> <td>A / C</td> </tr> <tr> <td>A / G A / H</td> </tr> </tbody> </table>	Cluster No.	Type / Wing	Number of Floors	15.04	A1 / A	Ground + 1 st to 23 rd Upper Floors.	A2 / B	A / C	A / G A / H
Cluster No.	Type / Wing	Number of Floors									
15.04	A1 / A	Ground + 1 st to 23 rd Upper Floors.									
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	A / C										
	A / G A / H										
i) Whether genuineness or authenticity of approved map / plan is verified	:	Yes									
j) Any other comments by our empanelled valuers on authentic of approved plan	:	No.									

Specifications of construction (floor-wise) in respect of

Sr. No.	Description	
1.	Foundation	: Proposed R.C.C. Footing
2.	Basement	: N.A. Building Construction work is in progress
3.	Superstructure	: Proposed as per IS Code requirements
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber	: Proposed
5.	RCC Works	: N.A. Building Construction work is in progress
6.	Plastering	: N.A. Building Construction work is in progress
7.	Flooring, Skirting, dado	: N.A. Building Construction work is in progress
8.	Special finish as marble, granite, wooden paneling, grills etc.	: N.A. Building Construction work is in progress
9.	Roofing including weather proof course	: N.A. Building Construction work is in progress
10.	Drainage	: Proposed
2.	Compound Wall	
	Height	: N.A. Building Construction work is in progress
	Length	:
	Type of construction	:
3.	Electrical installation	: N.A. Building Construction work is in progress
	Type of wiring	:
	Class of fittings (superior / ordinary / poor)	:
	Number of light points	: N.A. Building Construction work is in progress
	Fan points	:
	Spare plug points	:
	Any other item	: -
4.	Plumbing installation	
a)	No. of water closets and their type	: 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	:

CONFIGURATION OF PROJECT AS PER DEVELOPER'S INFORMATION:**1. Flora, Cluster No. 15.04, Type - A1, Wing - A:**

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan Carpet Area in Sq. ft.	As per Approved Plan EVBT Area in Sq. ft.	Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹
1	1	Gr.	1 BHK	426	25	451	496	11000	49,61,000.00	53,57,880.00	11000
2	2	Gr.	1 BHK	426	25	451	496	11000	49,61,000.00	53,57,880.00	11000
3	4	Gr.	1 BHK	426	25	451	496	11000	49,61,000.00	53,57,880.00	11000
4	5	Gr.	1 BHK	426	25	451	496	11000	49,61,000.00	53,57,880.00	11000
5	6	Gr.	1 BHK	423	25	448	493	11000	49,28,000.00	53,22,240.00	11000
6	7	Gr.	1 BHK	423	25	448	493	11000	49,28,000.00	53,22,240.00	11000
7	101	1	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
8	102	1	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
9	103	1	1 BHK	437	155	592	651	11000	65,12,000.00	70,32,960.00	14500
10	104	1	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
11	105	1	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
12	106	1	1 BHK	430	57	487	536	11000	53,57,000.00	57,85,560.00	12000
13	107	1	1 BHK	423	25	448	493	11000	49,28,000.00	53,22,240.00	11000
14	201	2	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
15	202	2	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
16	203	2	1 BHK	437	155	592	651	11000	65,12,000.00	70,32,960.00	14500
17	204	2	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
18	205	2	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
19	206	2	1 BHK	430	57	487	536	11000	53,57,000.00	57,85,560.00	12000
20	207	2	1 BHK	423	25	448	493	11000	49,28,000.00	53,22,240.00	11000
21	301	3	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
22	302	3	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
23	303	3	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
24	304	3	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
25	305	3	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
26	306	3	1 BHK	430	57	487	536	11000	53,57,000.00	57,85,560.00	12000
27	307	3	1 BHK	423	25	448	493	11000	49,28,000.00	53,22,240.00	11000
28	401	4	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
29	402	4	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000



Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan Carpet Area in Sq. ft.	As per Approved Plan EVBT Area in Sq. ft.	Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including GST & Other Charges) in ₹	Expected Rent per Month (After Completion) in ₹
30	403	4	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
31	404	4	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
32	405	4	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
33	406	4	1 BHK	430	57	487	536	11000	53,57,000.00	57,85,560.00	12000
34	407	4	1 BHK	423	25	448	493	11000	49,28,000.00	53,22,240.00	11000
35	501	5	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
36	502	5	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
37	503	5	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
38	504	5	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
39	505	5	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
40	506	5	1 BHK	430	57	487	536	11000	53,57,000.00	57,85,560.00	12000
41	507	5	1 BHK	423	25	448	493	11000	49,28,000.00	53,22,240.00	11000
42	601	6	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
43	602	6	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
44	603	6	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
45	604	6	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
46	605	6	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
47	606	6	1 BHK	430	57	487	536	11000	53,57,000.00	57,85,560.00	12000
48	607	6	1 BHK	423	25	448	493	11000	49,28,000.00	53,22,240.00	11000
49	701	7	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
50	702	7	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
51	703	7	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
52	704	7	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
53	705	7	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
54	706	7	1 BHK	430	57	487	536	11000	53,57,000.00	57,85,560.00	12000
55	707	7	1 BHK	423	25	448	493	11000	49,28,000.00	53,22,240.00	11000
56	801	8	3 BHK	800	81	881	969	11000	96,91,000.00	1,04,66,280.00	22000
57	804	8	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
58	805	8	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
59	806	8	1 BHK	430	57	487	536	11000	53,57,000.00	57,85,560.00	12000
60	807	8	1 BHK	423	25	448	493	11000	49,28,000.00	53,22,240.00	11000
61	901	9	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
62	902	9	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
63	903	9	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
64	904	9	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000



Think.Innovate.Create

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

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Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan Carpet Area in Sq. ft.	As per Approved Plan EVBT Area in Sq. ft.	Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹
65	905	9	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
66	906	9	1 BHK	430	57	487	536	11000	53,57,000.00	57,85,560.00	12000
67	907	9	1 BHK	423	25	448	493	11000	49,28,000.00	53,22,240.00	11000
68	1001	10	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
69	1002	10	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
70	1003	10	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
71	1004	10	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
72	1005	10	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
73	1006	10	1 BHK	430	57	487	536	11000	53,57,000.00	57,85,560.00	12000
74	1007	10	1 BHK	423	25	448	493	11000	49,28,000.00	53,22,240.00	11000
75	1101	11	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
76	1102	11	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
77	1103	11	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
78	1104	11	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
79	1105	11	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
80	1106	11	1 BHK	430	57	487	536	11000	53,57,000.00	57,85,560.00	12000
81	1107	11	1 BHK	423	25	448	493	11000	49,28,000.00	53,22,240.00	11000
82	1201	12	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
83	1202	12	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
84	1203	12	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
85	1204	12	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
86	1205	12	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
87	1206	12	1 BHK	430	57	487	536	11000	53,57,000.00	57,85,560.00	12000
88	1207	12	1 BHK	423	25	448	493	11000	49,28,000.00	53,22,240.00	11000
89	1301	13	3 BHK	800	81	881	969	11000	96,91,000.00	1,04,66,280.00	22000
90	1304	13	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
91	1305	13	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
92	1306	13	1 BHK	430	57	487	536	11000	53,57,000.00	57,85,560.00	12000
93	1307	13	1 BHK	423	25	448	493	11000	49,28,000.00	53,22,240.00	11000
94	1401	14	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
95	1402	14	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
96	1403	14	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
97	1404	14	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
98	1405	14	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
99	1406	14	1 BHK	430	57	487	536	11000	53,57,000.00	57,85,560.00	12000



Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan Carpet Area in Sq. ft.	As per Approved Plan EVBT Area in Sq. ft.	Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹
100	1407	14	1 BHK	423	25	448	493	11000	49,28,000.00	53,22,240.00	11000
101	1501	15	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
102	1502	15	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
103	1503	15	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
104	1504	15	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
105	1505	15	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
106	1506	15	1 BHK	430	57	487	536	11000	53,57,000.00	57,85,560.00	12000
107	1507	15	1 BHK	423	25	448	493	11000	49,28,000.00	53,22,240.00	11000
108	1601	16	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
109	1602	16	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
110	1603	16	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
111	1604	16	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
112	1605	16	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
113	1606	16	1 BHK	430	57	487	536	11000	53,57,000.00	57,85,560.00	12000
114	1607	16	1 BHK	423	25	448	493	11000	49,28,000.00	53,22,240.00	11000
115	1701	17	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
116	1702	17	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
117	1703	17	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
118	1704	17	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
119	1705	17	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
120	1706	17	1 BHK	430	57	487	536	11000	53,57,000.00	57,85,560.00	12000
121	1707	17	1 BHK	423	25	448	493	11000	49,28,000.00	53,22,240.00	11000
122	1801	18	3 BHK	800	81	881	969	11000	96,91,000.00	1,04,66,280.00	22000
123	1804	18	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
124	1805	18	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
125	1806	18	1 BHK	430	57	487	536	11000	53,57,000.00	57,85,560.00	12000
126	1807	18	1 BHK	423	25	448	493	11000	49,28,000.00	53,22,240.00	11000
127	1901	19	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
128	1902	19	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
129	1903	19	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
130	1904	19	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
131	1905	19	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
132	1906	19	1 BHK	430	57	487	536	11000	53,57,000.00	57,85,560.00	12000
133	1907	19	1 BHK	423	25	448	493	11000	49,28,000.00	53,22,240.00	11000
134	2001	20	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000



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Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan Carpet Area in Sq. ft.	As per Approved Plan EVBT Area in Sq. ft.	Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹
135	2002	20	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
136	2003	20	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
137	2004	20	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
138	2005	20	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
139	2006	20	1 BHK	430	57	487	536	11000	53,57,000.00	57,85,560.00	12000
140	2007	20	1 BHK	423	25	448	493	11000	49,28,000.00	53,22,240.00	11000
141	2101	21	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
142	2102	21	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
143	2103	21	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
144	2104	21	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
145	2105	21	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
146	2106	21	1 BHK	430	57	487	536	11000	53,57,000.00	57,85,560.00	12000
147	2107	21	1 BHK	423	25	448	493	11000	49,28,000.00	53,22,240.00	11000
148	2201	22	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
149	2202	22	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
150	2203	22	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
151	2204	22	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
152	2205	22	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
153	2206	22	1 BHK	430	57	487	536	11000	53,57,000.00	57,85,560.00	12000
154	2207	22	1 BHK	423	25	448	493	11000	49,28,000.00	53,22,240.00	11000
155	2301	23	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
156	2302	23	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
157	2303	23	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
158	2304	23	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
159	2305	23	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
160	2306	23	1 BHK	430	57	487	536	11000	53,57,000.00	57,85,560.00	12000
161	2307	23	1 BHK	423	25	448	493	11000	49,28,000.00	53,22,240.00	11000
Total				69503	6565	76068	83675		83,67,48,000.00	90,36,87,840.00	

2. Fiora, Cluster No. 15.04, Type - A2, Wing - B:

Sr. No.	Flat No.	Floor No.	Comp.	As per RERA Carpet Area in Sq. ft.	As per Builder Balcony Area in Sq. ft.	Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹
1	1	Gr.	1 BHK	426	25	451	496	11000	49,61,000.00	53,57,880.00	11000
2	2	Gr.	1 BHK	426	25	451	496	11000	49,61,000.00	53,57,880.00	11000



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Sr. No.	Flat No.	Floor No.	Comp.	As per RERA Carpet Area in Sq. ft.	As per Builder Balcony Area in Sq. ft.	Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹
3	4	Gr.	1 BHK	426	25	451	496	11000	49,61,000.00	53,57,880.00	11000
4	5	Gr.	1 BHK	426	25	451	496	11000	49,61,000.00	53,57,880.00	11000
5	6	Gr.	1 BHK	423	25	448	493	11000	49,28,000.00	53,22,240.00	11000
6	7	Gr.	1 BHK	423	25	448	493	11000	49,28,000.00	53,22,240.00	11000
7	101	1	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
8	102	1	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
9	103	1	1 BHK	437	155	592	651	11000	65,12,000.00	70,32,960.00	14500
10	104	1	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
11	105	1	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
12	106	1	1 BHK	430	57	487	536	11000	53,57,000.00	57,85,560.00	12000
13	107	1	1 BHK	423	25	448	493	11000	49,28,000.00	53,22,240.00	11000
14	201	2	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
15	202	2	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
16	203	2	1 BHK	437	155	592	651	11000	65,12,000.00	70,32,960.00	14500
17	204	2	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
18	205	2	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
19	206	2	1 BHK	430	57	487	536	11000	53,57,000.00	57,85,560.00	12000
20	207	2	1 BHK	423	25	448	493	11000	49,28,000.00	53,22,240.00	11000
21	301	3	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
22	302	3	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
23	303	3	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
24	304	3	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
25	305	3	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
26	306	3	1 BHK	430	57	487	536	11000	53,57,000.00	57,85,560.00	12000
27	307	3	1 BHK	423	25	448	493	11000	49,28,000.00	53,22,240.00	11000
28	401	4	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
29	402	4	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
30	403	4	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
31	404	4	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
32	405	4	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
33	406	4	1 BHK	430	57	487	536	11000	53,57,000.00	57,85,560.00	12000
34	407	4	1 BHK	423	25	448	493	11000	49,28,000.00	53,22,240.00	11000
35	501	5	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
36	502	5	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
37	503	5	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000



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Sr. No.	Flat No.	Floor No.	Comp.	As per RERA Carpet Area in Sq. ft.	As per Builder Balcony Area in Sq. ft.	Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹
38	504	5	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
39	505	5	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
40	506	5	1 BHK	430	57	487	536	11000	53,57,000.00	57,85,560.00	12000
41	507	5	1 BHK	423	25	448	493	11000	49,28,000.00	53,22,240.00	11000
42	601	6	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
43	602	6	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
44	603	6	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
45	604	6	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
46	605	6	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
47	606	6	1 BHK	430	57	487	536	11000	53,57,000.00	57,85,560.00	12000
48	607	6	1 BHK	423	25	448	493	11000	49,28,000.00	53,22,240.00	11000
49	701	7	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
50	702	7	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
51	703	7	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
52	704	7	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
53	705	7	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
54	706	7	1 BHK	430	57	487	536	11000	53,57,000.00	57,85,560.00	12000
55	707	7	1 BHK	423	25	448	493	11000	49,28,000.00	53,22,240.00	11000
56	801	8	3 BHK	800	81	881	969	11000	96,91,000.00	1,04,66,280.00	22000
57	804	8	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
58	805	8	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
59	806	8	1 BHK	430	57	487	536	11000	53,57,000.00	57,85,560.00	12000
60	807	8	1 BHK	423	25	448	493	11000	49,28,000.00	53,22,240.00	11000
61	901	9	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
62	902	9	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
63	903	9	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
64	904	9	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
65	905	9	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
66	906	9	1 BHK	430	57	487	536	11000	53,57,000.00	57,85,560.00	12000
67	907	9	1 BHK	423	25	448	493	11000	49,28,000.00	53,22,240.00	11000
68	1001	10	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
69	1002	10	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
70	1003	10	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
71	1004	10	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
72	1005	10	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000



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Sr. No.	Flat No.	Floor No.	Comp.	As per RERA Carpet Area in Sq. ft.	As per Builder Balcony Area in Sq. ft.	Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹
73	1006	10	1 BHK	430	57	487	536	11000	53,57,000.00	57,85,560.00	12000
74	1007	10	1 BHK	423	25	448	493	11000	49,28,000.00	53,22,240.00	11000
75	1101	11	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
76	1102	11	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
77	1103	11	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
78	1104	11	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
79	1105	11	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
80	1106	11	1 BHK	430	57	487	536	11000	53,57,000.00	57,85,560.00	12000
81	1107	11	1 BHK	423	25	448	493	11000	49,28,000.00	53,22,240.00	11000
82	1201	12	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
83	1202	12	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
84	1203	12	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
85	1204	12	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
86	1205	12	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
87	1206	12	1 BHK	430	57	487	536	11000	53,57,000.00	57,85,560.00	12000
88	1207	12	1 BHK	423	25	448	493	11000	49,28,000.00	53,22,240.00	11000
89	1301	13	3 BHK	800	81	881	969	11000	96,91,000.00	1,04,66,280.00	22000
90	1304	13	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
91	1305	13	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
92	1306	13	1 BHK	430	57	487	536	11000	53,57,000.00	57,85,560.00	12000
93	1307	13	1 BHK	423	25	448	493	11000	49,28,000.00	53,22,240.00	11000
94	1401	14	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
95	1402	14	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
96	1403	14	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
97	1404	14	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
98	1405	14	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
99	1406	14	1 BHK	430	57	487	536	11000	53,57,000.00	57,85,560.00	12000
100	1407	14	1 BHK	423	25	448	493	11000	49,28,000.00	53,22,240.00	11000
101	1501	15	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
102	1502	15	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
103	1503	15	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
104	1504	15	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
105	1505	15	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
106	1506	15	1 BHK	430	57	487	536	11000	53,57,000.00	57,85,560.00	12000
107	1507	15	1 BHK	423	25	448	493	11000	49,28,000.00	53,22,240.00	11000



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Sr. No.	Flat No.	Floor No.	Comp.	As per RERA Carpet Area in Sq. ft.	As per Builder Balcony Area in Sq. ft.	Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹
108	1601	16	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
109	1602	16	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
110	1603	16	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
111	1604	16	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
112	1605	16	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
113	1606	16	1 BHK	430	57	487	536	11000	53,57,000.00	57,85,560.00	12000
114	1607	16	1 BHK	423	25	448	493	11000	49,28,000.00	53,22,240.00	11000
115	1701	17	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
116	1702	17	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
117	1703	17	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
118	1704	17	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
119	1705	17	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
120	1706	17	1 BHK	430	57	487	536	11000	53,57,000.00	57,85,560.00	12000
121	1707	17	1 BHK	423	25	448	493	11000	49,28,000.00	53,22,240.00	11000
122	1801	18	3 BHK	800	81	881	969	11000	96,91,000.00	1,04,66,280.00	22000
123	1804	18	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
124	1805	18	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
125	1806	18	1 BHK	430	57	487	536	11000	53,57,000.00	57,85,560.00	12000
126	1807	18	1 BHK	423	25	448	493	11000	49,28,000.00	53,22,240.00	11000
127	1901	19	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
128	1902	19	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
129	1903	19	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
130	1904	19	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
131	1905	19	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
132	1906	19	1 BHK	430	57	487	536	11000	53,57,000.00	57,85,560.00	12000
133	1907	19	1 BHK	423	25	448	493	11000	49,28,000.00	53,22,240.00	11000
134	2001	20	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
135	2002	20	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
136	2003	20	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
137	2004	20	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
138	2005	20	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
139	2006	20	1 BHK	430	57	487	536	11000	53,57,000.00	57,85,560.00	12000
140	2007	20	1 BHK	423	25	448	493	11000	49,28,000.00	53,22,240.00	11000
141	2101	21	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
142	2102	21	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000



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Sr. No.	Flat No.	Floor No.	Comp.	As per RERA Carpet Area in Sq. ft.	As per Builder Balcony Area in Sq. ft.	Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹
143	2103	21	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
144	2104	21	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
145	2105	21	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
146	2106	21	1 BHK	430	57	487	536	11000	53,57,000.00	57,85,560.00	12000
147	2107	21	1 BHK	423	25	448	493	11000	49,28,000.00	53,22,240.00	11000
148	2201	22	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
149	2202	22	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
150	2203	22	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
151	2204	22	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
152	2205	22	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
153	2206	22	1 BHK	430	57	487	536	11000	53,57,000.00	57,85,560.00	12000
154	2207	22	1 BHK	423	25	448	493	11000	49,28,000.00	53,22,240.00	11000
155	2301	23	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
156	2302	23	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
157	2303	23	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
158	2304	23	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
159	2305	23	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
160	2306	23	1 BHK	430	57	487	536	11000	53,57,000.00	57,85,560.00	12000
161	2307	23	1 BHK	423	25	448	493	11000	49,28,000.00	53,22,240.00	11000
Total				69503	6565	76068	83675		83,67,48,000.00	90,36,87,840.00	

3. Fiora, Cluster No. 15.04, Type - A, Wing - C:

Sr. No.	Flat No.	Floor No.	Comp.	As per RERA Carpet Area in Sq. ft.	As per Builder Balcony Area in Sq. ft.	Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹
1	1	Gr.	1 BHK	426	25	451	496	11000	49,61,000.00	53,57,880.00	11000
2	2	Gr.	1 BHK	426	25	451	496	11000	49,61,000.00	53,57,880.00	11000
3	4	Gr.	1 BHK	426	25	451	496	11000	49,61,000.00	53,57,880.00	11000
4	5	Gr.	1 BHK	426	25	451	496	11000	49,61,000.00	53,57,880.00	11000
5	6	Gr.	1 BHK	423	25	448	493	11000	49,28,000.00	53,22,240.00	11000
6	7	Gr.	1 BHK	423	25	448	493	11000	49,28,000.00	53,22,240.00	11000
7	101	1	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
8	102	1	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
9	103	1	1 BHK	437	155	592	651	11000	65,12,000.00	70,32,960.00	14500
10	104	1	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000



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Sr. No.	Flat No.	Floor No.	Comp.	As per RERA Carpet Area in Sq. ft.	As per Builder Balcony Area in Sq. ft.	Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹
11	105	1	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
12	106	1	1 BHK	430	57	487	536	11000	53,57,000.00	57,85,560.00	12000
13	107	1	1 BHK	423	25	448	493	11000	49,28,000.00	53,22,240.00	11000
14	201	2	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
15	202	2	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
16	203	2	1 BHK	437	155	592	651	11000	65,12,000.00	70,32,960.00	14500
17	204	2	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
18	205	2	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
19	206	2	1 BHK	430	57	487	536	11000	53,57,000.00	57,85,560.00	12000
20	207	2	1 BHK	423	25	448	493	11000	49,28,000.00	53,22,240.00	11000
21	301	3	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
22	302	3	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
23	303	3	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
24	304	3	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
25	305	3	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
26	306	3	1 BHK	430	57	487	536	11000	53,57,000.00	57,85,560.00	12000
27	307	3	1 BHK	423	25	448	493	11000	49,28,000.00	53,22,240.00	11000
28	401	4	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
29	402	4	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
30	403	4	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
31	404	4	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
32	405	4	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
33	406	4	1 BHK	430	57	487	536	11000	53,57,000.00	57,85,560.00	12000
34	407	4	1 BHK	423	25	448	493	11000	49,28,000.00	53,22,240.00	11000
35	501	5	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
36	502	5	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
37	503	5	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
38	504	5	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
39	505	5	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
40	506	5	1 BHK	430	57	487	536	11000	53,57,000.00	57,85,560.00	12000
41	507	5	1 BHK	423	25	448	493	11000	49,28,000.00	53,22,240.00	11000
42	601	6	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
43	602	6	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
44	603	6	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
45	604	6	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000



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46	605	6	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
47	606	6	1 BHK	430	57	487	536	11000	53,57,000.00	57,85,560.00	12000
48	607	6	1 BHK	423	25	448	493	11000	49,28,000.00	53,22,240.00	11000
49	701	7	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
50	702	7	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
51	703	7	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
52	704	7	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
53	705	7	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
54	706	7	1 BHK	430	57	487	536	11000	53,57,000.00	57,85,560.00	12000
55	707	7	1 BHK	423	25	448	493	11000	49,28,000.00	53,22,240.00	11000
56	801	8	3 BHK	800	81	881	969	11000	96,91,000.00	1,04,66,280.00	22000
57	804	8	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
58	805	8	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
59	806	8	1 BHK	430	57	487	536	11000	53,57,000.00	57,85,560.00	12000
60	807	8	1 BHK	423	25	448	493	11000	49,28,000.00	53,22,240.00	11000
61	901	9	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
62	902	9	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
63	903	9	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
64	904	9	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
65	905	9	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
66	906	9	1 BHK	430	57	487	536	11000	53,57,000.00	57,85,560.00	12000
67	907	9	1 BHK	423	25	448	493	11000	49,28,000.00	53,22,240.00	11000
68	1001	10	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
69	1002	10	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
70	1003	10	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
71	1004	10	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
72	1005	10	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
73	1006	10	1 BHK	430	57	487	536	11000	53,57,000.00	57,85,560.00	12000
74	1007	10	1 BHK	423	25	448	493	11000	49,28,000.00	53,22,240.00	11000
75	1101	11	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
76	1102	11	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
77	1103	11	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
78	1104	11	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
79	1105	11	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
80	1106	11	1 BHK	430	57	487	536	11000	53,57,000.00	57,85,560.00	12000



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81	1107	11	1 BHK	423	25	448	493	11000	49,28,000.00	53,22,240.00	11000
82	1201	12	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
83	1202	12	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
84	1203	12	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
85	1204	12	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
86	1205	12	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
87	1206	12	1 BHK	430	57	487	536	11000	53,57,000.00	57,85,560.00	12000
88	1207	12	1 BHK	423	25	448	493	11000	49,28,000.00	53,22,240.00	11000
89	1301	13	3 BHK	800	81	881	969	11000	96,91,000.00	1,04,66,280.00	22000
90	1304	13	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
91	1305	13	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
92	1306	13	1 BHK	430	57	487	536	11000	53,57,000.00	57,85,560.00	12000
93	1307	13	1 BHK	423	25	448	493	11000	49,28,000.00	53,22,240.00	11000
94	1401	14	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
95	1402	14	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
96	1403	14	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
97	1404	14	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
98	1405	14	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
99	1406	14	1 BHK	430	57	487	536	11000	53,57,000.00	57,85,560.00	12000
100	1407	14	1 BHK	423	25	448	493	11000	49,28,000.00	53,22,240.00	11000
101	1501	15	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
102	1502	15	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
103	1503	15	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
104	1504	15	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
105	1505	15	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
106	1506	15	1 BHK	430	57	487	536	11000	53,57,000.00	57,85,560.00	12000
107	1507	15	1 BHK	423	25	448	493	11000	49,28,000.00	53,22,240.00	11000
108	1601	16	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
109	1602	16	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
110	1603	16	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
111	1604	16	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
112	1605	16	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
113	1606	16	1 BHK	430	57	487	536	11000	53,57,000.00	57,85,560.00	12000
114	1607	16	1 BHK	423	25	448	493	11000	49,28,000.00	53,22,240.00	11000
115	1701	17	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000



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116	1702	17	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
117	1703	17	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
118	1704	17	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
119	1705	17	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
120	1706	17	1 BHK	430	57	487	536	11000	53,57,000.00	57,85,560.00	12000
121	1707	17	1 BHK	423	25	448	493	11000	49,28,000.00	53,22,240.00	11000
122	1801	18	3 BHK	800	81	881	969	11000	96,91,000.00	1,04,66,280.00	22000
123	1804	18	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
124	1805	18	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
125	1806	18	1 BHK	430	57	487	536	11000	53,57,000.00	57,85,560.00	12000
126	1807	18	1 BHK	423	25	448	493	11000	49,28,000.00	53,22,240.00	11000
127	1901	19	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
128	1902	19	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
129	1903	19	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
130	1904	19	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
131	1905	19	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
132	1906	19	1 BHK	430	57	487	536	11000	53,57,000.00	57,85,560.00	12000
133	1907	19	1 BHK	423	25	448	493	11000	49,28,000.00	53,22,240.00	11000
134	2001	20	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
135	2002	20	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
136	2003	20	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
137	2004	20	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
138	2005	20	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
139	2006	20	1 BHK	430	57	487	536	11000	53,57,000.00	57,85,560.00	12000
140	2007	20	1 BHK	423	25	448	493	11000	49,28,000.00	53,22,240.00	11000
141	2101	21	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
142	2102	21	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
143	2103	21	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
144	2104	21	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
145	2105	21	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
146	2106	21	1 BHK	430	57	487	536	11000	53,57,000.00	57,85,560.00	12000
147	2107	21	1 BHK	423	25	448	493	11000	49,28,000.00	53,22,240.00	11000
148	2201	22	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
149	2202	22	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
150	2203	22	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000



Sr. No.	Flat No.	Floor No.	Comp.	As per RERA Carpet Area in Sq. ft.	As per Builder Balcony Area in Sq. ft.	Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹
151	2204	22	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
152	2205	22	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
153	2206	22	1 BHK	430	57	487	536	11000	53,57,000.00	57,85,560.00	12000
154	2207	22	1 BHK	423	25	448	493	11000	49,28,000.00	53,22,240.00	11000
155	2301	23	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
156	2302	23	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
157	2303	23	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
158	2304	23	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
159	2305	23	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
160	2306	23	1 BHK	430	57	487	536	11000	53,57,000.00	57,85,560.00	12000
161	2307	23	1 BHK	423	25	448	493	11000	49,28,000.00	53,22,240.00	11000
Total				69503	6565	76068	83675		83,67,48,000.00	90,36,87,840.00	

4. Fiora, Cluster No. 15.04, Type - A, Wing - G:

Sr. No.	Flat No.	Floor No.	Comp.	As per RERA Carpet Area in Sq. ft.	As per Builder Balcony Area in Sq. ft.	Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹
1	1	Gr.	1 BHK	426	25	451	496	11000	49,61,000.00	53,57,880.00	11000
2	2	Gr.	1 BHK	426	25	451	496	11000	49,61,000.00	53,57,880.00	11000
3	6	Gr.	1 BHK	423	25	448	493	11000	49,28,000.00	53,22,240.00	11000
4	7	Gr.	1 BHK	423	25	448	493	11000	49,28,000.00	53,22,240.00	11000
5	101	1	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
6	102	1	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
7	103	1	1 BHK	437	155	592	651	11000	65,12,000.00	70,32,960.00	14500
8	104	1	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
9	105	1	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
10	106	1	1 BHK	430	57	487	536	11000	53,57,000.00	57,85,560.00	12000
11	107	1	1 BHK	423	25	448	493	11000	49,28,000.00	53,22,240.00	11000
12	201	2	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
13	202	2	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
14	203	2	1 BHK	437	155	592	651	11000	65,12,000.00	70,32,960.00	14500
15	204	2	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
16	205	2	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
17	206	2	1 BHK	430	57	487	536	11000	53,57,000.00	57,85,560.00	12000
18	207	2	1 BHK	423	25	448	493	11000	49,28,000.00	53,22,240.00	11000



Sr. No.	Flat No.	Floor No.	Comp.	As per RERA Carpet Area in Sq. ft.	As per Builder Balcony Area in Sq. ft.	Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹
19	301	3	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
20	302	3	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
21	303	3	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
22	304	3	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
23	305	3	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
24	306	3	1 BHK	430	57	487	536	11000	53,57,000.00	57,85,560.00	12000
25	307	3	1 BHK	423	25	448	493	11000	49,28,000.00	53,22,240.00	11000
26	401	4	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
27	402	4	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
28	403	4	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
29	404	4	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
30	405	4	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
31	406	4	1 BHK	430	57	487	536	11000	53,57,000.00	57,85,560.00	12000
32	407	4	1 BHK	423	25	448	493	11000	49,28,000.00	53,22,240.00	11000
33	501	5	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
34	502	5	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
35	503	5	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
36	504	5	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
37	505	5	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
38	506	5	1 BHK	430	57	487	536	11000	53,57,000.00	57,85,560.00	12000
39	507	5	1 BHK	423	25	448	493	11000	49,28,000.00	53,22,240.00	11000
40	601	6	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
41	602	6	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
42	603	6	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
43	604	6	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
44	605	6	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
45	606	6	1 BHK	430	57	487	536	11000	53,57,000.00	57,85,560.00	12000
46	607	6	1 BHK	423	25	448	493	11000	49,28,000.00	53,22,240.00	11000
47	701	7	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
48	702	7	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
49	703	7	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
50	704	7	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
51	705	7	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
52	706	7	1 BHK	430	57	487	536	11000	53,57,000.00	57,85,560.00	12000



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Sr. No.	Flat No.	Floor No.	Comp.	As per RERA Carpet Area in Sq. ft.	As per Builder Balcony Area in Sq. ft.	Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹
53	707	7	1 BHK	423	25	448	493	11000	49,28,000.00	53,22,240.00	11000
54	801	8	3 BHK	800	81	881	969	11000	96,91,000.00	1,04,66,280.00	22000
55	804	8	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
56	805	8	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
57	806	8	1 BHK	430	57	487	536	11000	53,57,000.00	57,85,560.00	12000
58	807	8	1 BHK	423	25	448	493	11000	49,28,000.00	53,22,240.00	11000
59	901	9	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
60	902	9	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
61	903	9	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
62	904	9	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
63	905	9	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
64	906	9	1 BHK	430	57	487	536	11000	53,57,000.00	57,85,560.00	12000
65	907	9	1 BHK	423	25	448	493	11000	49,28,000.00	53,22,240.00	11000
66	1001	10	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
67	1002	10	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
68	1003	10	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
69	1004	10	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
70	1005	10	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
71	1006	10	1 BHK	430	57	487	536	11000	53,57,000.00	57,85,560.00	12000
72	1007	10	1 BHK	423	25	448	493	11000	49,28,000.00	53,22,240.00	11000
73	1101	11	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
74	1102	11	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
75	1103	11	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
76	1104	11	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
77	1105	11	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
78	1106	11	1 BHK	430	57	487	536	11000	53,57,000.00	57,85,560.00	12000
79	1107	11	1 BHK	423	25	448	493	11000	49,28,000.00	53,22,240.00	11000
80	1201	12	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
81	1202	12	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
82	1203	12	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
83	1204	12	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
84	1205	12	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
85	1206	12	1 BHK	430	57	487	536	11000	53,57,000.00	57,85,560.00	12000
86	1207	12	1 BHK	423	25	448	493	11000	49,28,000.00	53,22,240.00	11000



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87	1301	13	3 BHK	800	81	881	969	11000	96,91,000.00	1,04,66,280.00	22000
88	1304	13	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
89	1305	13	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
90	1306	13	1 BHK	430	57	487	536	11000	53,57,000.00	57,85,560.00	12000
91	1307	13	1 BHK	423	25	448	493	11000	49,28,000.00	53,22,240.00	11000
92	1401	14	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
93	1402	14	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
94	1403	14	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
95	1404	14	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
96	1405	14	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
97	1406	14	1 BHK	430	57	487	536	11000	53,57,000.00	57,85,560.00	12000
98	1407	14	1 BHK	423	25	448	493	11000	49,28,000.00	53,22,240.00	11000
99	1501	15	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
100	1502	15	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
101	1503	15	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
102	1504	15	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
103	1505	15	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
104	1506	15	1 BHK	430	57	487	536	11000	53,57,000.00	57,85,560.00	12000
105	1507	15	1 BHK	423	25	448	493	11000	49,28,000.00	53,22,240.00	11000
106	1601	16	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
107	1602	16	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
108	1603	16	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
109	1604	16	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
110	1605	16	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
111	1606	16	1 BHK	430	57	487	536	11000	53,57,000.00	57,85,560.00	12000
112	1607	16	1 BHK	423	25	448	493	11000	49,28,000.00	53,22,240.00	11000
113	1701	17	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
114	1702	17	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
115	1703	17	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
116	1704	17	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
117	1705	17	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
118	1706	17	1 BHK	430	57	487	536	11000	53,57,000.00	57,85,560.00	12000
119	1707	17	1 BHK	423	25	448	493	11000	49,28,000.00	53,22,240.00	11000
120	1801	18	3 BHK	800	81	881	969	11000	96,91,000.00	1,04,66,280.00	22000



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121	1804	18	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
122	1805	18	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
123	1806	18	1 BHK	430	57	487	536	11000	53,57,000.00	57,85,560.00	12000
124	1807	18	1 BHK	423	25	448	493	11000	49,28,000.00	53,22,240.00	11000
125	1901	19	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
126	1902	19	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
127	1903	19	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
128	1904	19	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
129	1905	19	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
130	1906	19	1 BHK	430	57	487	536	11000	53,57,000.00	57,85,560.00	12000
131	1907	19	1 BHK	423	25	448	493	11000	49,28,000.00	53,22,240.00	11000
132	2001	20	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
133	2002	20	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
134	2003	20	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
135	2004	20	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
136	2005	20	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
137	2006	20	1 BHK	430	57	487	536	11000	53,57,000.00	57,85,560.00	12000
138	2007	20	1 BHK	423	25	448	493	11000	49,28,000.00	53,22,240.00	11000
139	2101	21	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
140	2102	21	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
141	2103	21	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
142	2104	21	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
143	2105	21	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
144	2106	21	1 BHK	430	57	487	536	11000	53,57,000.00	57,85,560.00	12000
145	2107	21	1 BHK	423	25	448	493	11000	49,28,000.00	53,22,240.00	11000
146	2201	22	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
147	2202	22	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
148	2203	22	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
149	2204	22	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
150	2205	22	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
151	2206	22	1 BHK	430	57	487	536	11000	53,57,000.00	57,85,560.00	12000
152	2207	22	1 BHK	423	25	448	493	11000	49,28,000.00	53,22,240.00	11000
153	2301	23	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
154	2302	23	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000



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Sr. No.	Flat No.	Floor No.	Comp.	As per RERA Carpet Area in Sq. ft.	As per Builder Balcony Area in Sq. ft.	Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹
155	2303	23	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
156	2304	23	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
157	2305	23	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
158	2306	23	1 BHK	430	57	487	536	11000	53,57,000.00	57,85,560.00	12000
159	2307	23	1 BHK	423	25	448	493	11000	49,28,000.00	53,22,240.00	11000
Total				68651	6515	75166	82683		82,68,26,000.00	89,29,72,080.00	

5. Fiora, Cluster No. 15.04, Type - A, Wing - H:

Sr. No.	Flat No.	Floor No.	Comp.	As per RERA Carpet Area in Sq. ft.	As per Builder Balcony Area in Sq. ft.	Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹
1	1	Gr.	1 BHK	426	25	451	496	11000	49,61,000.00	53,57,880.00	11000
2	2	Gr.	1 BHK	426	25	451	496	11000	49,61,000.00	53,57,880.00	11000
3	4	Gr.	1 BHK	426	25	451	496	11000	49,61,000.00	53,57,880.00	11000
4	5	Gr.	1 BHK	426	25	451	496	11000	49,61,000.00	53,57,880.00	11000
5	6	Gr.	1 BHK	423	25	448	493	11000	49,28,000.00	53,22,240.00	11000
6	7	Gr.	1 BHK	423	25	448	493	11000	49,28,000.00	53,22,240.00	11000
7	101	1	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
8	102	1	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
9	103	1	1 BHK	437	155	592	651	11000	65,12,000.00	70,32,960.00	14500
10	104	1	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
11	105	1	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
12	106	1	1 BHK	430	57	487	536	11000	53,57,000.00	57,85,560.00	12000
13	107	1	1 BHK	423	25	448	493	11000	49,28,000.00	53,22,240.00	11000
14	201	2	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
15	202	2	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
16	203	2	1 BHK	437	155	592	651	11000	65,12,000.00	70,32,960.00	14500
17	204	2	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
18	205	2	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
19	206	2	1 BHK	430	57	487	536	11000	53,57,000.00	57,85,560.00	12000
20	207	2	1 BHK	423	25	448	493	11000	49,28,000.00	53,22,240.00	11000
21	301	3	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
22	302	3	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
23	303	3	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
24	304	3	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000



Sr. No.	Flat No.	Floor No.	Comp.	As per RERA Carpet Area in Sq. ft.	As per Builder Balcony Area in Sq. ft.	Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹
25	305	3	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
26	306	3	1 BHK	430	57	487	536	11000	53,57,000.00	57,85,560.00	12000
27	307	3	1 BHK	423	25	448	493	11000	49,28,000.00	53,22,240.00	11000
28	401	4	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
29	402	4	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
30	403	4	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
31	404	4	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
32	405	4	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
33	406	4	1 BHK	430	57	487	536	11000	53,57,000.00	57,85,560.00	12000
34	407	4	1 BHK	423	25	448	493	11000	49,28,000.00	53,22,240.00	11000
35	501	5	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
36	502	5	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
37	503	5	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
38	504	5	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
39	505	5	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
40	506	5	1 BHK	430	57	487	536	11000	53,57,000.00	57,85,560.00	12000
41	507	5	1 BHK	423	25	448	493	11000	49,28,000.00	53,22,240.00	11000
42	601	6	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
43	602	6	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
44	603	6	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
45	604	6	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
46	605	6	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
47	606	6	1 BHK	430	57	487	536	11000	53,57,000.00	57,85,560.00	12000
48	607	6	1 BHK	423	25	448	493	11000	49,28,000.00	53,22,240.00	11000
49	701	7	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
50	702	7	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
51	703	7	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
52	704	7	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
53	705	7	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
54	706	7	1 BHK	430	57	487	536	11000	53,57,000.00	57,85,560.00	12000
55	707	7	1 BHK	423	25	448	493	11000	49,28,000.00	53,22,240.00	11000
56	801	8	3 BHK	800	81	881	969	11000	96,91,000.00	1,04,66,280.00	22000
57	804	8	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
58	805	8	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
59	806	8	1 BHK	430	57	487	536	11000	53,57,000.00	57,85,560.00	12000



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Sr. No.	Flat No.	Floor No.	Cmp.	As per RERA Carpet Area in Sq. ft.	As per Builder Balcony Area in Sq. ft.	Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹
60	807	8	1 BHK	423	25	448	493	11000	49,28,000.00	53,22,240.00	11000
61	901	9	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
62	902	9	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
63	903	9	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
64	904	9	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
65	905	9	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
66	906	9	1 BHK	430	57	487	536	11000	53,57,000.00	57,85,560.00	12000
67	907	9	1 BHK	423	25	448	493	11000	49,28,000.00	53,22,240.00	11000
68	1001	10	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
69	1002	10	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
70	1003	10	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
71	1004	10	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
72	1005	10	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
73	1006	10	1 BHK	430	57	487	536	11000	53,57,000.00	57,85,560.00	12000
74	1007	10	1 BHK	423	25	448	493	11000	49,28,000.00	53,22,240.00	11000
75	1101	11	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
76	1102	11	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
77	1103	11	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
78	1104	11	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
79	1105	11	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
80	1106	11	1 BHK	430	57	487	536	11000	53,57,000.00	57,85,560.00	12000
81	1107	11	1 BHK	423	25	448	493	11000	49,28,000.00	53,22,240.00	11000
82	1201	12	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
83	1202	12	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
84	1203	12	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
85	1204	12	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
86	1205	12	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
87	1206	12	1 BHK	430	57	487	536	11000	53,57,000.00	57,85,560.00	12000
88	1207	12	1 BHK	423	25	448	493	11000	49,28,000.00	53,22,240.00	11000
89	1301	13	3 BHK	800	81	881	969	11000	96,91,000.00	1,04,66,280.00	22000
90	1304	13	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
91	1305	13	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
92	1306	13	1 BHK	430	57	487	536	11000	53,57,000.00	57,85,560.00	12000
93	1307	13	1 BHK	423	25	448	493	11000	49,28,000.00	53,22,240.00	11000
94	1401	14	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000

Sr. No.	Flat No.	Floor No.	Comp.	As per RERA Carpet Area in Sq. ft.	As per Builder Balcony Area in Sq. ft.	Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹
95	1402	14	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
96	1403	14	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
97	1404	14	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
98	1405	14	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
99	1406	14	1 BHK	430	57	487	536	11000	53,57,000.00	57,85,560.00	12000
100	1407	14	1 BHK	423	25	448	493	11000	49,28,000.00	53,22,240.00	11000
101	1501	15	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
102	1502	15	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
103	1503	15	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
104	1504	15	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
105	1505	15	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
106	1506	15	1 BHK	430	57	487	536	11000	53,57,000.00	57,85,560.00	12000
107	1507	15	1 BHK	423	25	448	493	11000	49,28,000.00	53,22,240.00	11000
108	1601	16	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
109	1602	16	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
110	1603	16	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
111	1604	16	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
112	1605	16	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
113	1606	16	1 BHK	430	57	487	536	11000	53,57,000.00	57,85,560.00	12000
114	1607	16	1 BHK	423	25	448	493	11000	49,28,000.00	53,22,240.00	11000
115	1701	17	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
116	1702	17	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
117	1703	17	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
118	1704	17	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
119	1705	17	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
120	1706	17	1 BHK	430	57	487	536	11000	53,57,000.00	57,85,560.00	12000
121	1707	17	1 BHK	423	25	448	493	11000	49,28,000.00	53,22,240.00	11000
122	1801	18	3 BHK	800	81	881	969	11000	96,91,000.00	1,04,66,280.00	22000
123	1804	18	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
124	1805	18	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
125	1806	18	1 BHK	430	57	487	536	11000	53,57,000.00	57,85,560.00	12000
126	1807	18	1 BHK	423	25	448	493	11000	49,28,000.00	53,22,240.00	11000
127	1901	19	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
128	1902	19	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
129	1903	19	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000



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Sr. No.	Flat No.	Floor No.	Comp.	As per RERA Carpet Area in Sq. ft.	As per Builder Balcony Area in Sq. ft.	Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹
130	1904	19	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
131	1905	19	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
132	1906	19	1 BHK	430	57	487	536	11000	53,57,000.00	57,85,560.00	12000
133	1907	19	1 BHK	423	25	448	493	11000	49,28,000.00	53,22,240.00	11000
134	2001	20	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
135	2002	20	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
136	2003	20	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
137	2004	20	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
138	2005	20	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
139	2006	20	1 BHK	430	57	487	536	11000	53,57,000.00	57,85,560.00	12000
140	2007	20	1 BHK	423	25	448	493	11000	49,28,000.00	53,22,240.00	11000
141	2101	21	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
142	2102	21	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
143	2103	21	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
144	2104	21	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
145	2105	21	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
146	2106	21	1 BHK	430	57	487	536	11000	53,57,000.00	57,85,560.00	12000
147	2107	21	1 BHK	423	25	448	493	11000	49,28,000.00	53,22,240.00	11000
148	2201	22	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
149	2202	22	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
150	2203	22	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
151	2204	22	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
152	2205	22	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
153	2206	22	1 BHK	430	57	487	536	11000	53,57,000.00	57,85,560.00	12000
154	2207	22	1 BHK	423	25	448	493	11000	49,28,000.00	53,22,240.00	11000
155	2301	23	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
156	2302	23	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
157	2303	23	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
158	2304	23	1 BHK	422	25	447	492	11000	49,17,000.00	53,10,360.00	11000
159	2305	23	1 BHK	426	57	483	531	11000	53,13,000.00	57,38,040.00	12000
160	2306	23	1 BHK	430	57	487	536	11000	53,57,000.00	57,85,560.00	12000
161	2307	23	1 BHK	423	25	448	493	11000	49,28,000.00	53,22,240.00	11000
Total				69503	6565	76068	83675		83,67,48,000.00	90,36,87,840.00	



Summary of the Project:

Wing / Type	Comp.	Total Number of Flats	Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value After Completion in ₹
Wing - A, Type -A1	1 BHK - 158 3 BHK - 03	161	76068	83675	83,67,48,000.00	90,36,87,840.00
Wing - B, Type -A2	1 BHK - 158 3 BHK - 03	161	76068	83675	83,67,48,000.00	90,36,87,840.00
Wing - C, Type -A	1 BHK - 158 3 BHK - 03	161	76068	83675	83,67,48,000.00	90,36,87,840.00
Wing - G, Type -A	1 BHK - 156 3 BHK - 03	159	75166	82683	82,68,26,000.00	89,29,72,080.00
Wing - H, Type -A	1 BHK - 158 3 BHK - 03	161	76068	83675	83,67,48,000.00	90,36,87,840.00
Total		803	379438	417383	4,17,38,18,000.00	4,50,77,23,440.00
Typical Refuge Floor - 8th, 13th & 18th Floor -Flat No. 3 (Wing-A, B, C, G & H)						

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	4,17,38,18,000.00
Final Realizable Value After Completion in ₹	4,50,77,23,440.00
Cost of Construction (Total Built up area x Rate) 417393 Sq. Ft. x ₹ 2600.00	1,08,51,95,800.00

Project Name	Percentage of work done as on date	Built up area in Sq. Ft.	Total Cost Of Construction	Cost of construction as of today
Fiora	28	417383	1,08,51,95,800.00	30,38,54,824.00

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	:
2.	Separate lumber room	:
3.	Separate water tank / sump	:
4.	Trees, gardening	:
	Total.	

N.A. Building Construction work is in progress

Part – F (Services)		: Amount in ₹
1.	Water supply arrangements	:
2.	Drainage arrangements	:
3.	Compound wall	:
4.	C.B. deposits, fittings etc.	:
5.	Pavement	:
	Total	

N.A. Building Construction work is in progress

Total abstract of the entire property

Part – A	Land	:
Part – B	Building	:
	Land development	:
Part – C	Compound wall	:
Part - D	Amenities	:
Part – E.	Pavement	:
Part – F	Services	:
Realizable Value / Fair Market Value as on date in ₹		₹ 4,17,38,18,000.00
Final Realizable Value After Completion in ₹		₹ 4,50,77,23,440.00

As per table attached to the report

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparable, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition; and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a residential flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 9,000 to ₹ 12,000.00 per Sq. Ft. on Carpet area. Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc. We estimate ₹ 11,000.00 per Sq. Ft. on Carpet Area for valuation.



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Actual Site Photographs

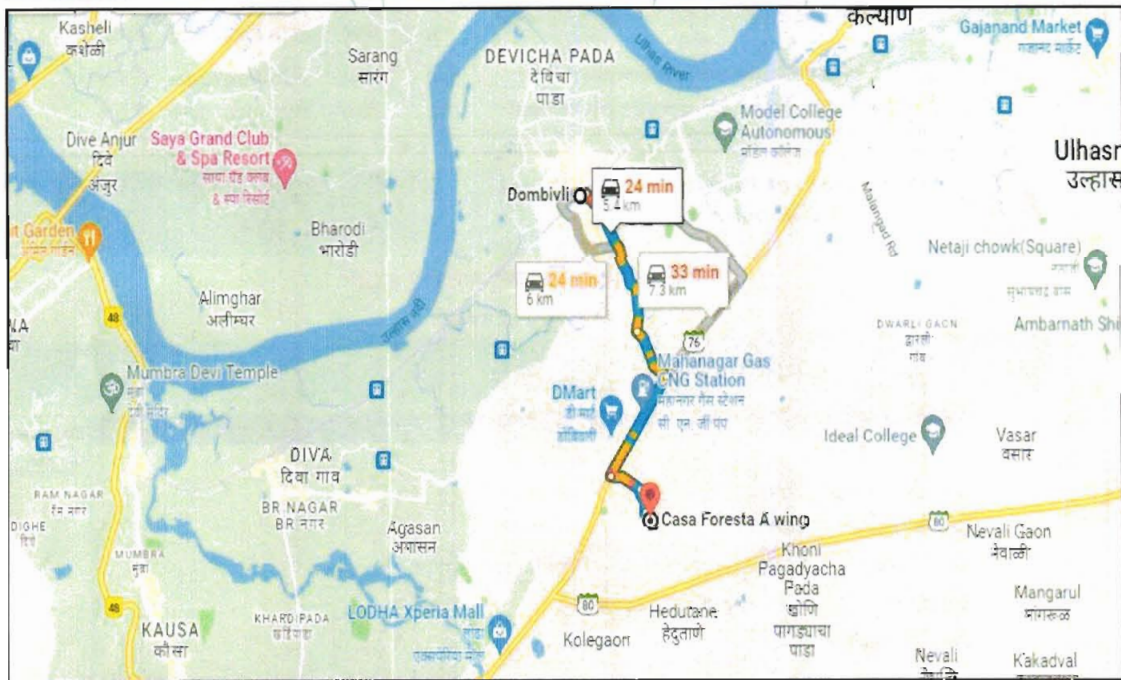
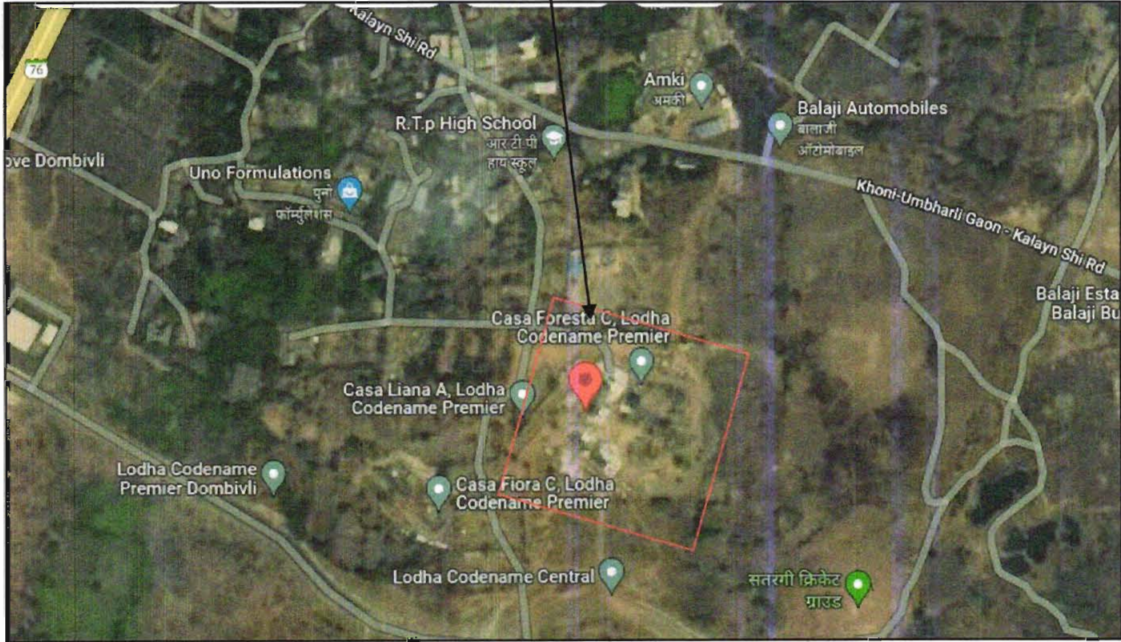


Actual Site Photographs



Route Map of the property


Site u/r



Latitude Longitude: 19°10'50.7"N 73°05'49.0"E

Note: The Blue line shows the route to site from nearest railway station (Dombivli – 5.4 Km.)

Ready Reckoner Rate


Department of Registration & Stamps
 Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
बाजारमूल्य दर पत्रक

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Year
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Annual Statement of Rates

Language
 English

Selected District ठाणे
Select Taluka कल्याण
Select Village गावाचे नाव : माणगांव(कल्याण-डोंबिवली महानगरपालिका)
Search By Survey No Location

Select	उपविभाग	सुवी जमीन	निवासी संपत्तिका	बॉक्रीस	दुकाने	औद्योगिक	एकक (Rs./)
SurveyNo	43/130-मौजे माणगांव गावातील रहीवास विभागातील मिळकती	6600	33400	38300	45500	38300	चौ. मीटर
SurveyNo	43/131-मौजे माणगांव गावातील रहीवास विभागातील मिळकती	7000	34300	39400	45500	39400	चौ. मीटर
SurveyNo	43/132-मौजे माणगांव गावामधून जाणाऱ्या राज्य महामार्ग S.H.40 लगतच्या जमिनी	7700	37700	43200	47400	43200	चौ. मीटर
SurveyNo	43/133-मौजे माणगांव गावातील वाणिज्य बापरातील मिळकती	7000	33700	38800	47500	38800	चौ. मीटर
SurveyNo	43/134-मौजे माणगांव गावातील गावठाण व पाडा मधील सर्व मिळकती	6800	33500	38100	48800	38100	चौ. मीटर


Department of Registration & Stamps
 Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
बाजारमूल्य दर पत्रक

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Year
 20222023

Annual Statement of Rates

Language
 English

Selected District ठाणे
Select Taluka कल्याण
Select Village गावाचे नाव : हेदुटणे(कल्याण-डोंबिवली महानगरपालिका)
Search By Survey No Location

Enter Survey No 260

उपविभाग	सुवी जमीन	निवासी संपत्तिका	बॉक्रीस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
52/163-मौजे हेदुटणे गावातील रहीवास विभागातील मिळकती	3000	34300	39400	43600	39400	चौ. मीटर	सर्व्हे नंबर
52/165-मौजे हेदुटणे गावातील वाणिज्य बापरातील मिळकती	3100	32800	37900	45100	37900	चौ. मीटर	सर्व्हे नंबर



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Sales Instance

170270 19-10-2022 Note:-Generated Through eSearch Module.For original report please contact concern BRO office.	सूची क्र. २	दस्तावेज क्रमांक 1702/2022 नोंदणी Regn:63m
गाव: मानगाव		
(1)दस्तावेज प्रकार	करारनामा	
(2)मोलदत्त	6172481	
(3)बाजारभावा (भाडेपट्ट्याच्या बाबतीतपट्ट्याकार आकारणी देतो कि पट्ट्याकार ते नमूद करावे)	2654100	
(4) मूल्यापन, पीढीहस्ता व घटकक्रमांक (असल्यास)	सदनिका नं: 1701, माळा नं: 17वा झजला, इमारतीचे नाव: फोरेस्टा बी-विंग, ब्लॉक नं: फोरेस्टा कॉलनी साऊंड,बॉम्बेवली ईस्ट, रोड: ऑन कल्याण शील रोड, इतर माहिती: विभाग नं. 43/130,सोबत एक वर पार्कींग दिनांक 15/01/2008 च्या अधिसूचनेनुसार विशेष वसाहत प्रकल्पांतर्गत प्रथम विक्रीकरारनाम्यास सू.शु. सध्या 50% सबलत)टीपीएस -1218/3587/प.क्र.93/19/नवि-12 (रेरा प्रमाणपत्र क्रमांक P51700032990)कल्याण-बॉम्बेवली	
(5)क्षेत्रफळ	60.94चौ.मीटर	
(6)आकारणी किंवा जुळी देण्यात आलेल तेगहा		
(7)दस्तावेज करण देणाऱ्या / लिहून देणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिपादीचे नाव व पत्ता	1) मॅनेजिंग डेव्हलपर्स लि (पूर्वीचे नाव पल्पा इन्वेलर्स प्रा लि.) तर्फे कु.सु. सुरेन्द्रन नायर तर्फे कु सु. पंढरी केसरकर - 50 फ्लॉट नं. - , माळा नं. - , इमारतीचे नाव: 412 4था मजला 17जी वर्पमान वेबर कावसजी पटेल रोड हॉमिगल सर्कल, पोस्ट: मुंबई, ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, मुंबई: 400001 AAACL14901	
(8)दस्तावेज करण देणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिपादीचे नाव व पत्ता	2) सरिता देवी - - 35 फ्लॉट नं. - , माळा नं. - , इमारतीचे नाव: ए 201 चंद्रशेखर लोदा हेबल शिवाजी चौक कल्याण शील रोड, पलावा, बॉम्बेवली ई. बॉम्बेवली, मुंबई, ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, ठाणे. 421204 CPOPD1416G 1) निरज कुमार शर्मा - - 40 फ्लॉट नं. - , माळा नं. - , इमारतीचे नाव: ए 201 चंद्रशेखर लोदा हेबल शिवाजी चौक कल्याण शील रोड, पलावा, बॉम्बेवली ई. बॉम्बेवली, मुंबई, ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, ठाणे 421204 CATPS7201Q	
(9)दस्तावेज करण दिल्याचा दिनांक	15/02/2022	
(10)दस्त नोंदणी केण्याचा दिनांक	15/02/2022	
(11)अनुक्रमक्र. खंड व पृष्ठ	1702/2022	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	216500	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100	



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380270 19-10-2022 Note:-Generated Through eSearch Module,For original report please contact concern BRO office.	सूची क्र. २	दुय्यम निबंधक द्रु.नि. कल्याण 1 दस्तऐवज क्रमांक:3802/2022 नोंदणी Regn:63m
गाव: मानगाव		
(1)दस्तऐवज प्रकार	करारनामा	
(2)नोंदण्ड	6322963	
(3)बाजारभाव (भाडेपट्ट्याच्या बाबतीतपट्टेकार आकारणी देतो कि पट्टेदार ते नमूद करावे)	2492000	
(4) मूल्यापन ,पोटहिस्सा व घरकच्चांक (असल्यास)	सदनिका नं: 1504, माळा नं: 15वा मजला, इमारतीचे नाव: फोरेस्टा डी विंग, ब्लॉक नं: पिमियर कॉलनी गाऊड,ऑंबिवली ईस्ट, रोड : ऑन कल्याण शील रोड, इतर माहिती: विभाग नं.43/130 सोबत एक कार पार्कींग दिनांक 05/09/2019 च्या अधिसूचनेनुसार विशेष वसाहत प्रकल्पाअंतर्गत प्रथम विक्रीकरारनाम्यास मू.शु. मध्ये 50% सवलत(टीपीएस 1218/स.क्र.3587/प्र.क्र.93/19/ नवि-12कल्याण-ऑंबिवली	
(5)मीटरवज	60.94चौ.मीटर	
(6)आकारणी किंवा जुनी देण्यात आसेल तेपदा		
(7)दस्तऐवज करून देणाऱ्या / लिहून देणाऱ्या पक्षाकरांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतियादीचे नाव व पत्ता	1) मॅक्रोटिक डेव्हलपर्स लि.तर्फे कु.मु. सुरेन्द्रन नाथर तर्फे कु. मु. श्रीकांत कांबळे - - 44 प्लॉट नं. - माळा नं. - , इमारतीचे नाव. 412 4था मजला 17वी वर्षमान पेबर कवसजी पटेल रोड हॉर्निमन सर्कल, पोटे, मुंबई, ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, मुम्बई. 400001 AAACL1490J	
(8)दस्तऐवज करून घेणाऱ्या पक्षाकरांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतियादीचे नाव व पत्ता	2) सपना गौतम बोरकर - - 42 प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: 402 प्लॉट नं. 36/8, सेक्टर 8ए माझुदिन स्कूल जावळ ऐरोली नवी मुंबई , ब्लॉक नं: - , रोड नं. - , महाराष्ट्र, ठाणे. 400708 AMCPM5208R. 1) गौतम मुरलीधर बोरकर - - 42 प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: 402 प्लॉट नं. 36/8, सेक्टर 8ए माझुदिन स्कूल जावळ ऐरोली नवी मुंबई, ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, THANE. 400708 ACVPH0589N	
(9)दस्तऐवज करून दिल्याचा दिनांक	31/03/2022	
(10)दरत नोंदणी केल्याचा दिनांक	31/03/2022	
(11)अनुक्रमणक,खंड व पृष्ठ	3802/2022	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	221500	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100	

Sales Instance

170070 19-10-2022 Note:-Generated Through eSearch Module.For original report please contact concern GRO office.	सूची क्र. २	दुस्यम निबंधक :दु.नि. कल्याण 1 दस्तऐवज क्रमांक.:1700/2022 नोंदणी: Regn:63m
गाव: मानगाव		
(1)दस्तऐवज प्रकार	करारनामा	
(2)नोंदणी	5992481	
(3)बाजारभाव (माडेपट्ट्याच्या बाबतीतपट्टेकर आकारणी देतो कि पट्टेदार ते नमूद करावे)	2488800	
(4) मूलापन ,पोटकिस्ता व परवन्मांक (असल्यास)	सदलिका नं: 304, माळा नं: 3रा मजला, इमारतीचे नाव: फ्लोरिस्टा ए विंग, ब्लॉक नं: पिमियर कॉलनी बाऊंड,बॉंबिवली ईस्ट, रोड : ऑन कल्याण शील रोड, इतर माहिती: विभाग नं.43/130 सोबत एक नगर पार्कींग दिनांक 05/09/2019 च्या अधिसूचनेनुसार विशेष वसाहत प्रकल्पांतर्गत प्रथम विक्रीकरारनाम्यास मु.श. मध्ये 50% सवलत(टीपीएस 1218/स.क्र.3587/प्र.क्र.93/19/नवि-12 (रेरा प्रमाणपत्र क्रमांक P51700032990)कल्याण-बॉंबिवली	
(5)क्षेत्रपट्ट	60.94चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात आसेल तेव्हा		
(7)दस्तऐवज करून देणाऱ्या / लिहून ठेवणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) मॅनेटेक इन्व्हलपर्स लि (पूर्वीचे नाव पत्तावा इन्व्हलपर्स प्रा. लि) तर्फे कु.मु. सुरेन्द्रन नायर तर्फे कु. मु. पंढरी केसरकर - 50 फ्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 412 4था मजला 17जी वर्धमान पॅबर कावसजी पटेल रोड हॉनिमन सर्कल, पोर्ट. मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई: 400001 AAACL1490J	
(8)दस्तऐवज करून देणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) रवी रंजन सिंह -- 39 फ्लॉट नं: -, माळा नं: -, इमारतीचे नाव: रुम नं. 202 डी विंग सनवर्तावर बिल्डींग कैलाश नगर अंबरनाथ ईस्ट ठाणे , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. 421501 CGMPS9145L	
(9)दस्तऐवज करून दिल्याचा दिनांक	15/02/2022	
(10)दस्त नोंदणी केल्याचा दिनांक	15/02/2022	
(11)अनुक्रमांक,खंड व पृष्ठ	1700/2022	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	210000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100	



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Price Indicators

99acres Buy ▾ Enter Locality / Project / Society / Landmark

Posted on Sep 10, 2022 | Under Construction

82.99 Lac @ 10,934 per sq.ft. **3BHK 3Baths**
 Residential Apartment for Sale
 In Lodha Codename Premier in Dombivli (East), Mumbai Beyond Thane, Mumbai

REGISTRATION STATUS REGISTERED Registration No: P51700222990 Website: <https://maharashtra.mahaonline.gov.in>

Overview Society Dealer Details Recommendations Price Trends Articles

Property (1) **Society (20)**

Area Carpet area: 759 sq.ft. (70.5 sq.m.)

Configuration 3 Bedrooms, 3 Bathrooms, 3 Balconies

Price 82.99 Lac+ Govt Charges & Tax @ 10,934 per sq.ft. (All Inclusive, Negotiable)

Address Lodha Codename Premier Dombivli (East), Mumbai Beyond Thane

Floor Number 16th of 24 Floors

Facing East

Overlooking Park/Garden Main Road Club Pool Others

Possession in Dec 2024

NOBROKER My Bookings Pay Rent **Post Your Property** Sign Up

1 BHK Flat In Lodha Codename Premier For Sale Loan Verified **48 Lacs** **27,510/Month** **501** Need Home Loan? **Apply Loan**

Lodha Codename premier Near Ghansoli, Dombivli, Maharashtra ...

Home / Flats for Sale in Mumbai / Flats for Sale in Manpada / 1bhk Flat for Sale in Manpada / Property Details

1 Bedroom Oct 21, 2022
 No. of Bedroom

1 Bathroom Immediately
 No. of Bathroom

1 Lodha Codename Premier
 No. of Society

Get Owner Details

magicbricks Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home > Property for Sale in Thane > Flats for Sale in Thane > Flats for Sale in Dombivli > 3 BHK Flats for Sale in Dombivli > 1061 Sq-ft

80.5 Lac Get ₹ 24,147 cashback on Home Loan

3 BHK 1061-Sq-ft Flat For Sale Dombivli, Thane

3 Beds **2 Baths** **2 Covered Parking** **Unfurnished**

Carpet Area 758 sqft ~ 10,619/sqft

Developer **Lodha**

Project **Lodha Codename Premier**

Floor 15 (Out of 24 Floors)

Transaction Type **New Property**

Facing **East**


Price Indicators

magicbricks Buy Rent Sell Home Loans

Home > Property for Sale in Thane > Flats for Sale in Thane > Flats for Sale in Dombivli > 1 BHK Flats for Sale in Dombivli > 600 Sq-ft

47.0 Lac Get ₹ 14,097 cashback on Home Loan

1 BHK 600 Sq-ft Flat For Sale **Dombivli, Thane**



1 Bed 2 Baths 2 Balconies 1 Covered Parking

Carpet Area 479 sqft ₹ 9,810/sqft	Developer Lodha	Project Lodha Codename Premier
Floor 8 (Out of 18 Floors)	Transaction Type New Property	Facing East
Lifts	Furnished Status	Car Parking


+4 Photos

magicbricks Buy Rent Sell Home Loans

Home > Property for Sale in Thane > Flats for Sale in Thane > Flats for Sale in Dombivli East > 1 BHK Flats for Sale in Dombivli East > 600 Sq-ft

46.0 Lac Get ₹ 13,797 cashback on Home Loan

1 BHK 600 Sq-ft Flat For Sale **Dombivli East, Thane**



1 Bed 1 Bath 1 Balcony Unfurnished

Carpet Area 444 sqft ₹ 10,358/sqft	Developer Lodha	Project Lodha Codename Premier
Floor Ground (Out of 12 Floors)	Transaction Type New Property	Facing East


+8 Photos

magicbricks Buy Rent Sell Home Loans

Home > Property for Sale in Thane > Flats for Sale in Thane > Flats for Sale in Dombivli > 1 BHK Flats for Sale in Dombivli > 766 Sq-ft

49.0 Lac Get ₹ 14,700 cashback on Home Loan

1 BHK 766 Sq-ft Flat For Sale **Dombivli, Thane**



1 Bed 2 Baths 1 Balcony 1 Covered Parking

Carpet Area 479 sqft ₹ 10,230/sqft	Developer Lodha	Project Lodha Codename Premier
Floor 11 (Out of 24 Floors)	Transaction Type New Property	Facing North - East
Lifts	Furnished Status Unfurnished	Car Parking 1 Covered, 1 Open

+2 Photos


Price Indicators

magicbricks Buy Rent Sell Home Loans

Home > Property for sale in Thane > Flats for Sale in Thane > Flats for Sale in Dombivli > 2 BHK Flats for Sale in Dombivli > 656 Sq-ft

68.5 Lac Get ₹ 20,547 cashback on Home Loan

2 BHK 656 Sq-ft Flat For Sale [Dombivli, Thane](#)



2 Beds | 2 Baths | 1 Covered Parking | Unfurnished

Carpet Area 656 sqft ₹10,441/sqft	Developer Lodha	Project Lodha Codename Premier
Floor 2 (Out of 24 Floors)	Transaction Type New Property	Facing East
Lifts 3	Furnished Status Unfurnished	Car Parking 1 Covered


+4 Photos

magicbricks Buy Rent Sell Home Loans

Home > Property for sale in Thane > Flats for Sale in Thane > Flats for Sale in Dombivli East > 2 BHK Flats for Sale in Dombivli East > 656 Sq-ft

70.0 Lac Get ₹ 20,997 cashback on Home Loan

2 BHK 656 Sq-ft Flat For Sale [Dombivli East, Thane](#)



2 Beds | 2 Baths | 1 Balcony | 1 Covered Parking

Carpet Area 656 sqft ₹10,669/sqft	Developer Lodha	Project Lodha Codename Premier
Floor 2 (Out of 24 Floors)	Transaction Type New Property	Facing North - East
Lifts 2	Furnished Status Unfurnished	Car Parking 1 Covered


+6 Photos

magicbricks Buy Rent Sell Home Loans

Home > Property for sale in Thane > Flats for Sale in Thane > Flats for Sale in Dombivli > 2 BHK Flats for Sale in Dombivli > 620 Sq-ft

62.0 Lac Get ₹ 18,600 cashback on Home Loan

2 BHK 620 Sq-ft Flat For Sale [Dombivli, Thane](#)



2 Beds | 2 Baths | 1 Covered Parking | Unfurnished

Carpet Area 620 sqft ₹10,000/sqft	Developer Lodha	Project Lodha Codename Premier
Transaction Type New Property	Status Under Construction	Lifts 4
Furnished Status Unfurnished	Car Parking 1 Covered	

+11 Photos

Price Indicators Projects nearby Locality

Lodha Centre Park [View Project Page](#)

By LODHA GROUP
Kalyan Shi Road, Palava City, Near Dombivali, Beyond Thane, Thane

INDIA'S FASTEST GROWING CITY

₹36.83 L - 1.2 Cr | 9.82 K/sq ft
EMI starts at ₹9.50 K

Jun, 2019 Possession Starts

9.82 K/sq ft Avg. Price

453.00 sq.ft. - 884.00 sq.ft. (Carved Area) Sizes

Lodha Palava Estela A B C [View Project Page](#)

By LODHA GROUP
Plot No. 142, 44, 5/1, 42/18, 45/11, 44 Pt At Khon, Kalyan Thane, Dombivali, Mumbai, Beyond Thane, Thane

₹49 L - 90.14 L | 9.82 K/sq ft
EMI starts at ₹5.95 K

Jun, 2023 Possession Starts

9.82 K/sq ft Avg. Price

398.00 sq.ft. - 643.00 sq.ft. (Carved Area) Sizes

Lodha Palava Clara A To D D1 [View Project Page](#)

By LODHA GROUP
Plot No. 144/16A PT, 144/16B PT, 144/15 PT, 40/2 PT, 143/2 PT, 144/10 PT, 144/9 PT At Khon, Kalyan Thane, Dombivali, Mumbai, Beyond Thane, Thane

₹40.43 L - 64.75 L | 9.82 K/sq ft
EMI starts at ₹1.81 K

Aug, 2021 Possession Starts

9.82 K/sq ft Avg. Price

398.00 sq.ft. - 643.00 sq.ft. (Carved Area) Sizes

Price Indicators Projects nearby Locality

HOUSING.COM Buy in Mumbai | Search: Shigaon | Add

Home / Thane / Shigaon / Apartment for Sale in Shigaon / 2 BHK Apartment

2 BHK Apartment | Last updated: Sep 24, 2022

By METRO DEVELOPMENT
Metro Paramount, Shigaon, Thane

₹68.0 L EMI starts at ₹36,01 K
6.48 K/sq.ft

1050 sq.ft Build Up Area | **6.48 K/sq.ft** Avg. Price | **2 BHK** Configuration | **31st Dec. 2025** Possession status | **Higher of 35 floors** | **East facing Facing** | **Fully Furnished Furnishing**

Other features: Fully furnished by item/Kaps, 20 more images.

HOUSING.COM Buy in Mumbai | Search: Shigaon | Add

Home / Thane / Shigaon / Apartment for Sale in Shigaon / 2 BHK Apartment

2 BHK Apartment | Last updated: Sep 19, 2022

By METRO DEVELOPMENT
Metro Paramount, Shigaon, Thane

₹57.0 L EMI starts at ₹30,18 K
5.56 K/sq.ft

1025 sq.ft Build Up Area | **5.56 K/sq.ft** Avg. Price | **2 BHK** Configuration | **1st Dec. 2026** Possession status | **Lower of 35 floors** | **Unfurnished Furnishing**

Other features: Zero brokerage/Know More, 21 more images.

HOUSING.COM Buy in Mumbai | Search: Shigaon | Add

Home / Thane / Shigaon / Apartment for Sale in Shigaon / 2 BHK Apartment

2 BHK Apartment | Last updated: Aug 23, 2022

By METRO DEVELOPMENT
Metro Paramount, Shigaon, Thane

₹58.99 L EMI starts at ₹31,24 K
6.42 K/sq.ft

918 sq.ft Build Up Area | **6.42 K/sq.ft** Avg. Price | **2 BHK** Configuration | **1st Dec. 2024** Possession status | **Higher of 35 floors** | **East facing Facing** | **Semi Furnished Furnishing**

Other features: Free registration/Know More, 26 more images.



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Price Indicators Projects nearby Locality

HOUSING.COM Buy in Mumbai

Shilphata

Home / Thane / Shilphata / Apartment for Sale in Shilphata / 2 BHK Apartment

2 BHK Apartment

By METRO DEVELOPMENT

Metro Paramount, Shilphata, Thane

₹60.0 L (EMI starts at ₹177K)

Free registration Know More

Contact Seller

930 sq.ft Build Up Area

₹6.45 K/sq.ft Avg. Price

2 BHK Configuration

1st Dec. 2024 Possession status

Middle of 35 floors

East facing Facing

Semi Furnished Furnishing

26 more

magicbricks Buy Rent Sell Home Loans

Home > Property for sale in Thane > Flats for Sale in Thane > Flats for Sale in Shilphata > 2 BHK Flats for Sale in Shilphata > 1024 Sq-ft

73.0 Lac Get ₹21,900 cashback on Home Loan

2 BHK 1024 Sq-ft Flat For Sale **Shilphata, Thane**

2 Beds 2 Baths 3 Balconies 1 Covered Parking

Photo not uploaded by advertiser

Request Photos

Carpet Area: 665 sqft (10.977/sqft)

Floor: 23 (Out of 32 Floors)

Furnished Status: Unfurnished

Developer: **Metro Group**

Transaction Type: **New Property**

Car Parking: 1 Covered

Project: **Metro Paramount**

Lifts: 3

Type Of Ownership: **Freehold**

magicbricks Buy Rent Sell Home Loans

Home > Property for sale in Thane > Flats for Sale in Thane > Flats for Sale in Shilphata > 2 BHK Flats for Sale in Shilphata > 564 Sq-ft

61.0 Lac Get ₹18,300 cashback on Home Loan

2 BHK 564 Sq-ft Flat For Sale **Shilphata, Thane**

2 Beds 2 Baths 1 Covered Parking Unfurnished

Carpet Area: 564 sqft (10.816/sqft)

Floor: 2 (Out of 22 Floors)

Facing: North - East

Developer: **Metro Group**

Transaction Type: **New Property**

Project: **Metro Paramount**

Price Indicators


Projects nearby Locality

magicbricks Buy Rent Sell Home Loans

Home > Property for Sale in Thane > Flats for Sale in Thane > Flats for Sale in Shilphata > 1 BHK Flats for Sale in Shilphata > 500 Sq-ft

49.0 Lac [Get ₹ 14,700 cashback on Home Loan](#)

1 BHK 500 Sq-ft Flat For Sale [Shilphata, Thane](#)



1 Bed 2 Baths 2 Balconies 1 Covered Parking

Carpet Area
500 sqft
₹ 9,800/sqft

Floor
8 (Out of 35 Floors)

Lifts
4

Developer
[Metro Group](#)

Transaction Type
New Property

Furnished Status
Unfurnished

Project
[Metro Paramount](#)

Facing
East

Car Parking
1 Covered


[Request Photos](#)

magicbricks Buy Rent Sell Home Loans

Home > Property for Sale in Thane > Flats for Sale in Thane > Flats for Sale in Shilphata > 1 BHK Flats for Sale in Shilphata > 693 Sq-ft

50.0 Lac [Get ₹ 15,000 cashback on Home Loan](#)

1 BHK 693 Sq-ft Flat For Sale [Shilphata, Thane](#)



1 Bed 2 Baths 3 Balconies 1 Covered Parking

Carpet Area
445 sqft
₹ 11,236/sqft

Floor
30 (Out of 32 Floors)

Lifts
3

Developer
[Metro Group](#)

Transaction Type
New Property

Furnished Status
Unfurnished

Project
[Metro Paramount](#)

Facing
North

Car Parking
1 Covered


[Request Photos](#)

magicbricks Buy Rent Sell Home Loans

Home > Property for Sale in Thane > Flats for Sale in Thane > Flats for Sale in Shilphata > 1 BHK Flats for Sale in Shilphata > 695 Sq-ft

44.0 Lac [Get ₹ 13,200 cashback on Home Loan](#)

1 BHK 695 Sq-ft Flat For Sale [Shilphata, Thane](#)



1 Bed 2 Baths 2 Balconies 1 Covered Parking

Carpet Area
451 sqft
₹ 9,756/sqft

Floor
9 (Out of 35 Floors)

Developer
[Metro Group](#)

Transaction Type
New Property

Project
[Metro Paramount](#)

Facing
East

[+6 Photos](#)

Price Indicators Projects nearby Locality


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Home > Property for Sale in Thane > Flats for Sale in Thane > Flats for Sale in Shilphata > 1 BHK Flats for Sale in Shilphata > 359 Sq-ft

Property ID: 58597341

42.0 Lac **1 BHK 359 Sq-ft Flat**
 See Other Charges | Free Property Valuation | For Sale Shilphata, Thane

Agent Name: Sundar Sewant | Certified Agent | Trusted by Users | Genuine Listings | Market Knowledge | Contact Now

PROPERTY DETAILS	PROJECT DETAILS	LOCALITY DETAILS	PRICE TRENDS	AGENT DETAILS
	Bedroom: 1 See Dimension	Bathrooms: 2	Balcony: 1	
	Super area: 359 sqft - ₹ 11,699/sqft	Carpet area: 359 sqft - ₹ 11,699/sqft		
	Developer: Mukta Developers	Project: Mukta Luxuria		
	Transaction type: New Property	Floor: 2 (Out of 23 Floors)	Car parking: 1 Open	Furnished status: Unfurnished

Posted on: Feb 19, 22


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Home > Property for Sale in Thane > Flats for Sale in Thane > Flats for Sale in Shilphata > 3 BHK Flats for Sale in Shilphata > 656 Sq-ft

Property ID: 58596209

70.0 Lac **3 BHK 656 Sq-ft Flat**
 See Other Charges | Free Property Valuation | For Sale Shilphata, Thane

Agent Name: Sundar Sewant | Certified Agent | Trusted by Users | Genuine Listings | Market Knowledge | Contact Now

PROPERTY DETAILS	PROJECT DETAILS	LOCALITY DETAILS	PRICE TRENDS	AGENT DETAILS
	Bedrooms: 3 See Dimensions	Bathrooms: 3	Balcony: 1	
	Super area: 656 sqft - ₹ 10,670/sqft	Carpet area: 656 sqft - ₹ 10,671/sqft		
	Developer: Mukta Developers	Project: Mukta Luxuria		
	Transaction type: New Property	Floor: 2 (Out of 23 Floors)	Car parking: 1 Covered	Furnished status: Unfurnished


Posted on: Feb 19, 22


HOUSING.COM Buy in Member - Download App - List Property


Home / Thane / Shilphata / Apartment for Sale in Shilphata / 1 BHK Apartment

Last updated: Feb 20, 2022

1 BHK Apartment ₹44.0 L EMI starts at 23.30 K
 Palava Violet A To C, Shilphata, Thane







710 sq.ft Build Up Area | ₹.20 K/sq.ft Avg. Price | 1 BHK Configuration | 1st Dec, 2023 Possession status | Middle of 22 floors | East facing Facing | Unfurnished Furnishing

19 more

Price Indicators Projects nearby Locality

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Sign In My Activity
Post Property FREE

40.0 Lac

[Free Property Valuation](#)

1 BHK 380 Sq-ft Flat


For Sale Shilphata, Thane

Agent **Suresh**

[Contact Now](#)

Property ID: 5848531
Posted on: Feb 18, '22

PROPERTY DETAILS
PROJECT DETAILS
LOCALITY DETAILS
PRICE TRENDS
AGENT DETAILS



13 photos

Bedroom 1	Bathrooms 2
Carpet area 380 sqft - □ 10.524/sqft	
Developer <u>Provident Housing Ltd.</u>	Project <u>Provident Palm Vista</u>
Status Under Construction	Possession by Mar '25
Transaction type New Property	Car parking 1 Covered

[Get Documents Verified](#)

magicbricks
Sign In My Activity
Post Property FREE

40.0 Lac

[See Other Charges](#)

[Free Property Valuation](#)

1 BHK 600 Sq-ft Flat

For Sale Shilphata, Thane

Agent Name: Sarvesh Dubey


3000+ Buyers Served

Certified Agent

Trusted by Users • Genuine Listings • Market Knowledge

Property ID: 58580428
Posted on: Feb 18, '22

PROPERTY DETAILS
PROJECT DETAILS
LOCALITY DETAILS
PRICE TRENDS
AGENT DETAILS



8 photos

Bedroom 1 See Dimension	Bathroom 1	Balconies 3
Super area 600 sqft - □ 6.666/sqft	Carpet area 395 sqft - □ 10.127/sqft	Loading 34%
Developer <u>Provident Housing Ltd.</u>	Project <u>Provident Palm Vista</u>	
Transaction type New Property	Floor 5 (Out of 30 Floors)	Car parking None
Get Documents Verified		Furnished status Unfurnished

USP

East Facing Property

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

Place : Mumbai

Date : 28.10.2022

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**MANOJ BABURAO
CHALIKWAR**

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=ADMIN,
2.5.4.30=48220664f4ad3f0dc33ad739a2680991348d73c330413
33115279017a11856553, postalCode=400008, st=Maharashtra,
serialNumber=48196a306480c896503a55a81c3e1f3110c
7e394d0872e29a33270c2504, cn=MANOJ BABURAO
CHALIKWAR
Date: 2022.10.28 09:01:25 +05'30'

Auth. Sign.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

SBI Empanelment No.: SME/TCC/2021-22/86/3

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

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

₹ _____ (Rupees _____

_____ only).

Date

Signature

(Name & Designation of the Inspecting Official/s)

Countersigned
(BRANCH MANAGER)

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

(Annexure-I)

DECLARATION-CUM-UNDERTAKING

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

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 28.10.2022 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 19.10.2022. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty
- n. I have not been convicted of an offence connected with any proceeding under the

Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and

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

	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by M/s. Macrotech Developers Ltd.,
2.	Purpose of valuation and appointing authority	As per request from State Bank of India, Home Loans Sales, Project Approval Cell, BKC to assess fair market value of the property for bank loan purpose.
3.	Identity of the Valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Suraj Zore – Valuation Engineer Vinita Surve – Processing Officer
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 - 19.10.2022 Valuation Date - 28.10.2022 Date of Report - 28.10.2022
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 19.10.2022
7.	Nature and sources of the information used or relied upon;	Market Survey at the time of site visit Ready Reckoner rates / Circle rates Online search for Registered Transactions Online Price Indicators on real estate portals Enquiries with Real estate consultants Existing data of Valuation assignments carried out by us
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparative Method
9.	Restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	Major factors that were taken into account during the valuation;	Current market conditions, demand and supply position, industrial land size, location, sustained demand for industrial land, all round development of commercial and industrial application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his	Attached

	responsibility for the valuation report.	
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Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **28th October 2022** and does not take into account any unforeseeable developments which could impact the same in the future.

Our Investigations

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

Assumptions

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

Information Supplied by Others

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

Future Matters

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

Map and Plans

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

Site Details

Based on inputs received from Client's representative and site visit conducted, we understand that the subject property is currently a Building Under Construction work is in progress contiguous and non-agricultural land parcel admeasuring as per table attached to the report and in the name **M/s. Macrotech Developers 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. Macrotech Developers Ltd.**, For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

Environmental Conditions

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

Town Planning

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

Area

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

Condition & Repair

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

Valuation Methodology

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

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach

demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar 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.

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

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

Professional Competence and Due Care

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

Independence and Disclosure of Interest

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

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

Confidentiality

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

Information Management

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

Gifts and hospitality:

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

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

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

Remuneration and Costs.

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

Occupation, employability and restrictions.

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

Miscellaneous

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

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=ADMIN,
2.5.4.20=9E2256C46C35D03A0C199026865918490C3C3364133
31152795791809502, postalCode=400099, st=Maharashtra,
serialNumber=41A56A366A8BC8936C2A55A8F03C5D31731D226
394e282e298327602508c, cn=MANOJ BABURAO CHALIKWAR
Date: 2022.10.29 09:01:00 +05'30'

Director

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

SBI Empanelment No.: SME/TCC/2021-22/86/3