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An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

# MASTER VALUATION REPORT



Details of the property under consideration:

## Name of Project: "Chandak Highscape City 1A"

"Chandak Highscape City 1A", Proposed Redevelopment Building on Plot Bearing CTS No. 200 (Part), Shyadri Nagar, Village – Wadhavali, Taluka – Kurla, Chembur (East), Mumbai, Pin – 400 074, State – Maharashtra, Country – India.

Latitude Longitude: 19°02'17.8"N 72°54'18.4"E

## Intended User:

**State Bank of India**  
HLST AO West Mumbai

1<sup>st</sup> Floor, Jeevan Seva Annex Building, LIC Complex,  
S. V. Road, Santacruz (West), Mumbai, Pin - 400 054,  
State - Maharashtra, Country - India.



## Our Pan India Presence at :

- |              |          |             |             |
|--------------|----------|-------------|-------------|
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| 📍 Mumbai     | 📍 Nashik | 📍 Rajkot    | 📍 Raipur    |
| 📍 Aurangabad | 📍 Pune   | 📍 Indore    | 📍 Jaipur    |

## Regd. Office

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

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## MASTER VALUATION REPORT OF "Chandak Highscape City 1A"

**"Chandak Highscape City 1A", Proposed Redevelopment Building on Plot Bearing CTS No. 200 (Part), Shyadri Nagar, Village – Wadhavali, Taluka – Kurla, Chembur (East), Mumbai, Pin – 400 074, State – Maharashtra, Country – India.**

**Latitude Longitude: 19°02'17.8"N 72°54'18.4"E**

**NAME OF DEVELOPER: M/s. Chandak Realtors Pvt. Ltd.**

Pursuant to instructions from State Bank of India, HLST, Santacruz, 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 **27<sup>th</sup> January 2025** for approval of Advance Processing Facility.

### 1. Location Details:

The property is situated at **"Chandak Highscape City 1A"**, Proposed Redevelopment Building on Plot Bearing CTS No. 200 (Part), Shyadri Nagar, Village – Wadhavali, Taluka – Kurla, Chembur (East), Mumbai, Pin – 400 074, State – Maharashtra, Country – India. . It is about 4.4 Km. walking distance from Chembur Railway Station of Central Railway line. Surface transport to the property is by buses, Auto, taxis & private vehicles. The property is in developing locality. The property is in developed locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The locality is middle class & developed.

### 2. Developer Details:

<b>Name of builder</b>	<b>M/s. Chandak Realtors Pvt. Ltd.</b>	
<b>Project Registration Number</b>	<b>Project</b>	<b>RERA Project Number</b>
	<b>Chandak Highscape City 1A</b>	<b>P51800055726</b>
<b>Register office address</b>	<b>M/s. Chandak Realtors Pvt. Ltd.</b> Office No. 807/808, 8 <sup>th</sup> Floor, "Hubtown Solaris", N. S. Phadke Marg, Opp. Telli Gully, Near Regency Hotel, Andheri (East), Mumbai – 400 069, State – Maharashtra, Country – India.	
<b>Contact Numbers</b>	<b>Contact Person :</b> Mr. Anil Mishra (Sales Manager - Mobile No. 8828238895) Mr. Sumit Bhatia (Builder Person – Mobile No. 86574 94520) Mr. Yogesh Solanki (Builder Person – Mobile No. 7208031497)	
<b>E – mail ID AND Website</b>	<a href="mailto:yogesh.solanki@chandakgroup.com">yogesh.solanki@chandakgroup.com</a> <a href="mailto:crm@chandakgroup.com">crm@chandakgroup.com</a> <a href="http://www.chandakgroup.com">www.chandakgroup.com</a>	

### 3. Boundaries of the Property:

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



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-  Aurangabad
-  Pune
-  Indore
-  Jaipur

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

To,

**The Branch Manager,  
State Bank of India**

HLST AO West Mumbai

1st Floor, Jeevan Seva Annex Building, LIC Complex,  
S. V. Road, Santacruz (West), Mumbai, Pin - 400 054,  
State - Maharashtra, Country - India**VALUATION REPORT (IN RESPECT OF MASTER VALUATION REPORT)**

I	General	
1.	Purpose for which the valuation is made	: As per request from State Bank of India , HLST ,AO West Mumbai to assess fair market value of the property for bank loan purpose.
2.	a)	Date of inspection : 14.01.2025
	b)	Date on which the valuation is made : 27.01.2025
3.	List of documents produced for perusal	
	1. Copy of Development Agreement dated 15.02.2023 between Om Ganesh Nagar SRA Sahakari Gruhanirman Sanstha Ltd. (Society) of and M/s. Chandak Realtors Pvt. Ltd. (Developers)	
	2. Copy of Development Agreement dated 15.02.2023 between Jai Hauman Nagar SRA Sahakari Gruhanirman Sanstha Ltd. (Society) and M/s. Chandak Realtors Pvt. Ltd. (Developers)	
	3. Copy of Development Agreement dated 14.02.2023 between Ekta SRA Sahakari Gruhanirman Sanstha Ltd. (Society) and M/s. Chandak Realtors Pvt. Ltd. (Developers)	
	4. Copy of Hight Clearance Certificate NOC Letter No. SNCR / WEST / B / 042614 / 36963 date 02.04.2024 issued by Airports Authority of India	
	5. Copy of Legal Title Report dated 04.04.2024 issued by Wadia Ghandy & Co., Advocate, Solicitors & Notary	
	6. Copy of MAHARERA Registration Certificate of Project No. P51800055726 issued by Maharashtra Real Estate Regulatory Authority date 20.08.2024	
	7. Copy of Architect's Certificate date 19.06.2024 issued by Skyline Infrabuilt Consultants Pvt. Ltd.	
	8. Copy of Engineer's Certificate date 10.06.2024 issued by Arjun KR. Singh (As per RERA Certificate)	
	9. Copy of Encumbrances Relating to Finance date 05.04.2024 issued by Chandak Realtors Pvt. Ltd.	
	10. Copy of Revised Fire NOC No. P- 19396 / 2023 / (200) / M / E Ward / Wadhavali / SRA – CFO / 1 / New dated 25.12.2023 issued by Municipal Corporation of Greater Mumbai.	
	11. Copy of Revised LOI Letter No. SRA Letter SRA / ED / OW / 2024 / 17800 / ME dated 03.04.2024 issued by Slum Rehabilitation Authority	
	12. Copy of Commencement Certificate No. SRA / ENG / 3262 / ME / STGL / AP dated 07/06/2017 issued by Slum Rehabilitation Authority.	
	<p>This G.C. is re-endorsed / granted upto plinth level including top of Basement of Sale building as per approved amended ICA plans dated 17/05/2024.</p> <p style="text-align: right;">Executive Engineer Slum Rehabilitation Authority</p>	



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13. Copy of Approved Plan No. SRA / ENG / 3262 / ME / STGL / AP dated 17.05.2024 issued by Slum Rehabilitation Authority. <b>Approved upto:</b>	
<b>Tower No.</b>	<b>Number of Floors</b>
1	Basement + Ground + 1 <sup>st</sup> to 5 <sup>th</sup> floors (Part Podiums / Part Residential) + 6 <sup>th</sup> & 7 <sup>th</sup> floors (Part Amenity / Part Residential) + 8 <sup>th</sup> to 35 <sup>th</sup> Residential Upper Floors.
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Project Name (with address & phone nos.)	: "Chandak Highscape City 1A", Proposed Redevelopment Building on Plot Bearing CTS No. 200 (Part), Shyadri Nagar, Village – Wadhavali, Taluka – Kurla, Chembur (East), Mumbai, Pin – 400 074, State – Maharashtra, Country – India.
4. Name of the developer(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: <b>M/s. Chandak Realtors Pvt. Ltd.</b> <b>Address:</b> Office No. 807/808, 8 <sup>th</sup> Floor, "Hubtown Solaris", N. S. Phadke Marg, Opp. Telli Gully, Near Regency Hotel, Andheri (East), Mumbai – 400 069, State – Maharashtra, Country – India. <b>Contact Person :</b> Mr. Anil Mishra (Sales Manager -Mobile No. 8828238895) Mr. Sumit Bhatia (Builder Person – Mobile No. 86574 94520) Mr. Yogesh Solanki (Builder Person – Mobile No. 7208031497)
5. Brief description of the property (Including Leasehold / freehold etc.)	:
<b>About "Chandak Highscape City 1A" Project:</b> Chandak Highscape City by Chandak Group is a newly launched project in the Central Mumbai, offering spacious apartments in a mid-range budget. This affordable luxury project brings you apartments in Chembur, which are scheduled for possession in Dec, 2030. Chandak Highscape City Central Mumbai is a RERA-registered project with registration number P51800055726. Chandak Highscape City Chembur has 8 towers, with 41 floors each and 2021 units to offer. This project is spread over an area of 13.91 acres. With all the basic amenities available, Chandak Highscape City Chembur, Mumbai offers comfort and a lifestyle at a reasonable price. As per Chandak Highscape City Price List, a 1BHK Apartment, 2BHK Apartment and 3BHK Apartment at Chandak Highscape City,	



**TYPE OF THE BUILDING:**

Tower No.	Number of Floors
1	Proposed Basement + Ground + 1 <sup>st</sup> to 5 <sup>th</sup> floors (Part Podiums / Part Residential) + 6 <sup>th</sup> & 7 <sup>th</sup> floors (Part Amenity / Part Residential) + 8 <sup>th</sup> to 35 <sup>th</sup> Residential Upper Floors.
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**LEVEL OF COMPLETEION:**

Tower No.	Present stage of Construction	Percentage of work completion
1	RCC work upto 5 <sup>th</sup> floor slab is completed	15%
2	Plinth work is completed	10%
7	Plinth work is completed	10%
8	Plinth work is completed	10%

**DATE OF COMPLETION & FUTURE LIFE:**

Expected completion date is **December 2030 (As per MAHARERA Certificate)**

Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance & Structural repairs.

**PROPOSED PROJECT AMENITIES:**

- 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
- Jogging Track
- Infinity Edge Swimming Pool
- Banquate Hall / Badminton Court
- Fitness Centre
- Yoga & Meditation
- Indoor Games
- Tennis Court
- Basketball Court
- Senior Citizen Seatout
- Childrens Play Area
- Amphitheater
- Gym
- Party Deck
- Skating Rink
- Multipurpose Court

	➤ Golf Putting			
	➤ Volleyball Court			
	➤ Hammock Zone			
	➤ Cycling Track			
	➤ Picnic Zone			
	➤ Business Centre			
	➤ Cafeteria			
6.	Location of property	:		
	a) Plot No. / Survey No.	:	Survey No. 103 (Part), C.T.S. No. 200 (Part)	
	b) Door No.	:	Not applicable	
	c) C. T.S. No. / Village	:	C.T.S. No. 200 (Part) of Village – Wadhavali	
	d) Ward / Taluka	:	Ward – M/E, Taluka - Kurla	
	e) Mandal / District	:	District – Mumbai Suburban	
7.	Postal address of the property	:	“Chandak Highscape City 1A”, Proposed Redevelopment Building on Plot Bearing CTS No. 200 (Part), Shyadri Nagar, Village – Wadhavali, Taluka – Kurla, Chembur (East), Mumbai, Pin – 400 074, State –Maharashtra, Country – India.	
8.	City / Town	:	Chembur (East), Mumbai	
	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	:	Slum Rehabilitation Authority, Village – Wadhavali	
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.	
13a	<b>Bound aries of the proper ty</b>	<b>As per Documents</b>	<b>As per RERA Certificate</b>	<b>As per Site</b>
	North	C.T.S. No. 200 (Part) of Village Wadhavali	C.T.S. No. 200 (Part) of Village Wadhavali	Open Plot
	South	C.T.S. No. 200 (Part) of Village Wadhavali	C.T.S. No. 200 (Part) of Village Wadhavali	Internal Road & Slum Area
	East	C.T.S. No. 200 (Part) of Village Wadhavali	C.T.S. No. 200 (Part) of Village Wadhavali	Slum Area
	West	C.T.S. No. 201 (Part) of Village Wadhavali	C.T.S. No. 201 (Part) of Village Wadhavali	Road
14.	Dimensions of the site	N. A. as the land is irregular in shape		

1		A	B
		As per the Deed	Actuals
	North	-	-
	South	-	-
	East	-	-
	West	-	-
14.	Latitude, Longitude & Co-ordinates of property	: 19°02'17.8"N 72°54'18.4"E	
14.	Extent of the site	: Total Plot area – 53,192.35 Sq. M. (As per Document) Plot area – 3,133.00 Sq. M. (As per RERA Certificate) Structure - As per table attached to the report	
15.	Extent of the site considered for Valuation (least of 14A& 14B)	: Total Plot area – 53,192.35 Sq. M. (As per Document) Plot area – 3,133.00 Sq. M. (As per RERA Certificate) Structure - As per table attached to the report	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	: N.A. Building Construction work is in progress	
<b>II CHARACTERISTICS OF THE SITE</b>			
1.	Classification of locality	: Middle class	
2.	Development of surrounding areas	: Good	
3.	Possibility of frequent flooding/ sub-merging	: No	
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	: All available near by	
5.	Level of land with topographical conditions	: Plain	
6.	Shape of land	: Irregular	
7.	Type of use to which it can be put	: For Residential & Commercial purpose	
8.	Any usage restriction	: Residential	
9.	Is plot in town planning approved layout?	: Copy of Approved Plan No. SRA / ENG / 3262 / ME / STGL / AP dated 17.05.2024 issued by Slum Rehabilitation Authority. <b>Approved upto:</b>	
		<b>Tower No.</b>	<b>Number of Floors</b>
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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.	:	18.30 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 developed area									
19.	<b>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)</b>	:	No									
<b>Part – A (Valuation of land)</b>												
1	Size of plot	:	Total Plot area – 53,192.35 Sq. M. (As per Document) Plot area – 3,133.00 Sq. M. (As per RERA Certificate) Structure - As per table attached to the report									
	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)	:	₹ 1,50,820.00 per Sq. M. for Residential ₹ 73,090.00 per Sq. M. for Land									
5	Assessed / adopted rate of valuation	:	<b>As per table attached to the report</b>									
6	<b>Estimated value of land</b>	:	<table border="1"> <thead> <tr> <th colspan="3">As per Approved Plan</th> </tr> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> </thead> <tbody> <tr> <td>53192.35</td> <td>73,090.00</td> <td>3,88,78,28,862.00</td> </tr> </tbody> </table>	As per Approved Plan			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	53192.35	73,090.00	3,88,78,28,862.00
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53192.35	73,090.00	3,88,78,28,862.00										



		As per RERA Site												
		Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)										
		3,133.00	73,090.00	22,89,90,970.00										
<b>Part – B (Valuation of Building)</b>														
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	:												
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	e) Plinth area floor-wise	:	As per table attached to the report											
	f) Condition of the building	:												
	i) Exterior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress											
	ii) Interior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress											
	g) Date of issue and validity of layout of approved map	:	Copy of Approved Plan No. SRA / ENG / 3262 / ME / STGL / AP dated 17.05.2024 issued by Slum Rehabilitation Authority.											
	h) Approved map / plan issuing authority	:	<p>Approved upto:</p> <table border="1"> <thead> <tr> <th>Tower No.</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Basement + Ground + 1<sup>st</sup> to 5<sup>th</sup> floors (Part Podiums / Part Residential) + 6<sup>th</sup> &amp; 7<sup>th</sup> floors (Part Amenity / Part Residential) + 8<sup>th</sup> to 35<sup>th</sup> Residential Upper Floors.</td> </tr> <tr> <td>2</td> <td>Basement + Ground + 1<sup>st</sup> to 5<sup>th</sup> floors (Part Podiums / Part Residential) + 6<sup>th</sup> &amp; 7<sup>th</sup> floors (Part Amenity / Part Residential) + 8<sup>th</sup> to 35<sup>th</sup> Residential Upper Floors.</td> </tr> <tr> <td>7</td> <td>Basement + Ground + 1<sup>st</sup> to 5<sup>th</sup> floors (Part Podiums / Part</td> </tr> </tbody> </table>		Tower No.	Number of Floors	1	Basement + Ground + 1 <sup>st</sup> to 5 <sup>th</sup> floors (Part Podiums / Part Residential) + 6 <sup>th</sup> & 7 <sup>th</sup> floors (Part Amenity / Part Residential) + 8 <sup>th</sup> to 35 <sup>th</sup> Residential Upper Floors.	2	Basement + Ground + 1 <sup>st</sup> to 5 <sup>th</sup> floors (Part Podiums / Part Residential) + 6 <sup>th</sup> & 7 <sup>th</sup> floors (Part Amenity / Part Residential) + 8 <sup>th</sup> to 35 <sup>th</sup> Residential Upper Floors.	7	Basement + Ground + 1 <sup>st</sup> to 5 <sup>th</sup> floors (Part Podiums / Part		
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7	Basement + Ground + 1 <sup>st</sup> to 5 <sup>th</sup> floors (Part Podiums / Part													

			Residential) + 6 <sup>th</sup> & 7 <sup>th</sup> floors (Part Amenity / Part Residential) + 8 <sup>th</sup> to 35 <sup>th</sup> Residential Upper Floors.
		8	Basement + Ground + 1 <sup>st</sup> to 5 <sup>th</sup> floors (Part Podiums / Part Residential) + 6 <sup>th</sup> & 7 <sup>th</sup> floors (Part Amenity / Part Residential) + 8 <sup>th</sup> to 35 <sup>th</sup> Residential Upper Floors.
	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
<b>2.</b>	<b>Compound Wall</b>	:	
	Height	:	N.A. Building Construction work is in progress
	Length	:	
	Type of construction	:	
<b>3.</b>	<b>Electrical installation</b>	:	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	:	-
<b>4.</b>	<b>Plumbing installation</b>	:	
	a) No. of water closets and their type	:	
	b) No. of wash basins	:	
	c) No. of urinals	:	
	d) No. of bath tubs	:	N.A. Building Construction work is in progress
	e) Water meters, taps etc.	:	
	f) Any other fixtures	:	



**CONFIGURATION OF PROJECT AS PER DEVELOPER'S INFORMATION AND COPY OF APPROVED PLAN NO. SRA / ENG / 3262 / ME / STGL / AP DATED 17.05.2024 ISSUED BY SLUM REHABILITATION AUTHORITY:**

**1) Tower - 1:**

Sr. No.	Flat No.	Floor No.	Comp.	RERA Carpet 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 ₹	Cost of Construction in ₹
1	201	2	3 BHK	814	895	29500	2,40,13,000	2,76,14,950	69000	26,86,200
2	209	2	2 BHK	672	739	29500	1,98,24,000	2,27,97,600	57000	22,17,600
3	210	2	1 BHK	405	446	29500	1,19,47,500	1,37,39,625	34500	13,36,500
4	301	3	3 BHK	814	895	29580	2,40,78,120	2,76,89,838	69000	26,86,200
5	309	3	2 BHK	672	739	29580	1,98,77,760	2,28,59,424	57000	22,17,600
6	310	3	1 BHK	405	446	29580	1,19,79,900	1,37,76,885	34500	13,36,500
7	401	4	3 BHK	814	895	29660	2,41,43,240	2,77,64,726	69500	26,86,200
8	409	4	2 BHK	672	739	29660	1,99,31,520	2,29,21,248	57500	22,17,600
9	410	4	1 BHK	405	446	29660	1,20,12,300	1,38,14,145	34500	13,36,500
10	501	5	3 BHK	814	895	29740	2,42,08,360	2,78,39,614	69500	26,86,200
11	509	5	2 BHK	672	739	29740	1,99,85,280	2,29,83,072	57500	22,17,600
12	510	5	1 BHK	405	446	29740	1,20,44,700	1,38,51,405	34500	13,36,500
13	601	6	3 BHK	814	895	29820	2,42,73,480	2,79,14,502	70000	26,86,200
14	609	6	2 BHK	672	739	29820	2,00,39,040	2,30,44,896	57500	22,17,600
15	610	6	1 BHK	405	446	29820	1,20,77,100	1,38,88,665	34500	13,36,500
16	701	7	3 BHK	814	895	29900	2,43,38,600	2,79,89,390	70000	26,86,200
17	709	7	2 BHK	672	739	29900	2,00,92,800	2,31,06,720	58000	22,17,600
18	710	7	1 BHK	405	446	29900	1,21,09,500	1,39,25,925	35000	13,36,500
19	801	8	3 BHK	814	895	29980	2,44,03,720	2,80,64,278	70000	26,86,200
20	807	8	1 BHK	405	446	29980	1,21,41,900	1,39,63,185	35000	13,36,500
21	808	8	3 BHK	812	893	29980	2,43,43,760	2,79,95,324	70000	26,79,600
22	809	8	3 BHK	812	893	29980	2,43,43,760	2,79,95,324	70000	26,79,600
23	810	8	1 BHK	405	446	29980	1,21,41,900	1,39,63,185	35000	13,36,500
24	901	9	3 BHK	814	895	30060	2,44,68,840	2,81,39,166	70500	26,86,200
25	902	9	3 BHK	814	895	30060	2,44,68,840	2,81,39,166	70500	26,86,200
26	903	9	1 BHK	405	446	30060	1,21,74,300	1,40,00,445	35000	13,36,500
27	904	9	2 BHK	626	689	30060	1,88,17,560	2,16,40,194	54000	20,65,800
28	905	9	2 BHK	626	689	30060	1,88,17,560	2,16,40,194	54000	20,65,800
29	906	9	1 BHK	405	446	30060	1,21,74,300	1,40,00,445	35000	13,36,500
30	907	9	1 BHK	405	446	30060	1,21,74,300	1,40,00,445	35000	13,36,500
31	908	9	3 BHK	812	893	30060	2,44,08,720	2,80,70,028	70000	26,79,600
32	909	9	3 BHK	812	893	30060	2,44,08,720	2,80,70,028	70000	26,79,600



Sr. No.	Flat No.	Floor No.	Comp.	RERA Carpet 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 ₹	Cost of Construction in ₹
33	910	9	1 BHK	405	446	30060	1,21,74,300	1,40,00,445	35000	13,36,500
34	1001	10	3 BHK	814	895	30140	2,45,33,960	2,82,14,054	70500	26,86,200
35	1002	10	3 BHK	814	895	30140	2,45,33,960	2,82,14,054	70500	26,86,200
36	1003	10	1 BHK	405	446	30140	1,22,06,700	1,40,37,705	35000	13,36,500
37	1004	10	2 BHK	626	689	30140	1,88,67,640	2,16,97,786	54000	20,65,800
38	1005	10	2 BHK	626	689	30140	1,88,67,640	2,16,97,786	54000	20,65,800
39	1006	10	1 BHK	405	446	30140	1,22,06,700	1,40,37,705	35000	13,36,500
40	1007	10	1 BHK	405	446	30140	1,22,06,700	1,40,37,705	35000	13,36,500
41	1008	10	3 BHK	812	893	30140	2,44,73,680	2,81,44,732	70500	26,79,600
42	1009	10	3 BHK	812	893	30140	2,44,73,680	2,81,44,732	70500	26,79,600
43	1010	10	1 BHK	405	446	30140	1,22,06,700	1,40,37,705	35000	13,36,500
44	1101	11	3 BHK	814	895	30220	2,45,99,080	2,82,88,942	70500	26,86,200
45	1102	11	3 BHK	814	895	30220	2,45,99,080	2,82,88,942	70500	26,86,200
46	1103	11	1 BHK	405	446	30220	1,22,39,100	1,40,74,965	35000	13,36,500
47	1104	11	2 BHK	626	689	30220	1,89,17,720	2,17,55,378	54500	20,65,800
48	1105	11	2 BHK	626	689	30220	1,89,17,720	2,17,55,378	54500	20,65,800
49	1106	11	1 BHK	405	446	30220	1,22,39,100	1,40,74,965	35000	13,36,500
50	1107	11	1 BHK	405	446	30220	1,22,39,100	1,40,74,965	35000	13,36,500
51	1108	11	3 BHK	812	893	30220	2,45,38,640	2,82,19,436	70500	26,79,600
52	1109	11	3 BHK	812	893	30220	2,45,38,640	2,82,19,436	70500	26,79,600
53	1110	11	1 BHK	405	446	30220	1,22,39,100	1,40,74,965	35000	13,36,500
54	1201	12	3 BHK	814	895	30300	2,46,64,200	2,83,63,830	71000	26,86,200
55	1202	12	3 BHK	814	895	30300	2,46,64,200	2,83,63,830	71000	26,86,200
56	1203	12	1 BHK	405	446	30300	1,22,71,500	1,41,12,225	35500	13,36,500
57	1204	12	2 BHK	626	689	30300	1,89,67,800	2,18,12,970	54500	20,65,800
58	1205	12	2 BHK	626	689	30300	1,89,67,800	2,18,12,970	54500	20,65,800
59	1206	12	1 BHK	405	446	30300	1,22,71,500	1,41,12,225	35500	13,36,500
60	1207	12	1 BHK	405	446	30300	1,22,71,500	1,41,12,225	35500	13,36,500
61	1208	12	3 BHK	812	893	30300	2,46,03,600	2,82,94,140	70500	26,79,600
62	1209	12	3 BHK	812	893	30300	2,46,03,600	2,82,94,140	70500	26,79,600
63	1210	12	1 BHK	405	446	30300	1,22,71,500	1,41,12,225	35500	13,36,500
64	1301	13	3 BHK	814	895	30380	2,47,29,320	2,84,38,718	71000	26,86,200
65	1302	13	3 BHK	814	895	30380	2,47,29,320	2,84,38,718	71000	26,86,200
66	1303	13	1 BHK	405	446	30380	1,23,03,900	1,41,49,485	35500	13,36,500
67	1304	13	2 BHK	626	689	30380	1,90,17,880	2,18,70,562	54500	20,65,800
68	1305	13	2 BHK	626	689	30380	1,90,17,880	2,18,70,562	54500	20,65,800



Sr. No.	Flat No.	Floor No.	Comp.	RERA Carpet 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 ₹	Cost of Construction in ₹
69	1306	13	1 BHK	405	446	30380	1,23,03,900	1,41,49,485	35500	13,36,500
70	1307	13	1 BHK	405	446	30380	1,23,03,900	1,41,49,485	35500	13,36,500
71	1308	13	3 BHK	812	893	30380	2,46,68,560	2,83,68,844	71000	26,79,600
72	1309	13	3 BHK	812	893	30380	2,46,68,560	2,83,68,844	71000	26,79,600
73	1310	13	1 BHK	405	446	30380	1,23,03,900	1,41,49,485	35500	13,36,500
74	1401	14	3 BHK	814	895	30460	2,47,94,440	2,85,13,606	71500	26,86,200
75	1402	14	3 BHK	814	895	30460	2,47,94,440	2,85,13,606	71500	26,86,200
76	1403	14	1 BHK	405	446	30460	1,23,36,300	1,41,86,745	35500	13,36,500
77	1404	14	2 BHK	626	689	30460	1,90,67,960	2,19,28,154	55000	20,65,800
78	1405	14	2 BHK	626	689	30460	1,90,67,960	2,19,28,154	55000	20,65,800
79	1406	14	1 BHK	405	446	30460	1,23,36,300	1,41,86,745	35500	13,36,500
80	1407	14	1 BHK	405	446	30460	1,23,36,300	1,41,86,745	35500	13,36,500
81	1408	14	3 BHK	812	893	30460	2,47,33,520	2,84,43,548	71000	26,79,600
82	1409	14	3 BHK	812	893	30460	2,47,33,520	2,84,43,548	71000	26,79,600
83	1410	14	1 BHK	405	446	30460	1,23,36,300	1,41,86,745	35500	13,36,500
84	1501	15	3 BHK	814	895	30540	2,48,59,560	2,85,88,494	71500	26,86,200
85	1502	15	3 BHK	814	895	30540	2,48,59,560	2,85,88,494	71500	26,86,200
86	1503	15	1 BHK	405	446	30540	1,23,68,700	1,42,24,005	35500	13,36,500
87	1507	15	1 BHK	405	446	30540	1,23,68,700	1,42,24,005	35500	13,36,500
88	1508	15	3 BHK	812	893	30540	2,47,98,480	2,85,18,252	71500	26,79,600
89	1509	15	3 BHK	812	893	30540	2,47,98,480	2,85,18,252	71500	26,79,600
90	1510	15	1 BHK	405	446	30540	1,23,68,700	1,42,24,005	35500	13,36,500
91	1601	16	3 BHK	814	895	30620	2,49,24,680	2,86,63,382	71500	26,86,200
92	1602	16	3 BHK	814	895	30620	2,49,24,680	2,86,63,382	71500	26,86,200
93	1603	16	1 BHK	405	446	30620	1,24,01,100	1,42,61,265	35500	13,36,500
94	1604	16	2 BHK	626	689	30620	1,91,68,120	2,20,43,338	55000	20,65,800
95	1605	16	2 BHK	626	689	30620	1,91,68,120	2,20,43,338	55000	20,65,800
96	1606	16	1 BHK	405	446	30620	1,24,01,100	1,42,61,265	35500	13,36,500
97	1607	16	1 BHK	405	446	30620	1,24,01,100	1,42,61,265	35500	13,36,500
98	1608	16	3 BHK	812	893	30620	2,48,63,440	2,85,92,956	71500	26,79,600
99	1609	16	3 BHK	812	893	30620	2,48,63,440	2,85,92,956	71500	26,79,600
100	1610	16	1 BHK	405	446	30620	1,24,01,100	1,42,61,265	35500	13,36,500
101	1701	17	3 BHK	814	895	30700	2,49,89,800	2,87,38,270	72000	26,86,200
102	1702	17	3 BHK	814	895	30700	2,49,89,800	2,87,38,270	72000	26,86,200
103	1703	17	1 BHK	405	446	30700	1,24,33,500	1,42,98,525	35500	13,36,500
104	1704	17	2 BHK	626	689	30700	1,92,18,200	2,21,00,930	55500	20,65,800
105	1705	17	2 BHK	626	689	30700	1,92,18,200	2,21,00,930	55500	20,65,800
106	1706	17	1 BHK	405	446	30700	1,24,33,500	1,42,98,525	35500	13,36,500
107	1707	17	1 BHK	405	446	30700	1,24,33,500	1,42,98,525	35500	13,36,500



Sr. No.	Flat No.	Floor No.	Comp.	RERA Carpet 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 ₹	Cost of Construction in ₹
108	1708	17	3 BHK	812	893	30700	2,49,28,400	2,86,67,660	71500	26,79,600
109	1709	17	3 BHK	812	893	30700	2,49,28,400	2,86,67,660	71500	26,79,600
110	1710	17	1 BHK	405	446	30700	1,24,33,500	1,42,98,525	35500	13,36,500
111	1801	18	3 BHK	814	895	30780	2,50,54,920	2,88,13,158	72000	26,86,200
112	1802	18	3 BHK	814	895	30780	2,50,54,920	2,88,13,158	72000	26,86,200
113	1803	18	1 BHK	405	446	30780	1,24,65,900	1,43,35,785	36000	13,36,500
114	1804	18	2 BHK	626	689	30780	1,92,68,280	2,21,58,522	55500	20,65,800
115	1805	18	2 BHK	626	689	30780	1,92,68,280	2,21,58,522	55500	20,65,800
116	1806	18	1 BHK	405	446	30780	1,24,65,900	1,43,35,785	36000	13,36,500
117	1807	18	1 BHK	405	446	30780	1,24,65,900	1,43,35,785	36000	13,36,500
118	1808	18	3 BHK	812	893	30780	2,49,93,360	2,87,42,364	72000	26,79,600
119	1809	18	3 BHK	812	893	30780	2,49,93,360	2,87,42,364	72000	26,79,600
120	1810	18	1 BHK	405	446	30780	1,24,65,900	1,43,35,785	36000	13,36,500
121	1901	19	3 BHK	814	895	30860	2,51,20,040	2,88,88,046	72000	26,86,200
122	1902	19	3 BHK	814	895	30860	2,51,20,040	2,88,88,046	72000	26,86,200
123	1903	19	1 BHK	405	446	30860	1,24,98,300	1,43,73,045	36000	13,36,500
124	1904	19	2 BHK	626	689	30860	1,93,18,360	2,22,16,114	55500	20,65,800
125	1905	19	2 BHK	626	689	30860	1,93,18,360	2,22,16,114	55500	20,65,800
126	1906	19	1 BHK	405	446	30860	1,24,98,300	1,43,73,045	36000	13,36,500
127	1907	19	1 BHK	405	446	30860	1,24,98,300	1,43,73,045	36000	13,36,500
128	1908	19	3 BHK	812	893	30860	2,50,58,320	2,88,17,068	72000	26,79,600
129	1909	19	3 BHK	812	893	30860	2,50,58,320	2,88,17,068	72000	26,79,600
130	1910	19	1 BHK	405	446	30860	1,24,98,300	1,43,73,045	36000	13,36,500
131	2001	20	3 BHK	814	895	30940	2,51,85,160	2,89,62,934	72500	26,86,200
132	2002	20	3 BHK	814	895	30940	2,51,85,160	2,89,62,934	72500	26,86,200
133	2003	20	1 BHK	405	446	30940	1,25,30,700	1,44,10,305	36000	13,36,500
134	2004	20	2 BHK	626	689	30940	1,93,68,440	2,22,73,706	55500	20,65,800
135	2005	20	2 BHK	626	689	30940	1,93,68,440	2,22,73,706	55500	20,65,800
136	2006	20	1 BHK	405	446	30940	1,25,30,700	1,44,10,305	36000	13,36,500
137	2007	20	1 BHK	405	446	30940	1,25,30,700	1,44,10,305	36000	13,36,500
138	2008	20	3 BHK	812	893	30940	2,51,23,280	2,88,91,772	72000	26,79,600
139	2009	20	3 BHK	812	893	30940	2,51,23,280	2,88,91,772	72000	26,79,600
140	2010	20	1 BHK	405	446	30940	1,25,30,700	1,44,10,305	36000	13,36,500
141	2101	21	3 BHK	814	895	31020	2,52,50,280	2,90,37,822	72500	26,86,200
142	2102	21	3 BHK	814	895	31020	2,52,50,280	2,90,37,822	72500	26,86,200
143	2103	21	1 BHK	405	446	31020	1,25,63,100	1,44,47,565	36000	13,36,500
144	2104	21	2 BHK	626	689	31020	1,94,18,520	2,23,31,298	56000	20,65,800
145	2105	21	2 BHK	626	689	31020	1,94,18,520	2,23,31,298	56000	20,65,800
146	2106	21	1 BHK	405	446	31020	1,25,63,100	1,44,47,565	36000	13,36,500



Sr. No.	Flat No.	Floor No.	Comp.	RERA Carpet 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 ₹	Cost of Construction in ₹
147	2107	21	1 BHK	405	446	31020	1,25,63,100	1,44,47,565	36000	13,36,500
148	2108	21	3 BHK	812	893	31020	2,51,88,240	2,89,66,476	72500	26,79,600
149	2109	21	3 BHK	812	893	31020	2,51,88,240	2,89,66,476	72500	26,79,600
150	2110	21	1 BHK	405	446	31020	1,25,63,100	1,44,47,565	36000	13,36,500
151	2201	22	3 BHK	814	895	31100	2,53,15,400	2,91,12,710	73000	26,86,200
152	2202	22	3 BHK	814	895	31100	2,53,15,400	2,91,12,710	73000	26,86,200
153	2203	22	1 BHK	405	446	31100	1,25,95,500	1,44,84,825	36000	13,36,500
154	2207	22	1 BHK	405	446	31100	1,25,95,500	1,44,84,825	36000	13,36,500
155	2208	22	3 BHK	812	893	31100	2,52,53,200	2,90,41,180	72500	26,79,600
156	2209	22	3 BHK	812	893	31100	2,52,53,200	2,90,41,180	72500	26,79,600
157	2210	22	1 BHK	405	446	31100	1,25,95,500	1,44,84,825	36000	13,36,500
158	2301	23	3 BHK	814	895	31180	2,53,80,520	2,91,87,598	73000	26,86,200
159	2302	23	3 BHK	814	895	31180	2,53,80,520	2,91,87,598	73000	26,86,200
160	2303	23	1 BHK	405	446	31180	1,26,27,900	1,45,22,085	36500	13,36,500
161	2304	23	2 BHK	626	689	31180	1,95,18,680	2,24,46,482	56000	20,65,800
162	2305	23	2 BHK	626	689	31180	1,95,18,680	2,24,46,482	56000	20,65,800
163	2306	23	1 BHK	405	446	31180	1,26,27,900	1,45,22,085	36500	13,36,500
164	2307	23	1 BHK	405	446	31180	1,26,27,900	1,45,22,085	36500	13,36,500
165	2308	23	3 BHK	812	893	31180	2,53,18,160	2,91,15,884	73000	26,79,600
166	2309	23	3 BHK	812	893	31180	2,53,18,160	2,91,15,884	73000	26,79,600
167	2310	23	1 BHK	405	446	31180	1,26,27,900	1,45,22,085	36500	13,36,500
168	2401	24	3 BHK	814	895	31260	2,54,45,640	2,92,62,486	73000	26,86,200
169	2402	24	3 BHK	814	895	31260	2,54,45,640	2,92,62,486	73000	26,86,200
170	2403	24	1 BHK	405	446	31260	1,26,60,300	1,45,59,345	36500	13,36,500
171	2404	24	2 BHK	626	689	31260	1,95,68,760	2,25,04,074	56500	20,65,800
172	2405	24	2 BHK	626	689	31260	1,95,68,760	2,25,04,074	56500	20,65,800
173	2406	24	1 BHK	405	446	31260	1,26,60,300	1,45,59,345	36500	13,36,500
174	2407	24	1 BHK	405	446	31260	1,26,60,300	1,45,59,345	36500	13,36,500
175	2408	24	3 BHK	812	893	31260	2,53,83,120	2,91,90,588	73000	26,79,600
176	2409	24	3 BHK	812	893	31260	2,53,83,120	2,91,90,588	73000	26,79,600
177	2410	24	1 BHK	405	446	31260	1,26,60,300	1,45,59,345	36500	13,36,500
178	2501	25	3 BHK	814	895	31340	2,55,10,760	2,93,37,374	73500	26,86,200
179	2502	25	3 BHK	814	895	31340	2,55,10,760	2,93,37,374	73500	26,86,200
180	2503	25	1 BHK	405	446	31340	1,26,92,700	1,45,96,605	36500	13,36,500
181	2504	25	2 BHK	626	689	31340	1,96,18,840	2,25,61,666	56500	20,65,800
182	2505	25	2 BHK	626	689	31340	1,96,18,840	2,25,61,666	56500	20,65,800
183	2506	25	1 BHK	405	446	31340	1,26,92,700	1,45,96,605	36500	13,36,500
184	2507	25	1 BHK	405	446	31340	1,26,92,700	1,45,96,605	36500	13,36,500
185	2508	25	3 BHK	812	893	31340	2,54,48,080	2,92,65,292	73000	26,79,600



Sr. No.	Flat No.	Floor No.	Comp.	RERA Carpet 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 ₹	Cost of Construction in ₹
186	2509	25	3 BHK	812	893	31340	2,54,48,080	2,92,65,292	73000	26,79,600
187	2510	25	1 BHK	405	446	31340	1,26,92,700	1,45,96,605	36500	13,36,500
188	2601	26	3 BHK	814	895	31420	2,55,75,880	2,94,12,262	73500	26,86,200
189	2602	26	3 BHK	814	895	31420	2,55,75,880	2,94,12,262	73500	26,86,200
190	2603	26	1 BHK	405	446	31420	1,27,25,100	1,46,33,865	36500	13,36,500
191	2604	26	2 BHK	626	689	31420	1,96,68,920	2,26,19,258	56500	20,65,800
192	2605	26	2 BHK	626	689	31420	1,96,68,920	2,26,19,258	56500	20,65,800
193	2606	26	1 BHK	405	446	31420	1,27,25,100	1,46,33,865	36500	13,36,500
194	2607	26	1 BHK	405	446	31420	1,27,25,100	1,46,33,865	36500	13,36,500
195	2608	26	3 BHK	812	893	31420	2,55,13,040	2,93,39,996	73500	26,79,600
196	2609	26	3 BHK	812	893	31420	2,55,13,040	2,93,39,996	73500	26,79,600
197	2610	26	1 BHK	405	446	31420	1,27,25,100	1,46,33,865	36500	13,36,500
198	2701	27	3 BHK	814	895	31500	2,56,41,000	2,94,87,150	73500	26,86,200
199	2702	27	3 BHK	814	895	31500	2,56,41,000	2,94,87,150	73500	26,86,200
200	2703	27	1 BHK	405	446	31500	1,27,57,500	1,46,71,125	36500	13,36,500
201	2704	27	2 BHK	626	689	31500	1,97,19,000	2,26,76,850	56500	20,65,800
202	2705	27	2 BHK	626	689	31500	1,97,19,000	2,26,76,850	56500	20,65,800
203	2706	27	1 BHK	405	446	31500	1,27,57,500	1,46,71,125	36500	13,36,500
204	2707	27	1 BHK	405	446	31500	1,27,57,500	1,46,71,125	36500	13,36,500
205	2708	27	3 BHK	812	893	31500	2,55,78,000	2,94,14,700	73500	26,79,600
206	2709	27	3 BHK	812	893	31500	2,55,78,000	2,94,14,700	73500	26,79,600
207	2710	27	1 BHK	405	446	31500	1,27,57,500	1,46,71,125	36500	13,36,500
208	2801	28	3 BHK	814	895	31580	2,57,06,120	2,95,62,038	74000	26,86,200
209	2802	28	3 BHK	814	895	31580	2,57,06,120	2,95,62,038	74000	26,86,200
210	2803	28	1 BHK	405	446	31580	1,27,89,900	1,47,08,385	37000	13,36,500
211	2804	28	2 BHK	626	689	31580	1,97,69,080	2,27,34,442	57000	20,65,800
212	2805	28	2 BHK	626	689	31580	1,97,69,080	2,27,34,442	57000	20,65,800
213	2806	28	1 BHK	405	446	31580	1,27,89,900	1,47,08,385	37000	13,36,500
214	2807	28	1 BHK	405	446	31580	1,27,89,900	1,47,08,385	37000	13,36,500
215	2808	28	3 BHK	812	893	31580	2,56,42,960	2,94,89,404	73500	26,79,600
216	2809	28	3 BHK	812	893	31580	2,56,42,960	2,94,89,404	73500	26,79,600
217	2810	28	1 BHK	405	446	31580	1,27,89,900	1,47,08,385	37000	13,36,500
218	2901	29	3 BHK	814	895	31660	2,57,71,240	2,96,36,926	74000	26,86,200
219	2902	29	3 BHK	814	895	31660	2,57,71,240	2,96,36,926	74000	26,86,200
220	2903	29	1 BHK	405	446	31660	1,28,22,300	1,47,45,645	37000	13,36,500
221	2907	29	1 BHK	405	446	31660	1,28,22,300	1,47,45,645	37000	13,36,500
222	2908	29	3 BHK	812	893	31660	2,57,07,920	2,95,64,108	74000	26,79,600
223	2909	29	3 BHK	812	893	31660	2,57,07,920	2,95,64,108	74000	26,79,600
224	2910	29	1 BHK	405	446	31660	1,28,22,300	1,47,45,645	37000	13,36,500



Sr. No.	Flat No.	Floor No.	Comp.	RERA Carpet 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 ₹	Cost of Construction in ₹
225	3001	30	3 BHK	814	895	31740	2,58,36,360	2,97,11,814	74500	26,86,200
226	3002	30	3 BHK	814	895	31740	2,58,36,360	2,97,11,814	74500	26,86,200
227	3003	30	1 BHK	405	446	31740	1,28,54,700	1,47,82,905	37000	13,36,500
228	3004	30	2 BHK	626	689	31740	1,98,69,240	2,28,49,626	57000	20,65,800
229	3005	30	2 BHK	626	689	31740	1,98,69,240	2,28,49,626	57000	20,65,800
230	3006	30	1 BHK	405	446	31740	1,28,54,700	1,47,82,905	37000	13,36,500
231	3007	30	1 BHK	405	446	31740	1,28,54,700	1,47,82,905	37000	13,36,500
232	3008	30	3 BHK	812	893	31740	2,57,72,880	2,96,38,812	74000	26,79,600
233	3009	30	3 BHK	812	893	31740	2,57,72,880	2,96,38,812	74000	26,79,600
234	3010	30	1 BHK	405	446	31740	1,28,54,700	1,47,82,905	37000	13,36,500
235	3101	31	3 BHK	814	895	31820	2,59,01,480	2,97,86,702	74500	26,86,200
236	3102	31	3 BHK	814	895	31820	2,59,01,480	2,97,86,702	74500	26,86,200
237	3103	31	1 BHK	405	446	31820	1,28,87,100	1,48,20,165	37000	13,36,500
238	3104	31	2 BHK	626	689	31820	1,99,19,320	2,29,07,218	57500	20,65,800
239	3105	31	2 BHK	626	689	31820	1,99,19,320	2,29,07,218	57500	20,65,800
240	3106	31	1 BHK	405	446	31820	1,28,87,100	1,48,20,165	37000	13,36,500
241	3107	31	1 BHK	405	446	31820	1,28,87,100	1,48,20,165	37000	13,36,500
242	3108	31	3 BHK	812	893	31820	2,58,37,840	2,97,13,516	74500	26,79,600
243	3109	31	3 BHK	812	893	31820	2,58,37,840	2,97,13,516	74500	26,79,600
244	3110	31	1 BHK	405	446	31820	1,28,87,100	1,48,20,165	37000	13,36,500
245	3201	32	3 BHK	821	903	31900	2,61,89,900	3,01,18,385	75500	27,09,300
246	3202	32	3 BHK	821	903	31900	2,61,89,900	3,01,18,385	75500	27,09,300
247	3203	32	1 BHK	412	453	31900	1,31,42,800	1,51,14,220	38000	13,59,600
248	3204	32	2 BHK	628	691	31900	2,00,33,200	2,30,38,180	57500	20,72,400
249	3205	32	2 BHK	628	691	31900	2,00,33,200	2,30,38,180	57500	20,72,400
250	3206	32	1 BHK	412	453	31900	1,31,42,800	1,51,14,220	38000	13,59,600
251	3207	32	1 BHK	412	453	31900	1,31,42,800	1,51,14,220	38000	13,59,600
252	3208	32	3 BHK	814	895	31900	2,59,66,600	2,98,61,590	74500	26,86,200
253	3209	32	3 BHK	814	895	31900	2,59,66,600	2,98,61,590	74500	26,86,200
254	3210	32	1 BHK	412	453	31900	1,31,42,800	1,51,14,220	38000	13,59,600
255	3301	33	3 BHK	821	903	31980	2,62,55,580	3,01,93,917	75500	27,09,300
256	3302	33	3 BHK	821	903	31980	2,62,55,580	3,01,93,917	75500	27,09,300
257	3303	33	1 BHK	412	453	31980	1,31,75,760	1,51,52,124	38000	13,59,600
258	3304	33	2 BHK	628	691	31980	2,00,83,440	2,30,95,956	57500	20,72,400
259	3305	33	2 BHK	628	691	31980	2,00,83,440	2,30,95,956	57500	20,72,400
260	3306	33	1 BHK	412	453	31980	1,31,75,760	1,51,52,124	38000	13,59,600
261	3307	33	1 BHK	412	453	31980	1,31,75,760	1,51,52,124	38000	13,59,600
262	3308	33	3 BHK	814	895	31980	2,60,31,720	2,99,36,478	75000	26,86,200
263	3309	33	3 BHK	814	895	31980	2,60,31,720	2,99,36,478	75000	26,86,200



Sr. No.	Flat No.	Floor No.	Comp.	RERA Carpet 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 ₹	Cost of Construction in ₹
264	3310	33	1 BHK	412	453	31980	1,31,75,760	1,51,52,124	38000	13,59,600
265	3401	34	3 BHK	821	903	32060	2,63,21,260	3,02,69,449	75500	27,09,300
266	3402	34	3 BHK	821	903	32060	2,63,21,260	3,02,69,449	75500	27,09,300
267	3403	34	1 BHK	412	453	32060	1,32,08,720	1,51,90,028	38000	13,59,600
268	3404	34	2 BHK	628	691	32060	2,01,33,680	2,31,53,732	58000	20,72,400
269	3405	34	2 BHK	628	691	32060	2,01,33,680	2,31,53,732	58000	20,72,400
270	3406	34	1 BHK	412	453	32060	1,32,08,720	1,51,90,028	38000	13,59,600
271	3407	34	1 BHK	412	453	32060	1,32,08,720	1,51,90,028	38000	13,59,600
272	3408	34	3 BHK	814	895	32060	2,60,96,840	3,00,11,366	75000	26,86,200
273	3409	34	3 BHK	814	895	32060	2,60,96,840	3,00,11,366	75000	26,86,200
274	3410	34	1 BHK	412	453	32060	1,32,08,720	1,51,90,028	38000	13,59,600
275	3501	35	3 BHK	821	903	32140	2,63,86,940	3,03,44,981	76000	27,09,300
276	3502	35	3 BHK	821	903	32140	2,63,86,940	3,03,44,981	76000	27,09,300
277	3503	35	1 BHK	412	453	32140	1,32,41,680	1,52,27,932	38000	13,59,600
278	3504	35	2 BHK	628	691	32140	2,01,83,920	2,32,11,508	58000	20,72,400
279	3505	35	2 BHK	628	691	32140	2,01,83,920	2,32,11,508	58000	20,72,400
280	3506	35	1 BHK	412	453	32140	1,32,41,680	1,52,27,932	38000	13,59,600
281	3507	35	1 BHK	412	453	32140	1,32,41,680	1,52,27,932	38000	13,59,600
282	3508	35	3 BHK	814	895	32140	2,61,61,960	3,00,86,254	75000	26,86,200
283	3509	35	3 BHK	814	895	32140	2,61,61,960	3,00,86,254	75000	26,86,200
284	3510	35	1 BHK	412	453	32140	1,32,41,680	1,52,27,932	38000	13,59,600
<b>Total</b>				<b>175171</b>	<b>192688</b>		<b>5,42,84,79,940</b>	<b>6,24,27,51,931</b>		<b>57,80,64,300</b>

## 2) Tower - 2:

Sr. No.	Flat No.	Floor No.	Comp.	RERA Carpet 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 ₹	Cost of Construction in ₹
1	302	3	3 BHK	814	895	29580	2,40,78,120	2,76,89,838	69000	26,86,200
2	303	3	1 BHK	405	446	29580	1,19,79,900	1,37,76,885	34500	13,36,500
3	304	3	2 BHK	626	689	29580	1,85,17,080	2,12,94,642	53000	20,65,800
4	402	4	3 BHK	814	895	29660	2,41,43,240	2,77,64,726	69500	26,86,200
5	403	4	1 BHK	405	446	29660	1,20,12,300	1,38,14,145	34500	13,36,500
6	404	4	2 BHK	626	689	29660	1,85,67,160	2,13,52,234	53500	20,65,800
7	502	5	3 BHK	814	895	29740	2,42,08,360	2,78,39,614	69500	26,86,200
8	503	5	1 BHK	405	446	29740	1,20,44,700	1,38,51,405	34500	13,36,500
9	504	5	2 BHK	626	689	29740	1,86,17,240	2,14,09,826	53500	20,65,800
10	602	6	3 BHK	814	895	29820	2,42,73,480	2,79,14,502	70000	26,86,200
11	603	6	1 BHK	405	446	29820	1,20,77,100	1,38,88,665	34500	13,36,500



Sr. No.	Flat No.	Floor No.	Comp.	RERA Carpet 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 ₹	Cost of Construction in ₹
12	604	6	2 BHK	626	689	29820	1,86,67,320	2,14,67,418	53500	20,65,800
13	702	7	3 BHK	814	895	29900	2,43,38,600	2,79,89,390	70000	26,86,200
14	703	7	1 BHK	405	446	29900	1,21,09,500	1,39,25,925	35000	13,36,500
15	704	7	2 BHK	626	689	29900	1,87,17,400	2,15,25,010	54000	20,65,800
16	802	8	3 BHK	814	895	29980	2,44,03,720	2,80,64,278	70000	26,86,200
17	803	8	1 BHK	405	446	29980	1,21,41,900	1,39,63,185	35000	13,36,500
18	804	8	2 BHK	626	689	29980	1,87,67,480	2,15,82,602	54000	20,65,800
19	805	8	2 BHK	626	689	29980	1,87,67,480	2,15,82,602	54000	20,65,800
20	806	8	1 BHK	405	446	29980	1,21,41,900	1,39,63,185	35000	13,36,500
21	901	9	3 BHK	814	895	30060	2,44,68,840	2,81,39,166	70500	26,86,200
22	902	9	3 BHK	814	895	30060	2,44,68,840	2,81,39,166	70500	26,86,200
23	903	9	1 BHK	405	446	30060	1,21,74,300	1,40,00,445	35000	13,36,500
24	904	9	2 BHK	626	689	30060	1,88,17,560	2,16,40,194	54000	20,65,800
25	905	9	2 BHK	626	689	30060	1,88,17,560	2,16,40,194	54000	20,65,800
26	906	9	1 BHK	405	446	30060	1,21,74,300	1,40,00,445	35000	13,36,500
27	907	9	1 BHK	405	446	30060	1,21,74,300	1,40,00,445	35000	13,36,500
28	908	9	2 BHK	626	689	30060	1,88,17,560	2,16,40,194	54000	20,65,800
29	909	9	2 BHK	626	689	30060	1,88,17,560	2,16,40,194	54000	20,65,800
30	910	9	1 BHK	405	446	30060	1,21,74,300	1,40,00,445	35000	13,36,500
31	1001	10	3 BHK	814	895	30140	2,45,33,960	2,82,14,054	70500	26,86,200
32	1002	10	3 BHK	814	895	30140	2,45,33,960	2,82,14,054	70500	26,86,200
33	1003	10	1 BHK	405	446	30140	1,22,06,700	1,40,37,705	35000	13,36,500
34	1004	10	2 BHK	626	689	30140	1,88,67,640	2,16,97,786	54000	20,65,800
35	1005	10	2 BHK	626	689	30140	1,88,67,640	2,16,97,786	54000	20,65,800
36	1006	10	1 BHK	405	446	30140	1,22,06,700	1,40,37,705	35000	13,36,500
37	1007	10	1 BHK	405	446	30140	1,22,06,700	1,40,37,705	35000	13,36,500
38	1008	10	2 BHK	626	689	30140	1,88,67,640	2,16,97,786	54000	20,65,800
39	1009	10	2 BHK	626	689	30140	1,88,67,640	2,16,97,786	54000	20,65,800
40	1010	10	1 BHK	405	446	30140	1,22,06,700	1,40,37,705	35000	13,36,500
41	1101	11	3 BHK	814	895	30220	2,45,99,080	2,82,88,942	70500	26,86,200
42	1102	11	3 BHK	814	895	30220	2,45,99,080	2,82,88,942	70500	26,86,200
43	1103	11	1 BHK	405	446	30220	1,22,39,100	1,40,74,965	35000	13,36,500
44	1104	11	2 BHK	626	689	30220	1,89,17,720	2,17,55,378	54500	20,65,800
45	1105	11	2 BHK	626	689	30220	1,89,17,720	2,17,55,378	54500	20,65,800
46	1106	11	1 BHK	405	446	30220	1,22,39,100	1,40,74,965	35000	13,36,500



Sr. No.	Flat No.	Floor No.	Comp.	RERA Carpet 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 ₹	Cost of Construction in ₹
47	1107	11	1 BHK	405	446	30220	1,22,39,100	1,40,74,965	35000	13,36,500
48	1108	11	2 BHK	626	689	30220	1,89,17,720	2,17,55,378	54500	20,65,800
49	1109	11	2 BHK	626	689	30220	1,89,17,720	2,17,55,378	54500	20,65,800
50	1110	11	1 BHK	405	446	30220	1,22,39,100	1,40,74,965	35000	13,36,500
51	1201	12	3 BHK	814	895	30300	2,46,64,200	2,83,63,830	71000	26,86,200
52	1202	12	3 BHK	814	895	30300	2,46,64,200	2,83,63,830	71000	26,86,200
53	1203	12	1 BHK	405	446	30300	1,22,71,500	1,41,12,225	35500	13,36,500
54	1204	12	2 BHK	626	689	30300	1,89,67,800	2,18,12,970	54500	20,65,800
55	1205	12	2 BHK	626	689	30300	1,89,67,800	2,18,12,970	54500	20,65,800
56	1206	12	1 BHK	405	446	30300	1,22,71,500	1,41,12,225	35500	13,36,500
57	1207	12	1 BHK	405	446	30300	1,22,71,500	1,41,12,225	35500	13,36,500
58	1208	12	2 BHK	626	689	30300	1,89,67,800	2,18,12,970	54500	20,65,800
59	1209	12	2 BHK	626	689	30300	1,89,67,800	2,18,12,970	54500	20,65,800
60	1210	12	1 BHK	405	446	30300	1,22,71,500	1,41,12,225	35500	13,36,500
61	1301	13	3 BHK	814	895	30380	2,47,29,320	2,84,38,718	71000	26,86,200
62	1302	13	3 BHK	814	895	30380	2,47,29,320	2,84,38,718	71000	26,86,200
63	1303	13	1 BHK	405	446	30380	1,23,03,900	1,41,49,485	35500	13,36,500
64	1304	13	2 BHK	626	689	30380	1,90,17,880	2,18,70,562	54500	20,65,800
65	1305	13	2 BHK	626	689	30380	1,90,17,880	2,18,70,562	54500	20,65,800
66	1306	13	1 BHK	405	446	30380	1,23,03,900	1,41,49,485	35500	13,36,500
67	1307	13	1 BHK	405	446	30380	1,23,03,900	1,41,49,485	35500	13,36,500
68	1308	13	2 BHK	626	689	30380	1,90,17,880	2,18,70,562	54500	20,65,800
69	1309	13	2 BHK	626	689	30380	1,90,17,880	2,18,70,562	54500	20,65,800
70	1310	13	1 BHK	405	446	30380	1,23,03,900	1,41,49,485	35500	13,36,500
71	1401	14	3 BHK	814	895	30460	2,47,94,440	2,85,13,606	71500	26,86,200
72	1402	14	3 BHK	814	895	30460	2,47,94,440	2,85,13,606	71500	26,86,200
73	1403	14	1 BHK	405	446	30460	1,23,36,300	1,41,86,745	35500	13,36,500
74	1404	14	2 BHK	626	689	30460	1,90,67,960	2,19,28,154	55000	20,65,800
75	1405	14	2 BHK	626	689	30460	1,90,67,960	2,19,28,154	55000	20,65,800
76	1406	14	1 BHK	405	446	30460	1,23,36,300	1,41,86,745	35500	13,36,500
77	1407	14	1 BHK	405	446	30460	1,23,36,300	1,41,86,745	35500	13,36,500
78	1408	14	2 BHK	626	689	30460	1,90,67,960	2,19,28,154	55000	20,65,800
79	1409	14	2 BHK	626	689	30460	1,90,67,960	2,19,28,154	55000	20,65,800
80	1410	14	1 BHK	405	446	30460	1,23,36,300	1,41,86,745	35500	13,36,500
81	1501	15	3 BHK	814	895	30540	2,48,59,560	2,85,88,494	71500	26,86,200
82	1502	15	3 BHK	814	895	30540	2,48,59,560	2,85,88,494	71500	26,86,200
83	1503	15	1 BHK	405	446	30540	1,23,68,700	1,42,24,005	35500	13,36,500



Sr. No.	Flat No.	Floor No.	Comp.	RERA Carpet 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 ₹	Cost of Construction in ₹
84	1504	15	2 BHK	626	689	30540	1,91,18,040	2,19,85,746	55000	20,65,800
85	1505	15	2 BHK	626	689	30540	1,91,18,040	2,19,85,746	55000	20,65,800
86	1506	15	1 BHK	405	446	30540	1,23,68,700	1,42,24,005	35500	13,36,500
87	1510	15	1 BHK	405	446	30540	1,23,68,700	1,42,24,005	35500	13,36,500
88	1601	16	3 BHK	814	895	30620	2,49,24,680	2,86,63,382	71500	26,86,200
89	1602	16	3 BHK	814	895	30620	2,49,24,680	2,86,63,382	71500	26,86,200
90	1603	16	1 BHK	405	446	30620	1,24,01,100	1,42,61,265	35500	13,36,500
91	1604	16	2 BHK	626	689	30620	1,91,68,120	2,20,43,338	55000	20,65,800
92	1605	16	2 BHK	626	689	30620	1,91,68,120	2,20,43,338	55000	20,65,800
93	1606	16	1 BHK	405	446	30620	1,24,01,100	1,42,61,265	35500	13,36,500
94	1607	16	1 BHK	405	446	30620	1,24,01,100	1,42,61,265	35500	13,36,500
95	1608	16	2 BHK	626	689	30620	1,91,68,120	2,20,43,338	55000	20,65,800
96	1609	16	2 BHK	626	689	30620	1,91,68,120	2,20,43,338	55000	20,65,800
97	1610	16	1 BHK	405	446	30620	1,24,01,100	1,42,61,265	35500	13,36,500
98	1701	17	3 BHK	814	895	30700	2,49,89,800	2,87,38,270	72000	26,86,200
99	1702	17	3 BHK	814	895	30700	2,49,89,800	2,87,38,270	72000	26,86,200
100	1703	17	1 BHK	405	446	30700	1,24,33,500	1,42,98,525	35500	13,36,500
101	1704	17	2 BHK	626	689	30700	1,92,18,200	2,21,00,930	55500	20,65,800
102	1705	17	2 BHK	626	689	30700	1,92,18,200	2,21,00,930	55500	20,65,800
103	1706	17	1 BHK	405	446	30700	1,24,33,500	1,42,98,525	35500	13,36,500
104	1707	17	1 BHK	405	446	30700	1,24,33,500	1,42,98,525	35500	13,36,500
105	1708	17	2 BHK	626	689	30700	1,92,18,200	2,21,00,930	55500	20,65,800
106	1709	17	2 BHK	626	689	30700	1,92,18,200	2,21,00,930	55500	20,65,800
107	1710	17	1 BHK	405	446	30700	1,24,33,500	1,42,98,525	35500	13,36,500
108	1801	18	3 BHK	814	895	30780	2,50,54,920	2,88,13,158	72000	26,86,200
109	1802	18	3 BHK	814	895	30780	2,50,54,920	2,88,13,158	72000	26,86,200
110	1803	18	1 BHK	405	446	30780	1,24,65,900	1,43,35,785	36000	13,36,500
111	1804	18	2 BHK	626	689	30780	1,92,68,280	2,21,58,522	55500	20,65,800
112	1805	18	2 BHK	626	689	30780	1,92,68,280	2,21,58,522	55500	20,65,800
113	1806	18	1 BHK	405	446	30780	1,24,65,900	1,43,35,785	36000	13,36,500
114	1807	18	1 BHK	405	446	30780	1,24,65,900	1,43,35,785	36000	13,36,500
115	1808	18	2 BHK	626	689	30780	1,92,68,280	2,21,58,522	55500	20,65,800
116	1809	18	2 BHK	626	689	30780	1,92,68,280	2,21,58,522	55500	20,65,800
117	1810	18	1 BHK	405	446	30780	1,24,65,900	1,43,35,785	36000	13,36,500
118	1901	19	3 BHK	814	895	30860	2,51,20,040	2,88,88,046	72000	26,86,200
119	1902	19	3 BHK	814	895	30860	2,51,20,040	2,88,88,046	72000	26,86,200
120	1903	19	1 BHK	405	446	30860	1,24,98,300	1,43,73,045	36000	13,36,500
121	1904	19	2 BHK	626	689	30860	1,93,18,360	2,22,16,114	55500	20,65,800
122	1905	19	2 BHK	626	689	30860	1,93,18,360	2,22,16,114	55500	20,65,800



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123	1906	19	1 BHK	405	446	30860	1,24,98,300	1,43,73,045	36000	13,36,500
124	1907	19	1 BHK	405	446	30860	1,24,98,300	1,43,73,045	36000	13,36,500
125	1908	19	2 BHK	626	689	30860	1,93,18,360	2,22,16,114	55500	20,65,800
126	1909	19	2 BHK	626	689	30860	1,93,18,360	2,22,16,114	55500	20,65,800
127	1910	19	1 BHK	405	446	30860	1,24,98,300	1,43,73,045	36000	13,36,500
128	2001	20	3 BHK	814	895	30940	2,51,85,160	2,89,62,934	72500	26,86,200
129	2002	20	3 BHK	814	895	30940	2,51,85,160	2,89,62,934	72500	26,86,200
130	2003	20	1 BHK	405	446	30940	1,25,30,700	1,44,10,305	36000	13,36,500
131	2004	20	2 BHK	626	689	30940	1,93,68,440	2,22,73,706	55500	20,65,800
132	2005	20	2 BHK	626	689	30940	1,93,68,440	2,22,73,706	55500	20,65,800
133	2006	20	1 BHK	405	446	30940	1,25,30,700	1,44,10,305	36000	13,36,500
134	2007	20	1 BHK	405	446	30940	1,25,30,700	1,44,10,305	36000	13,36,500
135	2008	20	2 BHK	626	689	30940	1,93,68,440	2,22,73,706	55500	20,65,800
136	2009	20	2 BHK	626	689	30940	1,93,68,440	2,22,73,706	55500	20,65,800
137	2010	20	1 BHK	405	446	30940	1,25,30,700	1,44,10,305	36000	13,36,500
138	2101	21	3 BHK	814	895	31020	2,52,50,280	2,90,37,822	72500	26,86,200
139	2102	21	3 BHK	814	895	31020	2,52,50,280	2,90,37,822	72500	26,86,200
140	2103	21	1 BHK	405	446	31020	1,25,63,100	1,44,47,565	36000	13,36,500
141	2104	21	2 BHK	626	689	31020	1,94,18,520	2,23,31,298	56000	20,65,800
142	2105	21	2 BHK	626	689	31020	1,94,18,520	2,23,31,298	56000	20,65,800
143	2106	21	1 BHK	405	446	31020	1,25,63,100	1,44,47,565	36000	13,36,500
144	2107	21	1 BHK	405	446	31020	1,25,63,100	1,44,47,565	36000	13,36,500
145	2108	21	2 BHK	626	689	31020	1,94,18,520	2,23,31,298	56000	20,65,800
146	2109	21	2 BHK	626	689	31020	1,94,18,520	2,23,31,298	56000	20,65,800
147	2110	21	1 BHK	405	446	31020	1,25,63,100	1,44,47,565	36000	13,36,500
148	2201	22	3 BHK	814	895	31100	2,53,15,400	2,91,12,710	73000	26,86,200
149	2202	22	3 BHK	814	895	31100	2,53,15,400	2,91,12,710	73000	26,86,200
150	2203	22	1 BHK	405	446	31100	1,25,95,500	1,44,84,825	36000	13,36,500
151	2204	22	2 BHK	626	689	31100	1,94,68,600	2,23,88,890	56000	20,65,800
152	2205	22	2 BHK	626	689	31100	1,94,68,600	2,23,88,890	56000	20,65,800
153	2206	22	1 BHK	405	446	31100	1,25,95,500	1,44,84,825	36000	13,36,500
154	2210	22	1 BHK	405	446	31100	1,25,95,500	1,44,84,825	36000	13,36,500
155	2301	23	3 BHK	814	895	31180	2,53,80,520	2,91,87,598	73000	26,86,200
156	2302	23	3 BHK	814	895	31180	2,53,80,520	2,91,87,598	73000	26,86,200
157	2303	23	1 BHK	405	446	31180	1,26,27,900	1,45,22,085	36500	13,36,500
158	2304	23	2 BHK	626	689	31180	1,95,18,680	2,24,46,482	56000	20,65,800
159	2305	23	2 BHK	626	689	31180	1,95,18,680	2,24,46,482	56000	20,65,800
160	2306	23	1 BHK	405	446	31180	1,26,27,900	1,45,22,085	36500	13,36,500
161	2307	23	1 BHK	405	446	31180	1,26,27,900	1,45,22,085	36500	13,36,500



Sr. No.	Flat No.	Floor No.	Comp.	RERA Carpet 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 ₹	Cost of Construction in ₹
162	2308	23	2 BHK	626	689	31180	1,95,18,680	2,24,46,482	56000	20,65,800
163	2309	23	2 BHK	626	689	31180	1,95,18,680	2,24,46,482	56000	20,65,800
164	2310	23	1 BHK	405	446	31180	1,26,27,900	1,45,22,085	36500	13,36,500
165	2401	24	3 BHK	814	895	31260	2,54,45,640	2,92,62,486	73000	26,86,200
166	2402	24	3 BHK	814	895	31260	2,54,45,640	2,92,62,486	73000	26,86,200
167	2403	24	1 BHK	405	446	31260	1,26,60,300	1,45,59,345	36500	13,36,500
168	2404	24	2 BHK	626	689	31260	1,95,68,760	2,25,04,074	56500	20,65,800
169	2405	24	2 BHK	626	689	31260	1,95,68,760	2,25,04,074	56500	20,65,800
170	2406	24	1 BHK	405	446	31260	1,26,60,300	1,45,59,345	36500	13,36,500
171	2407	24	1 BHK	405	446	31260	1,26,60,300	1,45,59,345	36500	13,36,500
172	2408	24	2 BHK	626	689	31260	1,95,68,760	2,25,04,074	56500	20,65,800
173	2409	24	2 BHK	626	689	31260	1,95,68,760	2,25,04,074	56500	20,65,800
174	2410	24	1 BHK	405	446	31260	1,26,60,300	1,45,59,345	36500	13,36,500
175	2501	25	3 BHK	814	895	31340	2,55,10,760	2,93,37,374	73500	26,86,200
176	2502	25	3 BHK	814	895	31340	2,55,10,760	2,93,37,374	73500	26,86,200
177	2503	25	1 BHK	405	446	31340	1,26,92,700	1,45,96,605	36500	13,36,500
178	2504	25	2 BHK	626	689	31340	1,96,18,840	2,25,61,666	56500	20,65,800
179	2505	25	2 BHK	626	689	31340	1,96,18,840	2,25,61,666	56500	20,65,800
180	2506	25	1 BHK	405	446	31340	1,26,92,700	1,45,96,605	36500	13,36,500
181	2507	25	1 BHK	405	446	31340	1,26,92,700	1,45,96,605	36500	13,36,500
182	2508	25	2 BHK	626	689	31340	1,96,18,840	2,25,61,666	56500	20,65,800
183	2509	25	2 BHK	626	689	31340	1,96,18,840	2,25,61,666	56500	20,65,800
184	2510	25	1 BHK	405	446	31340	1,26,92,700	1,45,96,605	36500	13,36,500
185	2601	26	3 BHK	814	895	31420	2,55,75,880	2,94,12,262	73500	26,86,200
186	2602	26	3 BHK	814	895	31420	2,55,75,880	2,94,12,262	73500	26,86,200
187	2603	26	1 BHK	405	446	31420	1,27,25,100	1,46,33,865	36500	13,36,500
188	2604	26	2 BHK	626	689	31420	1,96,68,920	2,26,19,258	56500	20,65,800
189	2605	26	2 BHK	626	689	31420	1,96,68,920	2,26,19,258	56500	20,65,800
190	2606	26	1 BHK	405	446	31420	1,27,25,100	1,46,33,865	36500	13,36,500
191	2607	26	1 BHK	405	446	31420	1,27,25,100	1,46,33,865	36500	13,36,500
192	2608	26	2 BHK	626	689	31420	1,96,68,920	2,26,19,258	56500	20,65,800
193	2609	26	2 BHK	626	689	31420	1,96,68,920	2,26,19,258	56500	20,65,800
194	2610	26	1 BHK	405	446	31420	1,27,25,100	1,46,33,865	36500	13,36,500
195	2701	27	3 BHK	814	895	31500	2,56,41,000	2,94,87,150	73500	26,86,200
196	2702	27	3 BHK	814	895	31500	2,56,41,000	2,94,87,150	73500	26,86,200
197	2703	27	1 BHK	405	446	31500	1,27,57,500	1,46,71,125	36500	13,36,500
198	2704	27	2 BHK	626	689	31500	1,97,19,000	2,26,76,850	56500	20,65,800
199	2705	27	2 BHK	626	689	31500	1,97,19,000	2,26,76,850	56500	20,65,800
200	2706	27	1 BHK	405	446	31500	1,27,57,500	1,46,71,125	36500	13,36,500



Sr. No.	Flat No.	Floor No.	Comp.	RERA Carpet 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 ₹	Cost of Construction in ₹
201	2707	27	1 BHK	405	446	31500	1,27,57,500	1,46,71,125	36500	13,36,500
202	2708	27	2 BHK	626	689	31500	1,97,19,000	2,26,76,850	56500	20,65,800
203	2709	27	2 BHK	626	689	31500	1,97,19,000	2,26,76,850	56500	20,65,800
204	2710	27	1 BHK	405	446	31500	1,27,57,500	1,46,71,125	36500	13,36,500
205	2801	28	3 BHK	814	895	31580	2,57,06,120	2,95,62,038	74000	26,86,200
206	2802	28	3 BHK	814	895	31580	2,57,06,120	2,95,62,038	74000	26,86,200
207	2803	28	1 BHK	405	446	31580	1,27,89,900	1,47,08,385	37000	13,36,500
208	2804	28	2 BHK	626	689	31580	1,97,69,080	2,27,34,442	57000	20,65,800
209	2805	28	2 BHK	626	689	31580	1,97,69,080	2,27,34,442	57000	20,65,800
210	2806	28	1 BHK	405	446	31580	1,27,89,900	1,47,08,385	37000	13,36,500
211	2807	28	1 BHK	405	446	31580	1,27,89,900	1,47,08,385	37000	13,36,500
212	2808	28	2 BHK	626	689	31580	1,97,69,080	2,27,34,442	57000	20,65,800
213	2809	28	2 BHK	626	689	31580	1,97,69,080	2,27,34,442	57000	20,65,800
214	2810	28	1 BHK	405	446	31580	1,27,89,900	1,47,08,385	37000	13,36,500
215	2901	29	3 BHK	814	895	31660	2,57,71,240	2,96,36,926	74000	26,86,200
216	2902	29	3 BHK	814	895	31660	2,57,71,240	2,96,36,926	74000	26,86,200
217	2903	29	1 BHK	405	446	31660	1,28,22,300	1,47,45,645	37000	13,36,500
218	2904	29	2 BHK	626	689	31660	1,98,19,160	2,27,92,034	57000	20,65,800
219	2905	29	2 BHK	626	689	31660	1,98,19,160	2,27,92,034	57000	20,65,800
220	2906	29	1 BHK	405	446	31660	1,28,22,300	1,47,45,645	37000	13,36,500
221	2910	29	1 BHK	405	446	31660	1,28,22,300	1,47,45,645	37000	13,36,500
222	3001	30	3 BHK	814	895	31740	2,58,36,360	2,97,11,814	74500	26,86,200
223	3002	30	3 BHK	814	895	31740	2,58,36,360	2,97,11,814	74500	26,86,200
224	3003	30	1 BHK	405	446	31740	1,28,54,700	1,47,82,905	37000	13,36,500
225	3004	30	2 BHK	626	689	31740	1,98,69,240	2,28,49,626	57000	20,65,800
226	3005	30	2 BHK	626	689	31740	1,98,69,240	2,28,49,626	57000	20,65,800
227	3006	30	1 BHK	405	446	31740	1,28,54,700	1,47,82,905	37000	13,36,500
228	3007	30	1 BHK	405	446	31740	1,28,54,700	1,47,82,905	37000	13,36,500
229	3008	30	2 BHK	626	689	31740	1,98,69,240	2,28,49,626	57000	20,65,800
230	3009	30	2 BHK	626	689	31740	1,98,69,240	2,28,49,626	57000	20,65,800
231	3010	30	1 BHK	405	446	31740	1,28,54,700	1,47,82,905	37000	13,36,500
232	3101	31	3 BHK	814	895	31820	2,59,01,480	2,97,86,702	74500	26,86,200
233	3102	31	3 BHK	814	895	31820	2,59,01,480	2,97,86,702	74500	26,86,200
234	3103	31	1 BHK	405	446	31820	1,28,87,100	1,48,20,165	37000	13,36,500
235	3104	31	2 BHK	626	689	31820	1,99,19,320	2,29,07,218	57500	20,65,800
236	3105	31	2 BHK	626	689	31820	1,99,19,320	2,29,07,218	57500	20,65,800
237	3106	31	1 BHK	405	446	31820	1,28,87,100	1,48,20,165	37000	13,36,500
238	3107	31	1 BHK	405	446	31820	1,28,87,100	1,48,20,165	37000	13,36,500
239	3108	31	2 BHK	626	689	31820	1,99,19,320	2,29,07,218	57500	20,65,800



Sr. No.	Flat No.	Floor No.	Comp.	RERA Carpet 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 ₹	Cost of Construction in ₹
240	3109	31	2 BHK	626	689	31820	1,99,19,320	2,29,07,218	57500	20,65,800
241	3110	31	1 BHK	405	446	31820	1,28,87,100	1,48,20,165	37000	13,36,500
242	3201	32	3 BHK	821	903	31900	2,61,89,900	3,01,18,385	75500	27,09,300
243	3202	32	3 BHK	821	903	31900	2,61,89,900	3,01,18,385	75500	27,09,300
244	3203	32	1 BHK	412	453	31900	1,31,42,800	1,51,14,220	38000	13,59,600
245	3204	32	2 BHK	628	691	31900	2,00,33,200	2,30,38,180	57500	20,72,400
246	3205	32	2 BHK	628	691	31900	2,00,33,200	2,30,38,180	57500	20,72,400
247	3206	32	1 BHK	412	453	31900	1,31,42,800	1,51,14,220	38000	13,59,600
248	3207	32	1 BHK	412	453	31900	1,31,42,800	1,51,14,220	38000	13,59,600
249	3208	32	2 BHK	628	691	31900	2,00,33,200	2,30,38,180	57500	20,72,400
250	3209	32	2 BHK	628	691	31900	2,00,33,200	2,30,38,180	57500	20,72,400
251	3210	32	1 BHK	412	453	31900	1,31,42,800	1,51,14,220	38000	13,59,600
252	3301	33	3 BHK	821	903	31980	2,62,55,580	3,01,93,917	75500	27,09,300
253	3302	33	3 BHK	821	903	31980	2,62,55,580	3,01,93,917	75500	27,09,300
254	3303	33	1 BHK	412	453	31980	1,31,75,760	1,51,52,124	38000	13,59,600
255	3304	33	2 BHK	628	691	31980	2,00,83,440	2,30,95,956	57500	20,72,400
256	3305	33	2 BHK	628	691	31980	2,00,83,440	2,30,95,956	57500	20,72,400
257	3306	33	1 BHK	412	453	31980	1,31,75,760	1,51,52,124	38000	13,59,600
258	3307	33	1 BHK	412	453	31980	1,31,75,760	1,51,52,124	38000	13,59,600
259	3308	33	2 BHK	628	691	31980	2,00,83,440	2,30,95,956	57500	20,72,400
260	3309	33	2 BHK	628	691	31980	2,00,83,440	2,30,95,956	57500	20,72,400
261	3310	33	1 BHK	412	453	31980	1,31,75,760	1,51,52,124	38000	13,59,600
262	3401	34	3 BHK	821	903	32060	2,63,21,260	3,02,69,449	75500	27,09,300
263	3402	34	3 BHK	821	903	32060	2,63,21,260	3,02,69,449	75500	27,09,300
264	3403	34	1 BHK	412	453	32060	1,32,08,720	1,51,90,028	38000	13,59,600
265	3404	34	2 BHK	628	691	32060	2,01,33,680	2,31,53,732	58000	20,72,400
266	3405	34	2 BHK	628	691	32060	2,01,33,680	2,31,53,732	58000	20,72,400
267	3406	34	1 BHK	412	453	32060	1,32,08,720	1,51,90,028	38000	13,59,600
268	3407	34	1 BHK	412	453	32060	1,32,08,720	1,51,90,028	38000	13,59,600
269	3408	34	2 BHK	628	691	32060	2,01,33,680	2,31,53,732	58000	20,72,400
270	3409	34	2 BHK	628	691	32060	2,01,33,680	2,31,53,732	58000	20,72,400
271	3410	34	1 BHK	412	453	32060	1,32,08,720	1,51,90,028	38000	13,59,600
272	3501	35	3 BHK	821	903	32140	2,63,86,940	3,03,44,981	76000	27,09,300
273	3502	35	3 BHK	821	903	32140	2,63,86,940	3,03,44,981	76000	27,09,300
274	3503	35	1 BHK	412	453	32140	1,32,41,680	1,52,27,932	38000	13,59,600
275	3504	35	2 BHK	628	691	32140	2,01,83,920	2,32,11,508	58000	20,72,400
276	3505	35	2 BHK	628	691	32140	2,01,83,920	2,32,11,508	58000	20,72,400
277	3506	35	1 BHK	412	453	32140	1,32,41,680	1,52,27,932	38000	13,59,600
278	3507	35	1 BHK	412	453	32140	1,32,41,680	1,52,27,932	38000	13,59,600



Sr. No.	Flat No.	Floor No.	Comp.	RERA Carpet 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 ₹	Cost of Construction in ₹
279	3508	35	2 BHK	628	691	32140	2,01,83,920	2,32,11,508	58000	20,72,400
280	3509	35	2 BHK	628	691	32140	2,01,83,920	2,32,11,508	58000	20,72,400
281	3510	35	1 BHK	412	453	32140	1,32,41,680	1,52,27,932	38000	13,59,600
<b>Total</b>				<b>162634</b>	<b>178897</b>		<b>5,04,23,34,280</b>	<b>5,79,86,84,422</b>		<b>53,66,92,200</b>

## 3) Tower - 7:

Sr. No.	Flat No.	Floor No.	Comp.	RERA Carpet 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 ₹	Cost of Construction in ₹
1	305	3	1 BHK	407	448	29580	1,20,39,060	1,38,44,919	34500	13,43,100
2	306	3	2 BHK	604	664	29580	1,78,66,320	2,05,46,268	51500	19,93,200
3	403	4	2 BHK	604	664	29660	1,79,14,640	2,06,01,836	51500	19,93,200
4	404	4	1 BHK	407	448	29660	1,20,71,620	1,38,82,363	34500	13,43,100
5	405	4	1 BHK	407	448	29660	1,20,71,620	1,38,82,363	34500	13,43,100
6	406	4	2 BHK	604	664	29660	1,79,14,640	2,06,01,836	51500	19,93,200
7	503	5	2 BHK	604	664	29740	1,79,62,960	2,06,57,404	51500	19,93,200
8	504	5	1 BHK	407	448	29740	1,21,04,180	1,39,19,807	35000	13,43,100
9	505	5	1 BHK	407	448	29740	1,21,04,180	1,39,19,807	35000	13,43,100
10	506	5	2 BHK	604	664	29740	1,79,62,960	2,06,57,404	51500	19,93,200
11	603	6	2 BHK	604	664	29820	1,80,11,280	2,07,12,972	52000	19,93,200
12	604	6	1 BHK	407	448	29820	1,21,36,740	1,39,57,251	35000	13,43,100
13	605	6	1 BHK	407	448	29820	1,21,36,740	1,39,57,251	35000	13,43,100
14	606	6	2 BHK	604	664	29820	1,80,11,280	2,07,12,972	52000	19,93,200
15	703	7	2 BHK	604	664	29900	1,80,59,600	2,07,68,540	52000	19,93,200
16	704	7	1 BHK	407	448	29900	1,21,69,300	1,39,94,695	35000	13,43,100
17	705	7	1 BHK	407	448	29900	1,21,69,300	1,39,94,695	35000	13,43,100
18	706	7	2 BHK	604	664	29900	1,80,59,600	2,07,68,540	52000	19,93,200
19	803	8	2 BHK	604	664	29980	1,81,07,920	2,08,24,108	52000	19,93,200
20	804	8	1 BHK	407	448	29980	1,22,01,860	1,40,32,139	35000	13,43,100
21	805	8	1 BHK	407	448	29980	1,22,01,860	1,40,32,139	35000	13,43,100
22	806	8	2 BHK	604	664	29980	1,81,07,920	2,08,24,108	52000	19,93,200
23	807	8	2 BHK	604	664	29980	1,81,07,920	2,08,24,108	52000	19,93,200
24	808	8	1 BHK	407	448	29980	1,22,01,860	1,40,32,139	35000	13,43,100
25	901	9	1 BHK	407	448	30060	1,22,34,420	1,40,69,583	35000	13,43,100
26	902	9	2 BHK	604	664	30060	1,81,56,240	2,08,79,676	52000	19,93,200
27	903	9	2 BHK	604	664	30060	1,81,56,240	2,08,79,676	52000	19,93,200



Sr. No.	Flat No.	Floor No.	Comp.	RERA Carpet 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 ₹	Cost of Construction in ₹
28	904	9	1 BHK	407	448	30060	1,22,34,420	1,40,69,583	35000	13,43,100
29	905	9	1 BHK	407	448	30060	1,22,34,420	1,40,69,583	35000	13,43,100
30	906	9	2 BHK	604	664	30060	1,81,56,240	2,08,79,676	52000	19,93,200
31	907	9	2 BHK	604	664	30060	1,81,56,240	2,08,79,676	52000	19,93,200
32	908	9	1 BHK	407	448	30060	1,22,34,420	1,40,69,583	35000	13,43,100
33	1001	10	1 BHK	407	448	30140	1,22,66,980	1,41,07,027	35500	13,43,100
34	1002	10	2 BHK	604	664	30140	1,82,04,560	2,09,35,244	52500	19,93,200
35	1003	10	2 BHK	604	664	30140	1,82,04,560	2,09,35,244	52500	19,93,200
36	1004	10	1 BHK	407	448	30140	1,22,66,980	1,41,07,027	35500	13,43,100
37	1005	10	1 BHK	407	448	30140	1,22,66,980	1,41,07,027	35500	13,43,100
38	1006	10	2 BHK	604	664	30140	1,82,04,560	2,09,35,244	52500	19,93,200
39	1007	10	2 BHK	604	664	30140	1,82,04,560	2,09,35,244	52500	19,93,200
40	1008	10	1 BHK	407	448	30140	1,22,66,980	1,41,07,027	35500	13,43,100
41	1101	11	1 BHK	407	448	30220	1,22,99,540	1,41,44,471	35500	13,43,100
42	1102	11	2 BHK	604	664	30220	1,82,52,880	2,09,90,812	52500	19,93,200
43	1103	11	2 BHK	604	664	30220	1,82,52,880	2,09,90,812	52500	19,93,200
44	1104	11	1 BHK	407	448	30220	1,22,99,540	1,41,44,471	35500	13,43,100
45	1105	11	1 BHK	407	448	30220	1,22,99,540	1,41,44,471	35500	13,43,100
46	1106	11	2 BHK	604	664	30220	1,82,52,880	2,09,90,812	52500	19,93,200
47	1107	11	2 BHK	604	664	30220	1,82,52,880	2,09,90,812	52500	19,93,200
48	1108	11	1 BHK	407	448	30220	1,22,99,540	1,41,44,471	35500	13,43,100
49	1201	12	1 BHK	407	448	30300	1,23,32,100	1,41,81,915	35500	13,43,100
50	1202	12	2 BHK	604	664	30300	1,83,01,200	2,10,46,380	52500	19,93,200
51	1203	12	2 BHK	604	664	30300	1,83,01,200	2,10,46,380	52500	19,93,200
52	1204	12	1 BHK	407	448	30300	1,23,32,100	1,41,81,915	35500	13,43,100
53	1205	12	1 BHK	407	448	30300	1,23,32,100	1,41,81,915	35500	13,43,100
54	1206	12	2 BHK	604	664	30300	1,83,01,200	2,10,46,380	52500	19,93,200
55	1207	12	2 BHK	604	664	30300	1,83,01,200	2,10,46,380	52500	19,93,200
56	1208	12	1 BHK	407	448	30300	1,23,32,100	1,41,81,915	35500	13,43,100
57	1301	13	1 BHK	407	448	30380	1,23,64,660	1,42,19,359	35500	13,43,100
58	1302	13	2 BHK	604	664	30380	1,83,49,520	2,11,01,948	53000	19,93,200
59	1303	13	2 BHK	604	664	30380	1,83,49,520	2,11,01,948	53000	19,93,200
60	1304	13	1 BHK	407	448	30380	1,23,64,660	1,42,19,359	35500	13,43,100
61	1305	13	1 BHK	407	448	30380	1,23,64,660	1,42,19,359	35500	13,43,100
62	1306	13	2 BHK	604	664	30380	1,83,49,520	2,11,01,948	53000	19,93,200



Sr. No.	Flat No.	Floor No.	Comp.	RERA Carpet 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 ₹	Cost of Construction in ₹
63	1307	13	2 BHK	604	664	30380	1,83,49,520	2,11,01,948	53000	19,93,200
64	1308	13	1 BHK	407	448	30380	1,23,64,660	1,42,19,359	35500	13,43,100
65	1401	14	1 BHK	407	448	30460	1,23,97,220	1,42,56,803	35500	13,43,100
66	1402	14	2 BHK	604	664	30460	1,83,97,840	2,11,57,516	53000	19,93,200
67	1403	14	2 BHK	604	664	30460	1,83,97,840	2,11,57,516	53000	19,93,200
68	1404	14	1 BHK	407	448	30460	1,23,97,220	1,42,56,803	35500	13,43,100
69	1405	14	1 BHK	407	448	30460	1,23,97,220	1,42,56,803	35500	13,43,100
70	1406	14	2 BHK	604	664	30460	1,83,97,840	2,11,57,516	53000	19,93,200
71	1407	14	2 BHK	604	664	30460	1,83,97,840	2,11,57,516	53000	19,93,200
72	1408	14	1 BHK	407	448	30460	1,23,97,220	1,42,56,803	35500	13,43,100
73	1503	15	2 BHK	604	664	30540	1,84,46,160	2,12,13,084	53000	19,93,200
74	1504	15	1 BHK	407	448	30540	1,24,29,780	1,42,94,247	35500	13,43,100
75	1505	15	1 BHK	407	448	30540	1,24,29,780	1,42,94,247	35500	13,43,100
76	1506	15	2 BHK	604	664	30540	1,84,46,160	2,12,13,084	53000	19,93,200
77	1507	15	2 BHK	604	664	30540	1,84,46,160	2,12,13,084	53000	19,93,200
78	1508	15	1 BHK	407	448	30540	1,24,29,780	1,42,94,247	35500	13,43,100
79	1601	16	1 BHK	407	448	30620	1,24,62,340	1,43,31,691	36000	13,43,100
80	1602	16	2 BHK	604	664	30620	1,84,94,480	2,12,68,652	53000	19,93,200
81	1603	16	2 BHK	604	664	30620	1,84,94,480	2,12,68,652	53000	19,93,200
82	1604	16	1 BHK	407	448	30620	1,24,62,340	1,43,31,691	36000	13,43,100
83	1605	16	1 BHK	407	448	30620	1,24,62,340	1,43,31,691	36000	13,43,100
84	1606	16	2 BHK	604	664	30620	1,84,94,480	2,12,68,652	53000	19,93,200
85	1607	16	2 BHK	604	664	30620	1,84,94,480	2,12,68,652	53000	19,93,200
86	1608	16	1 BHK	407	448	30620	1,24,62,340	1,43,31,691	36000	13,43,100
87	1701	17	1 BHK	407	448	30700	1,24,94,900	1,43,69,135	36000	13,43,100
88	1702	17	2 BHK	604	664	30700	1,85,42,800	2,13,24,220	53500	19,93,200
89	1703	17	2 BHK	604	664	30700	1,85,42,800	2,13,24,220	53500	19,93,200
90	1704	17	1 BHK	407	448	30700	1,24,94,900	1,43,69,135	36000	13,43,100
91	1705	17	1 BHK	407	448	30700	1,24,94,900	1,43,69,135	36000	13,43,100
92	1706	17	2 BHK	604	664	30700	1,85,42,800	2,13,24,220	53500	19,93,200
93	1707	17	2 BHK	604	664	30700	1,85,42,800	2,13,24,220	53500	19,93,200
94	1708	17	1 BHK	407	448	30700	1,24,94,900	1,43,69,135	36000	13,43,100
95	1801	18	1 BHK	407	448	30780	1,25,27,460	1,44,06,579	36000	13,43,100
96	1802	18	2 BHK	604	664	30780	1,85,91,120	2,13,79,788	53500	19,93,200
97	1803	18	2 BHK	604	664	30780	1,85,91,120	2,13,79,788	53500	19,93,200
98	1804	18	1 BHK	407	448	30780	1,25,27,460	1,44,06,579	36000	13,43,100
99	1805	18	1 BHK	407	448	30780	1,25,27,460	1,44,06,579	36000	13,43,100
100	1806	18	2 BHK	604	664	30780	1,85,91,120	2,13,79,788	53500	19,93,200
101	1807	18	2 BHK	604	664	30780	1,85,91,120	2,13,79,788	53500	19,93,200



Sr. No.	Flat No.	Floor No.	Comp.	RERA Carpet 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 ₹	Cost of Construction in ₹
102	1808	18	1 BHK	407	448	30780	1,25,27,460	1,44,06,579	36000	13,43,100
103	1901	19	1 BHK	407	448	30860	1,25,60,020	1,44,44,023	36000	13,43,100
104	1902	19	2 BHK	604	664	30860	1,86,39,440	2,14,35,356	53500	19,93,200
105	1903	19	2 BHK	604	664	30860	1,86,39,440	2,14,35,356	53500	19,93,200
106	1904	19	1 BHK	407	448	30860	1,25,60,020	1,44,44,023	36000	13,43,100
107	1905	19	1 BHK	407	448	30860	1,25,60,020	1,44,44,023	36000	13,43,100
108	1906	19	2 BHK	604	664	30860	1,86,39,440	2,14,35,356	53500	19,93,200
109	1907	19	2 BHK	604	664	30860	1,86,39,440	2,14,35,356	53500	19,93,200
110	1908	19	1 BHK	407	448	30860	1,25,60,020	1,44,44,023	36000	13,43,100
111	2001	20	1 BHK	407	448	30940	1,25,92,580	1,44,81,467	36000	13,43,100
112	2002	20	2 BHK	604	664	30940	1,86,87,760	2,14,90,924	53500	19,93,200
113	2003	20	2 BHK	604	664	30940	1,86,87,760	2,14,90,924	53500	19,93,200
114	2004	20	1 BHK	407	448	30940	1,25,92,580	1,44,81,467	36000	13,43,100
115	2005	20	1 BHK	407	448	30940	1,25,92,580	1,44,81,467	36000	13,43,100
116	2006	20	2 BHK	604	664	30940	1,86,87,760	2,14,90,924	53500	19,93,200
117	2007	20	2 BHK	604	664	30940	1,86,87,760	2,14,90,924	53500	19,93,200
118	2008	20	1 BHK	407	448	30940	1,25,92,580	1,44,81,467	36000	13,43,100
119	2101	21	1 BHK	407	448	31020	1,26,25,140	1,45,18,911	36500	13,43,100
120	2102	21	2 BHK	604	664	31020	1,87,36,080	2,15,46,492	54000	19,93,200
121	2103	21	2 BHK	604	664	31020	1,87,36,080	2,15,46,492	54000	19,93,200
122	2104	21	1 BHK	407	448	31020	1,26,25,140	1,45,18,911	36500	13,43,100
123	2105	21	1 BHK	407	448	31020	1,26,25,140	1,45,18,911	36500	13,43,100
124	2106	21	2 BHK	604	664	31020	1,87,36,080	2,15,46,492	54000	19,93,200
125	2107	21	2 BHK	604	664	31020	1,87,36,080	2,15,46,492	54000	19,93,200
126	2108	21	1 BHK	407	448	31020	1,26,25,140	1,45,18,911	36500	13,43,100
127	2203	22	2 BHK	604	664	31100	1,87,84,400	2,16,02,060	54000	19,93,200
128	2204	22	1 BHK	407	448	31100	1,26,57,700	1,45,56,355	36500	13,43,100
129	2205	22	1 BHK	407	448	31100	1,26,57,700	1,45,56,355	36500	13,43,100
130	2206	22	2 BHK	604	664	31100	1,87,84,400	2,16,02,060	54000	19,93,200
131	2207	22	2 BHK	604	664	31100	1,87,84,400	2,16,02,060	54000	19,93,200
132	2208	22	1 BHK	407	448	31100	1,26,57,700	1,45,56,355	36500	13,43,100
133	2301	23	1 BHK	407	448	31180	1,26,90,260	1,45,93,799	36500	13,43,100
134	2302	23	2 BHK	604	664	31180	1,88,32,720	2,16,57,628	54000	19,93,200
135	2303	23	2 BHK	604	664	31180	1,88,32,720	2,16,57,628	54000	19,93,200
136	2304	23	1 BHK	407	448	31180	1,26,90,260	1,45,93,799	36500	13,43,100
137	2305	23	1 BHK	407	448	31180	1,26,90,260	1,45,93,799	36500	13,43,100
138	2306	23	2 BHK	604	664	31180	1,88,32,720	2,16,57,628	54000	19,93,200
139	2307	23	2 BHK	604	664	31180	1,88,32,720	2,16,57,628	54000	19,93,200
140	2308	23	1 BHK	407	448	31180	1,26,90,260	1,45,93,799	36500	13,43,100



Sr. No.	Flat No.	Floor No.	Comp.	RERA Carpet 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 ₹	Cost of Construction in ₹
141	2401	24	1 BHK	407	448	31260	1,27,22,820	1,46,31,243	36500	13,43,100
142	2402	24	2 BHK	604	664	31260	1,88,81,040	2,17,13,196	54500	19,93,200
143	2403	24	2 BHK	604	664	31260	1,88,81,040	2,17,13,196	54500	19,93,200
144	2404	24	1 BHK	407	448	31260	1,27,22,820	1,46,31,243	36500	13,43,100
145	2405	24	1 BHK	407	448	31260	1,27,22,820	1,46,31,243	36500	13,43,100
146	2406	24	2 BHK	604	664	31260	1,88,81,040	2,17,13,196	54500	19,93,200
147	2407	24	2 BHK	604	664	31260	1,88,81,040	2,17,13,196	54500	19,93,200
148	2408	24	1 BHK	407	448	31260	1,27,22,820	1,46,31,243	36500	13,43,100
149	2501	25	1 BHK	407	448	31340	1,27,55,380	1,46,68,687	36500	13,43,100
150	2502	25	2 BHK	604	664	31340	1,89,29,360	2,17,68,764	54500	19,93,200
151	2503	25	2 BHK	604	664	31340	1,89,29,360	2,17,68,764	54500	19,93,200
152	2504	25	1 BHK	407	448	31340	1,27,55,380	1,46,68,687	36500	13,43,100
153	2505	25	1 BHK	407	448	31340	1,27,55,380	1,46,68,687	36500	13,43,100
154	2506	25	2 BHK	604	664	31340	1,89,29,360	2,17,68,764	54500	19,93,200
155	2507	25	2 BHK	604	664	31340	1,89,29,360	2,17,68,764	54500	19,93,200
156	2508	25	1 BHK	407	448	31340	1,27,55,380	1,46,68,687	36500	13,43,100
157	2601	26	1 BHK	407	448	31420	1,27,87,940	1,47,06,131	37000	13,43,100
158	2602	26	2 BHK	604	664	31420	1,89,77,680	2,18,24,332	54500	19,93,200
159	2603	26	2 BHK	604	664	31420	1,89,77,680	2,18,24,332	54500	19,93,200
160	2604	26	1 BHK	407	448	31420	1,27,87,940	1,47,06,131	37000	13,43,100
161	2605	26	1 BHK	407	448	31420	1,27,87,940	1,47,06,131	37000	13,43,100
162	2606	26	2 BHK	604	664	31420	1,89,77,680	2,18,24,332	54500	19,93,200
163	2607	26	2 BHK	604	664	31420	1,89,77,680	2,18,24,332	54500	19,93,200
164	2608	26	1 BHK	407	448	31420	1,27,87,940	1,47,06,131	37000	13,43,100
165	2701	27	1 BHK	407	448	31500	1,28,20,500	1,47,43,575	37000	13,43,100
166	2702	27	2 BHK	604	664	31500	1,90,26,000	2,18,79,900	54500	19,93,200
167	2703	27	2 BHK	604	664	31500	1,90,26,000	2,18,79,900	54500	19,93,200
168	2704	27	1 BHK	407	448	31500	1,28,20,500	1,47,43,575	37000	13,43,100
169	2705	27	1 BHK	407	448	31500	1,28,20,500	1,47,43,575	37000	13,43,100
170	2706	27	2 BHK	604	664	31500	1,90,26,000	2,18,79,900	54500	19,93,200
171	2707	27	2 BHK	604	664	31500	1,90,26,000	2,18,79,900	54500	19,93,200
172	2708	27	1 BHK	407	448	31500	1,28,20,500	1,47,43,575	37000	13,43,100
173	2801	28	1 BHK	407	448	31580	1,28,53,060	1,47,81,019	37000	13,43,100
174	2802	28	2 BHK	604	664	31580	1,90,74,320	2,19,35,468	55000	19,93,200
175	2803	28	2 BHK	604	664	31580	1,90,74,320	2,19,35,468	55000	19,93,200
176	2804	28	1 BHK	407	448	31580	1,28,53,060	1,47,81,019	37000	13,43,100
177	2805	28	1 BHK	407	448	31580	1,28,53,060	1,47,81,019	37000	13,43,100
178	2806	28	2 BHK	604	664	31580	1,90,74,320	2,19,35,468	55000	19,93,200
179	2807	28	2 BHK	604	664	31580	1,90,74,320	2,19,35,468	55000	19,93,200



Sr. No.	Flat No.	Floor No.	Comp.	RERA Carpet 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 ₹	Cost of Construction in ₹
180	2808	28	1 BHK	407	448	31580	1,28,53,060	1,47,81,019	37000	13,43,100
181	2903	29	2 BHK	604	664	31660	1,91,22,640	2,19,91,036	55000	19,93,200
182	2904	29	1 BHK	407	448	31660	1,28,85,620	1,48,18,463	37000	13,43,100
183	2905	29	1 BHK	407	448	31660	1,28,85,620	1,48,18,463	37000	13,43,100
184	2906	29	2 BHK	604	664	31660	1,91,22,640	2,19,91,036	55000	19,93,200
185	2907	29	2 BHK	604	664	31660	1,91,22,640	2,19,91,036	55000	19,93,200
186	2908	29	1 BHK	407	448	31660	1,28,85,620	1,48,18,463	37000	13,43,100
187	3001	30	1 BHK	407	448	31740	1,29,18,180	1,48,55,907	37000	13,43,100
188	3002	30	2 BHK	604	664	31740	1,91,70,960	2,20,46,604	55000	19,93,200
189	3003	30	2 BHK	604	664	31740	1,91,70,960	2,20,46,604	55000	19,93,200
190	3004	30	1 BHK	407	448	31740	1,29,18,180	1,48,55,907	37000	13,43,100
191	3005	30	1 BHK	407	448	31740	1,29,18,180	1,48,55,907	37000	13,43,100
192	3006	30	2 BHK	604	664	31740	1,91,70,960	2,20,46,604	55000	19,93,200
193	3007	30	2 BHK	604	664	31740	1,91,70,960	2,20,46,604	55000	19,93,200
194	3008	30	1 BHK	407	448	31740	1,29,18,180	1,48,55,907	37000	13,43,100
195	3101	31	1 BHK	407	448	31820	1,29,50,740	1,48,93,351	37000	13,43,100
196	3102	31	2 BHK	604	664	31820	1,92,19,280	2,21,02,172	55500	19,93,200
197	3103	31	2 BHK	604	664	31820	1,92,19,280	2,21,02,172	55500	19,93,200
198	3104	31	1 BHK	407	448	31820	1,29,50,740	1,48,93,351	37000	13,43,100
199	3105	31	1 BHK	407	448	31820	1,29,50,740	1,48,93,351	37000	13,43,100
200	3106	31	2 BHK	604	664	31820	1,92,19,280	2,21,02,172	55500	19,93,200
201	3107	31	2 BHK	604	664	31820	1,92,19,280	2,21,02,172	55500	19,93,200
202	3108	31	1 BHK	407	448	31820	1,29,50,740	1,48,93,351	37000	13,43,100
203	3201	32	1 BHK	414	455	31900	1,32,06,600	1,51,87,590	38000	13,66,200
204	3202	32	2 BHK	606	667	31900	1,93,31,400	2,22,31,110	55500	19,99,800
205	3203	32	2 BHK	606	667	31900	1,93,31,400	2,22,31,110	55500	19,99,800
206	3204	32	1 BHK	414	455	31900	1,32,06,600	1,51,87,590	38000	13,66,200
207	3205	32	1 BHK	414	455	31900	1,32,06,600	1,51,87,590	38000	13,66,200
208	3206	32	2 BHK	606	667	31900	1,93,31,400	2,22,31,110	55500	19,99,800
209	3207	32	2 BHK	606	667	31900	1,93,31,400	2,22,31,110	55500	19,99,800
210	3208	32	1 BHK	414	455	31900	1,32,06,600	1,51,87,590	38000	13,66,200
211	3301	33	1 BHK	414	455	31980	1,32,39,720	1,52,25,678	38000	13,66,200
212	3302	33	2 BHK	606	667	31980	1,93,79,880	2,22,86,862	55500	19,99,800
213	3303	33	2 BHK	606	667	31980	1,93,79,880	2,22,86,862	55500	19,99,800
214	3304	33	1 BHK	414	455	31980	1,32,39,720	1,52,25,678	38000	13,66,200
215	3305	33	1 BHK	414	455	31980	1,32,39,720	1,52,25,678	38000	13,66,200
216	3306	33	2 BHK	606	667	31980	1,93,79,880	2,22,86,862	55500	19,99,800
217	3307	33	2 BHK	606	667	31980	1,93,79,880	2,22,86,862	55500	19,99,800
218	3308	33	1 BHK	414	455	31980	1,32,39,720	1,52,25,678	38000	13,66,200



Sr. No.	Flat No.	Floor No.	Comp.	RERA Carpet 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 ₹	Cost of Construction in ₹
219	3401	34	1 BHK	414	455	32060	1,32,72,840	1,52,63,766	38000	13,66,200
220	3402	34	2 BHK	606	667	32060	1,94,28,360	2,23,42,614	56000	19,99,800
221	3403	34	2 BHK	606	667	32060	1,94,28,360	2,23,42,614	56000	19,99,800
222	3404	34	1 BHK	414	455	32060	1,32,72,840	1,52,63,766	38000	13,66,200
223	3405	34	1 BHK	414	455	32060	1,32,72,840	1,52,63,766	38000	13,66,200
224	3406	34	2 BHK	606	667	32060	1,94,28,360	2,23,42,614	56000	19,99,800
225	3407	34	2 BHK	606	667	32060	1,94,28,360	2,23,42,614	56000	19,99,800
226	3408	34	1 BHK	414	455	32060	1,32,72,840	1,52,63,766	38000	13,66,200
227	3501	35	1 BHK	414	455	32140	1,33,05,960	1,53,01,854	38500	13,66,200
228	3502	35	2 BHK	606	667	32140	1,94,76,840	2,23,98,366	56000	19,99,800
229	3503	35	2 BHK	606	667	32140	1,94,76,840	2,23,98,366	56000	19,99,800
230	3504	35	1 BHK	414	455	32140	1,33,05,960	1,53,01,854	38500	13,66,200
231	3505	35	1 BHK	414	455	32140	1,33,05,960	1,53,01,854	38500	13,66,200
232	3506	35	2 BHK	606	667	32140	1,94,76,840	2,23,98,366	56000	19,99,800
233	3507	35	2 BHK	606	667	32140	1,94,76,840	2,23,98,366	56000	19,99,800
234	3508	35	1 BHK	414	455	32140	1,33,05,960	1,53,01,854	38500	13,66,200
<b>Total</b>				<b>118431</b>	<b>130274</b>		<b>3,66,77,26,740</b>	<b>4,21,78,85,751</b>		<b>39,08,22,300</b>

## 4) Tower – 8:

Sr. No.	Flat No.	Floor No.	Comp.	RERA Carpet 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 ₹	Cost of Construction in ₹
1	201	2	2 BHK	661	727	29500	1,94,99,500	2,24,24,425	56000	21,81,300
2	202	2	2 BHK	661	727	29500	1,94,99,500	2,24,24,425	56000	21,81,300
3	210	2	1 BHK	428	471	29500	1,26,26,000	1,45,19,900	36500	14,12,400
4	211	2	1 BHK	428	471	29500	1,26,26,000	1,45,19,900	36500	14,12,400
5	301	3	2 BHK	661	727	29580	1,95,52,380	2,24,85,237	56000	21,81,300
6	302	3	2 BHK	661	727	29580	1,95,52,380	2,24,85,237	56000	21,81,300
7	305	3	1 BHK	407	448	29580	1,20,39,060	1,38,44,919	34500	13,43,100
8	306	3	1 BHK	428	471	29580	1,26,60,240	1,45,59,276	36500	14,12,400
9	307	3	1 BHK	428	471	29580	1,26,60,240	1,45,59,276	36500	14,12,400
10	308	3	1 BHK	428	471	29580	1,26,60,240	1,45,59,276	36500	14,12,400
11	309	3	1 BHK	428	471	29580	1,26,60,240	1,45,59,276	36500	14,12,400
12	310	3	1 BHK	428	471	29580	1,26,60,240	1,45,59,276	36500	14,12,400
13	311	3	1 BHK	428	471	29580	1,26,60,240	1,45,59,276	36500	14,12,400
14	401	4	2 BHK	661	727	29660	1,96,05,260	2,25,46,049	56500	21,81,300
15	402	4	2 BHK	661	727	29660	1,96,05,260	2,25,46,049	56500	21,81,300



Sr. No.	Flat No.	Floor No.	Comp.	RERA Carpet 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 ₹	Cost of Construction in ₹
16	405	4	1 BHK	407	448	29660	1,20,71,620	1,38,82,363	34500	13,43,100
17	406	4	1 BHK	428	471	29660	1,26,94,480	1,45,98,652	36500	14,12,400
18	407	4	1 BHK	428	471	29660	1,26,94,480	1,45,98,652	36500	14,12,400
19	408	4	1 BHK	428	471	29660	1,26,94,480	1,45,98,652	36500	14,12,400
20	409	4	1 BHK	428	471	29660	1,26,94,480	1,45,98,652	36500	14,12,400
21	410	4	1 BHK	428	471	29660	1,26,94,480	1,45,98,652	36500	14,12,400
22	411	4	1 BHK	428	471	29660	1,26,94,480	1,45,98,652	36500	14,12,400
23	501	5	2 BHK	661	727	29740	1,96,58,140	2,26,06,861	56500	21,81,300
24	502	5	2 BHK	661	727	29740	1,96,58,140	2,26,06,861	56500	21,81,300
25	505	5	1 BHK	407	448	29740	1,21,04,180	1,39,19,807	35000	13,43,100
26	506	5	1 BHK	428	471	29740	1,27,28,720	1,46,38,028	36500	14,12,400
27	507	5	1 BHK	428	471	29740	1,27,28,720	1,46,38,028	36500	14,12,400
28	508	5	1 BHK	428	471	29740	1,27,28,720	1,46,38,028	36500	14,12,400
29	509	5	1 BHK	428	471	29740	1,27,28,720	1,46,38,028	36500	14,12,400
30	510	5	1 BHK	428	471	29740	1,27,28,720	1,46,38,028	36500	14,12,400
31	511	5	1 BHK	428	471	29740	1,27,28,720	1,46,38,028	36500	14,12,400
32	601	6	2 BHK	661	727	29820	1,97,11,020	2,26,67,673	56500	21,81,300
33	602	6	2 BHK	661	727	29820	1,97,11,020	2,26,67,673	56500	21,81,300
34	605	6	1 BHK	407	448	29820	1,21,36,740	1,39,57,251	35000	13,43,100
35	606	6	1 BHK	428	471	29820	1,27,62,960	1,46,77,404	36500	14,12,400
36	607	6	1 BHK	428	471	29820	1,27,62,960	1,46,77,404	36500	14,12,400
37	608	6	1 BHK	428	471	29820	1,27,62,960	1,46,77,404	36500	14,12,400
38	609	6	1 BHK	428	471	29820	1,27,62,960	1,46,77,404	36500	14,12,400
39	610	6	1 BHK	428	471	29820	1,27,62,960	1,46,77,404	36500	14,12,400
40	611	6	1 BHK	428	471	29820	1,27,62,960	1,46,77,404	36500	14,12,400
41	701	7	2 BHK	661	727	29900	1,97,63,900	2,27,28,485	57000	21,81,300
42	702	7	2 BHK	661	727	29900	1,97,63,900	2,27,28,485	57000	21,81,300
43	705	7	1 BHK	407	448	29900	1,21,69,300	1,39,94,695	35000	13,43,100
44	706	7	1 BHK	428	471	29900	1,27,97,200	1,47,16,780	37000	14,12,400
45	707	7	1 BHK	428	471	29900	1,27,97,200	1,47,16,780	37000	14,12,400
46	708	7	1 BHK	428	471	29900	1,27,97,200	1,47,16,780	37000	14,12,400
47	709	7	1 BHK	428	471	29900	1,27,97,200	1,47,16,780	37000	14,12,400
48	710	7	1 BHK	428	471	29900	1,27,97,200	1,47,16,780	37000	14,12,400
49	711	7	1 BHK	428	471	29900	1,27,97,200	1,47,16,780	37000	14,12,400
50	803	8	1 BHK	407	448	29980	1,22,01,860	1,40,32,139	35000	13,43,100



Sr. No.	Flat No.	Floor No.	Comp.	RERA Carpet 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 ₹	Cost of Construction in ₹
51	804	8	1 BHK	407	448	29980	1,22,01,860	1,40,32,139	35000	13,43,100
52	805	8	1 BHK	407	448	29980	1,22,01,860	1,40,32,139	35000	13,43,100
53	806	8	1 BHK	428	471	29980	1,28,31,440	1,47,56,156	37000	14,12,400
54	807	8	1 BHK	428	471	29980	1,28,31,440	1,47,56,156	37000	14,12,400
55	808	8	1 BHK	428	471	29980	1,28,31,440	1,47,56,156	37000	14,12,400
56	809	8	1 BHK	428	471	29980	1,28,31,440	1,47,56,156	37000	14,12,400
57	810	8	1 BHK	428	471	29980	1,28,31,440	1,47,56,156	37000	14,12,400
58	811	8	1 BHK	428	471	29980	1,28,31,440	1,47,56,156	37000	14,12,400
59	901	9	2 BHK	661	727	30060	1,98,69,660	2,28,50,109	57000	21,81,300
60	902	9	2 BHK	661	727	30060	1,98,69,660	2,28,50,109	57000	21,81,300
61	903	9	1 BHK	407	448	30060	1,22,34,420	1,40,69,583	35000	13,43,100
62	904	9	1 BHK	407	448	30060	1,22,34,420	1,40,69,583	35000	13,43,100
63	905	9	1 BHK	428	471	30060	1,28,65,680	1,47,95,532	37000	14,12,400
64	906	9	1 BHK	428	471	30060	1,28,65,680	1,47,95,532	37000	14,12,400
65	907	9	1 BHK	428	471	30060	1,28,65,680	1,47,95,532	37000	14,12,400
66	908	9	1 BHK	428	471	30060	1,28,65,680	1,47,95,532	37000	14,12,400
67	909	9	1 BHK	428	471	30060	1,28,65,680	1,47,95,532	37000	14,12,400
68	910	9	1 BHK	428	471	30060	1,28,65,680	1,47,95,532	37000	14,12,400
69	911	9	1 BHK	428	471	30060	1,28,65,680	1,47,95,532	37000	14,12,400
70	1001	10	2 BHK	661	727	30140	1,99,22,540	2,29,10,921	57500	21,81,300
71	1002	10	2 BHK	661	727	30140	1,99,22,540	2,29,10,921	57500	21,81,300
72	1003	10	1 BHK	407	448	30140	1,22,66,980	1,41,07,027	35500	13,43,100
73	1004	10	1 BHK	407	448	30140	1,22,66,980	1,41,07,027	35500	13,43,100
74	1005	10	1 BHK	428	471	30140	1,28,99,920	1,48,34,908	37000	14,12,400
75	1006	10	1 BHK	428	471	30140	1,28,99,920	1,48,34,908	37000	14,12,400
76	1007	10	1 BHK	428	471	30140	1,28,99,920	1,48,34,908	37000	14,12,400
77	1008	10	1 BHK	428	471	30140	1,28,99,920	1,48,34,908	37000	14,12,400
78	1009	10	1 BHK	428	471	30140	1,28,99,920	1,48,34,908	37000	14,12,400
79	1010	10	1 BHK	428	471	30140	1,28,99,920	1,48,34,908	37000	14,12,400
80	1011	10	1 BHK	428	471	30140	1,28,99,920	1,48,34,908	37000	14,12,400
81	1101	11	2 BHK	661	727	30220	1,99,75,420	2,29,71,733	57500	21,81,300
82	1102	11	2 BHK	661	727	30220	1,99,75,420	2,29,71,733	57500	21,81,300
83	1103	11	1 BHK	407	448	30220	1,22,99,540	1,41,44,471	35500	13,43,100
84	1104	11	1 BHK	407	448	30220	1,22,99,540	1,41,44,471	35500	13,43,100
85	1105	11	1 BHK	428	471	30220	1,29,34,160	1,48,74,284	37000	14,12,400
86	1106	11	1 BHK	428	471	30220	1,29,34,160	1,48,74,284	37000	14,12,400
87	1107	11	1 BHK	428	471	30220	1,29,34,160	1,48,74,284	37000	14,12,400
88	1108	11	1 BHK	428	471	30220	1,29,34,160	1,48,74,284	37000	14,12,400



Sr. No.	Flat No.	Floor No.	Comp.	RERA Carpet 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 ₹	Cost of Construction in ₹
89	1109	11	1 BHK	428	471	30220	1,29,34,160	1,48,74,284	37000	14,12,400
90	1110	11	1 BHK	428	471	30220	1,29,34,160	1,48,74,284	37000	14,12,400
91	1111	11	1 BHK	428	471	30220	1,29,34,160	1,48,74,284	37000	14,12,400
92	1201	12	2 BHK	661	727	30300	2,00,28,300	2,30,32,545	57500	21,81,300
93	1202	12	2 BHK	661	727	30300	2,00,28,300	2,30,32,545	57500	21,81,300
94	1203	12	1 BHK	407	448	30300	1,23,32,100	1,41,81,915	35500	13,43,100
95	1204	12	1 BHK	407	448	30300	1,23,32,100	1,41,81,915	35500	13,43,100
96	1205	12	1 BHK	428	471	30300	1,29,68,400	1,49,13,660	37500	14,12,400
97	1206	12	1 BHK	428	471	30300	1,29,68,400	1,49,13,660	37500	14,12,400
98	1207	12	1 BHK	428	471	30300	1,29,68,400	1,49,13,660	37500	14,12,400
99	1208	12	1 BHK	428	471	30300	1,29,68,400	1,49,13,660	37500	14,12,400
100	1209	12	1 BHK	428	471	30300	1,29,68,400	1,49,13,660	37500	14,12,400
101	1210	12	1 BHK	428	471	30300	1,29,68,400	1,49,13,660	37500	14,12,400
102	1211	12	1 BHK	428	471	30300	1,29,68,400	1,49,13,660	37500	14,12,400
103	1301	13	2 BHK	661	727	30380	2,00,81,180	2,30,93,357	57500	21,81,300
104	1302	13	2 BHK	661	727	30380	2,00,81,180	2,30,93,357	57500	21,81,300
105	1303	13	1 BHK	407	448	30380	1,23,64,660	1,42,19,359	35500	13,43,100
106	1304	13	1 BHK	407	448	30380	1,23,64,660	1,42,19,359	35500	13,43,100
107	1305	13	1 BHK	428	471	30380	1,30,02,640	1,49,53,036	37500	14,12,400
108	1306	13	1 BHK	428	471	30380	1,30,02,640	1,49,53,036	37500	14,12,400
109	1307	13	1 BHK	428	471	30380	1,30,02,640	1,49,53,036	37500	14,12,400
110	1308	13	1 BHK	428	471	30380	1,30,02,640	1,49,53,036	37500	14,12,400
111	1309	13	1 BHK	428	471	30380	1,30,02,640	1,49,53,036	37500	14,12,400
112	1310	13	1 BHK	428	471	30380	1,30,02,640	1,49,53,036	37500	14,12,400
113	1311	13	1 BHK	428	471	30380	1,30,02,640	1,49,53,036	37500	14,12,400
114	1401	14	2 BHK	661	727	30460	2,01,34,060	2,31,54,169	58000	21,81,300
115	1402	14	2 BHK	661	727	30460	2,01,34,060	2,31,54,169	58000	21,81,300
116	1403	14	1 BHK	407	448	30460	1,23,97,220	1,42,56,803	35500	13,43,100
117	1404	14	1 BHK	407	448	30460	1,23,97,220	1,42,56,803	35500	13,43,100
118	1405	14	1 BHK	428	471	30460	1,30,36,880	1,49,92,412	37500	14,12,400
119	1406	14	1 BHK	428	471	30460	1,30,36,880	1,49,92,412	37500	14,12,400
120	1407	14	1 BHK	428	471	30460	1,30,36,880	1,49,92,412	37500	14,12,400
121	1408	14	1 BHK	428	471	30460	1,30,36,880	1,49,92,412	37500	14,12,400
122	1409	14	1 BHK	428	471	30460	1,30,36,880	1,49,92,412	37500	14,12,400
123	1410	14	1 BHK	428	471	30460	1,30,36,880	1,49,92,412	37500	14,12,400
124	1411	14	1 BHK	428	471	30460	1,30,36,880	1,49,92,412	37500	14,12,400
125	1503	15	1 BHK	407	448	30540	1,24,29,780	1,42,94,247	35500	13,43,100
126	1504	15	1 BHK	407	448	30540	1,24,29,780	1,42,94,247	35500	13,43,100
127	1505	15	1 BHK	428	471	30540	1,30,71,120	1,50,31,788	37500	14,12,400



Sr. No.	Flat No.	Floor No.	Comp.	RERA Carpet 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 ₹	Cost of Construction in ₹
128	1506	15	1 BHK	428	471	30540	1,30,71,120	1,50,31,788	37500	14,12,400
129	1507	15	1 BHK	428	471	30540	1,30,71,120	1,50,31,788	37500	14,12,400
130	1508	15	1 BHK	428	471	30540	1,30,71,120	1,50,31,788	37500	14,12,400
131	1509	15	1 BHK	428	471	30540	1,30,71,120	1,50,31,788	37500	14,12,400
132	1510	15	1 BHK	428	471	30540	1,30,71,120	1,50,31,788	37500	14,12,400
133	1511	15	1 BHK	428	471	30540	1,30,71,120	1,50,31,788	37500	14,12,400
134	1601	16	2 BHK	661	727	30620	2,02,39,820	2,32,75,793	58000	21,81,300
135	1602	16	2 BHK	661	727	30620	2,02,39,820	2,32,75,793	58000	21,81,300
136	1603	16	1 BHK	407	448	30620	1,24,62,340	1,43,31,691	36000	13,43,100
137	1604	16	1 BHK	407	448	30620	1,24,62,340	1,43,31,691	36000	13,43,100
138	1605	16	1 BHK	428	471	30620	1,31,05,360	1,50,71,164	37500	14,12,400
139	1606	16	1 BHK	428	471	30620	1,31,05,360	1,50,71,164	37500	14,12,400
140	1607	16	1 BHK	428	471	30620	1,31,05,360	1,50,71,164	37500	14,12,400
141	1608	16	1 BHK	428	471	30620	1,31,05,360	1,50,71,164	37500	14,12,400
142	1609	16	1 BHK	428	471	30620	1,31,05,360	1,50,71,164	37500	14,12,400
143	1610	16	1 BHK	428	471	30620	1,31,05,360	1,50,71,164	37500	14,12,400
144	1611	16	1 BHK	428	471	30620	1,31,05,360	1,50,71,164	37500	14,12,400
145	1701	17	2 BHK	661	727	30700	2,02,92,700	2,33,36,605	58500	21,81,300
146	1702	17	2 BHK	661	727	30700	2,02,92,700	2,33,36,605	58500	21,81,300
147	1703	17	1 BHK	407	448	30700	1,24,94,900	1,43,69,135	36000	13,43,100
148	1704	17	1 BHK	407	448	30700	1,24,94,900	1,43,69,135	36000	13,43,100
149	1705	17	1 BHK	428	471	30700	1,31,39,600	1,51,10,540	38000	14,12,400
150	1706	17	1 BHK	428	471	30700	1,31,39,600	1,51,10,540	38000	14,12,400
151	1707	17	1 BHK	428	471	30700	1,31,39,600	1,51,10,540	38000	14,12,400
152	1708	17	1 BHK	428	471	30700	1,31,39,600	1,51,10,540	38000	14,12,400
153	1709	17	1 BHK	428	471	30700	1,31,39,600	1,51,10,540	38000	14,12,400
154	1710	17	1 BHK	428	471	30700	1,31,39,600	1,51,10,540	38000	14,12,400
155	1711	17	1 BHK	428	471	30700	1,31,39,600	1,51,10,540	38000	14,12,400
156	1801	18	2 BHK	661	727	30780	2,03,45,580	2,33,97,417	58500	21,81,300
157	1802	18	2 BHK	661	727	30780	2,03,45,580	2,33,97,417	58500	21,81,300
158	1803	18	1 BHK	407	448	30780	1,25,27,460	1,44,06,579	36000	13,43,100
159	1804	18	1 BHK	407	448	30780	1,25,27,460	1,44,06,579	36000	13,43,100
160	1805	18	1 BHK	428	471	30780	1,31,73,840	1,51,49,916	38000	14,12,400
161	1806	18	1 BHK	428	471	30780	1,31,73,840	1,51,49,916	38000	14,12,400
162	1807	18	1 BHK	428	471	30780	1,31,73,840	1,51,49,916	38000	14,12,400
163	1808	18	1 BHK	428	471	30780	1,31,73,840	1,51,49,916	38000	14,12,400
164	1809	18	1 BHK	428	471	30780	1,31,73,840	1,51,49,916	38000	14,12,400
165	1810	18	1 BHK	428	471	30780	1,31,73,840	1,51,49,916	38000	14,12,400
166	1811	18	1 BHK	428	471	30780	1,31,73,840	1,51,49,916	38000	14,12,400



Sr. No.	Flat No.	Floor No.	Comp.	RERA Carpet 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 ₹	Cost of Construction in ₹
167	1901	19	2 BHK	661	727	30860	2,03,98,460	2,34,58,229	58500	21,81,300
168	1902	19	2 BHK	661	727	30860	2,03,98,460	2,34,58,229	58500	21,81,300
169	1903	19	1 BHK	407	448	30860	1,25,60,020	1,44,44,023	36000	13,43,100
170	1904	19	1 BHK	407	448	30860	1,25,60,020	1,44,44,023	36000	13,43,100
171	1905	19	1 BHK	428	471	30860	1,32,08,080	1,51,89,292	38000	14,12,400
172	1906	19	1 BHK	428	471	30860	1,32,08,080	1,51,89,292	38000	14,12,400
173	1907	19	1 BHK	428	471	30860	1,32,08,080	1,51,89,292	38000	14,12,400
174	1908	19	1 BHK	428	471	30860	1,32,08,080	1,51,89,292	38000	14,12,400
175	1909	19	1 BHK	428	471	30860	1,32,08,080	1,51,89,292	38000	14,12,400
176	1910	19	1 BHK	428	471	30860	1,32,08,080	1,51,89,292	38000	14,12,400
177	1911	19	1 BHK	428	471	30860	1,32,08,080	1,51,89,292	38000	14,12,400
178	2001	20	2 BHK	661	727	30940	2,04,51,340	2,35,19,041	59000	21,81,300
179	2002	20	2 BHK	661	727	30940	2,04,51,340	2,35,19,041	59000	21,81,300
180	2003	20	1 BHK	407	448	30940	1,25,92,580	1,44,81,467	36000	13,43,100
181	2004	20	1 BHK	407	448	30940	1,25,92,580	1,44,81,467	36000	13,43,100
182	2005	20	1 BHK	428	471	30940	1,32,42,320	1,52,28,668	38000	14,12,400
183	2006	20	1 BHK	428	471	30940	1,32,42,320	1,52,28,668	38000	14,12,400
184	2007	20	1 BHK	428	471	30940	1,32,42,320	1,52,28,668	38000	14,12,400
185	2008	20	1 BHK	428	471	30940	1,32,42,320	1,52,28,668	38000	14,12,400
186	2009	20	1 BHK	428	471	30940	1,32,42,320	1,52,28,668	38000	14,12,400
187	2010	20	1 BHK	428	471	30940	1,32,42,320	1,52,28,668	38000	14,12,400
188	2011	20	1 BHK	428	471	30940	1,32,42,320	1,52,28,668	38000	14,12,400
189	2101	21	2 BHK	661	727	31020	2,05,04,220	2,35,79,853	59000	21,81,300
190	2102	21	2 BHK	661	727	31020	2,05,04,220	2,35,79,853	59000	21,81,300
191	2103	21	1 BHK	407	448	31020	1,26,25,140	1,45,18,911	36500	13,43,100
192	2104	21	1 BHK	407	448	31020	1,26,25,140	1,45,18,911	36500	13,43,100
193	2105	21	1 BHK	428	471	31020	1,32,76,560	1,52,68,044	38000	14,12,400
194	2106	21	1 BHK	428	471	31020	1,32,76,560	1,52,68,044	38000	14,12,400
195	2107	21	1 BHK	428	471	31020	1,32,76,560	1,52,68,044	38000	14,12,400
196	2108	21	1 BHK	428	471	31020	1,32,76,560	1,52,68,044	38000	14,12,400
197	2109	21	1 BHK	428	471	31020	1,32,76,560	1,52,68,044	38000	14,12,400
198	2110	21	1 BHK	428	471	31020	1,32,76,560	1,52,68,044	38000	14,12,400
199	2111	21	1 BHK	428	471	31020	1,32,76,560	1,52,68,044	38000	14,12,400
200	2203	22	1 BHK	407	448	31100	1,26,57,700	1,45,56,355	36500	13,43,100
201	2204	22	1 BHK	407	448	31100	1,26,57,700	1,45,56,355	36500	13,43,100
202	2205	22	1 BHK	428	471	31100	1,33,10,800	1,53,07,420	38500	14,12,400
203	2206	22	1 BHK	428	471	31100	1,33,10,800	1,53,07,420	38500	14,12,400
204	2207	22	1 BHK	428	471	31100	1,33,10,800	1,53,07,420	38500	14,12,400
205	2208	22	1 BHK	428	471	31100	1,33,10,800	1,53,07,420	38500	14,12,400



Sr. No.	Flat No.	Floor No.	Comp.	RERA Carpet 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 ₹	Cost of Construction in ₹
206	2209	22	1 BHK	428	471	31100	1,33,10,800	1,53,07,420	38500	14,12,400
207	2210	22	1 BHK	428	471	31100	1,33,10,800	1,53,07,420	38500	14,12,400
208	2211	22	1 BHK	428	471	31100	1,33,10,800	1,53,07,420	38500	14,12,400
209	2301	23	2 BHK	661	727	31180	2,06,09,980	2,37,01,477	59500	21,81,300
210	2302	23	2 BHK	661	727	31180	2,06,09,980	2,37,01,477	59500	21,81,300
211	2303	23	1 BHK	407	448	31180	1,26,90,260	1,45,93,799	36500	13,43,100
212	2304	23	1 BHK	407	448	31180	1,26,90,260	1,45,93,799	36500	13,43,100
213	2305	23	1 BHK	428	471	31180	1,33,45,040	1,53,46,796	38500	14,12,400
214	2306	23	1 BHK	428	471	31180	1,33,45,040	1,53,46,796	38500	14,12,400
215	2307	23	1 BHK	428	471	31180	1,33,45,040	1,53,46,796	38500	14,12,400
216	2308	23	1 BHK	428	471	31180	1,33,45,040	1,53,46,796	38500	14,12,400
217	2309	23	1 BHK	428	471	31180	1,33,45,040	1,53,46,796	38500	14,12,400
218	2310	23	1 BHK	428	471	31180	1,33,45,040	1,53,46,796	38500	14,12,400
219	2311	23	1 BHK	428	471	31180	1,33,45,040	1,53,46,796	38500	14,12,400
220	2401	24	2 BHK	661	727	31260	2,06,62,860	2,37,62,289	59500	21,81,300
221	2402	24	2 BHK	661	727	31260	2,06,62,860	2,37,62,289	59500	21,81,300
222	2403	24	1 BHK	407	448	31260	1,27,22,820	1,46,31,243	36500	13,43,100
223	2404	24	1 BHK	407	448	31260	1,27,22,820	1,46,31,243	36500	13,43,100
224	2405	24	1 BHK	428	471	31260	1,33,79,280	1,53,86,172	38500	14,12,400
225	2406	24	1 BHK	428	471	31260	1,33,79,280	1,53,86,172	38500	14,12,400
226	2407	24	1 BHK	428	471	31260	1,33,79,280	1,53,86,172	38500	14,12,400
227	2408	24	1 BHK	428	471	31260	1,33,79,280	1,53,86,172	38500	14,12,400
228	2409	24	1 BHK	428	471	31260	1,33,79,280	1,53,86,172	38500	14,12,400
229	2410	24	1 BHK	428	471	31260	1,33,79,280	1,53,86,172	38500	14,12,400
230	2411	24	1 BHK	428	471	31260	1,33,79,280	1,53,86,172	38500	14,12,400
231	2501	25	2 BHK	661	727	31340	2,07,15,740	2,38,23,101	59500	21,81,300
232	2502	25	2 BHK	661	727	31340	2,07,15,740	2,38,23,101	59500	21,81,300
233	2503	25	1 BHK	407	448	31340	1,27,55,380	1,46,68,687	36500	13,43,100
234	2504	25	1 BHK	407	448	31340	1,27,55,380	1,46,68,687	36500	13,43,100
235	2505	25	1 BHK	428	471	31340	1,34,13,520	1,54,25,548	38500	14,12,400
236	2506	25	1 BHK	428	471	31340	1,34,13,520	1,54,25,548	38500	14,12,400
237	2507	25	1 BHK	428	471	31340	1,34,13,520	1,54,25,548	38500	14,12,400
238	2508	25	1 BHK	428	471	31340	1,34,13,520	1,54,25,548	38500	14,12,400
239	2509	25	1 BHK	428	471	31340	1,34,13,520	1,54,25,548	38500	14,12,400
240	2510	25	1 BHK	428	471	31340	1,34,13,520	1,54,25,548	38500	14,12,400
241	2511	25	1 BHK	428	471	31340	1,34,13,520	1,54,25,548	38500	14,12,400
242	2601	26	2 BHK	661	727	31420	2,07,68,620	2,38,83,913	59500	21,81,300
243	2602	26	2 BHK	661	727	31420	2,07,68,620	2,38,83,913	59500	21,81,300
244	2603	26	1 BHK	407	448	31420	1,27,87,940	1,47,06,131	37000	13,43,100



Sr. No.	Flat No.	Floor No.	Comp.	RERA Carpet 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 ₹	Cost of Construction in ₹
245	2604	26	1 BHK	407	448	31420	1,27,87,940	1,47,06,131	37000	13,43,100
246	2605	26	1 BHK	428	471	31420	1,34,47,760	1,54,64,924	38500	14,12,400
247	2606	26	1 BHK	428	471	31420	1,34,47,760	1,54,64,924	38500	14,12,400
248	2607	26	1 BHK	428	471	31420	1,34,47,760	1,54,64,924	38500	14,12,400
249	2608	26	1 BHK	428	471	31420	1,34,47,760	1,54,64,924	38500	14,12,400
250	2609	26	1 BHK	428	471	31420	1,34,47,760	1,54,64,924	38500	14,12,400
251	2610	26	1 BHK	428	471	31420	1,34,47,760	1,54,64,924	38500	14,12,400
252	2611	26	1 BHK	428	471	31420	1,34,47,760	1,54,64,924	38500	14,12,400
253	2701	27	2 BHK	661	727	31500	2,08,21,500	2,39,44,725	60000	21,81,300
254	2702	27	2 BHK	661	727	31500	2,08,21,500	2,39,44,725	60000	21,81,300
255	2703	27	1 BHK	407	448	31500	1,28,20,500	1,47,43,575	37000	13,43,100
256	2704	27	1 BHK	407	448	31500	1,28,20,500	1,47,43,575	37000	13,43,100
257	2705	27	1 BHK	428	471	31500	1,34,82,000	1,55,04,300	39000	14,12,400
258	2706	27	1 BHK	428	471	31500	1,34,82,000	1,55,04,300	39000	14,12,400
259	2707	27	1 BHK	428	471	31500	1,34,82,000	1,55,04,300	39000	14,12,400
260	2708	27	1 BHK	428	471	31500	1,34,82,000	1,55,04,300	39000	14,12,400
261	2709	27	1 BHK	428	471	31500	1,34,82,000	1,55,04,300	39000	14,12,400
262	2710	27	1 BHK	428	471	31500	1,34,82,000	1,55,04,300	39000	14,12,400
263	2711	27	1 BHK	428	471	31500	1,34,82,000	1,55,04,300	39000	14,12,400
264	2801	28	2 BHK	661	727	31580	2,08,74,380	2,40,05,537	60000	21,81,300
265	2802	28	2 BHK	661	727	31580	2,08,74,380	2,40,05,537	60000	21,81,300
266	2803	28	1 BHK	407	448	31580	1,28,53,060	1,47,81,019	37000	13,43,100
267	2804	28	1 BHK	407	448	31580	1,28,53,060	1,47,81,019	37000	13,43,100
268	2805	28	1 BHK	428	471	31580	1,35,16,240	1,55,43,676	39000	14,12,400
269	2806	28	1 BHK	428	471	31580	1,35,16,240	1,55,43,676	39000	14,12,400
270	2807	28	1 BHK	428	471	31580	1,35,16,240	1,55,43,676	39000	14,12,400
271	2808	28	1 BHK	428	471	31580	1,35,16,240	1,55,43,676	39000	14,12,400
272	2809	28	1 BHK	428	471	31580	1,35,16,240	1,55,43,676	39000	14,12,400
273	2810	28	1 BHK	428	471	31580	1,35,16,240	1,55,43,676	39000	14,12,400
274	2811	28	1 BHK	428	471	31580	1,35,16,240	1,55,43,676	39000	14,12,400
275	2903	29	1 BHK	407	448	31660	1,28,85,620	1,48,18,463	37000	13,43,100
276	2904	29	1 BHK	407	448	31660	1,28,85,620	1,48,18,463	37000	13,43,100
277	2905	29	1 BHK	428	471	31660	1,35,50,480	1,55,83,052	39000	14,12,400
278	2906	29	1 BHK	428	471	31660	1,35,50,480	1,55,83,052	39000	14,12,400
279	2907	29	1 BHK	428	471	31660	1,35,50,480	1,55,83,052	39000	14,12,400
280	2908	29	1 BHK	428	471	31660	1,35,50,480	1,55,83,052	39000	14,12,400
281	2909	29	1 BHK	428	471	31660	1,35,50,480	1,55,83,052	39000	14,12,400
282	2910	29	1 BHK	428	471	31660	1,35,50,480	1,55,83,052	39000	14,12,400
283	2911	29	1 BHK	428	471	31660	1,35,50,480	1,55,83,052	39000	14,12,400



Sr. No.	Fiat No.	Floor No.	Comp.	RERA Carpet 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 ₹	Cost of Construction in ₹
284	3001	30	2 BHK	661	727	31740	2,09,80,140	2,41,27,161	60500	21,81,300
285	3002	30	2 BHK	661	727	31740	2,09,80,140	2,41,27,161	60500	21,81,300
286	3003	30	1 BHK	407	448	31740	1,29,18,180	1,48,55,907	37000	13,43,100
287	3004	30	1 BHK	407	448	31740	1,29,18,180	1,48,55,907	37000	13,43,100
288	3005	30	1 BHK	428	471	31740	1,35,84,720	1,56,22,428	39000	14,12,400
289	3006	30	1 BHK	428	471	31740	1,35,84,720	1,56,22,428	39000	14,12,400
290	3007	30	1 BHK	428	471	31740	1,35,84,720	1,56,22,428	39000	14,12,400
291	3008	30	1 BHK	428	471	31740	1,35,84,720	1,56,22,428	39000	14,12,400
292	3009	30	1 BHK	428	471	31740	1,35,84,720	1,56,22,428	39000	14,12,400
293	3010	30	1 BHK	428	471	31740	1,35,84,720	1,56,22,428	39000	14,12,400
294	3011	30	1 BHK	428	471	31740	1,35,84,720	1,56,22,428	39000	14,12,400
295	3101	31	2 BHK	661	727	31820	2,10,33,020	2,41,87,973	60500	21,81,300
296	3102	31	2 BHK	661	727	31820	2,10,33,020	2,41,87,973	60500	21,81,300
297	3103	31	1 BHK	407	448	31820	1,29,50,740	1,48,93,351	37000	13,43,100
298	3104	31	1 BHK	407	448	31820	1,29,50,740	1,48,93,351	37000	13,43,100
299	3105	31	1 BHK	428	471	31820	1,36,18,960	1,56,61,804	39000	14,12,400
300	3106	31	1 BHK	428	471	31820	1,36,18,960	1,56,61,804	39000	14,12,400
301	3107	31	1 BHK	428	471	31820	1,36,18,960	1,56,61,804	39000	14,12,400
302	3108	31	1 BHK	428	471	31820	1,36,18,960	1,56,61,804	39000	14,12,400
303	3109	31	1 BHK	428	471	31820	1,36,18,960	1,56,61,804	39000	14,12,400
304	3110	31	1 BHK	428	471	31820	1,36,18,960	1,56,61,804	39000	14,12,400
305	3111	31	1 BHK	428	471	31820	1,36,18,960	1,56,61,804	39000	14,12,400
306	3201	32	2 BHK	670	737	31900	2,13,73,000	2,45,78,950	61500	22,11,000
307	3202	32	2 BHK	670	737	31900	2,13,73,000	2,45,78,950	61500	22,11,000
308	3203	32	1 BHK	407	448	31900	1,29,83,300	1,49,30,795	37500	13,43,100
309	3204	32	1 BHK	407	448	31900	1,29,83,300	1,49,30,795	37500	13,43,100
310	3205	32	1 BHK	407	448	31900	1,29,83,300	1,49,30,795	37500	13,43,100
311	3206	32	1 BHK	428	471	31900	1,36,53,200	1,57,01,180	39500	14,12,400
312	3207	32	1 BHK	428	471	31900	1,36,53,200	1,57,01,180	39500	14,12,400
313	3208	32	1 BHK	428	471	31900	1,36,53,200	1,57,01,180	39500	14,12,400
314	3209	32	1 BHK	428	471	31900	1,36,53,200	1,57,01,180	39500	14,12,400
315	3210	32	1 BHK	428	471	31900	1,36,53,200	1,57,01,180	39500	14,12,400
316	3211	32	1 BHK	428	471	31900	1,36,53,200	1,57,01,180	39500	14,12,400
317	3301	33	2 BHK	670	737	31980	2,14,26,600	2,46,40,590	61500	22,11,000
318	3302	33	2 BHK	670	737	31980	2,14,26,600	2,46,40,590	61500	22,11,000
319	3303	33	1 BHK	407	448	31980	1,30,15,860	1,49,68,239	37500	13,43,100
320	3304	33	1 BHK	407	448	31980	1,30,15,860	1,49,68,239	37500	13,43,100
321	3305	33	1 BHK	407	448	31980	1,30,15,860	1,49,68,239	37500	13,43,100
322	3306	33	1 BHK	428	471	31980	1,36,87,440	1,57,40,556	39500	14,12,400



Sr. No	Flat No.	Floor No.	Comp.	RERA Carpet 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 ₹	Cost of Construction in ₹
323	3307	33	1 BHK	428	471	31980	1,36,87,440	1,57,40,556	39500	14,12,400
324	3308	33	1 BHK	428	471	31980	1,36,87,440	1,57,40,556	39500	14,12,400
325	3309	33	1 BHK	428	471	31980	1,36,87,440	1,57,40,556	39500	14,12,400
326	3310	33	1 BHK	428	471	31980	1,36,87,440	1,57,40,556	39500	14,12,400
327	3311	33	1 BHK	428	471	31980	1,36,87,440	1,57,40,556	39500	14,12,400
328	3401	34	2 BHK	670	737	32060	2,14,80,200	2,47,02,230	62000	22,11,000
329	3402	34	2 BHK	670	737	32060	2,14,80,200	2,47,02,230	62000	22,11,000
330	3403	34	1 BHK	407	448	32060	1,30,48,420	1,50,05,683	37500	13,43,100
331	3404	34	1 BHK	407	448	32060	1,30,48,420	1,50,05,683	37500	13,43,100
332	3405	34	1 BHK	407	448	32060	1,30,48,420	1,50,05,683	37500	13,43,100
333	3406	34	1 BHK	428	471	32060	1,37,21,680	1,57,79,932	39500	14,12,400
334	3407	34	1 BHK	428	471	32060	1,37,21,680	1,57,79,932	39500	14,12,400
335	3408	34	1 BHK	428	471	32060	1,37,21,680	1,57,79,932	39500	14,12,400
336	3409	34	1 BHK	428	471	32060	1,37,21,680	1,57,79,932	39500	14,12,400
337	3410	34	1 BHK	428	471	32060	1,37,21,680	1,57,79,932	39500	14,12,400
338	3411	34	1 BHK	428	471	32060	1,37,21,680	1,57,79,932	39500	14,12,400
339	3501	35	2 BHK	670	737	32140	2,15,33,800	2,47,63,870	62000	22,11,000
340	3502	35	2 BHK	670	737	32140	2,15,33,800	2,47,63,870	62000	22,11,000
341	3503	35	1 BHK	407	448	32140	1,30,80,980	1,50,43,127	37500	13,43,100
342	3504	35	1 BHK	407	448	32140	1,30,80,980	1,50,43,127	37500	13,43,100
343	3505	35	1 BHK	407	448	32140	1,30,80,980	1,50,43,127	37500	13,43,100
344	3506	35	1 BHK	428	471	32140	1,37,55,920	1,58,19,308	39500	14,12,400
345	3507	35	1 BHK	428	471	32140	1,37,55,920	1,58,19,308	39500	14,12,400
346	3508	35	1 BHK	428	471	32140	1,37,55,920	1,58,19,308	39500	14,12,400
347	3509	35	1 BHK	428	471	32140	1,37,55,920	1,58,19,308	39500	14,12,400
348	3510	35	1 BHK	428	471	32140	1,37,55,920	1,58,19,308	39500	14,12,400
349	3511	35	1 BHK	428	471	32140	1,37,55,920	1,58,19,308	39500	14,12,400
<b>Total</b>				<b>162038</b>	<b>178242</b>		<b>5,00,24,22,680</b>	<b>5,75,27,86,082</b>		<b>53,47,25,400</b>



**Summary of the Project:**

Tower	Comp.	Total Number of Flats	Total Carpet Area in Sq. Ft.	Total Built up Area in Sq. Ft.	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value After Completion in ₹
1	1 BHK - 113 2 BHK - 54 3 BHK - 117	284	175171	192688	5,42,84,79,940.00	6,24,27,51,931.00
2	1 BHK - 112 2 BHK - 109 3 BHK - 60	281	162634	178897	5,04,23,34,280.00	5,79,86,84,422.00
7	1 BHK - 117 2 BHK - 117	234	118431	130274	3,66,77,26,740.00	4,21,78,85,751.00
8	1 BHK - 289 2 BHK - 60	349	162038	178242	5,00,24,22,680.00	5,75,27,86,082.00
<b>Total</b>		<b>1148</b>	<b>618274</b>	<b>680101</b>	<b>19,14,09,63,640.00</b>	<b>22,01,21,08,186.00</b>

Particulars	Market Value (₹)
<b>Realizable Value / Fair Market Value as on date in ₹</b>	<b>19,14,09,63,640.00</b>
<b>Final Realizable Value After Completion in ₹</b>	<b>22,01,21,08,186.00</b>
<b>Cost of Construction (Total Built up area x Rate) 680101 Sq. Ft. x ₹ 3000.00</b>	<b>2,04,03,04,200.00</b>

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

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

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



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

**Total abstract of the entire property**

Part – A	Land	As per table attached to the report
Part – B	Building	
	Land development	
Part – C	Compound wall	
Part - D	Amenities	
Part – E	Pavement	
Part – F	Services	
<b>Realizable Value / Fair Market Value as on date in ₹</b>		<b>₹ 19,14,09,63,640.00</b>
<b>Final Realizable Value After Completion in ₹</b>		<b>₹ 22,01,21,08,186.00</b>

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 ₹ 26,500.00 to ₹ 33,500.00 per Sq. Ft. on Carpet area Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc. We estimate ₹ 29,500.00 per Sq. Ft. (with floorwise rates) on Carpet Area for valuation.



## Actual Site Photographs



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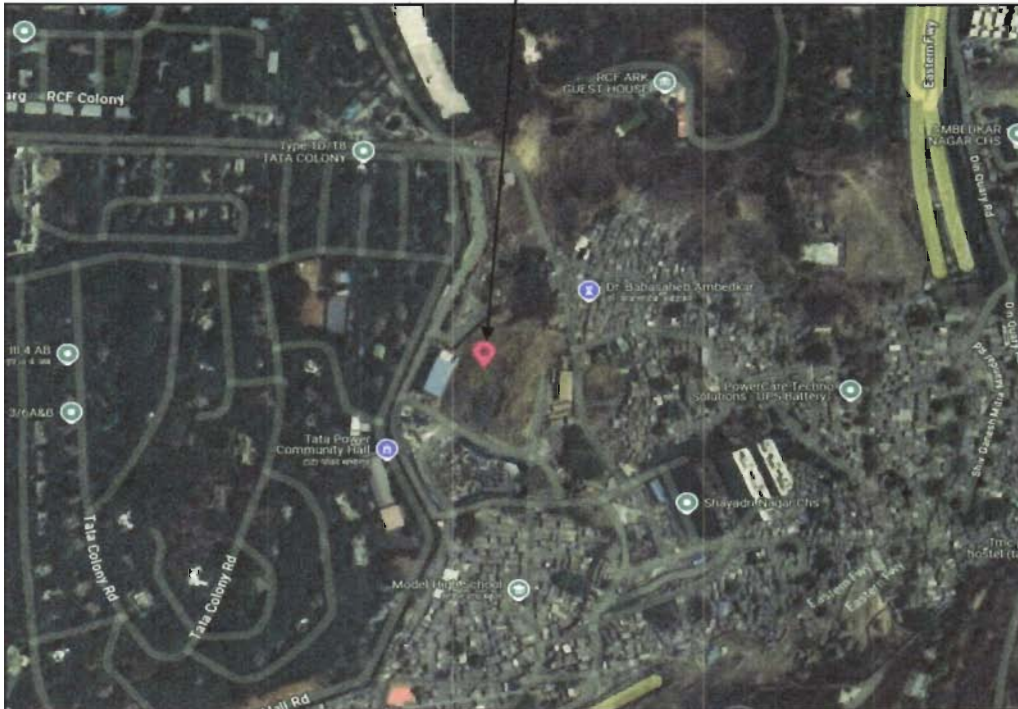
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## Route Map of the property

Site u/r



**Latitude Longitude: 19°02'17.8"N 72°54'18.4"E**

**Note:** The Blue line shows the route to site from nearest Railway station (Chembur – 4.4 Km.)



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## Ready Reckoner Rate



Department of Registration and Stamp  
Government of Maharashtra

नोंदणी व मुद्रांक विभाग  
महाराष्ट्र शासन



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

Home
Valuation Guidelines | User Manual

**Year** 2024-2025 **Language** English


**Selected District** MumbaiSubUrban

**Select Village** वडवली - कुर्ला

**Search By**  Survey No.  Location

**Enter Survey No** 200 Search

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस दुकाने	औद्योगिक	एकक (Rs.)	Attribute
95-432-भुभाग: उत्तरेस चोईतराम गिडवानी मार्ग, पूर्वेस व दक्षिणेस गावाची सीमा. पश्चिमेस रामकृष्ण वेदूरकर मार्ग.	73090	150820	173440	188520	150820	चौ. मीटर सि.टी.एस. नंबर




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TEV Consultant  
London & Engineer



## Sales Instances

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate Per Sq. Ft.
22259/2024	25.11.2024	1,02,00,000.00	37.63	405.00	25,185.00

22259369 11-12-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRC office.		<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि. कुर्ला 1 दस्त क्रमांक : 22259/2024 नोंदणी : Regn:63m
<b>गावाचे नाव : वढवली</b>			
(1)विलेखाचा प्रकार	करारनामा		
(2)मोबदला	10200000		
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	7328945.01		
(4) भू.मापन.पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन : इतर माहिती: रेसिडेन्सीयल युनिट नं टी1-903,9 वा मजला,टॉवर 1,चांडक हायस्केप सिटी 1 ए.सर्वे नं 103(पार्ट)ऑफ विलेज वढवली.तालुका कुर्ला,सहयाद्री नगर,ऑफ ईस्टर्न फ्रिवे,चेंबूर मुंबई 400074-----रेसिडेन्सीयल युनिट चे रेरा कारपेट क्षेत्र 405 चौ फुट,सोबत एक बेसमेंट लेव्हल कारपार्किंग चे क्षेत्र 110 चौ फुट.( ( C.T.S. Number : 200 (part) ; ) )		
(5) क्षेत्रफळ	41.40 चौ.मीटर		
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.			
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास.प्रतिवादिचे नाव व पत्ता.	1): नाव:-चांडक रिअलटर्स प्रायवेट लिमिटेड तर्फे ओथोराईज्ड रिप्रेझेंटेटिव्ह गिरधर दास मोहता तर्फे मुखत्यार विवेक चिकणे वय:-28 पत्ता:-प्लॉट नं: ऑफिस नं 807/808, माळा नं: 8 वा मजला , इमारतीचे नाव: हबटाऊन सोलारीस , ब्लॉक नं: अंधेरी इस्ट मुंबई , रोड नं: एन एस फडके मार्ग अपोजिट तेली गल्ली नियर रेजेन्सी हॉटेल , महाराष्ट्र, मुम्बई. पिन कोड:-400069 पॅन नं:-AADCC0680N		
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास.प्रतिवादिचे नाव व पत्ता	1): नाव:-राम मच्छिंदर शेळके वय:-48; पत्ता:-प्लॉट नं: 27, सेक्टर 4 , माळा नं: - , इमारतीचे नाव: श्रीताज, संतनगर नियर साईनाथ हॉस्पिटल, ब्लॉक नं: मोशी पिपरी, चिंचवड पुणे , रोड नं: - , महाराष्ट्र, पुणे. पिन कोड:-412105 पॅन नं:-ASAPS2622Q 2): नाव:-नीलम राम शेळके वय:-43; पत्ता:-प्लॉट नं: 27, सेक्टर 4, माळा नं: - , इमारतीचे नाव: श्रीताज, संतनगर नियर साईनाथ हॉस्पिटल, ब्लॉक नं: मोशी पिपरी, चिंचवड पुणे, रोड नं: - , महाराष्ट्र, पुणे. पिन कोड:-412105 पॅन नं:-CFYPS6669J		
(9) दस्तऐवज करून दिल्याचा दिनांक	25/11/2024		
(10)दस्त नोंदणी केल्याचा दिनांक	25/11/2024		
(11)अनुक्रमांक.खंड व पृष्ठ	22259/2024		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	612000		
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000		
(14)शेरा			
मुल्यांकनासाठी विचारात घेतलेला तपशील:-			



## Sales Instances

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate Per Sq. Ft.
27995/2024	17.10.2024	2,44,00,000.00	82.73	884.00	27,600.00

सूची क्र.2	
27995520 18-10-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	दुय्यम निबंधक : सह दु.नि.कुर्ला 5 दस्त क्रमांक : 27995/2024 नोंदणी : Regn:63m
<b>गावाचे नाव : वढवली</b>	
(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	24400000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	17618276.62
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन : इतर माहिती: रेसिडेन्सीयल युनिट नं टी1-3302,33 वा मजला,टॉवर 1,चांडक हायस्केप सिटी 1 ए,सर्वे नं 103(पार्ट)-ऑफ विलेज वढवली,तालुका कुर्ला,सहयाद्री नगर,ऑफ ईस्टर्न फ्रिवे,चेंबूर मुंबई 400074-----रेसिडेन्सीयल युनिट चे रेरा कारपेट क्षेत्र 820 चौ फुट व वाढीव रेरा कारपेट क्षेत्र 64 चौ फुट असे एकूण रेरा कारपेट क्षेत्र 884 चौ फुट,सोबत एक बेसमेंट लेव्हल कारपार्किंग चे क्षेत्र 110 चौ फुट.(( C.T.S. Number : 200 (part) ; ) )
(5) क्षेत्रफळ	90.37 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-चांडक रिअलटर्स प्रायवेट लिमिटेड तर्फे ओथोराईज्ड रिप्रेझेंटेटिव्ह गिरधर दास मोहता तर्फे मुखत्यार हृषीकेश हडकर वय:-37 पत्ता:-प्लॉट नं: ऑफिस नं 807/808, माळा नं: 8 वा मजला , इमारतीचे नाव: हबटाऊन सोलारीस , ब्लॉक नं: अंधेरी इस्ट मुंबई , रोड नं: एन एस फडके मार्ग अपोझिट तेली गल्ली नियर रेजेन्सी हॉटेल , महाराष्ट्र, मुम्बई. पिन कोड:-400069 पॅन नं:-AADCC0680N
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सदानंद बिरणा पुजारी वय:-42; पत्ता:-प्लॉट नं: - , माळा नं: - , इमारतीचे नाव: बी31, वसंत विहार कॉम्प्लेक्स, ब्लॉक नं: चेंबूर मुंबई , रोड नं: सी जी गिडवानी रोड नियर बसंत सिनेमा , महाराष्ट्र, मुम्बई. पिन कोड:-400074 पॅन नं:-ALWPP0057B
(9) दस्तऐवज करून दिल्याचा दिनांक	17/10/2024
(10)दस्त नोंदणी केल्याचा दिनांक	17/10/2024
(11)अनुक्रमांक,खंड व पृष्ठ	27995/2024
(12)बाजारभावप्रमाणे मुद्रांक शुल्क	1464000
(13)बाजारभावप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	



## Sales Instances

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate Per Sq. Ft.
257/2025	06.01.2025	1,02,87,000.00	37.63	405.00	25,400.00

257520 06-01-2025 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि.कुर्ला 5 दस्त क्रमांक : 257/2025 नोंदणी : Regn:63m
<b>गावाचे नाव : वढवली</b>		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	10287000	
(3) बाजारभाव/भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	7656750.21	
(4) भू-मापन.पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन : इतर माहिती: रेसिडेन्सीयल युनिट नं टी2-1610.16 वा मजला, टॉवर 2, चांडक हायस्केप सिटी 1 ए सर्वे नं 103(पार्ट)ऑफ विलेज वढवली.तालुका कुर्ला,सहयाद्री नगर,ऑफ ईस्टर्न फ्रिवे,चेंबूर मुंबई 400074-----रेसिडेन्सीयल युनिट चे रेरा कारपेट क्षेत्र 405 चौ फुट,सोबत एक बेसमेंट लेव्हल कारपार्किंग चे क्षेत्र 110 चौ फुट.(( C.T.S. Number : 200 (part) : ) )	
(5) क्षेत्रफळ	41.40 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या पक्षकाराचे ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास.प्रतिवादिचे नाव व पत्ता.	1): नाव.-चांडक रिअलटर्स प्रायवेट लिमिटेड तर्फे ओथोराईज्ड रिप्रेझेंटेटिव्ह गिरधर दास मोहता तर्फे मुखत्यार प्रदीप परब वय:-49 पत्ता:-प्लॉट नं: ऑफिस नं 807/808, माळा नं: 8 वा मजला , इमारतीचे नाव. हबटाऊन सोलारीस , ब्लॉक नं. अंधेरी इस्ट मुंबई , रोड नं. एन एस फडके मार्ग अपोजिट तेली गल्ली नियर रेजेन्सी हॉटेल , महाराष्ट्र, मुम्बई. पिन कोड:-400069 पॅन नं:-AADCC0680N	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास.प्रतिवादिचे नाव व पत्ता	1): नाव.-शामा अनिल कोरडेईरो वय:-45, पत्ता:-प्लॉट नं: सदनिका नं 1, माळा नं: तळमजला , इमारतीचे नाव: 30 ए मिस्त्री बिल्डींग, गनपावडर रोड , ब्लॉक नं: माझगाव मुंबई , रोड नं: - महाराष्ट्र, मुम्बई. पिन कोड:-400010 पॅन नं:-AJQPC0380G 2): नाव.-अनिल झेवियर कोरडेईरो वय:-50, पत्ता:-प्लॉट नं: सदनिका नं 1, माळा नं: तळमजला , इमारतीचे नाव: 30 ए मिस्त्री बिल्डींग, गनपावडर रोड, ब्लॉक नं: माझगाव मुंबई, रोड नं: - महाराष्ट्र, मुम्बई. पिन कोड:-400010 पॅन नं:-AFTPC9364B	
(9) दस्तऐवज करून दिल्याचा दिनांक	06/01/2025	
(10)दस्त नोंदणी केल्याचा दिनांक	06/01/2025	
(11)अनुक्रमांक,खंड व पृष्ठ	257/2025	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	617500	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	



## Sales Instances

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate Per Sq. Ft.
23339/2024	07.12.2024	1,12,50,000.00	39.76	428.00	26,285.00

23339369 11-12-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि. कुर्ला । दस्त क्रमांक : 23339/2024 नोंदणी : Regn:63m
<b>गावाचे नाव : वढवली</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	11250000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	8412525.66	
(4) मू-मापन.पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन : , इतर माहिती: रेसिडेन्सीयल युनिट नं टी8-2411,24 वा मजला,टॉवर 8,चांडक हायस्केप सिटी । ए.सर्वे नं 103(पार्ट)ऑफ विलेज वढवली,तालुका कुर्ला,सहयाद्री नगर,ऑफ ईस्टर्न फ्रिवे,चेंबूर मुंबई 400074-----रेसिडेन्सीयल युनिट चे रेरा कारपेट क्षेत्र 428 चौ फुट,सोबत एक बेसमेंट लेव्हल कारपार्किंग चे क्षेत्र 110 चौ फुट.( ( C.T.S. Number : 200 (part) ; ) )	
(5) क्षेत्रफळ	43.75 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तावेज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-चांडक रिअलटर्स प्रायवेट लिमिटेड तर्फे ओधोराईव्ह रिप्रेझेंटेटिव्ह गिरधर दास मोहता तर्फे मुखत्यार वितेक चिकणे वय:-28 पत्ता:-प्लॉट नं: ऑफिस नं 807/808, माळा नं: 8 वा मजला , इमारतीचे नाव: हबटाऊन सोसायटीस , ब्लॉक नं: अंधेरी इस्ट मुंबई , रोड नं: एन एस फडके मार्ग अपोजिट तेली गल्ली नियर रेजेन्सी हॉटेल , महाराष्ट्र, मुंबई. पिन कोड:-400069 पॅन नं:-A.A.DCC0680N	
(8)दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-स्रेहा चंद्रशेखर सिंह वय:-29; पत्ता:-प्लॉट नं: , माळा नं: , इमारतीचे नाव: टाईप 3-ए बिल्डींग नं 26, आर -304, आर सी मार्ग नियर गोल्फ क्लब, आर सी एफ कॉलनी, ब्लॉक नं: चेंबूर इस्ट मुंबई , रोड नं: , महाराष्ट्र, मुंबई. पिन कोड:-400074 पॅन नं:-IRKPS8745H 2): नाव:-गीता चंद्रशेखर सिंह वय:-52; पत्ता:-प्लॉट नं: , माळा नं: , इमारतीचे नाव: टाईप 3-ए बिल्डींग नं 26, आर -304, आर सी मार्ग नियर गोल्फ क्लब, आर सी एफ कॉलनी, ब्लॉक नं: चेंबूर इस्ट मुंबई , रोड नं: , महाराष्ट्र, मुंबई. पिन कोड:-400074 पॅन नं:-ABDPY2488C	
(9) दस्तावेज करून दिल्याचा दिनांक	07/12/2024	
(10)दस्ता नोंदणी केल्याचा दिनांक	07/12/2024	
(11)अनुक्रमांक, खंड व पृष्ठ	23339/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	675000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुल्यांरूनासाठी विचाराल घेतलेला तपशील:-		



## Sales Instances

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate Per Sq. Ft.
22419/2024	26.11.2024	1,53,00,000.00	59.27	638.00	23,980.00

सूची क्र.2	
22419369 03-12-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	दुय्यम निबंधक : सह दु.नि. कुर्ला 1 दस्त क्रमांक : 22419/2024 नोंदणी : Regn:63m
<b>गावाचे नाव : वढवली</b>	
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	15300000
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	12731710.336
(4) भू.मापन.पेटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन : इतर माहिती: रेसिडेन्सीयल युनिट नं टी7-1507.15 वा मजला,टॉवर 7,चोंडक हायस्केप सिटी 1 ए.सर्वे नं 103(पार्ट)ऑफ विलेज वढवली,तालुका कुर्ला,सहयाद्री नगर,ऑफ ईस्टर्न फ्रिवे,चेंबूर मुंबई 400074-----रेसिडेन्सीयल युनिट चे रेरा कारपेट क्षेत्र 602 चौ फुट व वाढीव रेरा कारपेट क्षेत्र 36 चौ फुट असे एकूण रेरा कारपेट क्षेत्र 638 चौ फुट,सोबत एक बेसमेंट लेव्हल कारपार्किंग चे क्षेत्र 110 चौ फुट.(( C.T.S. Number : 200 (part) ; ) )
(5) क्षेत्रफळ	65.22 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-चोंडक रिअलटर्स प्रायवेट लिमिटेड तर्फे औपरीईव्ह रिप्रेझेंटेटिव्ह गिरधर दास मोहता तर्फे मुखत्यार विवेक चिकणे वय:-28 पत्ता:-प्लॉट नं:- ऑफिस नं 807/8028, मळा नं: 8 वा मजला , इमारतीचे नाव: हबटाऊन सोलारीस , ब्लॉक नं: अंधेरी इस्ट मुंबई , रोड नं: एन एस फडके मार्ग अपोजिट तेली गल्ली नियर रेजेन्सी हॉटेला , महाराष्ट्र, मुम्बई. पिन कोड:-400069 पॅन नं:-AADCC0680N
(8) दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सैथिलनाथन बाळू वय:-44; पत्ता:-प्लॉट नं:-, मळा नं:-, इमारतीचे नाव: 301 सुंदरम अपार्टमेंट्स , ब्लॉक नं: चेंबूर मुंबई , रोड नं: मरोळी चर्च रोड नियर आशिष थेअटर, महाराष्ट्र, मुम्बई, पिन कोड:-400074 पॅन नं:-AZVPS4335C 2): नाव:-इंदिरादेवी सैथिलनाथन वय:-41; पत्ता:-प्लॉट नं:-, मळा नं:-, इमारतीचे नाव: 301 सुंदरम अपार्टमेंट्स, ब्लॉक नं: चेंबूर मुंबई, रोड नं: मरोळी चर्च रोड नियर आशिष थेअटर, महाराष्ट्र, मुम्बई, पिन कोड:-400074 पॅन नं:-ACFPI4020F
(9) दस्तऐवज करुन दिल्याचा दिनांक	26/11/2024
(10)दस्त नोंदणी केल्याचा दिनांक	26/11/2024
(11)अनुक्रमांक,खंड व पृष्ठ	22419/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	918000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)बेरा	
मुल्यांकनासाठी विचारात घेतलेला	



## Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
1 BHK	housing.com	399.00	1,13,00,000.00	28,320.00
2 BHK	housing.com	694.00	1,96,00,000.00	28,240.00

**HOUSING.COM** Buy in Mumbai

Home / Mumbai / Mumbai Harbour / Chembur / Chandak Highscape City 1A

**Chandak Highscape City 1A** ✓ RERA

By CHANDAK GROUP

CTS No. 200 (Part) Chembur, Mumbai Harbour, Mumbai

₹1.13 Cr - 1.96 Cr | ₹28.24 K/sq.ft  
EMI starts at ₹55.92 K

Price excludes maintenance. Floor rise. See More

Contact Sellers

1, 1.5, 2 BHK Apartments Configurations

Dec, 2030 Possession Starts

₹28.24 K/sq.ft Avg. Price

399.00 - 694.00 sq.ft (Carpet Area) Sizes

**HOUSING.COM** Buy in Mumbai

428.00 sq.ft Built Up Area | ₹28.04 K/sq.ft Avg. Price | 2 BHK Configuration | 30th Dec, 2028 Possession status | Middle of 32 floors | East facing Facing | Unfurnished Furnishing

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

**Property Highlights**

- Swimming Pool
- Gymnasium
- Landscaped Garden
- Children Play Area

Property Location: Chandak Highscape City, Chembur, Mumbai

Around This Property

- School: St. Sebastian's High School (8 mins)
- Hospital: Inlaks General Hospital (1 min)

View more on Maps

**Property Overview**

Project Name: Chandak Highscape City | Brokerage: No Charge | Access Zero Brokerage Properties

Price: ₹1.2 Cr | Carpet Area: 428 sq.ft

Awesome! Nice neighborhood around

Contact Seller: Nikin Manik, Housing Expert Pro, +9199300...

Please share your contact

+91

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

I am interested in Home Loans

Get Contact Details

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

Share



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**Vastukala Consultants (I) Pvt. Ltd.**

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## Price Indicators


Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
1 BHK	magicbricks.com	405.00	1,05,00,000.00	25,926.00

magicbricks

[Buy](#) [Rent](#) [Sell](#) [Home Loans](#)

₹1.05 Cr [EMI - ₹47k](#) | [Get Loan offers from 34+ banks](#) ZERO BROKERAGE

1 BHK 405 Sq-ft Flat For Sale [Chembur, Mumbai](#)



1 Bed
1 Bath
1 Covered Parking
Unfurnished

**Carpet Area**  
405 sqft \*  
₹25,926/sqft

**Transaction Type**  
New Property

**Car Parking**  
1 Covered

**Developer**  
[Chandak Group](#)

**Project**  
[Chandak Highscape City](#)

**Status**  
Under Construction

**Furnished Status**  
Unfurnished

Contact Builder

Download Brochure

👁️ Property viewed by 1 People

👤 Last contact made 2 days ago

### More Details

Price Breakup	₹1.05 Cr
RERA ID	P51800055726
Address	Chembur, Mumbai - Harbour Line, Maharashtra
Furnishing	Unfurnished



## Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
1 BHK	magicbricks.com	428.00	1,16,00,000.00	27,100.00


magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home > Property in Mumbai > Chembur > Apartment in Chembur > 1 BHK > 700 Sq-ft

₹1.16 Cr

EMI - ₹ 52k | [Get Loan offers from 34+ banks](#)

1 BHK 700 Sq-ft Flat For Sale [Chembur, Mumbai](#)



1 Bed
2 Baths
1 Covered Parking
Unfurnished

Carpet Area	Developer	Project
428 sqft ~ ₹ 27103/sqft	<b>Chandak Group</b>	<b>Chandak Highscape City</b>
Transaction Type	Status	Lifts
<b>New Property</b>	<b>Under Construction</b>	<b>2</b>
Furnished Status	Car Parking	
<b>Unfurnished</b>	<b>1 Covered</b>	

Contact Agent

Get Phone No.

### More Details

Price Breakup	₹1.16 Cr
RERA ID	P51800055726
Address	Chembur, Mumbai - Harbour Line, Maharashtra
Furnishing	Unfurnished

## Price Indicators



Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
1 BHK	magicbricks.com	428.00	1,11,00,000.00	25,935.00

**magicbricks** Buy Rent Sell Home Loans

Home > Property in Mumbai > Chembur > Apartment in Chembur > 1 BHK > 700 Sq-ft

**₹ 1.11 Cr** EMI - ₹ 50k | [Can I afford it?](#)

1 BHK 700 Sq-ft Flat For Sale [Chembur, Mumbai](#)

+12 Photos




1 Bed 2 Baths 1 Balcony Unfurnished

Carpet Area 428 sqft ₹ 25,935/sqft	Developer <b>Chandak Group</b>	Project <b>Chandak Highscape City</b>
Transaction Type <b>New Property</b>	Furnished Status <b>Unfurnished</b>	Age Of Construction <b>Under Construction</b>

Contact Agent
Get Phone No.

### More Details

Price Breakup	₹ 1.11 Cr
Address	Chembur, Mumbai - Harbour Line, Maharashtra
Furnishing	Unfurnished
Loan Offered	Estimated EMI: ₹ 50063 <a href="#">Apply for Home Loan</a>




+3




### Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
1 BHK	magicbricks.com	400.00	94,50,000.00	23,636.00

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

**₹94.5 Lac** [EMI - ₹ 43k](#) | [How much loan can I get?](#)

1 BHK 400 Sq-ft Flat For Sale [Chembur, Mumbai](#)



1 Bed
2 Baths
Unfurnished

Carpet Area  
400 sqft ~  
₹ 23,636/sqft




Transaction Type  
New Property

Developer  
**Chandak Group**

Furnished Status  
Unfurnished

Project  
**Chandak Highscape City**

Age Of Construction  
Under Construction

+12 Photos

Contact Agent

Get Phone No.

#### More Details

Price Breakup	₹94.5 Lac
Address	Chembur, Mumbai - Harbour Line, Maharashtra
Furnishing	Unfurnished
Loan Offered	Estimated EMI: ₹ 42642 <a href="#">@</a> <a href="#">Apply for Home Loan</a>
Age of Construction	Under Construction



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## Price Indicators


Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	magicbricks.com	660.00	1,73,00,000.00	26,212.00

magicbricks

[Buy](#) [Rent](#) [Sell](#) [Home Loans](#)

₹1.73 Cr [EMI - ₹ 78k](#) | [Get pre-approved loan](#)

2 BHK 660 Sq-ft Flat For Sale [Chembur, Mumbai](#)



2 Beds
2 Baths
1 Covered Parking
Unfurnished

<b>Carpet Area</b> 660 sqft * ₹ 26,212/sqft	<b>Developer</b> <a href="#">Chandak Group</a>	<b>Project</b> <a href="#">Chandak Highscape City</a>
<b>Transaction Type</b> New Property	<b>Status</b> Under Construction	<b>Lifts</b> 2
<b>Furnished Status</b> Unfurnished	<b>Car Parking</b> 1 Covered	

Contact Agent
Get Phone No.

### More Details

Price Breakup	₹1.73 Cr
Booking Amount	₹1.0 Lac
RERA ID	P51800055726
Address	Chembur, Mumbai - Harbour Line, Maharashtra
Furnishing	Unfurnished



### Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	magicbricks.com	876.00	2,27,00,000.00	25,935.00

**magicbricks** Buy Rent Sell Home Loans

Home » Property for Sale in Mumbai » Flats for Sale in Mumbai » Flats for Sale in Chembur » 3 BHK Flats for Sale in Chembur » 1175 Sq-ft

**₹2.27 Cr** EMI - ₹1,02L | [Can I afford it?](#)

3 BHK 1175 Sq-ft Flat For Sale [Chembur, Mumbai](#)

**3 Beds** **3 Baths** **1 Balcony** **Unfurnished**

Carpet Area 876 sqft * ₹25,935/sqft	Developer <b>Chandak Group</b>	Project <b>Chandak Highscape City</b>	Transaction Type <b>New Property</b>
Furnished Status <b>Unfurnished</b>	Age Of Construction <b>Under Construction</b>		

[Contact Agent](#) [Get Phone No.](#)

#### More Details

Price Breakup	₹2.27 Cr
Address	Chembur, Mumbai - Harbour Line, Maharashtra
Furnishing	Unfurnished



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## Price Indicators




Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
3 BHK	magicbricks.com	848.00	2,19,00,000.00	25,935.00



magicbricks
Buy
Rent
Sell
Home Loans

Home » Property for Sale in Mumbai » Flats for Sale in Mumbai » Flats for Sale in Chembur » 3 BHK Flats for Sale in Chembur » 1150 Sq-ft

₹ 2.19 Cr EMI - ₹ 99k | [Can I afford it?](#)

3 BHK 1150 Sq-ft Flat For Sale [Chembur, Mumbai](#)

3 Beds 3 Baths 1 Balcony Unfurnished

Carpet Area <b>848 sqft</b> ~ ₹ 25,935/sqft	Developer <b>Chandak Group</b>	Project <b>Chandak Highscape City</b>	Transaction Type <b>New Property</b>
Furnished Status <b>Unfurnished</b>	Age Of Construction <b>Under Construction</b>		

Contact Agent
Get Phone No.

### More Details

Price Breakup	₹ 2.19 Cr
Address	Chembur, Mumbai - Harbour Line, Maharashtra
Furnishing	Unfurnished



## Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	housing.com	428.00	1,20,00,000.00	28,000.00

HOUSING.COM
Download App

428.00 sq.ft  
[convert unit](#)  
Built Up Area
₹28.04 K/sq.ft  
Avg. Price
2 BHK  
Configuration
30th Dec. 2028  
Possession status
Middle of 32 floors
East facing  
Facing
Unfurnished  
Furnishing

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

### Property Highlights

- Swimming Pool
- Gymnasium

- Landscaped Garden
- Children Play Area

**Property Location**  
Chandak Highscape City, Chembur, Mumbai

**Around This Property**

**School**  
St. Sebastian's High School  
8 mins (4.1 km)

**Hospital**  
Inlaks General Hospital  
1 min (0.5 km)

[View more on Maps](#)

### Property Overview

Project Name <b>Chandak Highscape City</b>	Brokerage <b>No Charge</b> <a href="#">Access Zero Brokerage Properties &gt;</a>
Price <b>₹1.2 Cr</b>	Carpet Area <b>428 sq.ft</b>

Contact Seller

**Nitin Manik**  
Housing Expert Pro  
+9199300.....

Please share your contact

Name: \_\_\_\_\_

+91 Phone: \_\_\_\_\_

Email: \_\_\_\_\_

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

I am interested in Home Loans

Get Contact Details

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Awesome! Nice neighborhood around



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## Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
3 BHK	housing.com	848.00	2,60,00,000.00	30,660.00

HOUSING.COM Buy in Mumbai Download App

**848.00 sq.ft** **₹ 30.66 K/sq.ft** **3 BHK** **30th Dec. 2028** **Higher** **East facing** **Unfurnished**  
Built Up Area Avg. Price Configuration Possession status of 32 floors Facing Furnishing

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

**Property Highlights**

- Swimming Pool
- Landscaped Garden
- Gymnasium
- Children Play Area

**Property Location**  
Chandak Highscape City, Chembur, Mumbai

**Around This Property**

School  
St. Sebastian's High School

**8 mins**  
(4.1 km)

Hospital  
Inlaks General Hospital

**1 min**  
(0.6 km)

[View more on Maps](#)

**Property Overview**

Project Name <b>Chandak Highscape City</b>	Brokerage <b>No Charge</b> <a href="#">Access Zero Brokerage Properties</a>
Price <b>₹ 2.6 Cr</b>	Carpet Area <b>848 sq.ft</b>

Great choice! Better priced property in this area

**Contact Seller**

**Nitin Manik**  
Housing Expert Pro  
**+9199300...**

Please share your contact

+91 ▾

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## Price Indicators Projects nearby Locality

Com.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
1 BHK	housing.com	390.00	94,90,000.00	24,300.00
2 BHK	housing.com	595.00	1,49,00,000.00	25,000.00

**Ruparel Urbana** REERA

By RUPAREL REALTY

Shiv Shrushti Rd, Nehru Nagar, Kurla, Kurla, Mumbai

₹94.9 L - 1.49 Cr | ₹24.69 K/sq.ft  
EMI starts at ₹47.11 K

[Contact Sellers](#)

1. 2 BHK Apartments Configurations

Dec. 2028 Possession Starts

₹24.69 K/sq.ft Avg. Price

390.00 - 595.00 sq.ft (Builtup Area) Sizes

48 more



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## Price Indicators Projects nearby Locality

Com.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
1 BHK	housing.com	420.00	1,15,00,000.00	27,381.00
2 BHK	housing.com	715.00	2,04,00,000.00	28,530.00

**MOHITE REALTORS** Last updated: Jan 23, 2025

**Mohite Mrugank** ₹1.15 Cr - 2.04 Cr | ₹27.89 K/sq.ft  
EMI starts at ₹56.9 K  
All Inclusive Price

By **MOHITE REALTORS** [Contact Developer](#)

Building No 1, Sahakar Nagar - 5, Opp Godrej Central, Shell Colony Road, Chembur, Mumbai Harbour, Mumbai.

1, 2 BHK Apartments Configurations

Sep. 2026 Possession Starts

₹27.89 K/sq.ft Avg. Price

420.00 - 715.00 sq.ft  
(Carpet Area) Sizes



## Price Indicators Projects nearby Locality

Com.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	housing.com	450.00	1,20,00,000.00	26,667.00

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Chembur Add

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450.00 sq.ft [convert unit](#)  
Built Up Area

₹26.67 K/sq.ft  
Avg. Price

1 BHK  
Configuration

3rd Jan. 2025  
Possession status

Higher of 11 floors

East facing Facing

Unfurnished Furnishing

+ 13 more

**OVERVIEW** AMENITIES RATINGS AND REVIEWS PRICE TRENDS LOCALITY CALCULATOR

**Property Location**  
Ayush aayansh, Chembur, Mumbai

**Around This Property**

**School**  
St. Sebastian's High School **9 mins** (4.8 km)

**Hospital**  
Inlaks General Hospital **2 mins** (0.9 km)

[View more on Maps](#)

**Property Overview**

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

**Price**  
₹1.2 Cr

**Carpet Area**  
450 sq.ft

**Bedrooms**  
1

**Bathrooms**  
2

**Parking**  
1 Covered Parking

**Awesomel Nice! neighborhood around**

**Contact Seller**  
**Akash Bhosle**  
Housing Prime Agent  
+9199301.....

**Please share your contact**

Name

+91 Phone

Email

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

I am interested in Home Loans

**Get Contact Details**

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## Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	housing.com	653.00	2,00,00,000.00	30,628.00

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

**Special Highlights**

- 24x7 Security
- Close to Grocery Stores
- Close to Railway Station
- Gymnasium

**Property Location**  
Bharti Aarambh, RCF Colony, Chembur, Mumbai

**Around This Property**

- School: St. Gregorios High School
- Hospital: Inlaks General Hospital (3 mins)

**Property Overview**

- Project Name: **Bharti Aarambh**
- Price: **₹2.0 Cr**
- Bedrooms: **2**
- Brokerage: **No Charge**
- Carpet Area: **653 sq.ft**
- Bathrooms: **2**

**Contact Seller**  
Sagar Realty  
Housing Prime Agent  
+9183568...  
Please share your contact

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 I am interested in Home Loans

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## Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	housing.com	630.00	1,71,00,000.00	27,143.00

**Tigon Elite** RERA

By TIGON REALITY PRIVATE LIMITED

Building no. 46, Off 12th road, Subhash Nagar, Chembur, Mumbai Harbour, Mumbai

₹1.71 Cr - 2.1 Cr | ₹27.22 K/sq.ft  
EMI starts at ₹85 13 K

Price excludes GST, Stamp Duty, Regstr. [See More](#)

[Contact Developer](#)

SHARE SAVE

12 more

2 BHK Apartment Configuration

Dec, 2026 Possession Starts

₹27.22 K/sq.ft Avg. Price

630.00 - 770.00 sq.ft  
[convert unit](#)  
(Carpet Area) Sizes

## Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	housing.com	740.00	2,41,00,000.00	32,568.00

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962.00 sq.ft  
convert unit  
Built Up Area

₹25.05 K/sq.ft  
Avg. Price

1 Years Old  
Age of property

Ready to move  
Possession status

Lower of 15 floors

East facing Facing

Unfurnished Furnishing

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

Awesome! Better priced property in this area

### Property Highlights

- Lift
- Service Lift
- Internet/Wi-Fi
- Swimming Pool

Property Location

**Tricity Natraj, Chembur, Mumbai**

Around This Property

School  
St. Sebastian's High School

Hospital  
Inlaks General Hospital

View more on Maps

### Contact Seller

**Myspace Realty**  
Housing Expert Pro  
+9199206.....

Please share your contact

Name

+91  Phone

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

I am interested in Home Loans

Get Contact Details

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### Property Overview

Project Name <b>Tricity Natraj</b>	Brokerage No Charge <a href="#">Access Zero Brokerage Properties</a>
Price <b>₹2.41 Cr</b>	Carpet Area <b>740 sq.ft</b>
Bedrooms <b>2</b>	Bathrooms <b>2</b>



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## Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	housing.com	674.00	1,74,00,000.00	25,816.00

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965.00 sq.ft  
[convert unit](#)  
Built Up Area
₹18.03 K/sq.ft  
Avg. Price
2 BHK  
Configuration
19th Jun, 2026  
Possession status
Higher of 16 floors
East facing Facing
Unfurnished Furnishing

OVERVIEW
AMENITIES
RATINGS AND REVIEWS
PRICE TRENDS
LOCALITY
CALCULATOR

### Special Highlights

- Gymnasium
- Fire Fighting Systems
- Power Backup
- Service Lift

**Property Location**

**SILICON HOFE CHEMBUR, Chembur, Mumbai**

**Around This Property**

● School

St. Sebastian's High School

**9 mins**

(4.8 km)

● Hospital

Intiaks General Hospital

**2 mins**

(0.9 km)

[View more on Maps](#)

Great choice! Better priced property in this area

**Contact Seller**

PropErudite & PropCencierge Ser...  
Housing Prime Agent  
+9196193....

Please share your contact

Name

+91 Phone

Email

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

I am interested in Home Loans

Get Contact Details

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●

### Property Overview

<p style="font-size: x-small;">Brokerage</p> <p><b>No Charge</b></p> <p style="font-size: x-small;"><a href="#">Access Zero Brokerage Properties &gt;</a></p>	<p style="font-size: x-small;">Price</p> <p><b>₹1.74 Cr</b></p>
<p style="font-size: x-small;">Carpet Area</p> <p><b>674 sq.ft.</b></p>	<p style="font-size: x-small;">Bedrooms</p> <p><b>2</b></p>
<p style="font-size: x-small;">Bathrooms</p> <p><b>2</b></p>	<p style="font-size: x-small;">Parking</p> <p><b>1 Covered Parking</b></p>



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## Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
1 BHK	magicbricks.com	425.00	1,12,00,000.00	26,350.00

magicbricks
Buy
Rent
Sell
Home Loans


Home > Property in Mumbai > Khardev Nagar > Apartment in Khardev Nagar > 1 BHK > 425 Sq-Ft

**₹ 1.12 Cr** EMI - ₹ 51k | [Get Loan offers from 34+ banks](#)

[Calculate property value using AI](#)

⋮

1 BHK Flat For Sale in Crystal Armus, Khardev Nagar, Mumbai



1 Bed
2 Baths
2 Balconies
Semi-Furnished

Carpet Area	Developer	Project
425 sqft ~ ₹ 26,353/sqft	<b>Crystal Group</b>	<b>Crystal Armus</b>
Floor	Transaction Type	Status
13(Out of 22 Floors)	Resale	Ready to Move
Additional Rooms	Facing	Furnished Status
1 Store Room	North	Semi-Furnished

Contact Owner

Get Phone No.

Last contact made 3 days ago

### More Details

Price Breakup	₹ 1.12 Cr
Address	Crystal armus, n g acharya marg, khardev nagar, mumbai 400 071., Khardev Nagar, Mumbai - Harbour Line, Maharashtra
Landmarks	Chemur stationeaster express freewayhospitalschoolbus stationsshopping center
Furnishing	Semi-Furnished



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## Price Indicators Projects nearby Locality





Comp.	Source	Super Built up Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	Magicbricks.com	800.00	1,65,00,000.00	20,625.00

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

**₹1.65 Cr** EMI - ₹ 74k | [Get Loan offers from 34+ banks](#)

[Calculate property value using AI](#)

2 BHK Flat For Sale in Sufalam CHS, Chembur East, Mumbai

+4 Photos

🛏 2 Beds
🚿 2 Baths
🚗 1 Covered Parking
🏠 Furnished

Super Built-Up Area 800 sqft * ₹ 20,625/sqft	Developer <b>Cooperative Group Housing Society</b>	Project <b>Sufalam CHS</b>
Floor 2(Out of 14 Floors)	Transaction Type <b>Resale</b>	Status Ready to Move
Facing <b>East</b>	Furnished Status <b>Furnished</b>	Car Parking <b>1 Covered</b>

✔ East Facing Property

Contact Owner
Get Phone No.

👤 Last contact made 3 days ago

### More Details

Price Breakup	₹1.65 Cr
Address	Chernbur East, Mumbai - Harbour Line, Maharashtra
Landmarks	Cubic Mall
Furnishing	Furnished
Flooring	Vitrified
Type of Ownership	Co-operative Society
Overlooking	Main Road

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 : 27.01.2025

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj  
Chalikwar**

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai  
email=manoj@vastukala.org, c=IN  
Date: 2025.01.27 17:59:16 +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)

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



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

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

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 27.01.2025 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 14.01.2025. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty



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



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	Particulars	Valuer comment
1	Background information of the asset being valued;	The property under consideration was purchased by <b>M/s. Chandak Realtors Pvt. Ltd.</b>
2	Purpose of valuation and appointing authority	As per request from State Bank of India, HLST AO West Mumbai to assess fair market value of the property for bank loan purpose.
3	Identity of the Valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Chandan Singh – Valuation Engineer Vinita Surve - Technical Manager Sonal Shivagan- Technical 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 – 14.01.2025 Valuation Date – 27.01.2025 Date of Report – 27.01.2025
6	Inspections and/or investigations undertaken;	Physical Inspection done on date 14.01.2025
7	Nature and sources of the information used or relied upon;	Market Survey at the time of site visit Ready Reckoner rates / Circle rates Online search for Registered Transactions Online Price Indicators on real estate portals Enquiries with Real estate consultants Existing data of Valuation assignments carried out by us
8	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparative Method
9	Restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10	Major factors that were taken into account during the valuation;	Current market conditions, demand and supply position, industrial land size, location, sustained demand for industrial land, all round development of commercial and industrial application in the locality etc.
11	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

## **Assumptions, Disclaimers, Limitations & Qualifications**

### **Value Subject to Change**

The subject appraisal exercise is based on prevailing market dynamics as on **27<sup>th</sup> January 2025** and does not take into account any unforeseeable developments which could impact the same in the future.

### **Our Investigations**

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

### **Assumptions**

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

### **Information Supplied by Others**

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

### **Future Matters**

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

### **Map and Plans**

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

### **Site Details**

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



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**Property Title**

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

**Environmental Conditions**

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

**Town Planning**

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

**Area**

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

**Condition & Repair**

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

**Valuation Methodology**

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

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



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

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

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

#### **Not a Structural Survey**

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

#### **Other**

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

#### **Legal**

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

#### **Property specific assumptions**

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

### ***ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS***

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



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

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

**Professional Competence and Due Care**

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

**Independence and Disclosure of Interest**

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



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## Confidentiality

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

## Information Management

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

## Gifts and hospitality:

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



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

### Miscellaneous

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

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj  
Chalikwar**  
Director

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2025.01.27 17:59:45 +05'30'



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



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