



**VASTUKALA**  
Unlocking Excellence

[www.vastukala.co.in](http://www.vastukala.co.in)

MSME Reg No: UDYAM-MH-18-0083617

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: "OGC Thane Phase 1"**

"OGC Thane Phase 1", Plot A, Proposed Plot Bearing Survey No. 172/1, 176/1, 176/5, 176/6, 176/7, 283/7/C, 283/8/C, Pokhran Road No. 2, Sector – 4, Village – Majiwade, Thane (West), Taluka & Dist. - Thane PIN – 400 610, Maharashtra, India.

**Latitude Longitude: 19°13'05.8"N 72°58'07.2"E**

## Valuation Done for:

**State Bank of India**

**Administrative Office South Mumbai**

Mumbai Main Branch Building, Gate No. 1, Horniman Circle, Mumbai Samachar Marg, Fort, Mumbai, Pin – 400 001, State - Maharashtra, Country - India



## **Our Pan India Presence at :**

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

## **Regd. Office**

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

📞 +91 2247495919

✉️ [mumbai@vastukala.co.in](mailto:mumbai@vastukala.co.in)

🌐 [www.vastukala.co.in](http://www.vastukala.co.in)

## MASTER VALUATION REPORT OF "OGC Thane Phase 1"

**"OGC Thane Phase 1", Plot A, Proposed Plot Bearing Survey No. 172/1, 176/1, 176/5, 176/6, 176/7, 283/7/C, 283/8/C, Pokhran Road No. 2, Sector – 4, Village – Majiwade, Thane (West), Taluka & Dist. - Thane PIN – 400 610, Maharashtra, India.**

**Latitude Longitude: 19°13'05.8"N 72°58'07.2"E**

**NAME OF DEVELOPER: M/s. Oberoi Realty Ltd.**

Pursuant to instructions from State Bank of India, Administrative Office South Mumbai, Main Branch, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on **22nd January 2025** for approval of Advance Processing Facility.

### 1. Location Details:

The property is situated at **"OGC Thane Phase 1", Plot A, Proposed Plot Bearing Survey No. 172/1, 176/1, 176/5, 176/6, 176/7, 283/7/C, 283/8/C, Pokhran Road No. 2, Sector – 4, Village – Majiwade, Thane (West), Taluka & Dist. - Thane PIN – 400 610, Maharashtra, India.** It is about 4.2 Km. Traveling distance from Thane Railway Station of Central Railway. Surface transport to the property is by buses, Auto, taxis & private vehicles. The property is in developed locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The locality is Middle class & developed.

### 2. Developer Details:

<b>Name of builder</b>	<b>M/s. Oberoi Realty Ltd..</b>	
<b>Project Registration Number</b>	<b>Project</b> OGC Thane Phase 1	<b>RERA Project Number</b> PR1331012400078
<b>Register office address</b>	<b>M/s. Oberoi Realty Ltd.</b>  <b>Address:</b> Office at "Commerz", 3 <sup>rd</sup> Floor, International Business Park, Oberoi Garden City, Off Western Express Highway, Goregaon (East), Mumbai - 400 063, State - Maharashtra, Country - India.	
<b>Contact Numbers</b>	<b>Contact Person:</b> Mr. Abhishek Bajoria (Sales Person) Telephone No.: +91-22-66773333 Mobile No.: 9930966354	
<b>E – mail ID</b>	abhishek.bajoria@oberoirealty.com	

### 3. Boundaries of the Property:

Direction	Particulars
On or towards North	Pokhran Road No. 2
On or towards South	Slum area
On or towards East	Raymond Realty Road
On or towards West	Open Plot



### Our Pan India Presence at :

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

### Regd. Office

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

**+91 2247495919**

**mumbai@vastukala.co.in**

**www.vastukala.co.in**



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

To,  
**The Branch Manager,**  
**State Bank of India**  
**Administrative Office South Mumbai**  
 Mumbai Main Branch Building, Gate No. 1, Horniman Circle,  
 Mumbai Samachar Marg, Fort,  
 Mumbai, Pin – 400 001,  
 State - Maharashtra, Country - India

**VALUATION REPORT (IN RESPECT OF MASTER VALUATION REPORT)**

I	General	
1.	Purpose for which the valuation is made	: As per request from State Bank of India, Administrative Office South Mumbai to assess fair market value of the property for bank loan purpose.
2.	a)	Date of inspection : 22.01.2025
	b)	Date on which the valuation is made : 30.01.2025
3.	List of documents produced for perusal	
	1. Copy of Legal Title Report issued by Wadia Ghandy & Co., Advocate, Solicitors & Notary dated 28.09.2024.	
	2. Copy of Indenture of Conveyance between M/s. Glaxosmithkline Pharmaceuticals Ltd. (The Vendor) and M/s. Oberoi Realty Ltd. (The Purchaser) dated 30.08.2019	
	3. Copy of MAHARERA Certificate No. PR1331012400078 Dated 08.10.2024 issued by Maharashtra real Estate Regulatory Authority.	
	4. Copy of N.A. Order dated 26.08.2019 issued by District Collector Thane.	
	5. Copy of Certificate of Incorporation No. U45200MH1998PLC114818 dated 04.12.2009 issued by Government of India – Ministry of Corporate Affairs, Registrar of Companies, Maharashtra, Mumbai.	
	6. Copies of 7/12	
	7. Copy of NOC for Height Clearance No. SNCR / WEST / B / 051123 / 756835 dated 02.06.2023 Valid up to dated 01.06.2031 issued by Airport Authority of India	
	8. Copy of Environmental Clearance Letter EC Identification No. EC24B039MH178185 dated 02.02.2024 issued by State Environment Impact Assessment Authority (SEIAA), MAHARASHTRA	
	9. Copy of NOC Fire Brigade for Tower – B of Letter No. TMC / CFO / M / HR / 208 / 245 dated 17.11.2023 issued by Thane Municipal Corporation.	
	10. Copy of NOC Fire Brigade for Tower – C of Letter No. TMC / CFO / M / HR / 209 / 246 dated 17.11.2023 issued by Thane Municipal Corporation (TMV).	
	11. Copy of Amended Permission / Commencement Certificate No. S04 / 0183 / 20 / (Plot-A) / TMC / TDD / 0030 / (PLC) 23 / Auto DCR dated 24.11.2023 issued by Thane Municipal Corporation, Thane. <b>Plot - A</b> <b>Tower A – Base.+ Lower Ground + Ground + 1<sup>st</sup> to 5<sup>th</sup> Level Parking Floor + 6<sup>th</sup> Level Stilt Floor</b> <b>Tower B – Base.+ Lower Ground + Ground + 1<sup>st</sup> to 5<sup>th</sup> Level Parking Floor + 6<sup>th</sup> to 67<sup>th</sup> Floor</b> <b>Tower C – Base.+ Lower Ground + Ground + 1<sup>st</sup> to 5<sup>th</sup> Level Parking Floor + 6<sup>th</sup> to 65<sup>th</sup> Floor</b>	
	12. Copy of Approved Plan No. V.P. No. S04 / 0183 / 20 / TMC / TDD / 0030 / (PLC) 23 / AUTO / DCR dated 24.11.2023 issued by Than Municipal Corporation (Number of Copies – Forty One – Sheet Nos. 41/41)	
	<b>Approved Upto:</b>	
	<b>Tower</b>	<b>Number of Floors</b>



Since 1989

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

An ISO 9001 : 2015 Certified Company



	<b>B</b>	<b>Basement + Lower Ground + Ground + 1<sup>st</sup> to 5<sup>th</sup> Level Parking Floor + 6<sup>th</sup> to 67<sup>th</sup> Residential Upper floors.</b>																
	<b>C</b>	<b>Basement + Lower Ground + Ground + 1<sup>st</sup> to 5<sup>th</sup> Level Parking Floor + 6<sup>th</sup> to 65<sup>th</sup> Residential Upper floors.</b>																
	Project Name (with address & phone nos.)	:	<b>"OGC Thane Phase 1", Plot A</b> , Proposed Plot Bearing Survey No. 172/1, 176/1, 176/5, 176/6, 176/7, 283/7/C, 283/8/C, Pokhran Road No. 2, Sector - 4, Village - Majiwade, Thane (West), Taluka & Dist. - Thane PIN - 400 610, Maharashtra, 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. Oberoi Realty Ltd.</b>  <b>Address:</b> Office at <b>"Commerz"</b> , 3 <sup>rd</sup> Floor, International Business Park, Oberoi Garden City, Off Western Express Highway, Goregaon (East), Mumbai - 400 063, State - Maharashtra, Country - India.  <b>Contact Person:</b> Ms. Hardina Khara (CRM) Mobile No.: 9769171904  Mr. Abhishek Bajoria (Sales Person) Telephone No.: +91-22-66773333 Mobile No.: 9930966354															
5.	Brief description of the property (Including Leasehold / freehold etc.)	:																
<p><b>About "OGC Thane Phase 1" Project:</b> Oberoi Garden City Thane is an integrated development nestled in the lap of nature offering extensive space to recreate and engage. Spread across 75 acres, Oberoi Garden City Thane located on Pokhran Road No 2 is set to establish new standards in luxury living offering homes. Oberoi Garden City, Thane is a phase wise development scheme ("OGC Thane") and its first phase has been registered under the name of "OGC Thane Phase 1" with Maha RERA bearing registration number: PR1331012400078</p> <p><b>TYPE OF THE BUILDING:</b></p> <table border="1"> <thead> <tr> <th>Tower</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td><b>B</b></td> <td><b>Proposed Basement + Lower Ground + Ground + 1<sup>st</sup> to 5<sup>th</sup> Level Parking Floor + 6<sup>th</sup> to 67<sup>th</sup> Residential Upper floors.</b></td> </tr> <tr> <td><b>C</b></td> <td><b>Proposed Basement + Lower Ground + Ground + 1<sup>st</sup> to 5<sup>th</sup> Level Parking Floor + 6<sup>th</sup> to 65<sup>th</sup> Residential Upper floors.</b></td> </tr> </tbody> </table> <p><b>LEVEL OF COMPLETION:</b></p> <table border="1"> <thead> <tr> <th>Tower</th> <th>Present stage of Construction</th> <th>Percentage of work completion</th> </tr> </thead> <tbody> <tr> <td><b>B</b></td> <td><b>Excavation work is in Progress</b></td> <td><b>0%</b></td> </tr> <tr> <td><b>C</b></td> <td><b>Excavation work is in Progress</b></td> <td><b>0%</b></td> </tr> </tbody> </table> <p><b>DATE OF COMPLETION &amp; FUTURE LIFE:</b> Expected completion date as informed by builder is <b>June - 2031 (As per MAHARERA Certificate)</b></p>				Tower	Number of Floors	<b>B</b>	<b>Proposed Basement + Lower Ground + Ground + 1<sup>st</sup> to 5<sup>th</sup> Level Parking Floor + 6<sup>th</sup> to 67<sup>th</sup> Residential Upper floors.</b>	<b>C</b>	<b>Proposed Basement + Lower Ground + Ground + 1<sup>st</sup> to 5<sup>th</sup> Level Parking Floor + 6<sup>th</sup> to 65<sup>th</sup> Residential Upper floors.</b>	Tower	Present stage of Construction	Percentage of work completion	<b>B</b>	<b>Excavation work is in Progress</b>	<b>0%</b>	<b>C</b>	<b>Excavation work is in Progress</b>	<b>0%</b>
Tower	Number of Floors																	
<b>B</b>	<b>Proposed Basement + Lower Ground + Ground + 1<sup>st</sup> to 5<sup>th</sup> Level Parking Floor + 6<sup>th</sup> to 67<sup>th</sup> Residential Upper floors.</b>																	
<b>C</b>	<b>Proposed Basement + Lower Ground + Ground + 1<sup>st</sup> to 5<sup>th</sup> Level Parking Floor + 6<sup>th</sup> to 65<sup>th</sup> Residential Upper floors.</b>																	
Tower	Present stage of Construction	Percentage of work completion																
<b>B</b>	<b>Excavation work is in Progress</b>	<b>0%</b>																
<b>C</b>	<b>Excavation work is in Progress</b>	<b>0%</b>																

Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance & Structural repairs.		
<b>PROPOSED PROJECT AMENITIES:</b>		
➤ 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		
➤ Power Back Up		
➤ Reserved Parking		
➤ Visitor Parking		
➤ Intercom		
➤ Jogging Track		
➤ Senior Citizen Area		
➤ Indoor Games Area		
➤ Landscape Garden		
➤ Cycle Track		
➤ Swimming Pool		
➤ Yoga / Meditation / Dance studio		
➤ Gymnasium		
➤ Multi-purpose Court		
➤ Sports Courts		
➤ Jacuzzi		
➤ Kids Play Area		
➤ Yoga Zone		
6.	Location of property	:
	a) Plot No. / Survey No.	:
	b) Door No.	:
	c) C. T.S. No. / Village	:
	d) Ward / Taluka	:
	e) Mandal / District	:
7.	Postal address of the property	:
8.	City / Town	:
	Residential area	:
	Commercial area	:
	Industrial area	:
9.	Classification of the area	:
	i) High / Middle / Poor	:



	ii) Urban / Semi Urban / Rural	:	Urban	
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Thane Municipal Corporation, Village - Majiwade	
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No	
12.	In Case it is Agricultural land, any conversion to house site plots is contemplated	:	N.A.	
13.	<b>Boundaries of the property</b>	<b>As per Documents</b>	<b>As per MAHARERA</b>	<b>As per Site</b>
	North	40 Mtr. Wide Pokharan Road No. 2	40 Mtr. wide Pokharan Road No. 2, Partly Survey No. 176-1, Partly Survey No. 172-1 and Partly Survey No. 176-7	Pokharan Road No. 2
	South	Survey No. 506 of Village Panchpakhadi	Partly Survey No. 172-1 and Partly Surevy No. 176-1	Slum area
	East	Survey No. 177 of Village Majiwade	Partly Survey No. 176-1 Partly Surevy No. 172-1, Partly Survey No. 176-5	Raymond Realty Road
	West	Survey No. 505 of Village Panchpakhadi	Partly Survey No. 283-C-7 and 8, Partly Surevy No. 172-1 and Partly Surevy No. 176-1	Open Plot
14.1	Dimensions of the site		N. A. as the land is irregular in shape	
			A As per the Deed	B Actuals
	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	-	-
14.2	Latitude, Longitude & Co-ordinates of property	:	19°13'05.8"N 72°58'07.2"E	
14.	Extent of the site	:	Plot area – 8,209.78 Sq. M. (As per RERA Certificate) Total Plot area of Approved Layout – 54,070.00 (As per Approved Plan & RERA Certificate) Structure - As per table attached to the report	
15.	Extent of the site considered for Valuation (least of 14A& 14B)	:	Plot area – 8,209.78 Sq. M. (As per RERA Certificate)  Total Plot area of Approved Layout – 54,070.00 (As per Approved Plan & RERA Certificate)	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	N.A. Building Construction work not yet started	



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



II	CHARACTERSTICS OF THE SITE							
1.	Classification of locality	: Middle Class						
2.	Development of surrounding areas	: Good						
3.	Possibility of frequent flooding/ sub-merging	: No						
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	: All available near by						
5.	Level of land with topographical conditions	: Plain						
6.	Shape of land	: Irregular						
7.	Type of use to which it can be put	: For residential purpose						
8.	Any usage restriction	: Residential						
	Is plot in town planning approved layout?	: Copy of Approved Plan No. V.P. No. S04 / 0183 / 20 / TMC / TDD / 0030 / (PLC) 23 / AUTO / DCR dated 24.11.2023 issued by Than Municipal Corporation  <b>Approved Upto:</b>						
		<table border="1"> <thead> <tr> <th>Tower</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>B</td> <td>Basement + Lower Ground + Ground + 1<sup>st</sup> to 5<sup>th</sup> Level Parking Floor + 6<sup>th</sup> to 67<sup>th</sup> Residential Upper floors.</td> </tr> <tr> <td>C</td> <td>Basement + Lower Ground + Ground + 1<sup>st</sup> to 5<sup>th</sup> Level Parking Floor + 6<sup>th</sup> to 65<sup>th</sup> Residential Upper floors.</td> </tr> </tbody> </table>	Tower	Number of Floors	B	Basement + Lower Ground + Ground + 1 <sup>st</sup> to 5 <sup>th</sup> Level Parking Floor + 6 <sup>th</sup> to 67 <sup>th</sup> Residential Upper floors.	C	Basement + Lower Ground + Ground + 1 <sup>st</sup> to 5 <sup>th</sup> Level Parking Floor + 6 <sup>th</sup> to 65 <sup>th</sup> Residential Upper floors.
Tower	Number of Floors							
B	Basement + Lower Ground + Ground + 1 <sup>st</sup> to 5 <sup>th</sup> Level Parking Floor + 6 <sup>th</sup> to 67 <sup>th</sup> Residential Upper floors.							
C	Basement + Lower Ground + Ground + 1 <sup>st</sup> to 5 <sup>th</sup> Level Parking Floor + 6 <sup>th</sup> to 65 <sup>th</sup> Residential Upper floors.							
9.	Corner plot or intermittent plot?	: Intermittent						
10.	Road facilities	: Yes						
11.	Type of road available at present	: B. T. Road						
12.	Width of road – is it below 20 ft. or more than 20 ft.	: 40.00 M. wide Existing Road						
13.	Is it a Land – Locked land?	: No						
14.	Water potentiality	: Municipal Water supply						
15.	Underground sewerage system	: Connected to Municipal sewer						
16.	Is Power supply is available in the site	: Yes						
17.	Advantages of the site	: Located in developed area						
18.	<b>Special remarks, if any like threat of acquisition of land for publics service purposes, road widening or applicability of CRZ provisions etc.(Distance from sea-cost / tidal level must be incorporated)</b>	: No						
<b>Part – A (Valuation of land)</b>								
1	Size of plot	: Plot area – 8,209.78 Sq. M. (As per RERA Certificate)  Total Plot area of Approved Layout – 54,070.00 (As per Approved Plan & RERA Certificate)						
	North & South	: -						

	East & West	:	-																		
2	Total extent of the plot	:	As per table attached to the report																		
3	Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	As per table attached to the report Details of recent transactions/online listings are attached with the report.																		
4	Guideline rate obtained from the Register's Office (evidence thereof to be enclosed)	:	₹ 1,44,500.00 per Sq. M. for Residential ₹ 56,200.00 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>54,070</td> <td>56,200.00</td> <td>3,03,87,34,000.00</td> </tr> <tr> <th colspan="3">As per RERA</th> </tr> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> <tr> <td>8,209.78</td> <td>56,200.00</td> <td>46,13,89,636.00</td> </tr> </tbody> </table>	As per Approved Plan			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	54,070	56,200.00	3,03,87,34,000.00	As per RERA			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	8,209.78	56,200.00	46,13,89,636.00
As per Approved Plan																					
Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)																			
54,070	56,200.00	3,03,87,34,000.00																			
As per RERA																					
Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)																			
8,209.78	56,200.00	46,13,89,636.00																			
<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 not yet started																		
	c) Year of construction	:	N.A. Building Construction work not yet started																		
	d) Number of floors and height of each floor including basement, if any	:																			
	<b>Tower</b>		<b>Number of Floors</b>																		
	<b>B</b>		<b>Proposed Basement + Lower Ground + Ground + 1<sup>st</sup> to 5<sup>th</sup> Level Parking Floor + 6<sup>th</sup> to 67<sup>th</sup> Residential Upper floors.</b>																		
	<b>C</b>		<b>Proposed Basement + Lower Ground + Ground + 1<sup>st</sup> to 5<sup>th</sup> Level Parking Floor + 6<sup>th</sup> to 65<sup>th</sup> Residential Upper floors.</b>																		
	e) Plinth area floor-wise	:	<b>As per table attached to the report</b>																		
	f) Condition of the building	:																			
	i) Exterior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work not yet started																		
	ii) Interior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work not yet started																		
	g) Date of issue and validity of layout of approved map	:	Copy of Approved Plan No. V.P. No. S04 / 0183 / 20 / TMC / TDD / 0030 / (P/C) 23 / AUTO / DCR dated 24.11.2023 issued by Than Municipal Corporation <b>Approved Upto:</b>																		



1. Approved map / plan issuing authority	:	<b>Tower</b>	<b>Number of Floors</b>
		<b>B</b>	<b>Basement + Lower Ground + Ground + 1<sup>st</sup> to 5<sup>th</sup> Level Parking Floor + 6<sup>th</sup> to 67<sup>th</sup> Residential Upper floors.</b>
		<b>C</b>	<b>Basement + Lower Ground + Ground + 1<sup>st</sup> to 5<sup>th</sup> Level Parking Floor + 6<sup>th</sup> to 65<sup>th</sup> Residential Upper floors.</b>
2. Whether genuineness or authenticity of approved map / plan is verified	:	Yes	
3. Any other comments by our empaneled valuers on authentic of approved plan	:	No.	

### Specifications of construction (floor-wise) in respect of

Sr. No.	Description	:	
1.	Foundation	:	Proposed R.C.C. Footing
2.	Basement	:	N.A. Building Construction work not yet started
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 not yet started
6.	Plastering	:	N.A. Building Construction work not yet started
7.	Flooring, Skirting, dado	:	N.A. Building Construction work not yet started
8.	Special finish as marble, granite, wooden paneling, grills etc.	:	N.A. Building Construction work not yet started
9.	Roofing including weather proof course	:	N.A. Building Construction work not yet started
10.	Drainage	:	Proposed
<b>2.</b>	<b>Compound Wall</b>	:	
	Height	:	N.A. Building Construction work not yet started
	Length	:	
	Type of construction	:	
<b>3.</b>	<b>Electrical installation</b>	:	N.A. Building Construction work not yet started
	Type of wiring	:	
	Class of fittings (superior / ordinary / poor)	:	
	Number of light points	:	N.A. Building Construction work not yet started
	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	:	
	e) Water meters, taps etc.	:	
	f) Any other fixtures	:	N.A. Building Construction work not yet started



**Remarks:**

- As per approved plan, there are total four towers, (Tower A – Basement + Lower Ground + Ground + 1<sup>st</sup> to 7<sup>th</sup> Podiums Floors only as per approved Plan) & Tower D – MHADA Building) Tower B & C of building are proposed to be constructed in this project. Out of construction work of only Tower B & C building is going on at present. Hence we have not considered the same for purpose of our valuation.
- CONFIGURATION OF PROJECT AS PER DEVELOPER'S INFORMATION & COPY OF APPROVED PLAN NO. V.P. NO. S04 / 0183 / 20 / TMC / TDD / 0030 / (P/C) 23 / AUTO / DCR DATED 24.11.2023 ISSUED BY THAN MUNICIPAL CORPORATION:

**1a) Tower - B:**

Sr. No.	Flat No.	Floor No.	Comp.	Carpet Area in Sq. Ft.	Garden Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet Area in ₹ (A)	40% Rate per Sq. ft. on Garden Area in ₹ (B)	Fair Market Value as on date Carpet Area in ₹ (A)	Fair Market Value as on date Garden Area in ₹ (B)	Realizable Value / Fair Market Value as on date in ₹ (A + B)	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Distress Sale Value in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	601	6	Duplex	2825	1107	3595	22800	9120	6,44,10,000	1,00,95,840	7,45,05,840	8,19,56,424	5,96,04,672	2,05,000	1,00,64,824
2	602	6		2825	1107	3595	22800	9120	6,44,10,000	1,00,95,840	7,45,05,840	8,19,56,424	5,96,04,672	2,05,000	1,00,64,824
3	603	6		2830	1078	3587	22800	9120	6,45,24,000	98,31,360	7,43,55,360	8,17,90,896	5,94,84,288	2,04,500	1,00,44,496
4	604	6	Studio	311	172	418	22800	9120	70,90,800	15,68,640	86,59,440	95,25,384	69,27,552	24,000	11,69,784
5	605	6		311	172	418	22800	9120	70,90,800	15,68,640	86,59,440	95,25,384	69,27,552	24,000	11,69,784
6	606	6	Duplex	2830	1058	3579	22800	9120	6,45,24,000	96,48,960	7,41,72,960	8,15,90,256	5,93,38,368	2,04,000	1,00,19,856
7	607	6		2824	1075	3579	22800	9120	6,43,87,200	98,04,000	7,41,91,200	8,16,10,320	5,93,52,960	2,04,000	1,00,22,320
8	608	6		2824	1078	3581	22800	9120	6,43,87,200	98,31,360	7,42,18,560	8,16,40,416	5,93,74,848	2,04,000	1,00,26,016
<b>Total</b>				<b>17580</b>	<b>6847</b>	<b>22351</b>			<b>40,08,24,000</b>	<b>6,24,44,640</b>	<b>46,32,68,640</b>	<b>50,95,95,504</b>	<b>37,06,14,912</b>		<b>6,25,81,904</b>



1b) Tower - B:

Sr. No.	Flat No.	Floor No.	Comp.	Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Distress Sale Value in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	704	7	Studio	311	0	311	342	22800	70,90,800	77,99,880	56,72,640	19,500	9,57,880
2	705	7	Studio	311	0	311	342	22800	70,90,800	77,99,880	56,72,640	19,500	9,57,880
3	801	8	4.5 BHK	2183	128	2311	2542	22860	5,28,29,460	5,81,12,406	4,22,63,568	1,45,500	71,17,880
4	803	8	3 BHK	1426	97	1523	1675	22860	3,48,15,780	3,82,97,358	2,78,52,624	95,500	46,90,840
5	804	8	Studio	311	67	378	416	22860	86,41,080	95,05,188	69,12,864	24,000	11,64,240
6	805	8	Studio	311	67	378	416	22860	86,41,080	95,05,188	69,12,864	24,000	11,64,240
7	806	8	3 BHK	1426	97	1523	1675	22860	3,48,15,780	3,82,97,358	2,78,52,624	95,500	46,90,840
8	807	8	3 BHK	1411	64	1475	1623	22860	3,37,18,500	3,70,90,350	2,69,74,800	92,500	45,43,000
9	808	8	3 BHK	1411	64	1475	1623	22860	3,37,18,500	3,70,90,350	2,69,74,800	92,500	45,43,000
10	901	9	3 BHK	1422	64	1486	1635	22920	3,40,59,120	3,74,65,032	2,72,47,296	93,500	45,76,880
11	902	9	3 BHK	1422	64	1486	1635	22920	3,40,59,120	3,74,65,032	2,72,47,296	93,500	45,76,880
12	903	9	3 BHK	1426	97	1523	1675	22920	3,49,07,160	3,83,97,876	2,79,25,728	96,000	46,90,840
13	904	9	Studio	311	67	378	416	22920	86,63,760	95,30,136	69,31,008	24,000	11,64,240
14	905	9	Studio	311	67	378	416	22920	86,63,760	95,30,136	69,31,008	24,000	11,64,240
15	906	9	3 BHK	1426	97	1523	1675	22920	3,49,07,160	3,83,97,876	2,79,25,728	96,000	46,90,840
16	907	9	3 BHK	1411	64	1475	1623	22920	3,38,07,000	3,71,87,700	2,70,45,600	93,000	45,43,000
17	908	9	3 BHK	1411	64	1475	1623	22920	3,38,07,000	3,71,87,700	2,70,45,600	93,000	45,43,000
18	1001	10	3 BHK	1422	64	1486	1635	22980	3,41,48,280	3,75,63,108	2,73,18,624	94,000	45,76,880
19	1002	10	3 BHK	1422	64	1486	1635	22980	3,41,48,280	3,75,63,108	2,73,18,624	94,000	45,76,880
20	1003	10	3 BHK	1426	97	1523	1675	22980	3,49,98,540	3,84,98,394	2,79,98,832	96,000	46,90,840
21	1004	10	Studio	311	67	378	416	22980	86,86,440	95,55,084	69,49,152	24,000	11,64,240
22	1005	10	Studio	311	67	378	416	22980	86,86,440	95,55,084	69,49,152	24,000	11,64,240
23	1006	10	3 BHK	1426	97	1523	1675	22980	3,49,98,540	3,84,98,394	2,79,98,832	96,000	46,90,840
24	1007	10	3 BHK	1411	64	1475	1623	22980	3,38,95,500	3,72,85,050	2,71,16,400	93,000	45,43,000
25	1008	10	3 BHK	1411	64	1475	1623	22980	3,38,95,500	3,72,85,050	2,71,16,400	93,000	45,43,000
26	1101	11	3 BHK	1422	64	1486	1635	23040	3,42,37,440	3,76,61,184	2,73,89,952	94,000	45,76,880
27	1102	11	3 BHK	1422	64	1486	1635	23040	3,42,37,440	3,76,61,184	2,73,89,952	94,000	45,76,880
28	1103	11	3 BHK	1426	97	1523	1675	23040	3,50,89,920	3,85,98,912	2,80,71,936	96,500	46,90,840
29	1104	11	Studio	311	67	378	416	23040	87,09,120	95,80,032	69,67,296	24,000	11,64,240
30	1105	11	Studio	311	67	378	416	23040	87,09,120	95,80,032	69,67,296	24,000	11,64,240
31	1106	11	3 BHK	1426	97	1523	1675	23040	3,50,89,920	3,85,98,912	2,80,71,936	96,500	46,90,840
32	1107	11	3 BHK	1411	64	1475	1623	23040	3,39,84,000	3,73,82,400	2,71,87,200	93,500	45,43,000
33	1108	11	3 BHK	1411	64	1475	1623	23040	3,39,84,000	3,73,82,400	2,71,87,200	93,500	45,43,000
34	1201	12	3 BHK	1422	64	1486	1635	23100	3,43,26,600	3,77,59,260	2,74,61,280	94,500	45,76,880
35	1202	12	3 BHK	1422	64	1486	1635	23100	3,43,26,600	3,77,59,260	2,74,61,280	94,500	45,76,880
36	1203	12	3 BHK	1426	97	1523	1675	23100	3,51,81,300	3,86,99,430	2,81,45,040	96,500	46,90,840
37	1204	12	Studio	311	67	378	416	23100	87,31,800	96,04,980	69,85,440	24,000	11,64,240
38	1205	12	Studio	311	67	378	416	23100	87,31,800	96,04,980	69,85,440	24,000	11,64,240
39	1206	12	3 BHK	1426	97	1523	1675	23100	3,51,81,300	3,86,99,430	2,81,45,040	96,500	46,90,840



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company





Sr. No.	Flat No.	Floor No.	Comp.	Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Distress Sale Value in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
40	1207	12	3 BHK	1411	64	1475	1623	23100	3,40,72,500	3,74,79,750	2,72,58,000	93,500	45,43,000
41	1208	12	3 BHK	1411	64	1475	1623	23100	3,40,72,500	3,74,79,750	2,72,58,000	93,500	45,43,000
42	1301	13	4.5 BHK	2183	128	2311	2542	23160	5,35,22,760	5,88,75,036	4,28,18,208	1,47,000	71,17,880
43	1303	13	3 BHK	1426	97	1523	1675	23160	3,52,72,680	3,87,99,948	2,82,18,144	97,000	46,90,840
44	1304	13	Studio	311	67	378	416	23160	87,54,480	96,29,928	70,03,584	24,000	11,64,240
45	1305	13	Studio	311	67	378	416	23160	87,54,480	96,29,928	70,03,584	24,000	11,64,240
46	1306	13	3 BHK	1426	97	1523	1675	23160	3,52,72,680	3,87,99,948	2,82,18,144	97,000	46,90,840
47	1307	13	3 BHK	1411	64	1475	1623	23160	3,41,61,000	3,75,77,100	2,73,28,800	94,000	45,43,000
48	1308	13	3 BHK	1411	64	1475	1623	23160	3,41,61,000	3,75,77,100	2,73,28,800	94,000	45,43,000
49	1401	14	3 BHK	1422	64	1486	1635	23220	3,45,04,920	3,79,55,412	2,76,03,936	95,000	45,76,880
50	1402	14	3 BHK	1422	64	1486	1635	23220	3,45,04,920	3,79,55,412	2,76,03,936	95,000	45,76,880
51	1403	14	3 BHK	1426	97	1523	1675	23220	3,53,64,060	3,89,00,466	2,82,91,248	97,500	46,90,840
52	1404	14	Studio	311	67	378	416	23220	87,77,160	96,54,876	70,21,728	24,000	11,64,240
53	1405	14	Studio	311	67	378	416	23220	87,77,160	96,54,876	70,21,728	24,000	11,64,240
54	1406	14	3 BHK	1426	97	1523	1675	23220	3,53,64,060	3,89,00,466	2,82,91,248	97,500	46,90,840
55	1407	14	3 BHK	1411	64	1475	1623	23220	3,42,49,500	3,76,74,450	2,73,99,600	94,000	45,43,000
56	1408	14	3 BHK	1411	64	1475	1623	23220	3,42,49,500	3,76,74,450	2,73,99,600	94,000	45,43,000
57	1501	15	3 BHK	1422	64	1486	1635	23280	3,45,94,080	3,80,53,488	2,76,75,264	95,000	45,76,880
58	1502	15	3 BHK	1422	64	1486	1635	23280	3,45,94,080	3,80,53,488	2,76,75,264	95,000	45,76,880
59	1503	15	3 BHK	1426	97	1523	1675	23280	3,54,55,440	3,90,00,984	2,83,64,352	97,500	46,90,840
60	1504	15	Studio	311	67	378	416	23280	87,99,840	96,79,824	70,39,872	24,000	11,64,240
61	1505	15	Studio	311	67	378	416	23280	87,99,840	96,79,824	70,39,872	24,000	11,64,240
62	1506	15	3 BHK	1426	97	1523	1675	23280	3,54,55,440	3,90,00,984	2,83,64,352	97,500	46,90,840
63	1507	15	3 BHK	1411	64	1475	1623	23280	3,43,38,000	3,77,71,800	2,74,70,400	94,500	45,43,000
64	1508	15	3 BHK	1411	64	1475	1623	23280	3,43,38,000	3,77,71,800	2,74,70,400	94,500	45,43,000
65	1601	16	3 BHK	1422	64	1486	1635	23340	3,46,83,240	3,81,51,564	2,77,46,592	95,500	45,76,880
66	1602	16	3 BHK	1422	64	1486	1635	23340	3,46,83,240	3,81,51,564	2,77,46,592	95,500	45,76,880
67	1603	16	3 BHK	1426	97	1523	1675	23340	3,55,46,820	3,91,01,502	2,84,37,456	98,000	46,90,840
68	1604	16	Studio	311	67	378	416	23340	88,22,520	97,04,772	70,58,016	24,500	11,64,240
69	1605	16	Studio	311	67	378	416	23340	88,22,520	97,04,772	70,58,016	24,500	11,64,240
70	1606	16	3 BHK	1426	97	1523	1675	23340	3,55,46,820	3,91,01,502	2,84,37,456	98,000	46,90,840
71	1607	16	3 BHK	1411	64	1475	1623	23340	3,44,26,500	3,78,69,150	2,75,41,200	94,500	45,43,000
72	1608	16	3 BHK	1411	64	1475	1623	23340	3,44,26,500	3,78,69,150	2,75,41,200	94,500	45,43,000
73	1701	17	3 BHK	1422	64	1486	1635	23400	3,47,72,400	3,82,49,640	2,78,17,920	95,500	45,76,880
74	1702	17	3 BHK	1422	64	1486	1635	23400	3,47,72,400	3,82,49,640	2,78,17,920	95,500	45,76,880
75	1703	17	3 BHK	1426	97	1523	1675	23400	3,56,38,200	3,92,02,020	2,85,10,560	98,000	46,90,840
76	1704	17	Studio	311	67	378	416	23400	88,45,200	97,29,720	70,76,160	24,500	11,64,240
77	1705	17	Studio	311	67	378	416	23400	88,45,200	97,29,720	70,76,160	24,500	11,64,240



Sr. No.	Flat No.	Floor No.	Comp.	Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Distress Sale Value in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
78	1706	17	3 BHK	1426	97	1523	1675	23400	3,56,38,200	3,92,02,020	2,85,10,560	98,000	46,90,840
79	1707	17	3 BHK	1411	64	1475	1623	23400	3,45,15,000	3,79,66,500	2,76,12,000	95,000	45,43,000
80	1708	17	3 BHK	1411	64	1475	1623	23400	3,45,15,000	3,79,66,500	2,76,12,000	95,000	45,43,000
81	1801	18	4.5 BHK	2183	128	2311	2542	23460	5,42,16,060	5,96,37,666	4,33,72,848	1,49,000	71,17,880
82	1803	18	3 BHK	1426	97	1523	1675	23460	3,57,29,580	3,93,02,538	2,85,83,664	98,500	46,90,840
83	1804	18	Studio	311	67	378	416	23460	88,67,880	97,54,668	70,94,304	24,500	11,64,240
84	1805	18	Studio	311	67	378	416	23460	88,67,880	97,54,668	70,94,304	24,500	11,64,240
85	1806	18	3 BHK	1426	97	1523	1675	23460	3,57,29,580	3,93,02,538	2,85,83,664	98,500	46,90,840
86	1807	18	3 BHK	1411	64	1475	1623	23460	3,46,03,500	3,80,63,850	2,76,82,800	95,000	45,43,000
87	1808	18	3 BHK	1411	64	1475	1623	23460	3,46,03,500	3,80,63,850	2,76,82,800	95,000	45,43,000
88	1901	19	3 BHK	1422	64	1486	1635	23520	3,49,50,720	3,84,45,792	2,79,60,576	96,000	45,76,880
89	1902	19	3 BHK	1422	64	1486	1635	23520	3,49,50,720	3,84,45,792	2,79,60,576	96,000	45,76,880
90	1903	19	3 BHK	1426	97	1523	1675	23520	3,58,20,960	3,94,03,056	2,86,56,768	98,500	46,90,840
91	1904	19	Studio	311	67	378	416	23520	88,90,560	97,79,616	71,12,448	24,500	11,64,240
92	1905	19	Studio	311	67	378	416	23520	88,90,560	97,79,616	71,12,448	24,500	11,64,240
93	1906	19	3 BHK	1426	97	1523	1675	23520	3,58,20,960	3,94,03,056	2,86,56,768	98,500	46,90,840
94	1907	19	3 BHK	1411	64	1475	1623	23520	3,46,92,000	3,81,61,200	2,77,53,600	95,500	45,43,000
95	1908	19	3 BHK	1411	64	1475	1623	23520	3,46,92,000	3,81,61,200	2,77,53,600	95,500	45,43,000
96	2001	20	3 BHK	1422	64	1486	1635	23580	3,50,39,880	3,85,43,868	2,80,31,904	96,500	45,76,880
97	2002	20	3 BHK	1422	64	1486	1635	23580	3,50,39,880	3,85,43,868	2,80,31,904	96,500	45,76,880
98	2003	20	3 BHK	1426	97	1523	1675	23580	3,59,12,340	3,95,03,574	2,87,29,872	99,000	46,90,840
99	2004	20	Studio	311	67	378	416	23580	89,13,240	98,04,564	71,30,592	24,500	11,64,240
100	2005	20	Studio	311	67	378	416	23580	89,13,240	98,04,564	71,30,592	24,500	11,64,240
101	2006	20	3 BHK	1426	97	1523	1675	23580	3,59,12,340	3,95,03,574	2,87,29,872	99,000	46,90,840
102	2007	20	3 BHK	1411	64	1475	1623	23580	3,47,80,500	3,82,58,550	2,78,24,400	95,500	45,43,000
103	2008	20	3 BHK	1411	64	1475	1623	23580	3,47,80,500	3,82,58,550	2,78,24,400	95,500	45,43,000
104	2101	21	3 BHK	1422	64	1486	1635	23640	3,51,29,040	3,86,41,944	2,81,03,232	96,500	45,76,880
105	2102	21	3 BHK	1422	64	1486	1635	23640	3,51,29,040	3,86,41,944	2,81,03,232	96,500	45,76,880
106	2103	21	3 BHK	1426	97	1523	1675	23640	3,60,03,720	3,96,04,092	2,88,02,976	99,000	46,90,840
107	2104	21	Studio	311	67	378	416	23640	89,35,920	98,29,512	71,48,736	24,500	11,64,240
108	2105	21	Studio	311	67	378	416	23640	89,35,920	98,29,512	71,48,736	24,500	11,64,240
109	2106	21	3 BHK	1426	97	1523	1675	23640	3,60,03,720	3,96,04,092	2,88,02,976	99,000	46,90,840
110	2107	21	3 BHK	1411	64	1475	1623	23640	3,48,69,000	3,83,55,900	2,78,95,200	96,000	45,43,000
111	2108	21	3 BHK	1411	64	1475	1623	23640	3,48,69,000	3,83,55,900	2,78,95,200	96,000	45,43,000
112	2201	22	3 BHK	1422	64	1486	1635	23700	3,52,18,200	3,87,40,020	2,81,74,560	97,000	45,76,880
113	2202	22	3 BHK	1422	64	1486	1635	23700	3,52,18,200	3,87,40,020	2,81,74,560	97,000	45,76,880
114	2203	22	3 BHK	1426	97	1523	1675	23700	3,60,95,100	3,97,04,610	2,88,76,080	99,500	46,90,840
115	2204	22	Studio	311	67	378	416	23700	89,58,600	98,54,460	71,66,880	24,500	11,64,240



Sr. No.	Flat No.	Floor No.	Comp.	Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Distress Sale Value in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
116	2205	22	Studio	311	67	378	416	23700	89,58,600	98,54,460	71,66,880	24,500	11,64,240
117	2206	22	3 BHK	1426	97	1523	1675	23700	3,60,95,100	3,97,04,610	2,88,76,080	99,500	46,90,840
118	2207	22	3 BHK	1411	64	1475	1623	23700	3,49,57,500	3,84,53,250	2,79,66,000	96,000	45,43,000
119	2208	22	3 BHK	1411	64	1475	1623	23700	3,49,57,500	3,84,53,250	2,79,66,000	96,000	45,43,000
120	2301	23	4.5 BHK	2183	128	2311	2542	23760	5,49,09,360	6,04,00,296	4,39,27,488	1,51,000	71,17,880
121	2303	23	3 BHK	1426	97	1523	1675	23760	3,61,86,480	3,98,05,128	2,89,49,184	99,500	46,90,840
122	2304	23	Studio	311	67	378	416	23760	89,81,280	98,79,408	71,85,024	24,500	11,64,240
123	2305	23	Studio	311	67	378	416	23760	89,81,280	98,79,408	71,85,024	24,500	11,64,240
124	2306	23	3 BHK	1426	97	1523	1675	23760	3,61,86,480	3,98,05,128	2,89,49,184	99,500	46,90,840
125	2307	23	3 BHK	1411	64	1475	1623	23760	3,50,46,000	3,85,50,600	2,80,36,800	96,500	45,43,000
126	2308	23	3 BHK	1411	64	1475	1623	23760	3,50,46,000	3,85,50,600	2,80,36,800	96,500	45,43,000
127	2401	24	3 BHK	1422	64	1486	1635	23820	3,53,96,520	3,89,36,172	2,83,17,216	97,500	45,76,880
128	2402	24	3 BHK	1422	64	1486	1635	23820	3,53,96,520	3,89,36,172	2,83,17,216	97,500	45,76,880
129	2403	24	3 BHK	1426	97	1523	1675	23820	3,62,77,860	3,99,05,646	2,90,22,288	1,00,000	46,90,840
130	2404	24	Studio	311	67	378	416	23820	90,03,960	99,04,356	72,03,168	25,000	11,64,240
131	2405	24	Studio	311	67	378	416	23820	90,03,960	99,04,356	72,03,168	25,000	11,64,240
132	2406	24	3 BHK	1426	97	1523	1675	23820	3,62,77,860	3,99,05,646	2,90,22,288	1,00,000	46,90,840
133	2407	24	3 BHK	1411	64	1475	1623	23820	3,51,34,500	3,86,47,950	2,81,07,600	96,500	45,43,000
134	2408	24	3 BHK	1411	64	1475	1623	23820	3,51,34,500	3,86,47,950	2,81,07,600	96,500	45,43,000
135	2501	25	3 BHK	1422	64	1486	1635	23880	3,54,85,680	3,90,34,248	2,83,88,544	97,500	45,76,880
136	2502	25	3 BHK	1422	64	1486	1635	23880	3,54,85,680	3,90,34,248	2,83,88,544	97,500	45,76,880
137	2503	25	3 BHK	1426	97	1523	1675	23880	3,63,69,240	4,00,06,164	2,90,95,392	1,00,000	46,90,840
138	2504	25	Studio	311	67	378	416	23880	90,26,640	99,29,304	72,21,312	25,000	11,64,240
139	2505	25	Studio	311	67	378	416	23880	90,26,640	99,29,304	72,21,312	25,000	11,64,240
140	2506	25	3 BHK	1426	97	1523	1675	23880	3,63,69,240	4,00,06,164	2,90,95,392	1,00,000	46,90,840
141	2507	25	3 BHK	1411	64	1475	1623	23880	3,52,23,000	3,87,45,300	2,81,78,400	97,000	45,43,000
142	2508	25	3 BHK	1411	64	1475	1623	23880	3,52,23,000	3,87,45,300	2,81,78,400	97,000	45,43,000
143	2601	26	3 BHK	1422	64	1486	1635	23940	3,55,74,840	3,91,32,324	2,84,59,872	98,000	45,76,880
144	2602	26	3 BHK	1422	64	1486	1635	23940	3,55,74,840	3,91,32,324	2,84,59,872	98,000	45,76,880
145	2603	26	3 BHK	1426	97	1523	1675	23940	3,64,60,620	4,01,06,682	2,91,68,496	1,00,500	46,90,840
146	2604	26	Studio	311	67	378	416	23940	90,49,320	99,54,252	72,39,456	25,000	11,64,240
147	2605	26	Studio	311	67	378	416	23940	90,49,320	99,54,252	72,39,456	25,000	11,64,240
148	2606	26	3 BHK	1426	97	1523	1675	23940	3,64,60,620	4,01,06,682	2,91,68,496	1,00,500	46,90,840
149	2607	26	3 BHK	1411	64	1475	1623	23940	3,53,11,500	3,88,42,650	2,82,49,200	97,000	45,43,000
150	2608	26	3 BHK	1411	64	1475	1623	23940	3,53,11,500	3,88,42,650	2,82,49,200	97,000	45,43,000
151	2701	27	3 BHK	1422	64	1486	1635	24000	3,56,64,000	3,92,30,400	2,85,31,200	98,000	45,76,880
152	2702	27	3 BHK	1422	64	1486	1635	24000	3,56,64,000	3,92,30,400	2,85,31,200	98,000	45,76,880
153	2703	27	3 BHK	1426	97	1523	1675	24000	3,65,52,000	4,02,07,200	2,92,41,600	1,00,500	46,90,840



Sr. No.	Flat No.	Floor No.	Comp.	Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Distress Sale Value in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
154	2704	27	Studio	311	67	378	416	24000	90,72,000	99,79,200	72,57,600	25,000	11,64,240
155	2705	27	Studio	311	67	378	416	24000	90,72,000	99,79,200	72,57,600	25,000	11,64,240
156	2706	27	3 BHK	1426	97	1523	1675	24000	3,65,52,000	4,02,07,200	2,92,41,600	1,00,500	46,90,840
157	2707	27	3 BHK	1411	64	1475	1623	24000	3,54,00,000	3,89,40,000	2,83,20,000	97,500	45,43,000
158	2708	27	3 BHK	1411	64	1475	1623	24000	3,54,00,000	3,89,40,000	2,83,20,000	97,500	45,43,000
159	2801	28	4.5 BHK	2183	128	2311	2542	24060	5,56,02,660	6,11,62,926	4,44,82,128	1,53,000	71,17,880
160	2803	28	3 BHK	1426	97	1523	1675	24060	3,66,43,380	4,03,07,718	2,93,14,704	1,01,000	46,90,840
161	2804	28	Studio	311	67	378	416	24060	90,94,680	1,00,04,148	72,75,744	25,000	11,64,240
162	2805	28	Studio	311	67	378	416	24060	90,94,680	1,00,04,148	72,75,744	25,000	11,64,240
163	2806	28	3 BHK	1426	97	1523	1675	24060	3,66,43,380	4,03,07,718	2,93,14,704	1,01,000	46,90,840
164	2807	28	3 BHK	1411	64	1475	1623	24060	3,54,88,500	3,90,37,350	2,83,90,800	97,500	45,43,000
165	2808	28	3 BHK	1411	64	1475	1623	24060	3,54,88,500	3,90,37,350	2,83,90,800	97,500	45,43,000
166	2901	29	3 BHK	1422	64	1486	1635	24120	3,58,42,320	3,94,26,552	2,86,73,856	98,500	45,76,880
167	2902	29	3 BHK	1422	64	1486	1635	24120	3,58,42,320	3,94,26,552	2,86,73,856	98,500	45,76,880
168	2903	29	3 BHK	1426	97	1523	1675	24120	3,67,34,760	4,04,08,236	2,93,87,808	1,01,000	46,90,840
169	2904	29	Studio	311	67	378	416	24120	91,17,360	1,00,29,096	72,93,888	25,000	11,64,240
170	2905	29	Studio	311	67	378	416	24120	91,17,360	1,00,29,096	72,93,888	25,000	11,64,240
171	2906	29	3 BHK	1426	97	1523	1675	24120	3,67,34,760	4,04,08,236	2,93,87,808	1,01,000	46,90,840
172	2907	29	3 BHK	1411	64	1475	1623	24120	3,55,77,000	3,91,34,700	2,84,61,600	98,000	45,43,000
173	2908	29	3 BHK	1411	64	1475	1623	24120	3,55,77,000	3,91,34,700	2,84,61,600	98,000	45,43,000
174	3001	30	3 BHK	1422	64	1486	1635	24180	3,59,31,480	3,95,24,628	2,87,45,184	99,000	45,76,880
175	3002	30	3 BHK	1422	64	1486	1635	24180	3,59,31,480	3,95,24,628	2,87,45,184	99,000	45,76,880
176	3003	30	3 BHK	1426	97	1523	1675	24180	3,68,26,140	4,05,08,754	2,94,60,912	1,01,500	46,90,840
177	3004	30	Studio	311	67	378	416	24180	91,40,040	1,00,54,044	73,12,032	25,000	11,64,240
178	3005	30	Studio	311	67	378	416	24180	91,40,040	1,00,54,044	73,12,032	25,000	11,64,240
179	3006	30	3 BHK	1426	97	1523	1675	24180	3,68,26,140	4,05,08,754	2,94,60,912	1,01,500	46,90,840
180	3007	30	3 BHK	1411	64	1475	1623	24180	3,56,65,500	3,92,32,050	2,85,32,400	98,000	45,43,000
181	3008	30	3 BHK	1411	64	1475	1623	24180	3,56,65,500	3,92,32,050	2,85,32,400	98,000	45,43,000
182	3101	31	3 BHK	1422	64	1486	1635	24240	3,60,20,640	3,96,22,704	2,88,16,512	99,000	45,76,880
183	3102	31	3 BHK	1422	64	1486	1635	24240	3,60,20,640	3,96,22,704	2,88,16,512	99,000	45,76,880
184	3103	31	3 BHK	1426	97	1523	1675	24240	3,69,17,520	4,06,09,272	2,95,34,016	1,01,500	46,90,840
185	3104	31	Studio	311	67	378	416	24240	91,62,720	1,00,78,992	73,30,176	25,000	11,64,240
186	3105	31	Studio	311	67	378	416	24240	91,62,720	1,00,78,992	73,30,176	25,000	11,64,240
187	3106	31	3 BHK	1426	97	1523	1675	24240	3,69,17,520	4,06,09,272	2,95,34,016	1,01,500	46,90,840
188	3107	31	3 BHK	1411	64	1475	1623	24240	3,57,54,000	3,93,29,400	2,86,03,200	98,500	45,43,000
189	3108	31	3 BHK	1411	64	1475	1623	24240	3,57,54,000	3,93,29,400	2,86,03,200	98,500	45,43,000
190	3201	32	3 BHK	1422	64	1486	1635	24300	3,61,09,800	3,97,20,780	2,88,87,840	99,500	45,76,880
191	3202	32	3 BHK	1422	64	1486	1635	24300	3,61,09,800	3,97,20,780	2,88,87,840	99,500	45,76,880



Sr. No.	Flat No.	Floor No.	Comp.	Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Distress Sale Value in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
192	3203	32	3 BHK	1426	97	1523	1675	24300	3,70,08,900	4,07,09,790	2,96,07,120	1,02,000	46,90,840
193	3204	32	Studio	311	67	378	416	24300	91,85,400	1,01,03,940	73,48,320	25,500	11,64,240
194	3205	32	Studio	311	67	378	416	24300	91,85,400	1,01,03,940	73,48,320	25,500	11,64,240
195	3206	32	3 BHK	1426	97	1523	1675	24300	3,70,08,900	4,07,09,790	2,96,07,120	1,02,000	46,90,840
196	3207	32	3 BHK	1411	64	1475	1623	24300	3,58,42,500	3,94,26,750	2,86,74,000	98,500	45,43,000
197	3208	32	3 BHK	1411	64	1475	1623	24300	3,58,42,500	3,94,26,750	2,86,74,000	98,500	45,43,000
198	3301	33	4.5 BHK	2183	128	2311	2542	24360	5,62,95,960	6,19,25,556	4,50,36,768	1,55,000	71,17,880
199	3303	33	3 BHK	1426	97	1523	1675	24360	3,71,00,280	4,08,10,308	2,96,80,224	1,02,000	46,90,840
200	3304	33	Studio	311	67	378	416	24360	92,08,080	1,01,28,888	73,66,464	25,500	11,64,240
201	3305	33	Studio	311	67	378	416	24360	92,08,080	1,01,28,888	73,66,464	25,500	11,64,240
202	3306	33	3 BHK	1426	97	1523	1675	24360	3,71,00,280	4,08,10,308	2,96,80,224	1,02,000	46,90,840
203	3307	33	3 BHK	1411	64	1475	1623	24360	3,59,31,000	3,95,24,100	2,87,44,800	99,000	45,43,000
204	3308	33	3 BHK	1411	64	1475	1623	24360	3,59,31,000	3,95,24,100	2,87,44,800	99,000	45,43,000
205	3401	34	3 BHK	1422	64	1486	1635	24420	3,62,88,120	3,99,16,932	2,90,30,496	1,00,000	45,76,880
206	3402	34	3 BHK	1422	64	1486	1635	24420	3,62,88,120	3,99,16,932	2,90,30,496	1,00,000	45,76,880
207	3403	34	3 BHK	1426	97	1523	1675	24420	3,71,91,660	4,09,10,826	2,97,53,328	1,02,500	46,90,840
208	3404	34	Studio	311	67	378	416	24420	92,30,760	1,01,53,836	73,84,608	25,500	11,64,240
209	3405	34	Studio	311	67	378	416	24420	92,30,760	1,01,53,836	73,84,608	25,500	11,64,240
210	3406	34	3 BHK	1426	97	1523	1675	24420	3,71,91,660	4,09,10,826	2,97,53,328	1,02,500	46,90,840
211	3407	34	3 BHK	1411	64	1475	1623	24420	3,60,19,500	3,96,21,450	2,88,15,600	99,000	45,43,000
212	3408	34	3 BHK	1411	64	1475	1623	24420	3,60,19,500	3,96,21,450	2,88,15,600	99,000	45,43,000
213	3501	35	3 BHK	1422	64	1486	1635	24480	3,63,77,280	4,00,15,008	2,91,01,824	1,00,000	45,76,880
214	3502	35	3 BHK	1422	64	1486	1635	24480	3,63,77,280	4,00,15,008	2,91,01,824	1,00,000	45,76,880
215	3503	35	3 BHK	1426	97	1523	1675	24480	3,72,83,040	4,10,11,344	2,98,26,432	1,02,500	46,90,840
216	3504	35	Studio	311	67	378	416	24480	92,53,440	1,01,78,784	74,02,752	25,500	11,64,240
217	3505	35	Studio	311	67	378	416	24480	92,53,440	1,01,78,784	74,02,752	25,500	11,64,240
218	3506	35	3 BHK	1426	97	1523	1675	24480	3,72,83,040	4,10,11,344	2,98,26,432	1,02,500	46,90,840
219	3507	35	3 BHK	1411	64	1475	1623	24480	3,61,08,000	3,97,18,800	2,88,86,400	99,500	45,43,000
220	3508	35	3 BHK	1411	64	1475	1623	24480	3,61,08,000	3,97,18,800	2,88,86,400	99,500	45,43,000
221	3601	36	3 BHK	1422	64	1486	1635	24540	3,64,66,440	4,01,13,084	2,91,73,152	1,00,500	45,76,880
222	3602	36	3 BHK	1422	64	1486	1635	24540	3,64,66,440	4,01,13,084	2,91,73,152	1,00,500	45,76,880
223	3603	36	3 BHK	1426	97	1523	1675	24540	3,73,74,420	4,11,11,862	2,98,99,536	1,03,000	46,90,840
224	3604	36	Studio	311	67	378	416	24540	92,76,120	1,02,03,732	74,20,896	25,500	11,64,240
225	3605	36	Studio	311	67	378	416	24540	92,76,120	1,02,03,732	74,20,896	25,500	11,64,240
226	3606	36	3 BHK	1426	97	1523	1675	24540	3,73,74,420	4,11,11,862	2,98,99,536	1,03,000	46,90,840
227	3607	36	3 BHK	1411	64	1475	1623	24540	3,61,96,500	3,98,16,150	2,89,57,200	99,500	45,43,000
228	3608	36	3 BHK	1411	64	1475	1623	24540	3,61,96,500	3,98,16,150	2,89,57,200	99,500	45,43,000
229	3701	37	3 BHK	1422	64	1486	1635	24600	3,65,55,600	4,02,11,160	2,92,44,480	1,00,500	45,76,880



Sr. No.	Flat No.	Floor No.	Comp.	Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Distress Sale Value in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
230	3702	37	3 BHK	1422	64	1486	1635	24600	3,65,55,600	4,02,11,160	2,92,44,480	1,00,500	45,76,880
231	3703	37	3 BHK	1426	97	1523	1675	24600	3,74,65,800	4,12,12,380	2,99,72,640	1,03,000	46,90,840
232	3704	37	Studio	311	67	378	416	24600	92,98,800	1,02,28,680	74,39,040	25,500	11,64,240
233	3705	37	Studio	311	67	378	416	24600	92,98,800	1,02,28,680	74,39,040	25,500	11,64,240
234	3706	37	3 BHK	1426	97	1523	1675	24600	3,74,65,800	4,12,12,380	2,99,72,640	1,03,000	46,90,840
235	3707	37	3 BHK	1411	64	1475	1623	24600	3,62,85,000	3,99,13,500	2,90,28,000	1,00,000	45,43,000
236	3708	37	3 BHK	1411	64	1475	1623	24600	3,62,85,000	3,99,13,500	2,90,28,000	1,00,000	45,43,000
237	3801	38	4.5 BHK	2183	128	2311	2542	24660	5,69,89,260	6,26,88,186	4,55,91,408	1,56,500	71,17,880
238	3803	38	3 BHK	1426	97	1523	1675	24660	3,75,57,180	4,13,12,898	3,00,45,744	1,03,500	46,90,840
239	3804	38	Studio	311	67	378	416	24660	93,21,480	1,02,53,628	74,57,184	25,500	11,64,240
240	3805	38	Studio	311	67	378	416	24660	93,21,480	1,02,53,628	74,57,184	25,500	11,64,240
241	3806	38	3 BHK	1426	97	1523	1675	24660	3,75,57,180	4,13,12,898	3,00,45,744	1,03,500	46,90,840
242	3807	38	3 BHK	1411	64	1475	1623	24660	3,63,73,500	4,00,10,850	2,90,98,800	1,00,000	45,43,000
243	3808	38	3 BHK	1411	64	1475	1623	24660	3,63,73,500	4,00,10,850	2,90,98,800	1,00,000	45,43,000
244	3901	39	3 BHK	1422	64	1486	1635	24720	3,67,33,920	4,04,07,312	2,93,87,136	1,01,000	45,76,880
245	3902	39	3 BHK	1422	64	1486	1635	24720	3,67,33,920	4,04,07,312	2,93,87,136	1,01,000	45,76,880
246	3903	39	3 BHK	1426	97	1523	1675	24720	3,76,48,560	4,14,13,416	3,01,18,848	1,03,500	46,90,840
247	3904	39	Studio	311	67	378	416	24720	93,44,160	1,02,78,576	74,75,328	25,500	11,64,240
248	3905	39	Studio	311	67	378	416	24720	93,44,160	1,02,78,576	74,75,328	25,500	11,64,240
249	3906	39	3 BHK	1426	97	1523	1675	24720	3,76,48,560	4,14,13,416	3,01,18,848	1,03,500	46,90,840
250	3907	39	3 BHK	1411	64	1475	1623	24720	3,64,62,000	4,01,08,200	2,91,69,600	1,00,500	45,43,000
251	3908	39	3 BHK	1411	64	1475	1623	24720	3,64,62,000	4,01,08,200	2,91,69,600	1,00,500	45,43,000
252	4001	40	3 BHK	1422	64	1486	1635	24780	3,68,23,080	4,05,05,388	2,94,58,464	1,01,500	45,76,880
253	4002	40	3 BHK	1422	64	1486	1635	24780	3,68,23,080	4,05,05,388	2,94,58,464	1,01,500	45,76,880
254	4003	40	3 BHK	1426	97	1523	1675	24780	3,77,39,940	4,15,13,934	3,01,91,952	1,04,000	46,90,840
255	4004	40	Studio	311	67	378	416	24780	93,66,840	1,03,03,524	74,93,472	26,000	11,64,240
256	4005	40	Studio	311	67	378	416	24780	93,66,840	1,03,03,524	74,93,472	26,000	11,64,240
257	4006	40	3 BHK	1426	97	1523	1675	24780	3,77,39,940	4,15,13,934	3,01,91,952	1,04,000	46,90,840
258	4007	40	3 BHK	1411	64	1475	1623	24780	3,65,50,500	4,02,05,550	2,92,40,400	1,00,500	45,43,000
259	4008	40	3 BHK	1411	64	1475	1623	24780	3,65,50,500	4,02,05,550	2,92,40,400	1,00,500	45,43,000
260	4101	41	3 BHK	1422	64	1486	1635	24840	3,69,12,240	4,06,03,464	2,95,29,792	1,01,500	45,76,880
261	4102	41	3 BHK	1422	64	1486	1635	24840	3,69,12,240	4,06,03,464	2,95,29,792	1,01,500	45,76,880
262	4103	41	3 BHK	1426	97	1523	1675	24840	3,78,31,320	4,16,14,452	3,02,65,056	1,04,000	46,90,840
263	4104	41	Studio	311	67	378	416	24840	93,89,520	1,03,28,472	75,11,616	26,000	11,64,240
264	4105	41	Studio	311	67	378	416	24840	93,89,520	1,03,28,472	75,11,616	26,000	11,64,240
265	4106	41	3 BHK	1426	97	1523	1675	24840	3,78,31,320	4,16,14,452	3,02,65,056	1,04,000	46,90,840
266	4107	41	3 BHK	1411	64	1475	1623	24840	3,66,39,000	4,03,02,900	2,93,11,200	1,01,000	45,43,000
267	4108	41	3 BHK	1411	64	1475	1623	24840	3,66,39,000	4,03,02,900	2,93,11,200	1,01,000	45,43,000



Sr. No.	Flat No.	Floor No.	Comp.	Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Distress Sale Value in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
268	4201	42	3 BHK	1422	64	1486	1635	24900	3,70,01,400	4,07,01,540	2,96,01,120	1,02,000	45,76,880
269	4202	42	3 BHK	1422	64	1486	1635	24900	3,70,01,400	4,07,01,540	2,96,01,120	1,02,000	45,76,880
270	4203	42	3 BHK	1426	97	1523	1675	24900	3,79,22,700	4,17,14,970	3,03,38,160	1,04,500	46,90,840
271	4204	42	Studio	311	67	378	416	24900	94,12,200	1,03,53,420	75,29,760	26,000	11,64,240
272	4205	42	Studio	311	67	378	416	24900	94,12,200	1,03,53,420	75,29,760	26,000	11,64,240
273	4206	42	3 BHK	1426	97	1523	1675	24900	3,79,22,700	4,17,14,970	3,03,38,160	1,04,500	46,90,840
274	4207	42	3 BHK	1411	64	1475	1623	24900	3,67,27,500	4,04,00,250	2,93,82,000	1,01,000	45,43,000
275	4208	42	3 BHK	1411	64	1475	1623	24900	3,67,27,500	4,04,00,250	2,93,82,000	1,01,000	45,43,000
276	4301	43	4.5 BHK	2183	128	2311	2542	24960	5,76,82,560	6,34,50,816	4,61,46,048	1,58,500	71,17,880
277	4303	43	3 BHK	1426	97	1523	1675	24960	3,80,14,080	4,18,15,488	3,04,11,264	1,04,500	46,90,840
278	4304	43	Studio	311	67	378	416	24960	94,34,880	1,03,78,368	75,47,904	26,000	11,64,240
279	4305	43	Studio	311	67	378	416	24960	94,34,880	1,03,78,368	75,47,904	26,000	11,64,240
280	4306	43	3 BHK	1426	97	1523	1675	24960	3,80,14,080	4,18,15,488	3,04,11,264	1,04,500	46,90,840
281	4307	43	3 BHK	1411	64	1475	1623	24960	3,68,16,000	4,04,97,600	2,94,52,800	1,01,000	45,43,000
282	4308	43	3 BHK	1411	64	1475	1623	24960	3,68,16,000	4,04,97,600	2,94,52,800	1,01,000	45,43,000
283	4401	44	3 BHK	1422	64	1486	1635	25020	3,71,79,720	4,08,97,692	2,97,43,776	1,02,000	45,76,880
284	4402	44	3 BHK	1422	64	1486	1635	25020	3,71,79,720	4,08,97,692	2,97,43,776	1,02,000	45,76,880
285	4403	44	3 BHK	1426	97	1523	1675	25020	3,81,05,460	4,19,16,006	3,04,84,368	1,05,000	46,90,840
286	4404	44	Studio	311	67	378	416	25020	94,57,560	1,04,03,316	75,66,048	26,000	11,64,240
287	4405	44	Studio	311	67	378	416	25020	94,57,560	1,04,03,316	75,66,048	26,000	11,64,240
288	4406	44	3 BHK	1426	97	1523	1675	25020	3,81,05,460	4,19,16,006	3,04,84,368	1,05,000	46,90,840
289	4407	44	3 BHK	1411	64	1475	1623	25020	3,69,04,500	4,05,94,950	2,95,23,600	1,01,500	45,43,000
290	4408	44	3 BHK	1411	64	1475	1623	25020	3,69,04,500	4,05,94,950	2,95,23,600	1,01,500	45,43,000
291	4501	45	3 BHK	1422	64	1486	1635	25080	3,72,68,880	4,09,95,768	2,98,15,104	1,02,500	45,76,880
292	4502	45	3 BHK	1422	64	1486	1635	25080	3,72,68,880	4,09,95,768	2,98,15,104	1,02,500	45,76,880
293	4503	45	3 BHK	1426	97	1523	1675	25080	3,81,96,840	4,20,16,524	3,05,57,472	1,05,000	46,90,840
294	4504	45	Studio	311	67	378	416	25080	94,80,240	1,04,28,264	75,84,192	26,000	11,64,240
295	4505	45	Studio	311	67	378	416	25080	94,80,240	1,04,28,264	75,84,192	26,000	11,64,240
296	4506	45	3 BHK	1426	97	1523	1675	25080	3,81,96,840	4,20,16,524	3,05,57,472	1,05,000	46,90,840
297	4507	45	3 BHK	1411	64	1475	1623	25080	3,69,93,000	4,06,92,300	2,95,94,400	1,01,500	45,43,000
298	4508	45	3 BHK	1411	64	1475	1623	25080	3,69,93,000	4,06,92,300	2,95,94,400	1,01,500	45,43,000
299	4601	45	3 BHK	1422	64	1486	1635	25140	3,73,58,040	4,10,93,844	2,98,86,432	1,02,500	45,76,880
300	4602	45	3 BHK	1422	64	1486	1635	25140	3,73,58,040	4,10,93,844	2,98,86,432	1,02,500	45,76,880
301	4603	45	3 BHK	1426	97	1523	1675	25140	3,82,88,220	4,21,17,042	3,06,30,576	1,05,500	46,90,840
302	4604	45	Studio	311	67	378	416	25140	95,02,920	1,04,53,212	76,02,336	26,000	11,64,240
303	4605	45	Studio	311	67	378	416	25140	95,02,920	1,04,53,212	76,02,336	26,000	11,64,240
304	4606	45	3 BHK	1426	97	1523	1675	25140	3,82,88,220	4,21,17,042	3,06,30,576	1,05,500	46,90,840
305	4607	45	3 BHK	1411	64	1475	1623	25140	3,70,81,500	4,07,89,650	2,96,65,200	1,02,000	45,43,000



Sr. No.	Flat No.	Floor No.	Comp.	Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Distress Sale Value in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
306	4608	45	3 BHK	1411	64	1475	1623	25140	3,70,81,500	4,07,89,650	2,96,65,200	1,02,000	45,43,000
307	4701	47	3 BHK	1422	64	1486	1635	25200	3,74,47,200	4,11,91,920	2,99,57,760	1,03,000	45,76,880
308	4702	47	3 BHK	1422	64	1486	1635	25200	3,74,47,200	4,11,91,920	2,99,57,760	1,03,000	45,76,880
309	4703	47	3 BHK	1426	97	1523	1675	25200	3,83,79,600	4,22,17,560	3,07,03,680	1,05,500	46,90,840
310	4704	47	Studio	311	67	378	416	25200	95,25,600	1,04,78,160	76,20,480	26,000	11,64,240
311	4705	47	Studio	311	67	378	416	25200	95,25,600	1,04,78,160	76,20,480	26,000	11,64,240
312	4706	47	3 BHK	1426	97	1523	1675	25200	3,83,79,600	4,22,17,560	3,07,03,680	1,05,500	46,90,840
313	4707	47	3 BHK	1411	64	1475	1623	25200	3,71,70,000	4,08,87,000	2,97,36,000	1,02,000	45,43,000
314	4708	47	3 BHK	1411	64	1475	1623	25200	3,71,70,000	4,08,87,000	2,97,36,000	1,02,000	45,43,000
315	4801	48	4.5 BHK	2183	128	2311	2542	25260	5,83,75,860	6,42,13,446	4,67,00,688	1,60,500	71,17,880
316	4803	48	3 BHK	1426	97	1523	1675	25260	3,84,70,980	4,23,18,078	3,07,76,784	1,06,000	46,90,840
317	4804	48	Studio	311	67	378	416	25260	95,48,280	1,05,03,108	76,38,624	26,500	11,64,240
318	4805	48	Studio	311	67	378	416	25260	95,48,280	1,05,03,108	76,38,624	26,500	11,64,240
319	4806	48	3 BHK	1426	97	1523	1675	25260	3,84,70,980	4,23,18,078	3,07,76,784	1,06,000	46,90,840
320	4807	48	3 BHK	1411	64	1475	1623	25260	3,72,58,500	4,09,84,350	2,98,06,800	1,02,500	45,43,000
321	4808	48	3 BHK	1411	64	1475	1623	25260	3,72,58,500	4,09,84,350	2,98,06,800	1,02,500	45,43,000
322	4901	49	3 BHK	1422	64	1486	1635	25320	3,76,25,520	4,13,88,072	3,01,00,416	1,03,500	45,76,880
323	4902	49	3 BHK	1422	64	1486	1635	25320	3,76,25,520	4,13,88,072	3,01,00,416	1,03,500	45,76,880
324	4903	49	3 BHK	1426	97	1523	1675	25320	3,85,62,360	4,24,18,596	3,08,49,888	1,06,000	46,90,840
325	4904	49	Studio	311	67	378	416	25320	95,70,960	1,05,28,056	76,56,768	26,500	11,64,240
326	4905	49	Studio	311	67	378	416	25320	95,70,960	1,05,28,056	76,56,768	26,500	11,64,240
327	4906	49	3 BHK	1426	97	1523	1675	25320	3,85,62,360	4,24,18,596	3,08,49,888	1,06,000	46,90,840
328	4907	49	3 BHK	1411	64	1475	1623	25320	3,73,47,000	4,10,81,700	2,98,77,600	1,02,500	45,43,000
329	4908	49	3 BHK	1411	64	1475	1623	25320	3,73,47,000	4,10,81,700	2,98,77,600	1,02,500	45,43,000
330	5001	50	3 BHK	1422	64	1486	1635	25380	3,77,14,680	4,14,86,148	3,01,71,744	1,03,500	45,76,880
331	5002	50	3 BHK	1422	64	1486	1635	25380	3,77,14,680	4,14,86,148	3,01,71,744	1,03,500	45,76,880
332	5003	50	3 BHK	1426	97	1523	1675	25380	3,86,53,740	4,25,19,114	3,09,22,992	1,06,500	46,90,840
333	5004	50	Studio	311	67	378	416	25380	95,93,640	1,05,53,004	76,74,912	26,500	11,64,240
334	5005	50	Studio	311	67	378	416	25380	95,93,640	1,05,53,004	76,74,912	26,500	11,64,240
335	5006	50	3 BHK	1426	97	1523	1675	25380	3,86,53,740	4,25,19,114	3,09,22,992	1,06,500	46,90,840
336	5007	50	3 BHK	1411	64	1475	1623	25380	3,74,35,500	4,11,79,050	2,99,48,400	1,03,000	45,43,000
337	5008	50	3 BHK	1411	64	1475	1623	25380	3,74,35,500	4,11,79,050	2,99,48,400	1,03,000	45,43,000
338	5101	51	3 BHK	1422	64	1486	1635	25440	3,78,03,840	4,15,84,224	3,02,43,072	1,04,000	45,76,880
339	5102	51	3 BHK	1422	64	1486	1635	25440	3,78,03,840	4,15,84,224	3,02,43,072	1,04,000	45,76,880
340	5103	51	3 BHK	1426	97	1523	1675	25440	3,87,45,120	4,26,19,632	3,09,96,096	1,06,500	46,90,840
341	5104	51	Studio	311	67	378	416	25440	96,16,320	1,05,77,952	76,93,056	26,500	11,64,240
342	5105	51	Studio	311	67	378	416	25440	96,16,320	1,05,77,952	76,93,056	26,500	11,64,240
343	5106	51	3 BHK	1426	97	1523	1675	25440	3,87,45,120	4,26,19,632	3,09,96,096	1,06,500	46,90,840



Sr. No.	Flat No.	Floor No.	Comp.	Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Distress Sale Value in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
344	5107	51	3 BHK	1411	64	1475	1623	25440	3,75,24,000	4,12,76,400	3,00,19,200	1,03,000	45,43,000
345	5108	51	3 BHK	1411	64	1475	1623	25440	3,75,24,000	4,12,76,400	3,00,19,200	1,03,000	45,43,000
346	5201	52	3 BHK	1422	64	1486	1635	25500	3,78,93,000	4,16,82,300	3,03,14,400	1,04,000	45,76,880
347	5202	52	3 BHK	1422	64	1486	1635	25500	3,78,93,000	4,16,82,300	3,03,14,400	1,04,000	45,76,880
348	5203	52	3 BHK	1426	97	1523	1675	25500	3,88,36,500	4,27,20,150	3,10,69,200	1,07,000	46,90,840
349	5204	52	Studio	311	67	378	416	25500	96,39,000	1,06,02,900	77,11,200	26,500	11,64,240
350	5205	52	Studio	311	67	378	416	25500	96,39,000	1,06,02,900	77,11,200	26,500	11,64,240
351	5206	52	3 BHK	1426	97	1523	1675	25500	3,88,36,500	4,27,20,150	3,10,69,200	1,07,000	46,90,840
352	5207	52	3 BHK	1411	64	1475	1623	25500	3,76,12,500	4,13,73,750	3,00,90,000	1,03,500	45,43,000
353	5208	52	3 BHK	1411	64	1475	1623	25500	3,76,12,500	4,13,73,750	3,00,90,000	1,03,500	45,43,000
354	5301	53	4.5 BHK	2183	128	2311	2542	25560	5,90,69,160	6,49,76,076	4,72,55,328	1,62,500	71,17,880
355	5303	53	3 BHK	1426	97	1523	1675	25560	3,89,27,880	4,28,20,668	3,11,42,304	1,07,000	46,90,840
356	5304	53	Studio	311	67	378	416	25560	96,61,680	1,06,27,848	77,29,344	26,500	11,64,240
357	5305	53	Studio	311	67	378	416	25560	96,61,680	1,06,27,848	77,29,344	26,500	11,64,240
358	5306	53	3 BHK	1426	97	1523	1675	25560	3,89,27,880	4,28,20,668	3,11,42,304	1,07,000	46,90,840
359	5307	53	3 BHK	1411	64	1475	1623	25560	3,77,01,000	4,14,71,100	3,01,60,800	1,03,500	45,43,000
360	5308	53	3 BHK	1411	64	1475	1623	25560	3,77,01,000	4,14,71,100	3,01,60,800	1,03,500	45,43,000
361	5401	54	3 BHK	1422	64	1486	1635	25620	3,80,71,320	4,18,78,452	3,04,57,056	1,04,500	45,76,880
362	5402	54	3 BHK	1422	64	1486	1635	25620	3,80,71,320	4,18,78,452	3,04,57,056	1,04,500	45,76,880
363	5403	54	3 BHK	1426	97	1523	1675	25620	3,90,19,260	4,29,21,186	3,12,15,408	1,07,500	46,90,840
364	5404	54	Studio	311	67	378	416	25620	96,84,360	1,06,52,796	77,47,488	26,500	11,64,240
365	5405	54	Studio	311	67	378	416	25620	96,84,360	1,06,52,796	77,47,488	26,500	11,64,240
366	5406	54	3 BHK	1426	97	1523	1675	25620	3,90,19,260	4,29,21,186	3,12,15,408	1,07,500	46,90,840
367	5407	54	3 BHK	1411	64	1475	1623	25620	3,77,89,500	4,15,68,450	3,02,31,600	1,04,000	45,43,000
368	5408	54	3 BHK	1411	64	1475	1623	25620	3,77,89,500	4,15,68,450	3,02,31,600	1,04,000	45,43,000
369	5501	55	3 BHK	1422	64	1486	1635	25680	3,81,60,480	4,19,76,528	3,05,28,384	1,05,000	45,76,880
370	5502	55	3 BHK	1422	64	1486	1635	25680	3,81,60,480	4,19,76,528	3,05,28,384	1,05,000	45,76,880
371	5503	55	3 BHK	1426	97	1523	1675	25680	3,91,10,640	4,30,21,704	3,12,88,512	1,07,500	46,90,840
372	5504	55	Studio	311	67	378	416	25680	97,07,040	1,06,77,744	77,65,632	26,500	11,64,240
373	5505	55	Studio	311	67	378	416	25680	97,07,040	1,06,77,744	77,65,632	26,500	11,64,240
374	5506	55	3 BHK	1426	97	1523	1675	25680	3,91,10,640	4,30,21,704	3,12,88,512	1,07,500	46,90,840
375	5507	55	3 BHK	1411	64	1475	1623	25680	3,78,78,000	4,16,65,800	3,03,02,400	1,04,000	45,43,000
376	5508	55	3 BHK	1411	64	1475	1623	25680	3,78,78,000	4,16,65,800	3,03,02,400	1,04,000	45,43,000
377	5601	56	3 BHK	1422	64	1486	1635	25740	3,82,49,640	4,20,74,604	3,05,99,712	1,05,000	45,76,880
378	5602	56	3 BHK	1422	64	1486	1635	25740	3,82,49,640	4,20,74,604	3,05,99,712	1,05,000	45,76,880
379	5603	56	3 BHK	1426	97	1523	1675	25740	3,92,02,020	4,31,22,222	3,13,61,616	1,08,000	46,90,840
380	5604	56	Studio	311	67	378	416	25740	97,29,720	1,07,02,692	77,83,776	27,000	11,64,240
381	5605	56	Studio	311	67	378	416	25740	97,29,720	1,07,02,692	77,83,776	27,000	11,64,240



Sr. No.	Flat No.	Floor No.	Comp.	Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Distress Sale Value in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
382	5606	56	3 BHK	1426	97	1523	1675	25740	3,92,02,020	4,31,22,222	3,13,61,616	1,08,000	46,90,840
383	5607	56	3 BHK	1411	64	1475	1623	25740	3,79,66,500	4,17,63,150	3,03,73,200	1,04,500	45,43,000
384	5608	56	3 BHK	1411	64	1475	1623	25740	3,79,66,500	4,17,63,150	3,03,73,200	1,04,500	45,43,000
385	5701	57	3 BHK	1422	64	1486	1635	25800	3,83,38,800	4,21,72,680	3,06,71,040	1,05,500	45,76,880
386	5702	57	3 BHK	1422	64	1486	1635	25800	3,83,38,800	4,21,72,680	3,06,71,040	1,05,500	45,76,880
387	5703	57	3 BHK	1426	97	1523	1675	25800	3,92,93,400	4,32,22,740	3,14,34,720	1,08,000	46,90,840
388	5704	57	Studio	311	67	378	416	25800	97,52,400	1,07,27,640	78,01,920	27,000	11,64,240
389	5705	57	Studio	311	67	378	416	25800	97,52,400	1,07,27,640	78,01,920	27,000	11,64,240
390	5706	57	3 BHK	1426	97	1523	1675	25800	3,92,93,400	4,32,22,740	3,14,34,720	1,08,000	46,90,840
391	5707	57	3 BHK	1411	64	1475	1623	25800	3,80,55,000	4,18,60,500	3,04,44,000	1,04,500	45,43,000
392	5708	57	3 BHK	1411	64	1475	1623	25800	3,80,55,000	4,18,60,500	3,04,44,000	1,04,500	45,43,000
393	5801	58	4.5 BHK	2183	128	2311	2542	25860	5,97,62,460	6,57,38,706	4,78,09,968	1,64,500	71,17,880
394	5803	58	3 BHK	1426	97	1523	1675	25860	3,93,84,780	4,33,23,258	3,15,07,824	1,08,500	46,90,840
395	5804	58	Studio	311	67	378	416	25860	97,75,080	1,07,52,588	78,20,064	27,000	11,64,240
396	5805	58	Studio	311	67	378	416	25860	97,75,080	1,07,52,588	78,20,064	27,000	11,64,240
397	5806	58	3 BHK	1426	97	1523	1675	25860	3,93,84,780	4,33,23,258	3,15,07,824	1,08,500	46,90,840
398	5807	58	3 BHK	1411	64	1475	1623	25860	3,81,43,500	4,19,57,850	3,05,14,800	1,05,000	45,43,000
399	5808	58	3 BHK	1411	64	1475	1623	25860	3,81,43,500	4,19,57,850	3,05,14,800	1,05,000	45,43,000
400	5901	59	3 BHK	1422	64	1486	1635	25920	3,85,17,120	4,23,68,832	3,08,13,696	1,06,000	45,76,880
401	5902	59	3 BHK	1422	64	1486	1635	25920	3,85,17,120	4,23,68,832	3,08,13,696	1,06,000	45,76,880
402	5903	59	3 BHK	1426	97	1523	1675	25920	3,94,76,160	4,34,23,776	3,15,80,928	1,08,500	46,90,840
403	5904	59	Studio	311	67	378	416	25920	97,97,760	1,07,77,536	78,38,208	27,000	11,64,240
404	5905	59	Studio	311	67	378	416	25920	97,97,760	1,07,77,536	78,38,208	27,000	11,64,240
405	5906	59	3 BHK	1426	97	1523	1675	25920	3,94,76,160	4,34,23,776	3,15,80,928	1,08,500	46,90,840
406	5907	59	3 BHK	1411	64	1475	1623	25920	3,82,32,000	4,20,55,200	3,05,85,600	1,05,000	45,43,000
407	5908	59	3 BHK	1411	64	1475	1623	25920	3,82,32,000	4,20,55,200	3,05,85,600	1,05,000	45,43,000
408	6001	60	3 BHK	1422	64	1486	1635	25980	3,86,06,280	4,24,66,908	3,08,85,024	1,06,000	45,76,880
409	6002	60	3 BHK	1422	64	1486	1635	25980	3,86,06,280	4,24,66,908	3,08,85,024	1,06,000	45,76,880
410	6003	60	3 BHK	1426	97	1523	1675	25980	3,95,67,540	4,35,24,294	3,16,54,032	1,09,000	46,90,840
411	6004	60	Studio	311	67	378	416	25980	98,20,440	1,08,02,484	78,56,352	27,000	11,64,240
412	6005	60	Studio	311	67	378	416	25980	98,20,440	1,08,02,484	78,56,352	27,000	11,64,240
413	6006	60	3 BHK	1426	97	1523	1675	25980	3,95,67,540	4,35,24,294	3,16,54,032	1,09,000	46,90,840
414	6007	60	3 BHK	1411	64	1475	1623	25980	3,83,20,500	4,21,52,550	3,06,56,400	1,05,500	45,43,000
415	6008	60	3 BHK	1411	64	1475	1623	25980	3,83,20,500	4,21,52,550	3,06,56,400	1,05,500	45,43,000
416	6101	61	3 BHK	1422	64	1486	1635	26040	3,86,95,440	4,25,64,984	3,09,56,352	1,06,500	45,76,880
417	6102	61	3 BHK	1422	64	1486	1635	26040	3,86,95,440	4,25,64,984	3,09,56,352	1,06,500	45,76,880
418	6103	61	3 BHK	1426	97	1523	1675	26040	3,96,58,920	4,36,24,812	3,17,27,136	1,09,000	46,90,840
419	6104	61	Studio	311	67	378	416	26040	98,43,120	1,08,27,432	78,74,496	27,000	11,64,240



Sr. No.	Flat No.	Floor No.	Comp.	Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Distress Sale Value in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
420	6105	61	Studio	311	67	378	416	26040	98,43,120	1,08,27,432	78,74,496	27,000	11,64,240
421	6106	61	3 BHK	1426	97	1523	1675	26040	3,96,58,920	4,36,24,812	3,17,27,136	1,09,000	46,90,840
422	6107	61	3 BHK	1411	64	1475	1623	26040	3,84,09,000	4,22,49,900	3,07,27,200	1,05,500	45,43,000
423	6108	61	3 BHK	1411	64	1475	1623	26040	3,84,09,000	4,22,49,900	3,07,27,200	1,05,500	45,43,000
424	6201	62	3 BHK	1422	64	1486	1635	26100	3,87,84,600	4,26,63,060	3,10,27,680	1,06,500	45,76,880
425	6202	62	3 BHK	1422	64	1486	1635	26100	3,87,84,600	4,26,63,060	3,10,27,680	1,06,500	45,76,880
426	6203	62	3 BHK	1426	97	1523	1675	26100	3,97,50,300	4,37,25,330	3,18,00,240	1,09,500	46,90,840
427	6204	62	Studio	311	67	378	416	26100	98,65,800	1,08,52,380	78,92,640	27,000	11,64,240
428	6205	62	Studio	311	67	378	416	26100	98,65,800	1,08,52,380	78,92,640	27,000	11,64,240
429	6206	62	3 BHK	1426	97	1523	1675	26100	3,97,50,300	4,37,25,330	3,18,00,240	1,09,500	46,90,840
430	6207	62	3 BHK	1411	64	1475	1623	26100	3,84,97,500	4,23,47,250	3,07,98,000	1,06,000	45,43,000
431	6208	62	3 BHK	1411	64	1475	1623	26100	3,84,97,500	4,23,47,250	3,07,98,000	1,06,000	45,43,000
432	6301	63	4.5 BHK	2183	128	2311	2542	26160	6,04,55,760	6,65,01,336	4,83,64,608	1,66,500	71,17,880
433	6303	63	3 BHK	1426	97	1523	1675	26160	3,98,41,680	4,38,25,848	3,18,73,344	1,09,500	46,90,840
434	6304	63	Studio	311	67	378	416	26160	98,88,480	1,08,77,328	79,10,784	27,000	11,64,240
435	6305	63	Studio	311	67	378	416	26160	98,88,480	1,08,77,328	79,10,784	27,000	11,64,240
436	6306	63	3 BHK	1426	97	1523	1675	26160	3,98,41,680	4,38,25,848	3,18,73,344	1,09,500	46,90,840
437	6307	63	3 BHK	1411	64	1475	1623	26160	3,85,86,000	4,24,44,600	3,08,68,800	1,06,000	45,43,000
438	6308	63	3 BHK	1411	64	1475	1623	26160	3,85,86,000	4,24,44,600	3,08,68,800	1,06,000	45,43,000
439	6401	64	3 BHK	1422	64	1486	1635	26220	3,89,62,920	4,28,59,212	3,11,70,336	1,07,000	45,76,880
440	6402	64	3 BHK	1422	64	1486	1635	26220	3,89,62,920	4,28,59,212	3,11,70,336	1,07,000	45,76,880
441	6403	64	3 BHK	1426	97	1523	1675	26220	3,99,33,060	4,39,26,366	3,19,46,448	1,10,000	46,90,840
442	6404	64	Studio	311	67	378	416	26220	99,11,160	1,09,02,276	79,28,928	27,500	11,64,240
443	6405	64	Studio	311	67	378	416	26220	99,11,160	1,09,02,276	79,28,928	27,500	11,64,240
444	6406	64	3 BHK	1426	97	1523	1675	26220	3,99,33,060	4,39,26,366	3,19,46,448	1,10,000	46,90,840
445	6407	64	3 BHK	1411	64	1475	1623	26220	3,86,74,500	4,25,41,950	3,09,39,600	1,06,500	45,43,000
446	6408	64	3 BHK	1411	64	1475	1623	26220	3,86,74,500	4,25,41,950	3,09,39,600	1,06,500	45,43,000
447	6501	65	3 BHK	1422	64	1486	1635	26280	3,90,52,080	4,29,57,288	3,12,41,664	1,07,500	45,76,880
448	6502	65	3 BHK	1422	64	1486	1635	26280	3,90,52,080	4,29,57,288	3,12,41,664	1,07,500	45,76,880
449	6503	65	3 BHK	1426	97	1523	1675	26280	4,00,24,440	4,40,26,884	3,20,19,552	1,10,000	46,90,840
450	6504	65	Studio	311	67	378	416	26280	99,33,840	1,09,27,224	79,47,072	27,500	11,64,240
451	6505	65	Studio	311	67	378	416	26280	99,33,840	1,09,27,224	79,47,072	27,500	11,64,240
452	6506	65	3 BHK	1426	97	1523	1675	26280	4,00,24,440	4,40,26,884	3,20,19,552	1,10,000	46,90,840
453	6507	65	3 BHK	1411	64	1475	1623	26280	3,87,63,000	4,26,39,300	3,10,10,400	1,06,500	45,43,000
454	6508	65	3 BHK	1411	64	1475	1623	26280	3,87,63,000	4,26,39,300	3,10,10,400	1,06,500	45,43,000
455	6601	66	Duplex	2778	64	2842	3126	26400	7,50,28,800	8,25,31,680	6,00,23,040	2,06,500	87,53,360
456	6602	66	Duplex	2778	64	2842	3126	26400	7,50,28,800	8,25,31,680	6,00,23,040	2,06,500	87,53,360
457	6603	66	Duplex	2785	97	2882	3170	26400	7,60,84,800	8,36,93,280	6,08,67,840	2,09,000	88,76,560

Sr. No.	Flat No.	Floor No.	Comp.	Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Distress Sale Value in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
458	6604	66	Studio	311	67	378	416	26400	99,79,200	1,09,77,120	79,83,360	27,500	11,64,240
459	6605	66	Studio	311	67	378	416	26400	99,79,200	1,09,77,120	79,83,360	27,500	11,64,240
460	6606	66	Duplex	2785	97	2882	3170	26400	7,60,84,800	8,36,93,280	6,08,67,840	2,09,000	88,76,560
461	6607	66	Duplex	2778	64	2842	3126	26400	7,50,28,800	8,25,31,680	6,00,23,040	2,06,500	87,53,360
462	6608	66	Duplex	2778	64	2842	3126	26400	7,50,28,800	8,25,31,680	6,00,23,040	2,06,500	87,53,360
463	6704	67	Studio	311	0	311	342	26460	82,29,060	90,51,966	65,83,248	22,500	9,57,880
464	6705	67	Studio	311	0	311	342	26460	82,29,060	90,51,966	65,83,248	22,500	9,57,880
Total				540736	34456	575192	632711		14,16,57,53,040	15,58,23,28,344	11,33,26,02,432		1,77,15,91,360





2a) Tower - C:

Sr. No.	Flat No.	Floor No.	Comp.	Carpet Area in Sq. Ft.	Garden Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet Area in ₹ (A)	Rate per Sq. ft. on Garden Area in ₹ (B)	Fair Market Value as on date Carpet Area in ₹ (A)	Fair Market Value as on date Garden Area in ₹ (B)	Realizable Value / Fair Market Value as on date in ₹ (A + B)	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Distress Sale Value in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	601	6	Duplex	2825	1107	3595	22800	9120	6,44,10,000	1,00,95,840	7,45,05,840	8,19,56,424	5,96,04,672	2,05,000	1,00,64,824
2	602	6	Duplex	2825	993	3544	22800	9120	6,44,10,000	90,56,160	7,34,66,160	8,08,12,776	5,87,72,928	2,02,000	99,24,376
3	603	6	Duplex	2830	918	3517	22800	9120	6,45,24,000	83,72,160	7,28,96,160	8,01,85,776	5,83,16,928	2,00,500	98,47,376
4	604	6	Studio	311	172	418	22800	9120	70,90,800	15,68,640	86,59,440	95,25,384	69,27,552	24,000	11,69,784
5	605	6	Studio	311	172	418	22800	9120	70,90,800	15,68,640	86,59,440	95,25,384	69,27,552	24,000	11,69,784
6	606	6	Duplex	2830	1057	3578	22800	9120	6,45,24,000	96,39,840	7,41,63,840	8,15,80,224	5,93,31,072	2,04,000	1,00,18,624
7	607	6	Duplex	2953	1214	3782	22800	9120	6,73,28,400	1,10,71,680	7,84,00,080	8,62,40,088	6,27,20,064	2,15,500	1,05,90,888
8	608	6	Duplex	2953	1256	3801	22800	9120	6,73,28,400	1,14,54,720	7,87,83,120	8,66,61,432	6,30,26,496	2,16,500	1,06,42,632
<b>Total</b>				<b>17838</b>	<b>6889</b>	<b>22653</b>			<b>40,67,06,400</b>	<b>6,28,27,680</b>	<b>46,95,34,080</b>	<b>51,64,87,488</b>	<b>37,56,27,264</b>		<b>6,34,28,288</b>

2b) Tower - C:

Sr. No.	Flat No.	Floor No.	Comp.	Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Distress Sale Value in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	704	7	Studio	311	0	311	342	22800	70,90,800	77,99,880	56,72,640	19,500	9,57,880
2	705	7	Studio	311	0	311	342	22800	70,90,800	77,99,880	56,72,640	19,500	9,57,880
3	802	8	4.5 BHK	2183	128	2311	2542	22860	5,28,29,460	5,81,12,406	4,22,63,568	1,45,500	71,17,880
4	803	8	3 BHK	1426	97	1523	1675	22860	3,48,15,780	3,82,97,358	2,78,52,624	95,500	46,90,840
5	804	8	Studio	311	67	378	416	22860	86,41,080	95,05,188	69,12,864	24,000	11,64,240
6	805	8	Studio	311	67	378	416	22860	86,41,080	95,05,188	69,12,864	24,000	11,64,240
7	806	8	3 BHK	1426	97	1523	1675	22860	3,48,15,780	3,82,97,358	2,78,52,624	95,500	46,90,840
8	807	8	3 BHK	1483	64	1547	1702	22860	3,53,64,420	3,89,00,862	2,82,91,536	97,500	47,64,760
9	808	8	3 BHK	1483	64	1547	1702	22860	3,53,64,420	3,89,00,862	2,82,91,536	97,500	47,64,760
10	901	9	3 BHK	1422	64	1486	1635	22920	3,40,59,120	3,74,65,032	2,72,47,296	93,500	45,76,880
11	902	9	3 BHK	1422	64	1486	1635	22920	3,40,59,120	3,74,65,032	2,72,47,296	93,500	45,76,880
12	903	9	3 BHK	1426	97	1523	1675	22920	3,49,07,160	3,83,97,876	2,79,25,728	96,000	46,90,840
13	904	9	Studio	311	67	378	416	22920	86,63,760	95,30,136	69,31,008	24,000	11,64,240
14	905	9	Studio	311	67	378	416	22920	86,63,760	95,30,136	69,31,008	24,000	11,64,240
15	906	9	3 BHK	1426	97	1523	1675	22920	3,49,07,160	3,83,97,876	2,79,25,728	96,000	46,90,840
16	907	9	3 BHK	1483	64	1547	1702	22920	3,54,57,240	3,90,02,964	2,83,65,792	97,500	47,64,760
17	908	9	3 BHK	1483	64	1547	1702	22920	3,54,57,240	3,90,02,964	2,83,65,792	97,500	47,64,760
18	1001	10	3 BHK	1422	64	1486	1635	22980	3,41,48,280	3,75,63,108	2,73,18,624	94,000	45,76,880
19	1002	10	3 BHK	1422	64	1486	1635	22980	3,41,48,280	3,75,63,108	2,73,18,624	94,000	45,76,880
20	1003	10	3 BHK	1426	97	1523	1675	22980	3,49,98,540	3,84,98,394	2,79,98,832	96,000	46,90,840
21	1004	10	Studio	311	67	378	416	22980	86,86,440	95,55,084	69,49,152	24,000	11,64,240
22	1005	10	Studio	311	67	378	416	22980	86,86,440	95,55,084	69,49,152	24,000	11,64,240
23	1006	10	3 BHK	1426	97	1523	1675	22980	3,49,98,540	3,84,98,394	2,79,98,832	96,000	46,90,840
24	1007	10	3 BHK	1483	64	1547	1702	22980	3,55,50,060	3,91,05,066	2,84,40,048	98,000	47,64,760
25	1008	10	3 BHK	1483	64	1547	1702	22980	3,55,50,060	3,91,05,066	2,84,40,048	98,000	47,64,760
26	1101	11	3 BHK	1422	64	1486	1635	23040	3,42,37,440	3,76,61,184	2,73,89,952	94,000	45,76,880
27	1102	11	3 BHK	1422	64	1486	1635	23040	3,42,37,440	3,76,61,184	2,73,89,952	94,000	45,76,880
28	1103	11	3 BHK	1426	97	1523	1675	23040	3,50,89,920	3,85,98,912	2,80,71,936	96,500	46,90,840
29	1104	11	Studio	311	67	378	416	23040	87,09,120	95,80,032	69,67,296	24,000	11,64,240
30	1105	11	Studio	311	67	378	416	23040	87,09,120	95,80,032	69,67,296	24,000	11,64,240
31	1106	11	3 BHK	1426	97	1523	1675	23040	3,50,89,920	3,85,98,912	2,80,71,936	96,500	46,90,840
32	1107	11	3 BHK	1483	64	1547	1702	23040	3,56,42,880	3,92,07,168	2,85,14,304	98,000	47,64,760
33	1108	11	3 BHK	1483	64	1547	1702	23040	3,56,42,880	3,92,07,168	2,85,14,304	98,000	47,64,760
34	1201	12	3 BHK	1422	64	1486	1635	23100	3,43,26,600	3,77,59,260	2,74,61,280	94,500	45,76,880
35	1202	12	3 BHK	1422	64	1486	1635	23100	3,43,26,600	3,77,59,260	2,74,61,280	94,500	45,76,880
36	1203	12	3 BHK	1426	97	1523	1675	23100	3,51,81,300	3,86,99,430	2,81,45,040	96,500	46,90,840
37	1204	12	Studio	311	67	378	416	23100	87,31,800	96,04,980	69,85,440	24,000	11,64,240
38	1205	12	Studio	311	67	378	416	23100	87,31,800	96,04,980	69,85,440	24,000	11,64,240
39	1206	12	3 BHK	1426	97	1523	1675	23100	3,51,81,300	3,86,99,430	2,81,45,040	96,500	46,90,840



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company





Sr. No.	Flat No.	Floor No.	Comp.	Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Distress Sale Value in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
40	1207	12	3 BHK	1483	64	1547	1702	23100	3,57,35,700	3,93,09,270	2,85,88,560	98,500	47,64,760
41	1208	12	3 BHK	1483	64	1547	1702	23100	3,57,35,700	3,93,09,270	2,85,88,560	98,500	47,64,760
42	1302	13	4.5 BHK	2183	128	2311	2542	23160	5,35,22,760	5,88,75,036	4,28,18,208	1,47,000	71,17,880
43	1303	13	3 BHK	1426	97	1523	1675	23160	3,52,72,680	3,87,99,948	2,82,18,144	97,000	46,90,840
44	1304	13	Studio	311	67	378	416	23160	87,54,480	96,29,928	70,03,584	24,000	11,64,240
45	1305	13	Studio	311	67	378	416	23160	87,54,480	96,29,928	70,03,584	24,000	11,64,240
46	1306	13	3 BHK	1426	97	1523	1675	23160	3,52,72,680	3,87,99,948	2,82,18,144	97,000	46,90,840
47	1307	13	3 BHK	1483	64	1547	1702	23160	3,58,28,520	3,94,11,372	2,86,62,816	98,500	47,64,760
48	1308	13	3 BHK	1483	64	1547	1702	23160	3,58,28,520	3,94,11,372	2,86,62,816	98,500	47,64,760
49	1401	14	3 BHK	1422	64	1486	1635	23220	3,45,04,920	3,79,55,412	2,76,03,936	95,000	45,76,880
50	1402	14	3 BHK	1422	64	1486	1635	23220	3,45,04,920	3,79,55,412	2,76,03,936	95,000	45,76,880
51	1403	14	3 BHK	1426	97	1523	1675	23220	3,53,64,060	3,89,00,466	2,82,91,248	97,500	46,90,840
52	1404	14	Studio	311	67	378	416	23220	87,77,160	96,54,876	70,21,728	24,000	11,64,240
53	1405	14	Studio	311	67	378	416	23220	87,77,160	96,54,876	70,21,728	24,000	11,64,240
54	1406	14	3 BHK	1426	97	1523	1675	23220	3,53,64,060	3,89,00,466	2,82,91,248	97,500	46,90,840
55	1407	14	3 BHK	1483	64	1547	1702	23220	3,59,21,340	3,95,13,474	2,87,37,072	99,000	47,64,760
56	1408	14	3 BHK	1483	64	1547	1702	23220	3,59,21,340	3,95,13,474	2,87,37,072	99,000	47,64,760
57	1501	15	3 BHK	1422	64	1486	1635	23280	3,45,94,080	3,80,53,488	2,76,75,264	95,000	45,76,880
58	1502	15	3 BHK	1422	64	1486	1635	23280	3,45,94,080	3,80,53,488	2,76,75,264	95,000	45,76,880
59	1503	15	3 BHK	1426	97	1523	1675	23280	3,54,55,440	3,90,00,984	2,83,64,352	97,500	46,90,840
60	1504	15	Studio	311	67	378	416	23280	87,99,840	96,79,824	70,39,872	24,000	11,64,240
61	1505	15	Studio	311	67	378	416	23280	87,99,840	96,79,824	70,39,872	24,000	11,64,240
62	1506	15	3 BHK	1426	97	1523	1675	23280	3,54,55,440	3,90,00,984	2,83,64,352	97,500	46,90,840
63	1507	15	3 BHK	1483	64	1547	1702	23280	3,60,14,160	3,96,15,576	2,88,11,328	99,000	47,64,760
64	1508	15	3 BHK	1483	64	1547	1702	23280	3,60,14,160	3,96,15,576	2,88,11,328	99,000	47,64,760
65	1601	16	3 BHK	1422	64	1486	1635	23340	3,46,83,240	3,81,51,564	2,77,46,592	95,500	45,76,880
66	1602	16	3 BHK	1422	64	1486	1635	23340	3,46,83,240	3,81,51,564	2,77,46,592	95,500	45,76,880
67	1603	16	3 BHK	1426	97	1523	1675	23340	3,55,46,820	3,91,01,502	2,84,37,456	98,000	46,90,840
68	1604	16	Studio	311	67	378	416	23340	88,22,520	97,04,772	70,58,016	24,500	11,64,240
69	1605	16	Studio	311	67	378	416	23340	88,22,520	97,04,772	70,58,016	24,500	11,64,240
70	1606	16	3 BHK	1426	97	1523	1675	23340	3,55,46,820	3,91,01,502	2,84,37,456	98,000	46,90,840
71	1607	16	3 BHK	1483	64	1547	1702	23340	3,61,06,980	3,97,17,678	2,88,85,584	99,500	47,64,760
72	1608	16	3 BHK	1483	64	1547	1702	23340	3,61,06,980	3,97,17,678	2,88,85,584	99,500	47,64,760
73	1701	17	3 BHK	1422	64	1486	1635	23400	3,47,72,400	3,82,49,640	2,78,17,920	95,500	45,76,880
74	1702	17	3 BHK	1422	64	1486	1635	23400	3,47,72,400	3,82,49,640	2,78,17,920	95,500	45,76,880
75	1703	17	3 BHK	1426	97	1523	1675	23400	3,56,38,200	3,92,02,020	2,85,10,560	98,000	46,90,840
76	1704	17	Studio	311	67	378	416	23400	88,45,200	97,29,720	70,76,160	24,500	11,64,240
77	1705	17	Studio	311	67	378	416	23400	88,45,200	97,29,720	70,76,160	24,500	11,64,240



Since 1989

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

An ISO 9001: 2015 Certified Company





Sr. No.	Flat No.	Floor No.	Comp.	Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Distress Sale Value in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
78	1706	17	3 BHK	1426	97	1523	1675	23400	3,56,38,200	3,92,02,020	2,85,10,560	98,000	46,90,840
79	1707	17	3 BHK	1483	64	1547	1702	23400	3,61,99,800	3,98,19,780	2,89,59,840	99,500	47,64,760
80	1708	17	3 BHK	1483	64	1547	1702	23400	3,61,99,800	3,98,19,780	2,89,59,840	99,500	47,64,760
81	1802	18	4.5 BHK	2183	128	2311	2542	23460	5,42,16,060	5,96,37,666	4,33,72,848	1,49,000	71,17,880
82	1803	18	3 BHK	1426	97	1523	1675	23460	3,57,29,580	3,93,02,538	2,85,83,664	98,500	46,90,840
83	1804	18	Studio	311	67	378	416	23460	88,67,880	97,54,668	70,94,304	24,500	11,64,240
84	1805	18	Studio	311	67	378	416	23460	88,67,880	97,54,668	70,94,304	24,500	11,64,240
85	1806	18	3 BHK	1426	97	1523	1675	23460	3,57,29,580	3,93,02,538	2,85,83,664	98,500	46,90,840
86	1807	18	3 BHK	1483	64	1547	1702	23460	3,62,92,620	3,99,21,882	2,90,34,096	1,00,000	47,64,760
87	1808	18	3 BHK	1483	64	1547	1702	23460	3,62,92,620	3,99,21,882	2,90,34,096	1,00,000	47,64,760
88	1901	19	3 BHK	1422	64	1486	1635	23520	3,49,50,720	3,84,45,792	2,79,60,576	96,000	45,76,880
89	1902	19	3 BHK	1422	64	1486	1635	23520	3,49,50,720	3,84,45,792	2,79,60,576	96,000	45,76,880
90	1903	19	3 BHK	1426	97	1523	1675	23520	3,58,20,960	3,94,03,056	2,86,56,768	98,500	46,90,840
91	1904	19	Studio	311	67	378	416	23520	88,90,560	97,79,616	71,12,448	24,500	11,64,240
92	1905	19	Studio	311	67	378	416	23520	88,90,560	97,79,616	71,12,448	24,500	11,64,240
93	1906	19	3 BHK	1426	97	1523	1675	23520	3,58,20,960	3,94,03,056	2,86,56,768	98,500	46,90,840
94	1907	19	3 BHK	1483	64	1547	1702	23520	3,63,85,440	4,00,23,984	2,91,08,352	1,00,000	47,64,760
95	1908	19	3 BHK	1483	64	1547	1702	23520	3,63,85,440	4,00,23,984	2,91,08,352	1,00,000	47,64,760
96	2001	20	3 BHK	1422	64	1486	1635	23580	3,50,39,880	3,85,43,868	2,80,31,904	96,500	45,76,880
97	2002	20	3 BHK	1422	64	1486	1635	23580	3,50,39,880	3,85,43,868	2,80,31,904	96,500	45,76,880
98	2003	20	3 BHK	1426	97	1523	1675	23580	3,59,12,340	3,95,03,574	2,87,29,872	99,000	46,90,840
99	2004	20	Studio	311	67	378	416	23580	89,13,240	98,04,564	71,30,592	24,500	11,64,240
100	2005	20	Studio	311	67	378	416	23580	89,13,240	98,04,564	71,30,592	24,500	11,64,240
101	2006	20	3 BHK	1426	97	1523	1675	23580	3,59,12,340	3,95,03,574	2,87,29,872	99,000	46,90,840
102	2007	20	3 BHK	1483	64	1547	1702	23580	3,64,78,260	4,01,26,086	2,91,82,608	1,00,500	47,64,760
103	2008	20	3 BHK	1483	64	1547	1702	23580	3,64,78,260	4,01,26,086	2,91,82,608	1,00,500	47,64,760
104	2101	21	3 BHK	1422	64	1486	1635	23640	3,51,29,040	3,86,41,944	2,81,03,232	96,500	45,76,880
105	2102	21	3 BHK	1422	64	1486	1635	23640	3,51,29,040	3,86,41,944	2,81,03,232	96,500	45,76,880
106	2103	21	3 BHK	1426	97	1523	1675	23640	3,60,03,720	3,96,04,092	2,88,02,976	99,000	46,90,840
107	2104	21	Studio	311	67	378	416	23640	89,35,920	98,29,512	71,48,736	24,500	11,64,240
108	2105	21	Studio	311	67	378	416	23640	89,35,920	98,29,512	71,48,736	24,500	11,64,240
109	2106	21	3 BHK	1426	97	1523	1675	23640	3,60,03,720	3,96,04,092	2,88,02,976	99,000	46,90,840
110	2107	21	3 BHK	1483	64	1547	1702	23640	3,65,71,080	4,02,28,188	2,92,56,864	1,00,500	47,64,760
111	2108	21	3 BHK	1483	64	1547	1702	23640	3,65,71,080	4,02,28,188	2,92,56,864	1,00,500	47,64,760
112	2201	22	3 BHK	1422	64	1486	1635	23700	3,52,18,200	3,87,40,020	2,81,74,560	97,000	45,76,880
113	2202	22	3 BHK	1422	64	1486	1635	23700	3,52,18,200	3,87,40,020	2,81,74,560	97,000	45,76,880
114	2203	22	3 BHK	1426	97	1523	1675	23700	3,60,95,100	3,97,04,610	2,88,76,080	99,500	46,90,840
115	2204	22	Studio	311	67	378	416	23700	89,58,600	98,54,460	71,66,880	24,500	11,64,240



Sr. No.	Flat No.	Floor No.	Comp.	Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Distress Sale Value in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
116	2205	22	Studio	311	67	378	416	23700	89,58,600	98,54,460	71,66,880	24,500	11,64,240
117	2206	22	3 BHK	1426	97	1523	1675	23700	3,60,95,100	3,97,04,610	2,88,76,080	99,500	46,90,840
118	2207	22	3 BHK	1483	64	1547	1702	23700	3,66,63,900	4,03,30,290	2,93,31,120	1,01,000	47,64,760
119	2208	22	3 BHK	1483	64	1547	1702	23700	3,66,63,900	4,03,30,290	2,93,31,120	1,01,000	47,64,760
120	2302	23	4.5 BHK	2183	128	2311	2542	23760	5,49,09,360	6,04,00,296	4,39,27,488	1,51,000	71,17,880
121	2303	23	3 BHK	1426	97	1523	1675	23760	3,61,86,480	3,98,05,128	2,89,49,184	99,500	46,90,840
122	2304	23	Studio	311	67	378	416	23760	89,81,280	98,79,408	71,85,024	24,500	11,64,240
123	2305	23	Studio	311	67	378	416	23760	89,81,280	98,79,408	71,85,024	24,500	11,64,240
124	2306	23	3 BHK	1426	97	1523	1675	23760	3,61,86,480	3,98,05,128	2,89,49,184	99,500	46,90,840
125	2307	23	3 BHK	1483	64	1547	1702	23760	3,67,56,720	4,04,32,392	2,94,05,376	1,01,000	47,64,760
126	2308	23	3 BHK	1483	64	1547	1702	23760	3,67,56,720	4,04,32,392	2,94,05,376	1,01,000	47,64,760
127	2401	24	3 BHK	1422	64	1486	1635	23820	3,53,96,520	3,89,36,172	2,83,17,216	97,500	45,76,880
128	2402	24	3 BHK	1422	64	1486	1635	23820	3,53,96,520	3,89,36,172	2,83,17,216	97,500	45,76,880
129	2403	24	3 BHK	1426	97	1523	1675	23820	3,62,77,860	3,99,05,646	2,90,22,288	1,00,000	46,90,840
130	2404	24	Studio	311	67	378	416	23820	90,03,960	99,04,356	72,03,168	25,000	11,64,240
131	2405	24	Studio	311	67	378	416	23820	90,03,960	99,04,356	72,03,168	25,000	11,64,240
132	2406	24	3 BHK	1426	97	1523	1675	23820	3,62,77,860	3,99,05,646	2,90,22,288	1,00,000	46,90,840
133	2407	24	3 BHK	1483	64	1547	1702	23820	3,68,49,540	4,05,34,494	2,94,79,632	1,01,500	47,64,760
134	2408	24	3 BHK	1483	64	1547	1702	23820	3,68,49,540	4,05,34,494	2,94,79,632	1,01,500	47,64,760
135	2501	25	3 BHK	1422	64	1486	1635	23880	3,54,85,680	3,90,34,248	2,83,88,544	97,500	45,76,880
136	2502	25	3 BHK	1422	64	1486	1635	23880	3,54,85,680	3,90,34,248	2,83,88,544	97,500	45,76,880
137	2503	25	3 BHK	1426	97	1523	1675	23880	3,63,69,240	4,00,06,164	2,90,95,392	1,00,000	46,90,840
138	2504	25	Studio	311	67	378	416	23880	90,26,640	99,29,304	72,21,312	25,000	11,64,240
139	2505	25	Studio	311	67	378	416	23880	90,26,640	99,29,304	72,21,312	25,000	11,64,240
140	2506	25	3 BHK	1426	97	1523	1675	23880	3,63,69,240	4,00,06,164	2,90,95,392	1,00,000	46,90,840
141	2507	25	3 BHK	1483	64	1547	1702	23880	3,69,42,360	4,06,36,596	2,95,53,888	1,01,500	47,64,760
142	2508	25	3 BHK	1483	64	1547	1702	23880	3,69,42,360	4,06,36,596	2,95,53,888	1,01,500	47,64,760
143	2601	26	3 BHK	1422	64	1486	1635	23940	3,55,74,840	3,91,32,324	2,84,59,872	98,000	45,76,880
144	2602	26	3 BHK	1422	64	1486	1635	23940	3,55,74,840	3,91,32,324	2,84,59,872	98,000	45,76,880
145	2603	26	3 BHK	1426	97	1523	1675	23940	3,64,60,620	4,01,06,682	2,91,68,496	1,00,500	46,90,840
146	2604	26	Studio	311	67	378	416	23940	90,49,320	99,54,252	72,39,456	25,000	11,64,240
147	2605	26	Studio	311	67	378	416	23940	90,49,320	99,54,252	72,39,456	25,000	11,64,240
148	2606	26	3 BHK	1426	97	1523	1675	23940	3,64,60,620	4,01,06,682	2,91,68,496	1,00,500	46,90,840
149	2607	26	3 BHK	1483	64	1547	1702	23940	3,70,35,180	4,07,38,698	2,96,28,144	1,02,000	47,64,760
150	2608	26	3 BHK	1483	64	1547	1702	23940	3,70,35,180	4,07,38,698	2,96,28,144	1,02,000	47,64,760
151	2701	27	3 BHK	1422	64	1486	1635	24000	3,56,64,000	3,92,30,400	2,85,31,200	98,000	45,76,880
152	2702	27	3 BHK	1422	64	1486	1635	24000	3,56,64,000	3,92,30,400	2,85,31,200	98,000	45,76,880
153	2703	27	3 BHK	1426	97	1523	1675	24000	3,65,52,000	4,02,07,200	2,92,41,600	1,00,500	46,90,840



Sr. No.	Flat No.	Floor No.	Comp.	Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Distress Sale Value in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
154	2704	27	Studio	311	67	378	416	24000	90,72,000	99,79,200	72,57,600	25,000	11,64,240
155	2705	27	Studio	311	67	378	416	24000	90,72,000	99,79,200	72,57,600	25,000	11,64,240
156	2706	27	3 BHK	1426	97	1523	1675	24000	3,65,52,000	4,02,07,200	2,92,41,600	1,00,500	46,90,840
157	2707	27	3 BHK	1483	64	1547	1702	24000	3,71,28,000	4,08,40,800	2,97,02,400	1,02,000	47,64,760
158	2708	27	3 BHK	1483	64	1547	1702	24000	3,71,28,000	4,08,40,800	2,97,02,400	1,02,000	47,64,760
159	2802	28	4.5 BHK	2183	128	2311	2542	24060	5,56,02,660	6,11,62,926	4,44,82,128	1,53,000	71,17,880
160	2803	28	3 BHK	1426	97	1523	1675	24060	3,66,43,380	4,03,07,718	2,93,14,704	1,01,000	46,90,840
161	2804	28	Studio	311	67	378	416	24060	90,94,680	1,00,04,148	72,75,744	25,000	11,64,240
162	2805	28	Studio	311	67	378	416	24060	90,94,680	1,00,04,148	72,75,744	25,000	11,64,240
163	2806	28	3 BHK	1426	97	1523	1675	24060	3,66,43,380	4,03,07,718	2,93,14,704	1,01,000	46,90,840
164	2807	28	3 BHK	1483	64	1547	1702	24060	3,72,20,820	4,09,42,902	2,97,76,656	1,02,500	47,64,760
165	2808	28	3 BHK	1483	64	1547	1702	24060	3,72,20,820	4,09,42,902	2,97,76,656	1,02,500	47,64,760
166	2901	29	3 BHK	1422	64	1486	1635	24120	3,58,42,320	3,94,26,552	2,86,73,856	98,500	45,76,880
167	2902	29	3 BHK	1422	64	1486	1635	24120	3,58,42,320	3,94,26,552	2,86,73,856	98,500	45,76,880
168	2903	29	3 BHK	1426	97	1523	1675	24120	3,67,34,760	4,04,08,236	2,93,87,808	1,01,000	46,90,840
169	2904	29	Studio	311	67	378	416	24120	91,17,360	1,00,29,096	72,93,888	25,000	11,64,240
170	2905	29	Studio	311	67	378	416	24120	91,17,360	1,00,29,096	72,93,888	25,000	11,64,240
171	2906	29	3 BHK	1426	97	1523	1675	24120	3,67,34,760	4,04,08,236	2,93,87,808	1,01,000	46,90,840
172	2907	29	3 BHK	1483	64	1547	1702	24120	3,73,13,640	4,10,45,004	2,98,50,912	1,02,500	47,64,760
173	2908	29	3 BHK	1483	64	1547	1702	24120	3,73,13,640	4,10,45,004	2,98,50,912	1,02,500	47,64,760
174	3001	30	3 BHK	1422	64	1486	1635	24180	3,59,31,480	3,95,24,628	2,87,45,184	99,000	45,76,880
175	3002	30	3 BHK	1422	64	1486	1635	24180	3,59,31,480	3,95,24,628	2,87,45,184	99,000	45,76,880
176	3003	30	3 BHK	1426	97	1523	1675	24180	3,68,26,140	4,05,08,754	2,94,60,912	1,01,500	46,90,840
177	3004	30	Studio	311	67	378	416	24180	91,40,040	1,00,54,044	73,12,032	25,000	11,64,240
178	3005	30	Studio	311	67	378	416	24180	91,40,040	1,00,54,044	73,12,032	25,000	11,64,240
179	3006	30	3 BHK	1426	97	1523	1675	24180	3,68,26,140	4,05,08,754	2,94,60,912	1,01,500	46,90,840
180	3007	30	3 BHK	1483	64	1547	1702	24180	3,74,06,460	4,11,47,106	2,99,25,168	1,03,000	47,64,760
181	3008	30	3 BHK	1483	64	1547	1702	24180	3,74,06,460	4,11,47,106	2,99,25,168	1,03,000	47,64,760
182	3101	31	3 BHK	1422	64	1486	1635	24240	3,60,20,640	3,96,22,704	2,88,16,512	99,000	45,76,880
183	3102	31	3 BHK	1422	64	1486	1635	24240	3,60,20,640	3,96,22,704	2,88,16,512	99,000	45,76,880
184	3103	31	3 BHK	1426	97	1523	1675	24240	3,69,17,520	4,06,09,272	2,95,34,016	1,01,500	46,90,840
185	3104	31	Studio	311	67	378	416	24240	91,62,720	1,00,78,992	73,30,176	25,000	11,64,240
186	3105	31	Studio	311	67	378	416	24240	91,62,720	1,00,78,992	73,30,176	25,000	11,64,240
187	3106	31	3 BHK	1426	97	1523	1675	24240	3,69,17,520	4,06,09,272	2,95,34,016	1,01,500	46,90,840
188	3107	31	3 BHK	1483	64	1547	1702	24240	3,74,99,280	4,12,49,208	2,99,99,424	1,03,000	47,64,760
189	3108	31	3 BHK	1483	64	1547	1702	24240	3,74,99,280	4,12,49,208	2,99,99,424	1,03,000	47,64,760
190	3201	32	3 BHK	1422	64	1486	1635	24300	3,61,09,800	3,97,20,780	2,88,87,840	99,500	45,76,880
191	3202	32	3 BHK	1422	64	1486	1635	24300	3,61,09,800	3,97,20,780	2,88,87,840	99,500	45,76,880



Sr. No.	Flat No.	Floor No.	Comp.	Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Distress Sale Value in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
192	3203	32	3 BHK	1426	97	1523	1675	24300	3,70,08,900	4,07,09,790	2,96,07,120	1,02,000	46,90,840
193	3204	32	Studio	311	67	378	416	24300	91,85,400	1,01,03,940	73,48,320	25,500	11,64,240
194	3205	32	Studio	311	67	378	416	24300	91,85,400	1,01,03,940	73,48,320	25,500	11,64,240
195	3206	32	3 BHK	1426	97	1523	1675	24300	3,70,08,900	4,07,09,790	2,96,07,120	1,02,000	46,90,840
196	3207	32	3 BHK	1483	64	1547	1702	24300	3,75,92,100	4,13,51,310	3,00,73,680	1,03,500	47,64,760
197	3208	32	3 BHK	1483	64	1547	1702	24300	3,75,92,100	4,13,51,310	3,00,73,680	1,03,500	47,64,760
198	3302	33	4.5 BHK	2183	128	2311	2542	24360	5,62,95,960	6,19,25,556	4,50,36,768	1,55,000	71,17,880
199	3303	33	3 BHK	1426	97	1523	1675	24360	3,71,00,280	4,08,10,308	2,96,80,224	1,02,000	46,90,840
200	3304	33	Studio	311	67	378	416	24360	92,08,080	1,01,28,888	73,66,464	25,500	11,64,240
201	3305	33	Studio	311	67	378	416	24360	92,08,080	1,01,28,888	73,66,464	25,500	11,64,240
202	3306	33	3 BHK	1426	97	1523	1675	24360	3,71,00,280	4,08,10,308	2,96,80,224	1,02,000	46,90,840
203	3307	33	3 BHK	1483	64	1547	1702	24360	3,76,84,920	4,14,53,412	3,01,47,936	1,03,500	47,64,760
204	3308	33	3 BHK	1483	64	1547	1702	24360	3,76,84,920	4,14,53,412	3,01,47,936	1,03,500	47,64,760
205	3401	34	3 BHK	1422	64	1486	1635	24420	3,62,88,120	3,99,16,932	2,90,30,496	1,00,000	45,76,880
206	3402	34	3 BHK	1422	64	1486	1635	24420	3,62,88,120	3,99,16,932	2,90,30,496	1,00,000	45,76,880
207	3403	34	3 BHK	1426	97	1523	1675	24420	3,71,91,660	4,09,10,826	2,97,53,328	1,02,500	46,90,840
208	3404	34	Studio	311	67	378	416	24420	92,30,760	1,01,53,836	73,84,608	25,500	11,64,240
209	3405	34	Studio	311	67	378	416	24420	92,30,760	1,01,53,836	73,84,608	25,500	11,64,240
210	3406	34	3 BHK	1426	97	1523	1675	24420	3,71,91,660	4,09,10,826	2,97,53,328	1,02,500	46,90,840
211	3407	34	3 BHK	1483	64	1547	1702	24420	3,77,77,740	4,15,55,514	3,02,22,192	1,04,000	47,64,760
212	3408	34	3 BHK	1483	64	1547	1702	24420	3,77,77,740	4,15,55,514	3,02,22,192	1,04,000	47,64,760
213	3501	35	3 BHK	1422	64	1486	1635	24480	3,63,77,280	4,00,15,008	2,91,01,824	1,00,000	45,76,880
214	3502	35	3 BHK	1422	64	1486	1635	24480	3,63,77,280	4,00,15,008	2,91,01,824	1,00,000	45,76,880
215	3503	35	3 BHK	1426	97	1523	1675	24480	3,72,83,040	4,10,11,344	2,98,26,432	1,02,500	46,90,840
216	3504	35	Studio	311	67	378	416	24480	92,53,440	1,01,78,784	74,02,752	25,500	11,64,240
217	3505	35	Studio	311	67	378	416	24480	92,53,440	1,01,78,784	74,02,752	25,500	11,64,240
218	3506	35	3 BHK	1426	97	1523	1675	24480	3,72,83,040	4,10,11,344	2,98,26,432	1,02,500	46,90,840
219	3507	35	3 BHK	1483	64	1547	1702	24480	3,78,70,560	4,16,57,616	3,02,96,448	1,04,000	47,64,760
220	3508	35	3 BHK	1483	64	1547	1702	24480	3,78,70,560	4,16,57,616	3,02,96,448	1,04,000	47,64,760
221	3601	36	3 BHK	1422	64	1486	1635	24540	3,64,66,440	4,01,13,084	2,91,73,152	1,00,500	45,76,880
222	3602	36	3 BHK	1422	64	1486	1635	24540	3,64,66,440	4,01,13,084	2,91,73,152	1,00,500	45,76,880
223	3603	36	3 BHK	1426	97	1523	1675	24540	3,73,74,420	4,11,11,862	2,98,99,536	1,03,000	46,90,840
224	3604	36	Studio	311	67	378	416	24540	92,76,120	1,02,03,732	74,20,896	25,500	11,64,240
225	3605	36	Studio	311	67	378	416	24540	92,76,120	1,02,03,732	74,20,896	25,500	11,64,240
226	3606	36	3 BHK	1426	97	1523	1675	24540	3,73,74,420	4,11,11,862	2,98,99,536	1,03,000	46,90,840
227	3607	36	3 BHK	1483	64	1547	1702	24540	3,79,63,380	4,17,59,718	3,03,70,704	1,04,500	47,64,760
228	3608	36	3 BHK	1483	64	1547	1702	24540	3,79,63,380	4,17,59,718	3,03,70,704	1,04,500	47,64,760
229	3701	37	3 BHK	1422	64	1486	1635	24600	3,65,55,600	4,02,11,160	2,92,44,480	1,00,500	45,76,880



Sr. No.	Flat No.	Floor No.	Comp.	Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Distress Sale Value in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
230	3702	37	3 BHK	1422	64	1486	1635	24600	3,65,55,600	4,02,11,160	2,92,44,480	1,00,500	45,76,880
231	3703	37	3 BHK	1426	97	1523	1675	24600	3,74,65,800	4,12,12,380	2,99,72,640	1,03,000	46,90,840
232	3704	37	Studio	311	67	378	416	24600	92,98,800	1,02,28,680	74,39,040	25,500	11,64,240
233	3705	37	Studio	311	67	378	416	24600	92,98,800	1,02,28,680	74,39,040	25,500	11,64,240
234	3706	37	3 BHK	1426	97	1523	1675	24600	3,74,65,800	4,12,12,380	2,99,72,640	1,03,000	46,90,840
235	3707	37	3 BHK	1483	64	1547	1702	24600	3,80,56,200	4,18,61,820	3,04,44,960	1,04,500	47,64,760
236	3708	37	3 BHK	1483	64	1547	1702	24600	3,80,56,200	4,18,61,820	3,04,44,960	1,04,500	47,64,760
237	3802	38	4.5 BHK	2183	128	2311	2542	24660	5,69,89,260	6,26,88,186	4,55,91,408	1,56,500	71,17,880
238	3803	38	3 BHK	1426	97	1523	1675	24660	3,75,57,180	4,13,12,898	3,00,45,744	1,03,500	46,90,840
239	3804	38	Studio	311	67	378	416	24660	93,21,480	1,02,53,628	74,57,184	25,500	11,64,240
240	3805	38	Studio	311	67	378	416	24660	93,21,480	1,02,53,628	74,57,184	25,500	11,64,240
241	3806	38	3 BHK	1426	97	1523	1675	24660	3,75,57,180	4,13,12,898	3,00,45,744	1,03,500	46,90,840
242	3807	38	3 BHK	1483	64	1547	1702	24660	3,81,49,020	4,19,63,922	3,05,19,216	1,05,000	47,64,760
243	3808	38	3 BHK	1483	64	1547	1702	24660	3,81,49,020	4,19,63,922	3,05,19,216	1,05,000	47,64,760
244	3901	39	3 BHK	1422	64	1486	1635	24720	3,67,33,920	4,04,07,312	2,93,87,136	1,01,000	45,76,880
245	3902	39	3 BHK	1422	64	1486	1635	24720	3,67,33,920	4,04,07,312	2,93,87,136	1,01,000	45,76,880
246	3903	39	3 BHK	1426	97	1523	1675	24720	3,76,48,560	4,14,13,416	3,01,18,848	1,03,500	46,90,840
247	3904	39	Studio	311	67	378	416	24720	93,44,160	1,02,78,576	74,75,328	25,500	11,64,240
248	3905	39	Studio	311	67	378	416	24720	93,44,160	1,02,78,576	74,75,328	25,500	11,64,240
249	3906	39	3 BHK	1426	97	1523	1675	24720	3,76,48,560	4,14,13,416	3,01,18,848	1,03,500	46,90,840
250	3907	39	3 BHK	1483	64	1547	1702	24720	3,82,41,840	4,20,66,024	3,05,93,472	1,05,000	47,64,760
251	3908	39	3 BHK	1483	64	1547	1702	24720	3,82,41,840	4,20,66,024	3,05,93,472	1,05,000	47,64,760
252	4001	40	3 BHK	1422	64	1486	1635	24780	3,68,23,080	4,05,05,388	2,94,58,464	1,01,500	45,76,880
253	4002	40	3 BHK	1422	64	1486	1635	24780	3,68,23,080	4,05,05,388	2,94,58,464	1,01,500	45,76,880
254	4003	40	3 BHK	1426	97	1523	1675	24780	3,77,39,940	4,15,13,934	3,01,91,952	1,04,000	46,90,840
255	4004	40	Studio	311	67	378	416	24780	93,66,840	1,03,03,524	74,93,472	26,000	11,64,240
256	4005	40	Studio	311	67	378	416	24780	93,66,840	1,03,03,524	74,93,472	26,000	11,64,240
257	4006	40	3 BHK	1426	97	1523	1675	24780	3,77,39,940	4,15,13,934	3,01,91,952	1,04,000	46,90,840
258	4007	40	3 BHK	1483	64	1547	1702	24780	3,83,34,660	4,21,68,126	3,06,67,728	1,05,500	47,64,760
259	4008	40	3 BHK	1483	64	1547	1702	24780	3,83,34,660	4,21,68,126	3,06,67,728	1,05,500	47,64,760
260	4101	41	3 BHK	1422	64	1486	1635	24840	3,69,12,240	4,06,03,464	2,95,29,792	1,01,500	45,76,880
261	4102	41	3 BHK	1422	64	1486	1635	24840	3,69,12,240	4,06,03,464	2,95,29,792	1,01,500	45,76,880
262	4103	41	3 BHK	1426	97	1523	1675	24840	3,78,31,320	4,16,14,452	3,02,65,056	1,04,000	46,90,840
263	4104	41	Studio	311	67	378	416	24840	93,89,520	1,03,28,472	75,11,616	26,000	11,64,240
264	4105	41	Studio	311	67	378	416	24840	93,89,520	1,03,28,472	75,11,616	26,000	11,64,240
265	4106	41	3 BHK	1426	97	1523	1675	24840	3,78,31,320	4,16,14,452	3,02,65,056	1,04,000	46,90,840
266	4107	41	3 BHK	1483	64	1547	1702	24840	3,84,27,480	4,22,70,228	3,07,41,984	1,05,500	47,64,760
267	4108	41	3 BHK	1483	64	1547	1702	24840	3,84,27,480	4,22,70,228	3,07,41,984	1,05,500	47,64,760



Sr. No.	Flat No.	Floor No.	Comp.	Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Distress Sale Value in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
268	4201	42	3 BHK	1422	64	1486	1635	24900	3,70,01,400	4,07,01,540	2,96,01,120	1,02,000	45,76,880
269	4202	42	3 BHK	1422	64	1486	1635	24900	3,70,01,400	4,07,01,540	2,96,01,120	1,02,000	45,76,880
270	4203	42	3 BHK	1426	97	1523	1675	24900	3,79,22,700	4,17,14,970	3,03,38,160	1,04,500	46,90,840
271	4204	42	Studio	311	67	378	416	24900	94,12,200	1,03,53,420	75,29,760	26,000	11,64,240
272	4205	42	Studio	311	67	378	416	24900	94,12,200	1,03,53,420	75,29,760	26,000	11,64,240
273	4206	42	3 BHK	1426	97	1523	1675	24900	3,79,22,700	4,17,14,970	3,03,38,160	1,04,500	46,90,840
274	4207	42	3 BHK	1483	64	1547	1702	24900	3,85,20,300	4,23,72,330	3,08,16,240	1,06,000	47,64,760
275	4208	42	3 BHK	1483	64	1547	1702	24900	3,85,20,300	4,23,72,330	3,08,16,240	1,06,000	47,64,760
276	4302	43	4.5 BHK	2183	128	2311	2542	24960	5,76,82,560	6,34,50,816	4,61,46,048	1,58,500	71,17,880
277	4303	43	3 BHK	1426	97	1523	1675	24960	3,80,14,080	4,18,15,488	3,04,11,264	1,04,500	46,90,840
278	4304	43	Studio	311	67	378	416	24960	94,34,880	1,03,78,368	75,47,904	26,000	11,64,240
279	4305	43	Studio	311	67	378	416	24960	94,34,880	1,03,78,368	75,47,904	26,000	11,64,240
280	4306	43	3 BHK	1426	97	1523	1675	24960	3,80,14,080	4,18,15,488	3,04,11,264	1,04,500	46,90,840
281	4307	43	3 BHK	1483	64	1547	1702	24960	3,86,13,120	4,24,74,432	3,08,90,496	1,06,000	47,64,760
282	4308	43	3 BHK	1483	64	1547	1702	24960	3,86,13,120	4,24,74,432	3,08,90,496	1,06,000	47,64,760
283	4401	44	3 BHK	1422	64	1486	1635	25020	3,71,79,720	4,08,97,692	2,97,43,776	1,02,000	45,76,880
284	4402	44	3 BHK	1422	64	1486	1635	25020	3,71,79,720	4,08,97,692	2,97,43,776	1,02,000	45,76,880
285	4403	44	3 BHK	1426	97	1523	1675	25020	3,81,05,460	4,19,16,006	3,04,84,368	1,05,000	46,90,840
286	4404	44	Studio	311	67	378	416	25020	94,57,560	1,04,03,316	75,66,048	26,000	11,64,240
287	4405	44	Studio	311	67	378	416	25020	94,57,560	1,04,03,316	75,66,048	26,000	11,64,240
288	4406	44	3 BHK	1426	97	1523	1675	25020	3,81,05,460	4,19,16,006	3,04,84,368	1,05,000	46,90,840
289	4407	44	3 BHK	1483	64	1547	1702	25020	3,87,05,940	4,25,76,534	3,09,64,752	1,06,500	47,64,760
290	4408	44	3 BHK	1483	64	1547	1702	25020	3,87,05,940	4,25,76,534	3,09,64,752	1,06,500	47,64,760
291	4501	45	3 BHK	1422	64	1486	1635	25080	3,72,68,880	4,09,95,768	2,98,15,104	1,02,500	45,76,880
292	4502	45	3 BHK	1422	64	1486	1635	25080	3,72,68,880	4,09,95,768	2,98,15,104	1,02,500	45,76,880
293	4503	45	3 BHK	1426	97	1523	1675	25080	3,81,96,840	4,20,16,524	3,05,57,472	1,05,000	46,90,840
294	4504	45	Studio	311	67	378	416	25080	94,80,240	1,04,28,264	75,84,192	26,000	11,64,240
295	4505	45	Studio	311	67	378	416	25080	94,80,240	1,04,28,264	75,84,192	26,000	11,64,240
296	4506	45	3 BHK	1426	97	1523	1675	25080	3,81,96,840	4,20,16,524	3,05,57,472	1,05,000	46,90,840
297	4507	45	3 BHK	1483	64	1547	1702	25080	3,87,98,760	4,26,78,636	3,10,39,008	1,06,500	47,64,760
298	4508	45	3 BHK	1483	64	1547	1702	25080	3,87,98,760	4,26,78,636	3,10,39,008	1,06,500	47,64,760
299	4601	45	3 BHK	1422	64	1486	1635	25140	3,73,58,040	4,10,93,844	2,98,86,432	1,02,500	45,76,880
300	4602	45	3 BHK	1422	64	1486	1635	25140	3,73,58,040	4,10,93,844	2,98,86,432	1,02,500	45,76,880
301	4603	45	3 BHK	1426	97	1523	1675	25140	3,82,88,220	4,21,17,042	3,06,30,576	1,05,500	46,90,840
302	4604	45	Studio	311	67	378	416	25140	95,02,920	1,04,53,212	76,02,336	26,000	11,64,240
303	4605	45	Studio	311	67	378	416	25140	95,02,920	1,04,53,212	76,02,336	26,000	11,64,240
304	4606	45	3 BHK	1426	97	1523	1675	25140	3,82,88,220	4,21,17,042	3,06,30,576	1,05,500	46,90,840
305	4607	45	3 BHK	1483	64	1547	1702	25140	3,88,91,580	4,27,80,738	3,11,13,264	1,07,000	47,64,760



Sr. No.	Flat No.	Floor No.	Comp.	Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Distress Sale Value in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
306	4608	45	3 BHK	1483	64	1547	1702	25140	3,88,91,580	4,27,80,738	3,11,13,264	1,07,000	47,64,760
307	4701	47	3 BHK	1422	64	1486	1635	25200	3,74,47,200	4,11,91,920	2,99,57,760	1,03,000	45,76,880
308	4702	47	3 BHK	1422	64	1486	1635	25200	3,74,47,200	4,11,91,920	2,99,57,760	1,03,000	45,76,880
309	4703	47	3 BHK	1426	97	1523	1675	25200	3,83,79,600	4,22,17,560	3,07,03,680	1,05,500	46,90,840
310	4704	47	Studio	311	67	378	416	25200	95,25,600	1,04,78,160	76,20,480	26,000	11,64,240
311	4705	47	Studio	311	67	378	416	25200	95,25,600	1,04,78,160	76,20,480	26,000	11,64,240
312	4706	47	3 BHK	1426	97	1523	1675	25200	3,83,79,600	4,22,17,560	3,07,03,680	1,05,500	46,90,840
313	4707	47	3 BHK	1483	64	1547	1702	25200	3,89,84,400	4,28,82,840	3,11,87,520	1,07,000	47,64,760
314	4708	47	3 BHK	1483	64	1547	1702	25200	3,89,84,400	4,28,82,840	3,11,87,520	1,07,000	47,64,760
315	4802	48	4.5 BHK	2183	128	2311	2542	25260	5,83,75,860	6,42,13,446	4,67,00,688	1,60,500	71,17,880
316	4803	48	3 BHK	1426	97	1523	1675	25260	3,84,70,980	4,23,18,078	3,07,76,784	1,06,000	46,90,840
317	4804	48	Studio	311	67	378	416	25260	95,48,280	1,05,03,108	76,38,624	26,500	11,64,240
318	4805	48	Studio	311	67	378	416	25260	95,48,280	1,05,03,108	76,38,624	26,500	11,64,240
319	4806	48	3 BHK	1426	97	1523	1675	25260	3,84,70,980	4,23,18,078	3,07,76,784	1,06,000	46,90,840
320	4807	48	3 BHK	1483	64	1547	1702	25260	3,90,77,220	4,29,84,942	3,12,61,776	1,07,500	47,64,760
321	4808	48	3 BHK	1483	64	1547	1702	25260	3,90,77,220	4,29,84,942	3,12,61,776	1,07,500	47,64,760
322	4901	49	3 BHK	1422	64	1486	1635	25320	3,76,25,520	4,13,88,072	3,01,00,416	1,03,500	45,76,880
323	4902	49	3 BHK	1422	64	1486	1635	25320	3,76,25,520	4,13,88,072	3,01,00,416	1,03,500	45,76,880
324	4903	49	3 BHK	1426	97	1523	1675	25320	3,85,62,360	4,24,18,596	3,08,49,888	1,06,000	46,90,840
325	4904	49	Studio	311	67	378	416	25320	95,70,960	1,05,28,056	76,56,768	26,500	11,64,240
326	4905	49	Studio	311	67	378	416	25320	95,70,960	1,05,28,056	76,56,768	26,500	11,64,240
327	4906	49	3 BHK	1426	97	1523	1675	25320	3,85,62,360	4,24,18,596	3,08,49,888	1,06,000	46,90,840
328	4907	49	3 BHK	1483	64	1547	1702	25320	3,91,70,040	4,30,87,044	3,13,36,032	1,07,500	47,64,760
329	4908	49	3 BHK	1483	64	1547	1702	25320	3,91,70,040	4,30,87,044	3,13,36,032	1,07,500	47,64,760
330	5001	50	3 BHK	1422	64	1486	1635	25380	3,77,14,680	4,14,86,148	3,01,71,744	1,03,500	45,76,880
331	5002	50	3 BHK	1422	64	1486	1635	25380	3,77,14,680	4,14,86,148	3,01,71,744	1,03,500	45,76,880
332	5003	50	3 BHK	1426	97	1523	1675	25380	3,86,53,740	4,25,19,114	3,09,22,992	1,06,500	46,90,840
333	5004	50	Studio	311	67	378	416	25380	95,93,640	1,05,53,004	76,74,912	26,500	11,64,240
334	5005	50	Studio	311	67	378	416	25380	95,93,640	1,05,53,004	76,74,912	26,500	11,64,240
335	5006	50	3 BHK	1426	97	1523	1675	25380	3,86,53,740	4,25,19,114	3,09,22,992	1,06,500	46,90,840
336	5007	50	3 BHK	1483	64	1547	1702	25380	3,92,62,860	4,31,89,146	3,14,10,288	1,08,000	47,64,760
337	5008	50	3 BHK	1483	64	1547	1702	25380	3,92,62,860	4,31,89,146	3,14,10,288	1,08,000	47,64,760
338	5101	51	3 BHK	1422	64	1486	1635	25440	3,78,03,840	4,15,84,224	3,02,43,072	1,04,000	45,76,880
339	5102	51	3 BHK	1422	64	1486	1635	25440	3,78,03,840	4,15,84,224	3,02,43,072	1,04,000	45,76,880
340	5103	51	3 BHK	1426	97	1523	1675	25440	3,87,45,120	4,26,19,632	3,09,96,096	1,06,500	46,90,840
341	5104	51	Studio	311	67	378	416	25440	96,16,320	1,05,77,952	76,93,056	26,500	11,64,240
342	5105	51	Studio	311	67	378	416	25440	96,16,320	1,05,77,952	76,93,056	26,500	11,64,240
343	5106	51	3 BHK	1426	97	1523	1675	25440	3,87,45,120	4,26,19,632	3,09,96,096	1,06,500	46,90,840



Sr. No.	Flat No.	Floor No.	Comp.	Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Distress Sale Value in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
344	5107	51	3 BHK	1483	64	1547	1702	25440	3,93,55,680	4,32,91,248	3,14,84,544	1,08,000	47,64,760
345	5108	51	3 BHK	1483	64	1547	1702	25440	3,93,55,680	4,32,91,248	3,14,84,544	1,08,000	47,64,760
346	5201	52	3 BHK	1422	64	1486	1635	25500	3,78,93,000	4,16,82,300	3,03,14,400	1,04,000	45,76,880
347	5202	52	3 BHK	1422	64	1486	1635	25500	3,78,93,000	4,16,82,300	3,03,14,400	1,04,000	45,76,880
348	5203	52	3 BHK	1426	97	1523	1675	25500	3,88,36,500	4,27,20,150	3,10,69,200	1,07,000	46,90,840
349	5204	52	Studio	311	67	378	416	25500	96,39,000	1,06,02,900	77,11,200	26,500	11,64,240
350	5205	52	Studio	311	67	378	416	25500	96,39,000	1,06,02,900	77,11,200	26,500	11,64,240
351	5206	52	3 BHK	1426	97	1523	1675	25500	3,88,36,500	4,27,20,150	3,10,69,200	1,07,000	46,90,840
352	5207	52	3 BHK	1483	64	1547	1702	25500	3,94,48,500	4,33,93,350	3,15,58,800	1,08,500	47,64,760
353	5208	52	3 BHK	1483	64	1547	1702	25500	3,94,48,500	4,33,93,350	3,15,58,800	1,08,500	47,64,760
354	5302	53	4.5 BHK	2183	128	2311	2542	25560	5,90,69,160	6,49,76,076	4,72,55,328	1,62,500	71,17,880
355	5303	53	3 BHK	1426	97	1523	1675	25560	3,89,27,880	4,28,20,668	3,11,42,304	1,07,000	46,90,840
356	5304	53	Studio	311	67	378	416	25560	96,61,680	1,06,27,848	77,29,344	26,500	11,64,240
357	5305	53	Studio	311	67	378	416	25560	96,61,680	1,06,27,848	77,29,344	26,500	11,64,240
358	5306	53	3 BHK	1426	97	1523	1675	25560	3,89,27,880	4,28,20,668	3,11,42,304	1,07,000	46,90,840
359	5307	53	3 BHK	1483	64	1547	1702	25560	3,95,41,320	4,34,95,452	3,16,33,056	1,08,500	47,64,760
360	5308	53	3 BHK	1483	64	1547	1702	25560	3,95,41,320	4,34,95,452	3,16,33,056	1,08,500	47,64,760
361	5401	54	3 BHK	1422	64	1486	1635	25620	3,80,71,320	4,18,78,452	3,04,57,056	1,04,500	45,76,880
362	5402	54	3 BHK	1422	64	1486	1635	25620	3,80,71,320	4,18,78,452	3,04,57,056	1,04,500	45,76,880
363	5403	54	3 BHK	1426	97	1523	1675	25620	3,90,19,260	4,29,21,186	3,12,15,408	1,07,500	46,90,840
364	5404	54	Studio	311	67	378	416	25620	96,84,360	1,06,52,796	77,47,488	26,500	11,64,240
365	5405	54	Studio	311	67	378	416	25620	96,84,360	1,06,52,796	77,47,488	26,500	11,64,240
366	5406	54	3 BHK	1426	97	1523	1675	25620	3,90,19,260	4,29,21,186	3,12,15,408	1,07,500	46,90,840
367	5407	54	3 BHK	1483	64	1547	1702	25620	3,96,34,140	4,35,97,554	3,17,07,312	1,09,000	47,64,760
368	5408	54	3 BHK	1483	64	1547	1702	25620	3,96,34,140	4,35,97,554	3,17,07,312	1,09,000	47,64,760
369	5501	55	3 BHK	1422	64	1486	1635	25680	3,81,60,480	4,19,76,528	3,05,28,384	1,05,000	45,76,880
370	5502	55	3 BHK	1422	64	1486	1635	25680	3,81,60,480	4,19,76,528	3,05,28,384	1,05,000	45,76,880
371	5503	55	3 BHK	1426	97	1523	1675	25680	3,91,10,640	4,30,21,704	3,12,88,512	1,07,500	46,90,840
372	5504	55	Studio	311	67	378	416	25680	97,07,040	1,06,77,744	77,65,632	26,500	11,64,240
373	5505	55	Studio	311	67	378	416	25680	97,07,040	1,06,77,744	77,65,632	26,500	11,64,240
374	5506	55	3 BHK	1426	97	1523	1675	25680	3,91,10,640	4,30,21,704	3,12,88,512	1,07,500	46,90,840
375	5507	55	3 BHK	1483	64	1547	1702	25680	3,97,26,960	4,36,99,656	3,17,81,568	1,09,000	47,64,760
376	5508	55	3 BHK	1483	64	1547	1702	25680	3,97,26,960	4,36,99,656	3,17,81,568	1,09,000	47,64,760
377	5601	56	3 BHK	1422	64	1486	1635	25740	3,82,49,640	4,20,74,604	3,05,99,712	1,05,000	45,76,880
378	5602	56	3 BHK	1422	64	1486	1635	25740	3,82,49,640	4,20,74,604	3,05,99,712	1,05,000	45,76,880
379	5603	56	3 BHK	1426	97	1523	1675	25740	3,92,02,020	4,31,22,222	3,13,61,616	1,08,000	46,90,840
380	5604	56	Studio	311	67	378	416	25740	97,29,720	1,07,02,692	77,83,776	27,000	11,64,240
381	5605	56	Studio	311	67	378	416	25740	97,29,720	1,07,02,692	77,83,776	27,000	11,64,240



Sr. No.	Flat No.	Floor No.	Comp.	Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Distress Sale Value in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
382	5606	56	3 BHK	1426	97	1523	1675	25740	3,92,02,020	4,31,22,222	3,13,61,616	1,08,000	46,90,840
383	5607	56	3 BHK	1483	64	1547	1702	25740	3,98,19,780	4,38,01,758	3,18,55,824	1,09,500	47,64,760
384	5608	56	3 BHK	1483	64	1547	1702	25740	3,98,19,780	4,38,01,758	3,18,55,824	1,09,500	47,64,760
385	5701	57	3 BHK	1422	64	1486	1635	25800	3,83,38,800	4,21,72,680	3,06,71,040	1,05,500	45,76,880
386	5702	57	3 BHK	1422	64	1486	1635	25800	3,83,38,800	4,21,72,680	3,06,71,040	1,05,500	45,76,880
387	5703	57	3 BHK	1426	97	1523	1675	25800	3,92,93,400	4,32,22,740	3,14,34,720	1,08,000	46,90,840
388	5704	57	Studio	311	67	378	416	25800	97,52,400	1,07,27,640	78,01,920	27,000	11,64,240
389	5705	57	Studio	311	67	378	416	25800	97,52,400	1,07,27,640	78,01,920	27,000	11,64,240
390	5706	57	3 BHK	1426	97	1523	1675	25800	3,92,93,400	4,32,22,740	3,14,34,720	1,08,000	46,90,840
391	5707	57	3 BHK	1483	64	1547	1702	25800	3,99,12,600	4,39,03,860	3,19,30,080	1,10,000	47,64,760
392	5708	57	3 BHK	1483	64	1547	1702	25800	3,99,12,600	4,39,03,860	3,19,30,080	1,10,000	47,64,760
393	5802	58	4.5 BHK	2183	128	2311	2542	25860	5,97,62,460	6,57,38,706	4,78,09,968	1,64,500	71,17,880
394	5803	58	3 BHK	1426	97	1523	1675	25860	3,93,84,780	4,33,23,258	3,15,07,824	1,08,500	46,90,840
395	5804	58	Studio	311	67	378	416	25860	97,75,080	1,07,52,588	78,20,064	27,000	11,64,240
396	5805	58	Studio	311	67	378	416	25860	97,75,080	1,07,52,588	78,20,064	27,000	11,64,240
397	5806	58	3 BHK	1426	97	1523	1675	25860	3,93,84,780	4,33,23,258	3,15,07,824	1,08,500	46,90,840
398	5807	58	3 BHK	1483	64	1547	1702	25860	4,00,05,420	4,40,05,962	3,20,04,336	1,10,000	47,64,760
399	5808	58	3 BHK	1483	64	1547	1702	25860	4,00,05,420	4,40,05,962	3,20,04,336	1,10,000	47,64,760
400	5901	59	3 BHK	1422	64	1486	1635	25920	3,85,17,120	4,23,68,832	3,08,13,696	1,06,000	45,76,880
401	5902	59	3 BHK	1422	64	1486	1635	25920	3,85,17,120	4,23,68,832	3,08,13,696	1,06,000	45,76,880
402	5903	59	3 BHK	1426	97	1523	1675	25920	3,94,76,160	4,34,23,776	3,15,80,928	1,08,500	46,90,840
403	5904	59	Studio	311	67	378	416	25920	97,97,760	1,07,77,536	78,38,208	27,000	11,64,240
404	5905	59	Studio	311	67	378	416	25920	97,97,760	1,07,77,536	78,38,208	27,000	11,64,240
405	5906	59	3 BHK	1426	97	1523	1675	25920	3,94,76,160	4,34,23,776	3,15,80,928	1,08,500	46,90,840
406	5907	59	3 BHK	1483	64	1547	1702	25920	4,00,98,240	4,41,08,064	3,20,78,592	1,10,500	47,64,760
407	5908	59	3 BHK	1483	64	1547	1702	25920	4,00,98,240	4,41,08,064	3,20,78,592	1,10,500	47,64,760
408	6001	60	3 BHK	1422	64	1486	1635	25980	3,86,06,280	4,24,66,908	3,08,85,024	1,06,000	45,76,880
409	6002	60	3 BHK	1422	64	1486	1635	25980	3,86,06,280	4,24,66,908	3,08,85,024	1,06,000	45,76,880
410	6003	60	3 BHK	1426	97	1523	1675	25980	3,95,67,540	4,35,24,294	3,16,54,032	1,09,000	46,90,840
411	6004	60	Studio	311	67	378	416	25980	98,20,440	1,08,02,484	78,56,352	27,000	11,64,240
412	6005	60	Studio	311	67	378	416	25980	98,20,440	1,08,02,484	78,56,352	27,000	11,64,240
413	6006	60	3 BHK	1426	97	1523	1675	25980	3,95,67,540	4,35,24,294	3,16,54,032	1,09,000	46,90,840
414	6007	60	3 BHK	1483	64	1547	1702	25980	4,01,91,060	4,42,10,166	3,21,52,848	1,10,500	47,64,760
415	6008	60	3 BHK	1483	64	1547	1702	25980	4,01,91,060	4,42,10,166	3,21,52,848	1,10,500	47,64,760
416	6101	61	3 BHK	1422	64	1486	1635	26040	3,86,95,440	4,25,64,984	3,09,56,352	1,06,500	45,76,880
417	6102	61	3 BHK	1422	64	1486	1635	26040	3,86,95,440	4,25,64,984	3,09,56,352	1,06,500	45,76,880
418	6103	61	3 BHK	1426	97	1523	1675	26040	3,96,58,920	4,36,24,812	3,17,27,136	1,09,000	46,90,840
419	6104	61	Studio	311	67	378	416	26040	98,43,120	1,08,27,432	78,74,496	27,000	11,64,240



Sr. No.	Flat No.	Floor No.	Comp.	Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Distress Sale Value in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
420	6105	61	Studio	311	67	378	416	26040	98,43,120	1,08,27,432	78,74,496	27,000	11,64,240
421	6106	61	3 BHK	1426	97	1523	1675	26040	3,96,58,920	4,36,24,812	3,17,27,136	1,09,000	46,90,840
422	6107	61	3 BHK	1483	64	1547	1702	26040	4,02,83,880	4,43,12,268	3,22,27,104	1,11,000	47,64,760
423	6108	61	3 BHK	1483	64	1547	1702	26040	4,02,83,880	4,43,12,268	3,22,27,104	1,11,000	47,64,760
424	6201	62	3 BHK	1422	64	1486	1635	26100	3,87,84,600	4,26,63,060	3,10,27,680	1,06,500	45,76,880
425	6202	62	3 BHK	1422	64	1486	1635	26100	3,87,84,600	4,26,63,060	3,10,27,680	1,06,500	45,76,880
426	6203	62	3 BHK	1426	97	1523	1675	26100	3,97,50,300	4,37,25,330	3,18,00,240	1,09,500	46,90,840
427	6204	62	Studio	311	67	378	416	26100	98,65,800	1,08,52,380	78,92,640	27,000	11,64,240
428	6205	62	Studio	311	67	378	416	26100	98,65,800	1,08,52,380	78,92,640	27,000	11,64,240
429	6206	62	3 BHK	1426	97	1523	1675	26100	3,97,50,300	4,37,25,330	3,18,00,240	1,09,500	46,90,840
430	6207	62	3 BHK	1483	64	1547	1702	26100	4,03,76,700	4,44,14,370	3,23,01,360	1,11,000	47,64,760
431	6208	62	3 BHK	1483	64	1547	1702	26100	4,03,76,700	4,44,14,370	3,23,01,360	1,11,000	47,64,760
432	6302	63	4.5 BHK	2183	128	2311	2542	26160	6,04,55,760	6,65,01,336	4,83,64,608	1,66,500	71,17,880
433	6303	63	3 BHK	1426	97	1523	1675	26160	3,98,41,680	4,38,25,848	3,18,73,344	1,09,500	46,90,840
434	6304	63	Studio	311	67	378	416	26160	98,88,480	1,08,77,328	79,10,784	27,000	11,64,240
435	6305	63	Studio	311	67	378	416	26160	98,88,480	1,08,77,328	79,10,784	27,000	11,64,240
436	6306	63	3 BHK	1426	97	1523	1675	26160	3,98,41,680	4,38,25,848	3,18,73,344	1,09,500	46,90,840
437	6307	63	3 BHK	1483	64	1547	1702	26160	4,04,69,520	4,45,16,472	3,23,75,616	1,11,500	47,64,760
438	6308	63	3 BHK	1483	64	1547	1702	26160	4,04,69,520	4,45,16,472	3,23,75,616	1,11,500	47,64,760
439	6401	64	3 BHK	1422	64	1486	1635	26220	3,89,62,920	4,28,59,212	3,11,70,336	1,07,000	45,76,880
440	6402	64	3 BHK	1422	64	1486	1635	26220	3,89,62,920	4,28,59,212	3,11,70,336	1,07,000	45,76,880
441	6403	64	3 BHK	1426	97	1523	1675	26220	3,99,33,060	4,39,26,366	3,19,46,448	1,10,000	46,90,840
442	6404	64	Studio	311	67	378	416	26220	99,11,160	1,09,02,276	79,28,928	27,500	11,64,240
443	6405	64	Studio	311	67	378	416	26220	99,11,160	1,09,02,276	79,28,928	27,500	11,64,240
444	6406	64	3 BHK	1426	97	1523	1675	26220	3,99,33,060	4,39,26,366	3,19,46,448	1,10,000	46,90,840
445	6407	64	3 BHK	1483	64	1547	1702	26220	4,05,62,340	4,46,18,574	3,24,49,872	1,11,500	47,64,760
446	6408	64	3 BHK	1483	64	1547	1702	26220	4,05,62,340	4,46,18,574	3,24,49,872	1,11,500	47,64,760
447	6501	65	3 BHK	1422	64	1486	1635	26280	3,90,52,080	4,29,57,288	3,12,41,664	1,07,500	45,76,880
448	6502	65	3 BHK	1422	64	1486	1635	26280	3,90,52,080	4,29,57,288	3,12,41,664	1,07,500	45,76,880
449	6503	65	3 BHK	1426	97	1523	1675	26280	4,00,24,440	4,40,26,884	3,20,19,552	1,10,000	46,90,840
450	6504	65	Studio	311	67	378	416	26280	99,33,840	1,09,27,224	79,47,072	27,500	11,64,240
451	6505	65	Studio	311	67	378	416	26280	99,33,840	1,09,27,224	79,47,072	27,500	11,64,240
452	6506	65	3 BHK	1426	97	1523	1675	26280	4,00,24,440	4,40,26,884	3,20,19,552	1,10,000	46,90,840
453	6507	65	3 BHK	1483	64	1547	1702	26280	4,06,55,160	4,47,20,676	3,25,24,128	1,12,000	47,64,760
454	6508	65	3 BHK	1483	64	1547	1702	26280	4,06,55,160	4,47,20,676	3,25,24,128	1,12,000	47,64,760
Total				531162	33872	565034	621537		13,88,22,60360	15,27,04,86,396	11,10,58,08,288		1,74,03,04,720



**Summary of the Project:**

Tower	Comp.	Total Number of Flats	Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value After Completion in ₹	Distress Sale Value in ₹
B	Duplex - 12 Studio - 124 3 BHK - 324 4.5 BHK - 12	472	595511	655062	14,62,90,21,680.00	16,09,19,23,848.00	11,70,32,17,344.00
C	Duplex - 06 Studio - 120 3 BHK - 324 4.5 BHK - 12	462	585628	644190	14,35,17,94,440.00	15,78,69,73,884.00	11,48,14,35,552.00
<b>Total</b>		<b>934</b>	<b>1181138</b>	<b>1299252</b>	<b>28,98,08,16,120.00</b>	<b>31,87,88,97,732.00</b>	<b>23,18,46,52,896.00</b>

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	28,98,08,16,120.00
Final Realizable Value After Completion in ₹	31,87,88,97,732.00
Distress Sale Value as on date in ₹	23,18,46,52,896.00
Cost of Construction (Total Built up area x Rate) 1299252 Sq. Ft. x ₹ 2800.00	3,63,79,06,272.00

Part – C (Extra Items)	Amount in ₹
1. Portico	N.A. Building Construction work not yet started
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 not yet started
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 not yet started
2. Separate lumber room	:	
3. Separate water tank / sump	:	
4. Trees, gardening	:	
Total	:	

Part – F (Services)	:	Amount in ₹
1. Water supply arrangements	:	N.A. Building Construction work not yet started
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>₹ 28,98,08,16,120.00</b>
<b>Final Realizable Value After Completion in ₹</b>		:	<b>₹ 31,87,88,97,732.00</b>
<b>Distress Sale Value as on date in ₹</b>		:	<b>₹ 23,18,46,52,896.00</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 comparable 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 ₹ 21,500.00 to ₹ 27,500.00 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 ₹ 22,800.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.



Since 1989

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

An ISO 9001 : 2015 Certified Company



## Actual Site Photographs



Since 1989

Vastukala Consultants (I) Pvt. Ltd.


An ISO 9001 : 2015 Certified Company








## Ready Reckoner Rate



Department of Registration and Stamp  
Government of Maharashtra

नोंदणी व मुद्रांक विभाग  
महाराष्ट्र शासन



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

[Home](#)

[Valuation Guidelines](#) | [User Manual](#)

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

**Selected District** Thane

**Select Village** गावाचे नाव : माजीवडे (ठाणे महानगरपालिका)

**Search By**  Survey No.  Location

**Enter Survey No** 172 **Search**

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस दुकाने	औद्योगिक	एकक (Rs.)	Attribute
6/24-3ई-4) पोखरण रोड क्रमांक2 लगत व उत्तरेकडील विकसित भाग वसंतविहार व पवारनगर इत्यादी सर्वे क्रमांक	56200	144500	165200	179300	165200	चौ. मीटर सर्वेक्षण नंबर
6/27-4ब) ठाणे खाडी लगतचा माजिवडयाचा भाग सिटीएस क्रमांक	41400	137600	154700	172800	154700	चौ. मीटर सि.टी.एस. नंबर



**Sales Instance nearby**

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate / Sq. Ft. on Carpet Area
9354/2024	23.12.2024	3,00,74,000.00	121.42	1307.00	23,000.00

सूची क्र.2		दुय्यम निबंधक : दु.नि. ठाणे !
935473	29-01-2025	दस्त क्रमांक : 9354/2024
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोंदणी : Regn:63m
<b>गावाचे नाव : माजिवडे</b>		
(1)वित्तसाचा प्रकार	करारनामा	
(2)मोबदला	30074000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	23708940.5	
(4) भू-मापन.पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन :सदनिका नं: फ्लॉट नं 1001, माळा नं: 10 हॅबिटेबल फ्लोर, इमारतीचे नाव: एस्टेरिया ए इन प्रोजेक्ट कोर्टयार्ड,बिल्डिंग नं 1, ब्लॉक नं: ठाणे(वेस्ट)ठाणे 400610, रोड नं: ऑफ ग्लॅक्सो कंपनी,पोखरण रोड नं 2, इतर माहिती: सदनिकेचे क्षेत्रफळ 1179 चौ फूट रेरा कार्पेट व सर्व्हिस एरिया 128 चौ फूट,सोबत 02 कव्हर्ड पार्किंग स्पेस.( ( Survey Number : 281/2A/1B, 281/2A/2, 281/2A/3, 283/1, 283/2, 288/2D/1D, 288/2D/2. ; ) )	
(5) क्षेत्रफळ	1307 चौ.फूट	
(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:-कोर्टयार्ड रियल ईस्टेट प्रायव्हेट लिमिटेड चे संचालक गोपाल नारंग तर्फे कबुलीजबाबासाठी कु. मु. धिरज गिजे वय:-41 पत्ता:-प्लॉट नं: ऑफिस , माळा नं: 1, इमारतीचे नाव: विंडसर , ब्लॉक नं: कलीना, सांताक्रूज (ईस्ट), मुंबई, रोड नं: सी.एस.टी. रोड, महाराष्ट्र, मुंबई. पिन कोड:-400098 पॅन नं:-AADCR0870K 2): नाव:-कोर्टयार्ड रियल ईस्टेट प्रायव्हेट लिमिटेड चे संचालक मनोहर छात्रिया तर्फे कबुलीजबाबासाठी कु. मु. सोमनाथ परब वय:-41 पत्ता:-प्लॉट नं: ऑफिस , माळा नं: 1, इमारतीचे नाव: विंडसर , ब्लॉक नं: कलीना, सांताक्रूज (ईस्ट), मुंबई, रोड नं: सी.एस.टी. रोड, महाराष्ट्र, मुंबई. पिन कोड:-400098 पॅन नं:-AADCR0870K	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अश्विनीकुमार मोरे वय:-44; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: एम एम आर डी ए हाऊसिंग को ऑप सोसायटी, विंग ए 401, ठाणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400607 पॅन नं:-ALRPM4303L 2): नाव:-तेजस्विनी व्ही. पाटील - वय:-35; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: एम एम आर डी ए हाऊसिंग को ऑप सोसायटी, विंग ए 401, ठाणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400607 पॅन नं:-CEGPP4637G	
(9) दस्तऐवज करून दिल्याचा दिनांक	23/12/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	26/12/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	9354/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	2105200	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		



Since 1989

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

An ISO 9001 : 2015 Certified Company



**Sales Instance nearby**

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate / Sq. Ft. on Carpet Area
374 / 2025	16.01.2025	2,90,00,000.00	108.00	1162.00	24,957.00
<p>37473 16-01-2025 Note -Generated Through aSearch Module.For original report please contact concern SRO office.</p> <p style="text-align: center;"><b>सूची क्र.2</b></p> <p style="text-align: right;">दुग्धम निबंधक : दु.नि. ठाणे । दस्ता क्रमांक : 374/2025 नोंदणी : Regn:63m</p>					
<b>गावाचे नाव : पांचपाखाडी</b>					
(1) विलेखाचा प्रकार	करारनामा				
(2) मोबदला	29000000				
(3) बाजारभावात भाडेपट्ट्याच्या बाबत पट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे	18166016.5				
(4) भू-मापन, पोटहिसा व धरणी अस्तित्वात	1) पालिकेचे नाव: ठाणे म. न. पा. इतर वर्णन : इतर माहिती: फ्लॉट नं. 802, माळा नं: 8 वा मजला. स्टेप्स, स्टेप्स वसंत लॉन्स टॉवर नं. 7 को. ऑप. हौ. सो. लि. वसंत लॉन्स वॉल्टास कंपाऊंड, इस्टर्न एक्सप्रेस हायवे, पोखरण रोड नं. 2 ठाणे वेस्ट, सर्व्हे नं. 35/4, 5, 8, 9 (पार्ट), 10 (पार्ट), 11, 51/4 (पार्ट), 52/1 (पार्ट), 2, 53 (पार्ट), 70/2, 3, 9 (पार्ट), 10 (पार्ट), 11, 13, 71/1 (पार्ट), 3 (पार्ट), 4, 5, 72/1 (पार्ट), 4 (पार्ट), 6, 7 (पार्ट), 8 (पार्ट), क्षेत्र 1162 चौ. फूट कारपेट व 2 कार पार्किंग सहित ( Survey Number : 35/4, 5, 8, 9 (पार्ट), 10 (पार्ट), 11, 51/4 (पार्ट), 52/1 (पार्ट), 2, 53 (पार्ट), 70/2, 3, 9 (पार्ट), 10 (पार्ट), 11, 13, 71/1 (पार्ट), 3 (पार्ट), 4, 5, 72/1 (पार्ट), 4 (पार्ट), 6, 7 (पार्ट), 8 (पार्ट), ; ) )				
(5) क्षेत्रफळ	1162 चौ.फूट				
(6) आकारणी किंवा जुटी देण्यात असेल तेव्हा					
(7) दस्तऐवज करून देणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1). नाव- केदार दिगंबर कर्णिक वय-47 पत्ता- फ्लॉट नं. सदनिका नं. 802, माळा नं: 8 वा मजला, इमारतीचे नाव- स्टेप्स विलेजिंग, स्टेप्स वसंत लॉन्स टॉवर नं. 7 को ऑप हौ. सोसायटी सी. ब्लॉक नं: वसंत लॉन्स, वॉल्टास कंपाऊंड, रोड नं: पोखरण रोड नं. 2 ठाणे, महाराष्ट्र, THANE. पिन कोड-400601 पिन नं:-ALBPK3267B				
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1). नाव- वेभव वसंत मसुठे वय-48, पत्ता- फ्लॉट नं. फ्लॉट नं. 202, माळा नं: 2 वा मजला, ब्लॉक नं. 6, इमारतीचे नाव- प्रिस्टीन वसंत लॉन्स, ब्लॉक नं: ज्युपीटर हॉस्पिटल जवळ, रोड नं: माजिवडा ठाणे, महाराष्ट्र, ठाणे. पिन कोड-400601 पिन नं:-AMMPM6095K 2). नाव- मनीषा वेभव मसुठे वय-48, पत्ता- फ्लॉट नं: फ्लॉट नं. 202, माळा नं: 2 वा मजला, ब्लॉक नं. 6, इमारतीचे नाव- प्रिस्टीन वसंत लॉन्स, ब्लॉक नं: ज्युपीटर हॉस्पिटल जवळ, रोड नं: माजिवडा ठाणे, महाराष्ट्र, ठाणे. पिन कोड-400601 पिन नं:-AHPB5011C				
(9) दस्तऐवज करून दिल्याचा दिनांक	16/01/2025				
(10) दस्त नोंदणी केल्याचा दिनांक	16/01/2025				
(11) अनुक्रमिक खंड व पृष्ठ	374/2025				
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	2030000				
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000				
(14) शेर					
मुल्यांकनासाठी विचारत घेतलेला तपशील:-					
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.				



**Sales Instance nearby**

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate / Sq. Ft. on Carpet Area
9548 / 2024	30.12.2024	3,10,08,792.00	108.00	1160.00	26,732.00

954873 29-01-2025 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		सूची क्र.2	दुयम निबंधक : दु.नि. ठाणे । दस्त क्रमांक : 9548/2024 नोंदणी : Regn:63m
<b>गावाचे नाव : माजिवडे</b>			
(1)विलेखाचा प्रकार	करारनामा		
(2)मोबदला	31008792		
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	22122688		
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन :सदनिका नं: फ्लॉट नं 2904, माळा नं: 29 हॅबिटेबल फ्लोर, इमारतीचे नाव: एस्टेरिया बी इन प्रोजेक्ट कोर्टयार्ड,बिल्डिंग नं 2, ब्लॉक नं: ठाणे(वेस्ट)ठाणे 400610, रोड नं: ऑफ ग्लॅक्सो कंपनी,पोखरण रोड नं 2, इतर माहिती: सदनिकेचे क्षेत्रफळ 1057 चौ फूट रेरा कार्पेट व सर्व्हिस एरिया 103 चौ फूट,सोबत 02 कव्हर्ड पार्किंग स्पेस.( ( Survey Number : 281/2A/1B, 281/2A/2, 281/2A/3, 283/1, 283/2, 288/2D/1D, 288/2D/2. ; ) )		
(5) क्षेत्रफळ	1160 चौ.फूट		
(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:-कोर्टयार्ड रियल ईस्टेट प्रायव्हेट लिमिटेड चे संचालक गोपाल नारंग तर्फे कबुलीजबाबासाठी कु. मु. सागर पवार वय:-30 पत्ता:-फ्लॉट नं: ऑफिस , माळा नं: 1, इमारतीचे नाव: विद्सर , ब्लॉक नं: कलीना, सांताक्रूज (ईस्ट), मुंबई, रोड नं: सी.एस.टी. रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400098 पॅन नं:-AADCR0870K 2): नाव:-कोर्टयार्ड रियल ईस्टेट प्रायव्हेट लिमिटेड चे संचालक मनोहर छात्रिया तर्फे कबुलीजबाबासाठी कु. मु. सोमनाथ परब वय:-41 पत्ता:-फ्लॉट नं: ऑफिस , माळा नं: 1, इमारतीचे नाव: विद्सर , ब्लॉक नं: कलीना, सांताक्रूज (ईस्ट), मुंबई, रोड नं: सी.एस.टी. रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400098 पॅन नं:-AADCR0870K		
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-पंकज सुभाष महाजन वय:-46; पत्ता:-फ्लॉट नं: -, माळा नं: -, इमारतीचे नाव: फ्लॉट नं. 151, आयवी, कोर्टयार्ड, पोखरण रोड नंबर 2, बेथनी हॉस्पिटल जवळ, ब्लॉक नं: ठाणे पश्चिम, ठाणे, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400610 पॅन नं:-ALHPM0081B 2): नाव:-दिक्षा पंकज महाजन वय:-43; पत्ता:-फ्लॉट नं: -, माळा नं: -, इमारतीचे नाव: फ्लॉट नं. 151, आयवी, कोर्टयार्ड, पोखरण रोड नंबर 2, बेथनी हॉस्पिटल जवळ, ब्लॉक नं: ठाणे पश्चिम, ठाणे, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400610 पॅन नं:-ASIPM2968F		
(9) दस्तऐवज करून दिल्याचा दिनांक	30/12/2024		
(10)दस्त नोंदणी केल्याचा दिनांक	31/12/2024		
(11)अनुक्रमांक,खंड व पृष्ठ	9548/2024		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	2170700		
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000		

**Sales Instance nearby**

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate / Sq. Ft. on Carpet Area
9427 / 2024	26.12.2024	1,94,07,603.00	77.11	830.00	23,383.00

942773 10-01-2025 Note: -Generated Through eSearch Module, For original report please contact concern SRO office.		सूची क्र.2	दुय्यम निबंधक : दु.नि. ठाणे 1 दस्त क्रमांक : 9427/2024 नोंदणी : Regn:63m
<b>गावाचे नाव : माजिवडे</b>			
(1) विलेखाचा प्रकार	करारनामा		
(2) मोबदला	19407603		
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	14221935		
(4) भू-मापन, पोटहिसा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन :सदनिका नं: प्लॉट नं 306, माळा नं: 3 हॅबिटेबल प्लॉट, इमारतीचे नाव: एस्टेरिया ए इन प्रोजेक्ट कोर्टयार्ड,बिल्डिंग नं 1, ब्लॉक नं: ठाणे(वेस्ट)ठाणे 400610, रोड नं: ऑफ र्लॅक्सो कंपनी,पोखरण रोड नं 2, इतर माहिती: सदनिकेचे क्षेत्रफळ 765 चौ फूट रेरा कार्पेट व सर्व्हिस एरिया 65 चौ फूट,सोबत 01 कव्हर्ड पार्किंग स्पेस.( ( Survey Number : 281/2A/1B, 281/2A/2, 281/2A/3, 283/1, 283/2, 288/2D/1D, 288/2D/2. ; ) )		
(5) क्षेत्रफळ	830 चौ.फूट		
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.			
(7) दस्तावेज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास प्रतियादिचे नाव व पत्ता.	1): नाव:-कोर्टयार्ड रियल ईस्टेट प्रायव्हेट लिमिटेड चे संचालक गोपाल नारंग तर्फे कबुलीबाबासाठी कु. गु. सागर पवार वय:-30 पत्ता:-प्लॉट नं:-ऑफिस , माळा नं: 1, इमारतीचे नाव: विंडसर , ब्लॉक नं: कलीना, सांताक्रूज (ईस्ट), मुंबई, रोड नं: सी.एस.टी. रोड, महाराष्ट्र, मुंबई. पिन कोड:-400098 पॅन नं:-AADCR0870K 2): नाव:-कोर्टयार्ड रियल ईस्टेट प्रायव्हेट लिमिटेड चे संचालक मनोहर छाब्रिया तर्फे कबुलीबाबासाठी कु. गु. सोभनाथ करब वय:-41 पत्ता:-प्लॉट नं: ऑफिस , माळा नं: 1, इमारतीचे नाव: विंडसर , ब्लॉक नं: कलीना, सांताक्रूज (ईस्ट), मुंबई, रोड नं: सी.एस.टी. रोड, महाराष्ट्र, मुंबई. पिन कोड:-400098 पॅन नं:-AADCR0870K		
(8) दस्तावेज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास प्रतियादिचे नाव व पत्ता	1): नाव:-नीता कमल सेजपाल वय:-52; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 2बी/103, सिद्धांचल सोसायटी, फेज 6, पोखरण रोड नं 2, ब्लॉक नं: ठाणे पश्चिम, ठाणे, रोड नं: -, पिन कोड:-400610 पॅन नं:-AKSPS6107N 2): नाव:-कमल हिरालाल सेजपाल वय:-52; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 2बी/103, सिद्धांचल सोसायटी, फेज 6, पोखरण रोड नं 2, ब्लॉक नं: ठाणे पश्चिम, ठाणे, रोड नं: -, पिन कोड:-400610 पॅन नं:-AQVPS3327F		
(9) दस्तावेज करून दिल्याचा दिनांक	26/12/2024		
(10) दस्त नोंदणी केल्याचा दिनांक	26/12/2024		
(11) अनुक्रमांक, खंड व पृष्ठ	9427/2024		
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1358600		
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000		
(14) येरा			



### Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
3 BHK	squareyards.com	1475.00	3,23,00,000.00	21,898.00
3 BHK	squareyards.com	1900.00	4,30,00,000.00	22,630.00

The screenshot shows the Square Yards website interface. At the top, there is a navigation bar with options like 'Home', 'New Projects in Thane', 'Projects in Pokhran Road No Two', and 'Oberoi Garden City Thane'. Below this is a large aerial photograph of the Oberoi Garden City Thane project, featuring several high-rise towers. To the right of the main image are smaller thumbnail images and a '+9 Photos' button. Below the main image, there are tags for 'RERA Registered' and 'Residential'. The project name 'Oberoi Garden City Thane' is prominently displayed, followed by the location 'Pokhran Road No Two, Thane' and a 'See on Map' link. The price range is listed as '₹3.23 Cr - 4.30 Cr'. Below the price, there are icons for 'New Launch', '3 BHK Flats', and '1475 Sq. Ft. to 1900 Sq. Ft. (Carpet)'. A green button labeled 'Request More Information or a Callback' is visible. At the bottom of the listing, there are four promotional cards: 'Get a CIBIL Linked Home Loan Estimate', 'Interiors Package Starting from ₹2.1L', 'Professional Valuation Report in ₹999', and 'Are you Looking to Advertise a Property'.



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



### Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
4 BHK	99acres.com	1900.00	4,25,00,000.00	22,370.00

**99acres** Buy - Enter Locality / Project / Society / Landmark

Post property

Home > Property in Thane > Flats for sale in Thane > Flats for sale in Thane West > Flats for sale in Pokharan Road > 4 BHK Flats for sale in Pokharan Road

Posted on Dec 26, 2024 | Under Construction

**₹4.25 Cr** @ 22,368 per sq.ft.  
Estimated EMI ₹3,39,449

**4BHK 5Baths**  
Flat/Apartment for Sale  
in The Oberoi garden city, Pokharan Road, Thane West

CONTACT STATUS: **NOT AVAILABLE** | Website: <https://maharera.maharashtra.gov.in/>

Overview Dealer Details Price Trends Registry Record Explore Locality Recomn. >

**Property (6)**

**Area**  
Super Built up area 2850 sq.ft. (264.77 sq.m.)  
Built Up area: 2100 sq.ft. (195.1 sq.m.)  
Carpet area: 1900 sq.ft. (176.52 sq.m.)

**Configuration**  
4 Bedrooms, 5 Bathrooms, 2 Balconies with Study Room, Store Room, Servant Room

**Price**  
₹ 4.25 Crore+ Govt Charges & Tax @ 22,368 per sq.ft. [View Price Details](#)

**Address**  
The Oberoi garden city  
Pokharan Road, Thane West

**Floor Number**  
10<sup>th</sup> of 66 Floors

**Facing**  
West

**Overlooking**  
Club, Park/Garden, Pool, Main Road

**Possession in**  
Jun 2031

Send Feedback



Since 1989

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

An ISO 9001 : 2015 Certified Company





## Price Indicators


Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
3 BHK	magicbricks.com	1250.00	2,96,00,000.00	23,680.00





magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home » Property for Sale in Thane » Flats for Sale in Thane » Flats for Sale in Pokharan Road Number 2 » 3 BHK Flats for Sale in Pokharan Road Number 2 » 1800 Sq-ft

₹ 2.96 Cr EMI - ₹ 1.33L | [Get pre-approved loan](#)

3 BHK 1800 Sq-ft Flat For Sale [Pokharan Road Number 2, Thane](#)



3 Beds
 3 Baths
 2 Balconies
 2 Covered Parking
 Water Front
 Skyline View

Carpet Area	Developer	Project	Floor
1250 sqft * ₹ 23,680/sqft	<a href="#">Oberoi Realty Ltd.</a>	<a href="#">OGC Thane Phase 1</a>	26(Out of 68 Floors)
Transaction Type	Additional Rooms	Facing	Lifts
New Property	1 Store Room	East	4

✔ East Facing Property

Contact Agent
Get Phone No.

### More Details

Price Breakup	₹ 2.96 Cr
Booking Amount	₹ 2.0 Lac
Address	Pokharan Road No 2, Thane West, Pokharan Road Number 2, Thane, Maharashtra
Landmarks	Puranik Tokyo Bay, Ghodbunder Rd, Behind Dmart, Sai Nagar, Haware City, Thane West, Thane, 400607.

## Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
3 BHK	housing.com	1475.00	2,94,00,000.00	19,930.00

HOUSING.COM Buy in Thane

+ Add

Download App
List Property

2065.00 sq.ft

[convert unit](#)

Built Up Area

₹14.24 K/sq.ft

Avg. Price

3 BHK

Configuration

30th Nov. 2029

Possession status

Lower of 67 floors

Unfurn

Furni

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

**Property Location**

**Oberoi OGC Thane Phase 1, Srinagar Colony, Thane West, Thane**

**Around This Property**

School

D.A.V. Public School

**3 mins**

(2.4 km)

Hospital

Balaji infotech

**8 mins**

(5 km)

[View more on Maps](#)

**Property Overview**

<p><b>Project Name</b></p> <p><b>Oberoi OGC Thane Phase 1</b></p>	<p><b>Brokerage</b></p> <p><b>No Charge</b></p> <p><a href="#">Access Zero Brokerage Properties &gt;</a></p>
<p><b>Price</b></p> <p><b>₹2.94 Cr</b></p>	<p><b>Carpet Area</b></p> <p><b>1475 sq.ft</b></p>
<p><b>Bedrooms</b></p> <p><b>3</b></p>	<p><b>Bathrooms</b></p> <p><b>3</b></p>
<p><b>Parking</b></p> <p><b>1 Covered and 1 Open Parking</b></p>	<p><b>Balcony</b></p> <p><b>No Balcony</b></p>



### Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
3 BHK	nobroker.com	1475.00	2,94,00,000.00	19,930.00
3.5 BHK	nobroker.com	1900.00	3,80,00,000.00	20,000.00

**NOBROKER**

Home / Mumbai / Thane / Oberoi Garden City

## Oberoi Garden City

Near Swayam Hospitals and ICU, Pokhran Road Number 2, Thane, Mumbai.

32.67 Lacs sq.ft. 750 units 3,3.5 bedrooms

₹2.94 Crores - ₹3.8 Crores  
EMI starts from ₹2.50 Lakh / Month

[View Brochure](#) [Request Callback](#)

**Properties Listed**

RENT	BUY
	<p><b>3 BHK for Sale</b></p> <p>Buy: ₹2.94 Crores</p> <p>2,138 sqft ₹13,940 Per sq ft</p> <p>Fully Furnished   25 - 10   2024</p> <p><a href="#">Contact</a></p>

**Oberoi Garden City Overview**

3,3.5 BHK Unit Configuration	Bike and Car Parking	Apartment Property Type	Oberoi Realty Builder
2 Tower	750 Units	1475 sqft Min Flat Size	1900 sqft Max Flat Size
75.00 acres Project Area	₹3.35 Cr. Min. Price	June 2031 Possession Date	Gated Security Security

[Login to Contact Developer](#)



Since 1989

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

An ISO 9001 : 2015 Certified Company



## Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
3 BHK	magicbricks.com	985.00	2,25,00,000.00	22,840.00


magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾


Home » Property for Sale in Thane » Flats for Sale in Thane » Flats for Sale in Pokharan Road Number 2 » 3 BHK Flats for Sale in Pokharan Road Number 2 » 1070 Sq-ft

₹ 2.25 Cr

EMI - ₹ 101L | [How much loan can I get?](#)

3 BHK Flat For Sale in Cosmos Horizon, Pokharan Road Number 2, Thane





3 Beds
3 Baths
2 Balconies
Unfurnished
Service/Co...
Grand Entra...

Carpet Area 985 sqft ~ ₹ 22,843/sqft	Developer <b>Cosmos Group</b>	Project <b>Cosmos Horizon</b>	Floor 12 (Out of 27 Floors)
Transaction Type <b>Resale</b>	Status <b>Ready to Move</b>	Facing <b>East</b>	Furnished Status <b>Unfurnished</b>

✔ East Facing Property

Contact Owner

Get Phone No.

👤 Last contact made 3 days ago

### More Details

Price Breakup	₹ 2.25 Cr
Address	12D, Twilight Building, Cosmos Horizon, Pokharan Road Number 2, Thane, Maharashtra



## Price Indicators

### Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
3 BHK	magicbricks.com	985.00	2,25,00,000.00	22,840.00


magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾


Home » Property for Sale in Thane » Flats for Sale in Thane » Flats for Sale in Pokharan Road Number 2 » 3 BHK Flats for Sale in Pokharan Road Number 2 » 1070 Sq.ft

₹ 2.25 Cr

EMI - ₹1.01L | [How much loan can I get?](#)

3 BHK Flat For Sale in Cosmos Horizon, Pokharan Road Number 2, Thane





3 Beds
3 Baths
2 Balconies
Unfurnished
Service/Good...
Grand Entra...

Carpet Area 985 sqft ~ ₹22,843/sqft	Developer <b>Cosmos Group</b>	Project <b>Cosmos Horizon</b>	Floor 12(Out of 27 Floors)
Transaction Type <b>Resale</b>	Status <b>Ready to Move</b>	Facing <b>East</b>	Furnished Status <b>Unfurnished</b>

🌿 East Facing Property

Contact Owner
Get Phone No.

👤 Last contact made 3 days ago

### More Details

Price Breakup	₹ 2.25 Cr
Address	12D, Twilight Building, Cosmos Horizon, Pokharan Road Number 2, Thane, Maharashtra


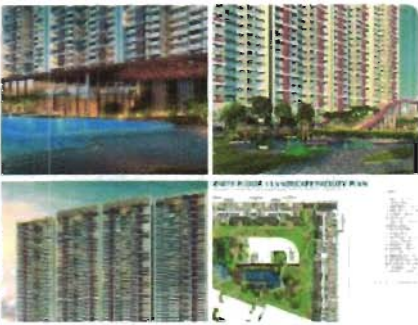
## Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
3 BHK	magicbricks.com	1200.00	2,67,00,000.00	22,250.00

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

**₹ 2.67 Cr** EMI - ₹ 120L | [Get pre-approved loan](#)

3 BHK 1200 Sq-ft Flat For Sale **Pokharan Road Number 2, Thane**

3 Beds
 3 Baths
 3 Balconies
 2 Covered Parking
 Service/Coop...
 Visitor Parkin...

Carpet Area  
1200 sqft +  
₹ 22,250/sqft

Developer  
[Shapoorji Pallonji Real Estate](#)

Project  
[Shapoorji Pallonji Northern Lights](#)

Floor  
16 (Out of 50 Floors)

Transaction Type  
**New Property**

Facing  
**North - East**

Lifts  
**4**

Furnished Status  
**Unfurnished**

[Contact Agent](#)

[Get Phone No.](#)

Last contact made 3 days ago

### More Details

Price Breakup      ₹ 2.67 Cr | ₹ 4 Per sq. Unit Monthly

Booking Amount      ₹ 1.0 Lac

RERA ID              P51700019865

Address              Pokharan Road No. 2, Thane, Majiwada Thane west, thane- Central Thane, Maharashtra, Pokharan Road Number 2, Thane, Maharashtra

Landmarks            Viviana Mall, Jupiter Hospital



## Price Indicators

### Projects nearby Locality


Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
3 BHK	magicbricks.com	1050.00	2,25,00,000.00	21,430.00





magicbricks
Buy
Rent
Sell
Home Loans

Home » Property for Sale in Thane » Flats for Sale in Thane » Flats for Sale in Pokharan Road Number 2 » 3 BHK Flats for Sale in Pokharan Road Number 2 » 1100 Sq-ft

₹ 2.25 Cr EMI - ₹1.01L | [How much loan can I get?](#)

3 BHK 1100 Sq-ft Flat For Sale [Pokharan Road Number 2, Thane](#)



3 Beds
3 Baths
2 Balconies
Unfurnished
Outdoor Te...
Laundry Serv...

Carpet Area <b>1050 sqft</b> ₹ 21,429/sqft	Developer <b>Cosmos Group</b>	Project <b>Cosmos Horizon</b>	Floor <b>11 (Out of 28 Floors)</b>
Transaction Type <b>Resale</b>	Status <b>Ready to Move</b>	Additional Rooms <b>1 Store Room</b>	Facing <b>East</b>

✔ East Facing Property

Contact Agent
Get Phone No.
Last contact made 3 days ago

### More Details

Price Breakup	₹ 2.25 Cr
Booking Amount	₹ 2.0 Lac
Address	<b>pokhran 2, Pokharan Road Number 2, Thane, Maharashtra</b>
Landmarks	upvan lak

## Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
1 BHK	99acres.com	454.00	98,00,000.00	21,585.00
3 BHK	magicbricks.com	903.00	2,03,00,000.00	22,481.00

**99acres** Buy - Enter Locality / Project / Society / Landmark Post property **FREE**

Home > Flats for sale in Thane > Flats for sale in Thane > Flats for sale in Varsak Nagar > Other Flats for sale in Varsak Nagar


Posted on Oct 27, 2024 | Under Construction

**₹98 Lac** @ 21,585 per sq.ft. **1BHK 2Baths**  
 Estimated EMI ₹78,273  
 Flat/Apartment for Sale  
 in Stell Grand Centre, Varsak Nagar, Thane West

**Website Status** NOT AVAILABLE Website: <https://maharera.maharashtra.gov.in/>

Overview | Owner Details | Price Trends | Registry Record | Explore Locality | Recomm. >

**Property (2)**



**Area**  
Carpet area: 454 sq.ft. (16.18 sq.m.)

**Price**  
₹ 98 Lac  
@ 21,585 per sq.ft. (Negotiable)

**Floor Number**  
11<sup>th</sup> of 30 Floors

**Configuration**  
1 Bedroom, 2 Bathrooms, 2 Balconies


**Address**  
Stell Grand Centre  
Varsak Nagar, Thane West





**Facing**  
North-West

**magicbricks** Buy | Rent | Sell | Home Loans

₹2.03 Cr EMI- ₹92k | Can I afford it?

3 BHK 903 Sq-ft Flat For Sale Pokharan Road Number 1, Thane



3 Beds | 3 Baths | 1 Balcony | Unfurnished

Carpet Area 903 sqft. * ₹ 22,481/sqft	Developer <b>Narang Realty</b>	Project <b>Narang Privado</b>	Transaction Type <b>New Property</b>
Furnished Status <b>Unfurnished</b>	Age Of Construction <b>Under Construction</b>		



Since 1989

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

An ISO 9001 : 2015 Certified Company





## Price Indicators




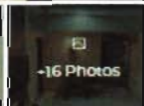
### Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	magicbricks.com	626.00	1,40,00,000.00	22,360.00

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

**₹1.40 Cr** EMI - ₹ 63k | [Get pre-approved loan](#)

2 BHK Flat For Sale in Asiatic Enclave, **Vartak Nagar, Thane**

-16 Photos

2 Beds
2 Baths
Unfurnished

Carpet Area	Developer	Project
626 sqft ~ ₹22,364/sqft	<b>Natasha Developers</b>	<b>Asiatic Enclave</b>
Floor	Transaction Type	Status
6(Out of 11 Floors)	Resale	Ready to Move
Furnished Status	Age Of Construction	
Unfurnished	15 to 20 years	


Contact Owner
Get Phone No.

👤 Last contact made 3 days ago

### More Details

Price Breakup ₹1.4 Cr

.Address Asiatic Enclave, Near Sai Baba Mandir Pokharan Road No-1 Thane west, Vartak Nagar, Thane, Maharashtra




**VASTUKALA**  
Unlocking Excellence

Since 1989

## Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



VASTUKALA CONSULTANTS (I) PVT. LTD.  
Valuers, Appraisers & Inspectors  
Chartered Engineers (I)  
IEV Consultants  
Licence No. ENR/10/01/2010/PTC/2010

## Price Indicators

### Projects nearby Locality


Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
2 BHK	magicbricks.com	742.00	1,64,00,000.00	22,100.00

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

**₹1.64 Cr** EMI - ₹74k | [Get pre-approved loan](#)

[Calculate property value using AI](#)

2 BHK Flat For Sale in Jagdale Amizra, **Vartak Nagar, Thane**



2 Beds
2 Baths
3 Balconies
1 Covered Parking

Carpet Area  
**742 sqft**  
₹22,102/sqft

Floor  
**13 (Out of 30 Floors)**

Facing  
**East**

Developer  
**Jagdale Group**

Project  
**Jagdale Amizra**

Transaction Type  
**Resale**

Status  
**Ready to Move**

Lifts  
**2**

Furnished Status  
**Semi-Furnished**

✔ East Facing Property

[Contact Owner](#)

[Get Phone No.](#)

👤 Last contact made 2 days ago

### More Details

Price Breakup **₹1.64 Cr | ₹6,900 Monthly**

Address **vartak nagar, Vartak Nagar, Thane, Maharashtra**

Landmarks **This Property is located near Singhania School, Viviana Koram Mall**



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: 30.01.2025

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: 2025.01.30 11:55:38 +05'30'



**Director**

**Auth. Sign.**

**Manoj B. Chalikwar**

Govt. Registered Valuer

Chartered Engineer (India)

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

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

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

Date

Signature

(Name & Designation of the Inspecting Official/s)

Countersigned  
(BRANCH MANAGER)

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



Since 1989

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

An ISO 9001 : 2015 Certified Company



**(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 30.01.2025 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 17.12.2024. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty



Since 1989

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

An ISO 9001 : 2015 Certified Company





- 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.



Since 1989

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

An ISO 9001 : 2015 Certified Company



	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by <b>M/s. Oberoi Realty Ltd.</b>
2.	Purpose of valuation and appointing authority	As per request from State Bank of India, Administrative Office South 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 Barkat – Valuation Engineer Sonal Shivgan– Technical Officer Vinita Surve – Technical Manager
4.	Disclosure of Valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment – 22.01.2025 Valuation Date – 30.01.2025 Date of Report – 30.01.2025
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 22.01.2025
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 **30<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. Oberoi Realty Ltd.** Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.



Since 1989

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

An ISO 9001 : 2015 Certified Company



### Property Title

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

### Environmental Conditions

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

### Town Planning

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

### Area

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

### Condition & Repair

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

### Valuation Methodology

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

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



Since 1989

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

An ISO 9001 : 2015 Certified Company





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.



Since 1989

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

An ISO 9001 : 2015 Certified Company



**(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.



Since 1989

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

An ISO 9001 : 2015 Certified Company





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

#### **Confidentiality**

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

#### **Information Management**

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



Since 1989

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

An ISO 9001 : 2015 Certified Company



**Gifts and hospitality:**

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

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

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

**Remuneration and Costs.**

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

**Occupation, employability and restrictions.**

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

**Miscellaneous**

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

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj  
Chalikwar**  
Director

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2025.01.30 11:55:58 +05'30'

  
Auth. Sign.

**Manoj B. Chalikwar**  
Govt. Registered Valuer  
Chartered Engineer (India)  
Reg. No. IBBI/RV/07/2018/10366  
SBI Empanelment No.: SME/TCC/38/IBBI/3



Since 1989

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

An ISO 9001 : 2015 Certified Company

