



VASTUKALA
Unlocking Excellence

www.vastukala.co.in

MSME Reg No: UDYAM-MH-18-0083617
An ISO 9001 : 2015 Certified Company
CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

PROJECT VALUATION REPORT



Details of the property under consideration:

Name of Project: "Sheetal Regalia"

"Sheetal Regalia", Proposed S. R. Scheme Commercial cum Residential building on Plot bearing C.T.S. No. 2293/B, Nensey Complex Building, Sant Dnyaneshwar Road & Western Expressway, Village – Dahisar, Borivali (East), Mumbai – 400 066, Maharashtra, India

Latitude Longitude: 19°14'17.2"N 72°51'50.9"E

Intended User:

**State Bank of India
SME Chembur Branch**

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

www.vastukala.co.in





Vastukala Consultants (I) Pvt. Ltd.

www.vastukala.co.in

Vastu/SBI/Mumbai/02/2025/14377/2310612
17/11-262-PY
Date: 17.02.2025

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

Sub: Project Valuation for "**Sheetal Regalia**" at Borivali (East) Mumbai, Pin Code – 400 066.

Dear Sir,

In accordance with your letter of engagement as stated above, we enclose our Report on Project Valuation for "**Sheetal Regalia**", Proposed S. R. Scheme Commercial cum Residential building on Plot bearing C.T.S. No. 2293/B, Nensey Complex Building, Sant Dnyaneshwar Road & Western Expressway, Village – Dahisar, Borivali (East), Mumbai – 400 066, Maharashtra, India.

M/s. DGS Township Pvt. Ltd., making a difference requires consistent effort and a commitment to quality. DGS Group have been committed to constructing architectural landmarks that redefine the Mumbai skyline. Over the years, they have garnered a reputation for delivering exceptional properties and world-class infrastructure, with an enhanced focus on affordable housing and sustainable growth. Their dedication to innovation, integrity, and quality shows in every project they undertake. From conception to completion, they develop each of their unique projects with passion, creativity, and expertise. They strive to add to the alluring landscape of the thriving city of dreams, Mumbai. When looking to construct an enduring, excellent structure, trusting the skills and efficiency of the DGS team.

M/s. DGS Township Pvt. Ltd. is proposing S. R. Scheme Commercial cum Residential building on Plot bearing C.T.S. No. 2293/B, Nensey Complex Building, Sant Dnyaneshwar Road & Western Expressway, Village – Dahisar, Borivali (East), Mumbai – 400 066, Maharashtra, India. Project is comprising Commercial cum Residential of Rehab cum Sale Building (Wing A & B) and PTC Building at different location.

Commercial cum Residential of Rehab cum Sale Building (Wing A & B) is proposed of Ground Floor, 1st Commercial Floor + 2nd to 5th Podium Floor + 1st to 21st Habitable Residential Floors with total RERA carpet area of 2,74,092.99 Sq. Ft. which consists 1 BHK, 2 BHK, 3 BHK, 4 BHK, Offices and Shops units with 180 nos.

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



of Sell flats, 216 Tenant Flats, 39 Sell Offices & 47 Sell Shops providing with Fitness Centre, Society Office, & Other Amenities.

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

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

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

Sale Realisation from the Project is ₹ 377.12 Cr. and Net Present Value of the project as on date is ₹ 154.30 Cr.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

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

Reg. No. CAT-I-F-1763

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

Auth. Sign.



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Vastukala Consultants (I) Pvt. Ltd.

www.vastukala.co.in

PROJECT VALUATION REPORT OF "Sheetal Regalia"

"Sheetal Regalia", Proposed S. R. Scheme Commercial cum Residential building on Plot bearing C.T.S. No. 2293/B, Nensey Complex Building, Sant Dnyaneshwar Road & Western Expressway, Village – Dahisar, Borivali (East), Mumbai – 400 066, State – Maharashtra, Country – India

Latitude Longitude: 19°14'17.2"N 72°51'50.9"E

NAME OF DEVELOPER: M/s. DGS Township Pvt. Ltd.

Pursuant to instructions from State Bank of India, SME Chembur Branch, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on **02nd January 2025** for approval of project finance purpose.

1. Location Details:

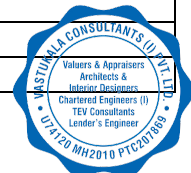
Proposed S. R. Scheme Commercial cum Residential building on Plot bearing C.T.S. No. 2293/B, Nensey Complex Building, Sant Dnyaneshwar Road & Western Expressway, Village – Dahisar, Borivali (East), Mumbai – 400 066. It is about 1.60 Km. travelling distance from Borivali (East) Railway station. Surface transport to the property is by buses, taxis & private vehicles. The property is in developed locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The area is higher middle class & developed.

2. Developer Details:

Name of builder	M/s. DGS Township Pvt. Ltd.
Project Registration Number	P51800048237
Register office address	M/s. DGS Township Pvt. Ltd. DGS house, 1st floor, Sheetal Krupa, Aarey Road, Walawalkar Street, Goregaon (E), Mumbai – 400 063, State - Maharashtra, Country – India
Contact Numbers	<u>Contact Person:</u> Mr. Prabudh Khandelwal (Consultants) Mobile No. 7738001775 Mr. Deep Shah (Consultants) Mobile No. 7977861026
E – mail ID and Website	

3. Boundaries of the Property:

Direction	Sale Building
On or towards North	Shree Adinath Tower
On or towards South	Shree Jagadeeshwari Temple
On or towards East	Sant Dnyaneshwar Road
On or towards West	Western Expressway




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
SME Chembur Branch
 Unit No. 11, Building No. 11, Ground Floor,
 Corporate Park, Sion Trombay Road,
 Chembur, Mumbai – 400 071,
 Maharashtra, India.

VALUATION REPORT (IN RESPECT OF PROJECT FINANCE)

I	General	
1.	Purpose for which the valuation is made	: As per request from State Bank of India, SME Chembur Branch, to assess Fair Market value of the Project for bank loan purpose.
2.	a)	Date of inspection : 02.01.2025
	b)	Date on which the valuation is made : 17.02.2025
3.	List of documents produced for perusal	
	1.	Copy of Developer Agreement dated 25.03.2021 between M/s. Nensey Complex Building Co-operative Housing Society Ltd. (The Society) and M/s. DGS Township Pvt. Ltd. (The Developers) through registered agreement vide No. BRL-9-4505-2021 dated 26.03.2021.
	2.	Copy of Supplementary Agreement dated 15.07.2022 between M/s. Nensey Complex Building Co-operative Housing Society Ltd. (The Society) and M/s. DGS Township Pvt. Ltd. (The Developers) through registered agreement vide No. BLR-9-11639-2022 dated 15.07.2022.
	3.	Copy of Sale Building IOA Letter No. R-N/PVT/0105/20220623/AP/S dated 19.09.2022 issued by Slum Rehabilitation Authority (SRA).
	4.	Copy of CA Certificate dated 18.01.2025 issued by Vinay Tiwari & Associates.
	5.	Copy of Sale Building Approved Plan No. RN/PVT/0105/20220623/AP/S dated 13.02.2023 issued by Slum Rehabilitation Authority (SRA). Approved upto: Wing A & B: Ground Floor + 1st Commercial Floor + 2nd to 5th Podium Floor + 1st to 16th Habitable Residential Floors
	6.	Copy of Amended Sale Building Approved Plan No. N / PVT / 0105 / 20220623 / AP / S dated 04.04.2024 issued by Slum Rehabilitation Authority (SRA). Approved upto: Wing A & B: Ground Floor + 1st & 2nd Commercial Floor + 1st to 3rd Podium Floor + 4th E – Level Floor + 1st to 20th (Part) Habitable Residential Floors
	7.	Copy of Sale Building Concession Plan dated 23.12.2022 issued by Slum Rehabilitation Authority (SRA). Sanctioned Upto: Wing A & B: Ground Floor + 1st Commercial Floor + 2nd to 5th Podium Floor + 1st to 21st Habitable Residential Floors
	8.	Copy of 1 st Sale Building Commencement Certificate No. RN/PVT/0105/20220623/AP/S dated 04.10.2022 issued by Slum Rehabilitation Authority (SRA). (This CC is endorsed for the work for Plinth Floor)
	9.	Copy of 2 nd Sale Building Commencement Certificate No. RN/PVT/0105/20220623/AP/S dated 13.02.2023 issued by Slum Rehabilitation Authority (SRA). (This CC is re – endorsed as per approved amended plan dated 13.02.2023)



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



	10. Copy of 3rd Sale Building Commencement Certificate No. RN/PVT/0105/20220623/AP/S dated 12.05.2023 issued by Slum Rehabilitation Authority (SRA). (This CC is further extended from Ground to 5th Amenity floor, 1st to 5th upper Resi. Floor of "A Wing" & 1st to 4th Upper Resi. Floor of 'B Wing' as per approved amended plan dated 13.02.2023)
	11. Copy of 4th Sale Building Commencement Certificate No. RN/PVT/0105/20220623/AP/S dated 29.12.2023 issued by Slum Rehabilitation Authority (SRA). (This CC is further extended from Ground to 5th Amenity floor, 1st to 21st (pt.) upper Resi. Floor of "A Wing" & 1st to 21st (Pt.) Upper Resi. Floor & (including OHWT & LMR) of 'B Wing' as per approved amended plan dated 29.12.2023)
	12. Copy of 5th Sale Building Commencement Certificate No. RN/PVT/0105/20220623/AP/S dated 10.04.2024 issued by Slum Rehabilitation Authority (SRA). (This CC is re endorsed as per approved amended plan dated 04.04.2024 Ground Floor + 1st & 2nd Commercial Floor + 1st to 3rd Podium Floor + 4th E – Level Floor + 1st to 20th (Part) Habitable Residential Floors)
	13. Copy of Fire NOC Certificate No. FB/HR/R-4/140 dated 23.09.2022 issued Municipal Corporation of Greater Mumbai, Mumbai Fire Brigade.
	14. Copy of Height Clearance Certificate No. JUHU/WEST/B/112521/637084 dated 14.12.2021 valid upto 13.12.2029 issued by Airports Authority of India.
	15. Copy of Environmental Clearance Certificate No. SIA/MH/MIS/285552/2022 dated 30.05.2023 issued by State Environment Impact Assessment Authority (SEIAA), Maharashtra.
	16. Copy of Pollution Control Certificate No. Format1.0/CC/UAN No. 0000161904/CE/2305001444 dated 19.05.2023 issued by Maharashtra Pollution Control Board.
	17. Copy of CA Certificate dated 25.08.2023 issued by M/s. Rajpurohit & Tiwari Chartered Accountants.
	18. Copy of RERA Certificate No. P51800048237 dated 19.12.2022 issued by Maharashtra Real Estate Regulatory Authority.
	19. Copy of Architect Certificate for Sale Building Construction Area Statement issued by M/s. Arch View Associates.
	20. Copy of Architect Certificate for PTC Building Construction Area Statement issued by M/s. Arch View Associates.
	Project Name (with address & phone nos.) : "Sheetal Regalia" , Proposed S. R. Scheme Commercial cum Residential building on Plot bearing C.T.S. No. 2293/B, Nensey Complex Building, Sant Dnyaneshwar Road & Western Expressway, Village – Dahisar, Borivali (East), Mumbai – 400 066, State – Maharashtra, Country – India
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership) : M/s. DGS Township Pvt. Ltd. DGS house, 1st floor, Sheetal Krupa, Aarey Road, Walawalkar Street, Goregaon (E), Mumbai – 400 063, State - Maharashtra, Country – India <u>Contact Person:</u> Mr. Prabudh Khandelwal (Consultants) Mobile No. 7738001775 Mr. Deep Shah (Consultants) Mobile No. 7977861026
5.	Brief description of the property (Including Leasehold / freehold etc.): Freehold land
	About Project: Favourably located in Borivali East in Mumbai, Sheetal Regalia is a meticulously planned project. Enjoy a niche living experience in this complex with units available from Rs. 1.52 Cr - 2.56 Cr. This project has its expanse over an area of 1 Acre. A total of 150 are present in the project. A professionally conceptualised Residential property, this state-of-the art project is visually appealing. The

residential dwellings are in Under Construction state. The property features various unit types as Flat, which are constructed to offer complete satisfaction. The property units offer a comfortable space, and vary in size from 3 BHK Flat (1030.0 Sq. Ft. - 1432.0 Sq. Ft.), 2 BHK Flat (750.0 Sq. Ft. - 1020.0 Sq. Ft.). The project comprises of 3 well-executed towers which offer a nice view of the surroundings. The launch date of this much awaited project is 01 December 2022. Its official date of possession is 01 December 2028.

The commencement certificate of this well-planned project has been granted. The status of the occupancy certificate of this project not granted. Sheetal Regalia has been developed by the well-known builder DGS Group. Available with all facilities and amenities including Swimming Pool, Banquet Hall, Jogging and Strolling Track, Grand Entrance lobby, Kids play area, Indoor Games Room, Meditation Area, Cricket net practice, Sheetal Regalia is an ideal option to enjoy a contemporary lifestyle. Planning to invest in this exclusive property? You can visit the property at Sant Dnyaneshwar Marg Borivali East, Mumbai. The pin code for this project is 400066. With all modern conveniences at your disposal, Sheetal Regalia will ensure a quality living experience.

TYPE OF THE BUILDING:

Building	Number of Floors
"Sheetal Regalia"	Proposed Commercial cum Residential of Rehab cum Sale Building (Wing A & B) is proposed of Ground Floor + 1 st Commercial Floor + 2 nd to 5 th Podium Floor + 1 st to 20 th (Part) Habitable Residential Floors as per amended approved plan and as per information from developers. As per Architect Letter promoters have to hand-over built-up area / construction area equivalent to 6944.145 Sq. M. or 74,747 Sq. Ft. to SRA Authority in the form of PTC (Project Transit Camp).

LEVEL OF COMPLETEION:

Building	Present stage of Construction	% of work completion	% of construction cost incurred till 31.12.2024
Sale Building (Wing A & B)	Ground + 15th Habitable Floor Slab work is completed, Ground + 9th Habitable Floor block work & internal plaster work is completed, Ground + 6 th Habitable Floor Gypsum work is completed, 4 th E- level floor to 2 nd Habitable floor Kitchen dadoing, Kitchen platform work is completed. Ground to 2 nd commercial floor flooring, electrical, windows, shuttering, firefighting, lift, staircase flooring, painting, works are completed.	58.78%	82% (including of PTC Building Cost)

PROPOSED DATE OF COMPLETION & FUTURE LIFE:

Expected completion date as informed by builder is **31.12.2028 (As per RERA Certificate)**

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

PROPOSED PROJECT AMENITIES:

Vitrified flooring tiles in all rooms
Granite Kitchen platform with Stainless Steel Sink
Powder coated aluminum sliding windows with M.S. Grills
Laminated wooden flush doors with Safety door
Concealed wiring
Concealed plumbing

	Fire Fighting System			
	Car Parking			
	Gymnasium			
	Indoor Games Room			
	Jogging and Cycle Track			
	Swimming Pool			
	Banquet Hall			
	Meditation Area			
	Grand Entrance Lobby			
	Kids Play Area			
	Cricket Net Practice			
6.	Location of property	:		
	a) Plot No. / Survey No.	:	-	
	b) Door No.	:	Not applicable	
	c) C. T.S. No. / Village	:	C.T.S. No. 2293/B, Village – Dahisar	
	d) Ward / Taluka	:	Taluka – Borivali	
	e) Mandal / District	:	District – Mumbai Suburban	
7.	Postal address of the property	:	"Sheetal Regalia", Proposed S. R. Scheme Commercial cum Residential building on Plot bearing C.T.S. No. 2293/B, Nensey Complex Building, Sant Dnyaneshwar Road & Western Expressway, Village – Dahisar, Borivali (East), Mumbai – 400 066, State – Maharashtra, Country – India	
8.	City / Town	:	Borivali (East), Mumbai	
	Residential area	:	Yes	
	Commercial area	:	Yes	
	Industrial area	:	No	
9.	Classification of the area	:		
	i) High / Middle / Poor	:	Higher Middle Class	
	ii) Urban / Semi Urban / Rural	:	Urban	
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Borivali (East), Mumbai Municipal Corporation of Greater Mumbai (MCGM)	
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No	
12.	In Case it is Agricultural land, any conversion to house site plots is contemplated	:	N.A.	
13.	Boundaries of the property	As per Agreement	As per RERA Certificate	As per Site
	North	Shree Adinath Tower	CTS NO 2367	Shree Adinath Tower
	South	Bank of India Quarters	CTS NO 2156	Shree Jagadeeshwari Temple
	East	Sant Dnyaneshwar Marg	Road	Sant Dnyaneshwar Road
	West	Western Expressway	WE Highway	Western Expressway
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°14'17.2"N 72°51'50.9"E	
14.	Extent of the site	:	Net Plot area = 5,319.05 Sq. M. Structure - As per table attached to the report	
15.	Extent of the site considered for Valuation (least of 14A& 14B)	:	Net Plot area = 5,319.05 Sq. M.	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	N.A. Building Construction work is in progress	
II	CHARACTERISTICS OF THE SITE			
1.	Classification of locality	:	Higher Middle class	
2.	Development of surrounding areas	:	Good	
3.	Possibility of frequent flooding/ sub-merging	:	No	
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	:	All available near by	
5.	Level of land with topographical conditions	:	Plain	
6.	Shape of land	:	Irregular	
7.	Type of use to which it can be put	:	For residential purpose	
8.	Any usage restriction	:	Residential	
9.	Is plot in town planning approved layout?	:	<p>1. Copy of Amended Sale Building Approved Plan No. N / PVT / 0105 / 20220623 / AP / S dated 04.04.2024 issued by Slum Rehabilitation Authority (SRA).</p> <p>Approved upto: Wing A & B: Ground Floor + 1st & 2nd Commercial Floor + 1st to 3rd Podium Floor + 4th E – Level Floor + 1st to 20th (Part) Habitable Residential Floors.</p> <p>2. Copy of Sale Building Concession Plan dated 23.12.2022 issued by Slum Rehabilitation Authority (SRA).</p> <p>Sanctioned Upto: Wing A & B: Ground Floor + 1st Commercial Floor + 2nd to 5th Podium Floor + 1st to 21st Habitable Residential Floors</p>	
10.	Corner plot or intermittent plot?	:	Intermittent Plot	
11.	Road facilities	:	Yes	
12.	Type of road available at present	:	Bituminous Road	
13.	Width of road – is it below 20 ft. or more than 20 ft.	:	Proposed road of 30 M wide road	
14.	Is it a Land – Locked land?	:	No	
15.	Water potentiality	:	Municipal Water supply	
16.	Underground sewerage system	:	Connected to Municipal sewer	
17.	Is Power supply is available in the site	:	Yes	
18.	Advantages of the site	:	Located in developed area	
19.	Special remarks, if any like threat of acquisition	:	No	

	of land for public service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-cost / tidal level must be incorporated)	
Part – A (Valuation of land)		
1	Size of plot	: Net Plot area = 5,319.05 Sq. M.
	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)	: ₹ 60,380.00 per Sq. M. for Land ₹ 1,27,280.00 per Sq. M. for Residential Flat ₹ 1,46,370.00 per Sq. M. for Commercial Office ₹ 1,59,090.00 per Sq. M. for Commercial Shop
5	Assessed / adopted rate of valuation	: As per table attached to the report
6	Estimated value of land	: As per table attached to the report
Part – B (Valuation of Building)		
1	Technical details of the building	:
	a) Type of Building (Residential / Commercial / Industrial)	: Residential cum Commercial
	b) Type of construction (Load bearing / RCC / Steel Framed)	: R.C.C. Framed structure
	c) Year of construction	: Building Construction work is in progress
	d) Number of floors and height of each floor including basement, if any	:
	Building	Number of Floors
	"Sheetal Regalia"	Proposed Commercial cum Residential of Rehab cum Sale Building (Wing A & B) is proposed of Ground Floor + 1 st Commercial Floor + 2 nd to 5 th Podium Floor + 1 st to 20 th (Part) Habitable Residential Floors as per approved plan. As per information from developer & architect drawing Proposed Commercial cum Residential of Rehab cum Sale Building (Wing A & B) is proposed of Ground Floor + 1 st Commercial Floor + 2 nd to 5 th Podium Floor + 1 st to 21 st Habitable Residential Floors. As per Architect Letter promoters have to hand-over built-up area / construction area equivalent to 6944.145 Sq. M. or 74,747 Sq. Ft. to SRA Authority in the form of PTC (Project Transit Camp).
	e) Plinth area floor-wise	: As per table attached to the report
	f) Condition of the building	:
	i) Exterior – Excellent, Good, Normal, Poor	: N.A. Building Construction work is in progress
	ii) Interior – Excellent, Good, Normal, Poor	: N.A. Building Construction work is in progress
	g) Date of issue and validity of layout of approved map	: 1. Copy of Amended Sale Building Approved Plan No. N / PVT / 0105 / 20220623 / AP / S dated 04.04.2024 issued by Slum Rehabilitation Authority (SRA). Approved upto: Wing A & B: Ground Floor + 1st & 2nd

		<p>Commercial Floor + 1st to 3rd Podium Floor + 4th E – Level Floor + 1st to 20th (Part) Habitable Residential Floors.</p> <p>2. Copy of Sale Building Concession Plan dated 23.12.2022 issued by Slum Rehabilitation Authority (SRA).</p> <p>Sanctioned Upto: Wing A & B: Ground Floor + 1st Commercial Floor + 2nd to 5th Podium Floor + 1st to 21st Habitable Residential Floors</p> <p>3. Copy of Sale Building Commencement Certificate No. RN/PVT/0105/20220623/AP/S dated 10.04.2024 issued by Slum Rehabilitation Authority (SRA).</p> <p>(This CC is re endorsed as per approved amended plan dated 04.04.2024 Ground Floor + 1st & 2nd Commercial Floor + 1st to 3rd Podium Floor + 4th E – Level Floor + 1st to 20th (Part) Habitable Residential Floors)</p>
	h) Approved map / plan issuing authority	: Slum Rehabilitation Authority (SRA).
	i) Whether genuineness or authenticity of approved map / plan is verified	: Verified
	j) Any other comments by our empanelled valuers on authentic of approved plan	: N.A.

Specifications of construction (floor-wise) in respect of

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

a) No. of water closets and their type	:	N.A. Building Construction work is in progress
b) No. of wash basins	:	
c) No. of urinals	:	
d) No. of bath tubs	:	
e) Water meters, taps etc.	:	
f) Any other fixtures	:	

Remarks:

- We have observed that the developer "DGS Township Pvt. Ltd." have followed and in complies all the terms and conditions mentioned in the Letter of Intent (LOI) and Intimation of Approval (IOA) dated 19.09.2022 issued by Slum Rehabilitation Authority (SRA).
- We will be checking all the terms and conditions mentioned in the Letter of Intent (LOI) and Intimation of Approval (IOA) dated 19.09.2022 issued by Slum Rehabilitation Authority (SRA) in each quarterly report of Lender's Independent Engineer (LIE).
- We have referenced approved plan & Architect Drawing Plan for construction area statement.

Part – C (Extra Items)	:	Amount in ₹
1. Portico	:	N.A. Building Construction work is in progress
2. Ornamental front door	:	
3. Sit out / Verandah with steel grills	:	
4. Overhead water tank	:	
5. Extra steel / collapsible gates	:	
Total		
Part – D (Amenities)	:	Amount in ₹
1. Wardrobes	:	N.A. Building Construction work is in progress
2. Glazed tiles	:	
3. Extra sinks and bath tub	:	
4. Marble / ceramic tiles flooring	:	
5. Interior decorations	:	
6. Architectural elevation works	:	
7. Paneling works	:	
8. Aluminum works	:	
9. Aluminum hand rails	:	
10. False ceiling	:	
Total		
Part – E (Miscellaneous)	:	Amount in ₹
1. Separate toilet room	:	N.A. Building Construction work is in progress
2. Separate lumber room	:	
3. Separate water tank / sump	:	
4. Trees, gardening	:	
Total		
Part – F (Services)	:	Amount in ₹
1. Water supply arrangements	:	N.A. Building Construction work is in progress
2. Drainage arrangements	:	
3. Compound wall	:	
4. C.B. deposits, fittings etc.	:	
5. Pavement	:	
Total		

Total abstract of the entire property

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

Area Statement as per Approved Plan

A	AREA OF PLOT	SQ.MT.			
1	Area Of Plot	5,599.00			
2	Deduction For				
a	Road Set Back Area	NIL			
b	5% Amenity Plot	279.95			
c	Total (=A+B)	279.95			
3	Balance Area Plot (1-2c)	5,319.05			
4	NET Area Plot for FSI Purpose	5,319.05			
5	Maximum Permissible FSI on Plot	4.00			
6	Maximum Permissible BUA on Plot	21,276.20			
7	Basic Zonal FSI / BUA	5,319.05			
8	PERMISSIBLE BUILT-UP AREA AS PER REGULATION 30(C) PROTECTED DEVELOPMENT) EXISTING BLDG (K)= 3360.04 SQ.MT (As Per Approved Plan U/No. CE/1537/BSII/A/R Dtd. 05.08.1974) EXISTING BLDG (L) = 4027.87 SQ.MT (As Per Approved Plan U/No. CE/1538/BSII/A/R OCC Granted Dtd. 31.05.1975) TOTAL BUA (BLDG-K+L) = 7387.91 SQ.MT (7387.91-5319.05 = 2068.86 SQ.MT)	2,068.86			
9	Balance FSI Potential (=7-8-9)	13,888.29			
10	Sale Bua For Against PTC Area = 6944.145 (=110 Above X 50%)	6,944.15			
11	Sale Incentive Bua Under Reg. 33(11) (= 10 Above X 50%)	6,944.15			
12	Details of FSI Availed as Per Reg. 33 (11) Of DCPR 2034	SALE	INCENTIVE	ZONAL	TOTAL
a.	Permissible BUA U/REG. 33(11) (Before Clubbing)	6,944.15	6,944.15	5,319.05	19,207.34
b.	Permissible BUA U/REG. 33(11) (After Clubbing)			12,263.20	
c.	Permissible Built-Up Area as Per Regulation 30 (C) (Protected Development)			2,068.86	2,068.86
d.	Total Permissible BUA (12a + 12b)	6,944.15		14,332.06	21,276.20
13	Total Permissible BUA Proposed				
a	PTC Built Up Area				
b	Existing Tenant Built Up Area = 5929.12	21,146.40			
c	Sale Built Up Area = 15217.28				
14	FSI Consumed on Plot = 13/ 4	3.98			
14	PERMISSIBLE 35% FUNGIBLE B.U AREA (13 B+C X 35%)	7,401.24			
15	Proposed Fungible Built up Area				
a	Proposed Existing Tent Fungible Built up Area = 1971.99	1,971.99			
b	Proposed Sale Fungible Built up Area = Nil				
16	Gross Built up Area (13+15)	23,118.39			

CA Certificate dated 18.01.2025 till 31.12.2024 issued by Vinay Tiwari & Associates
Chartered Accountants

Cost of Project	Project Cost (Amount in ₹ Cr.)	Incurred till Dec – 24 (Amount in ₹ Cr.)	To be Incurred Cost (Amount in ₹ Cr.)
Acquisition cost of land	2.86	2.86	-
Tenant Cost (Corpus Fund, Rent, Shifting, brokerage cost, etc.)	41.21	28.06	13.15
Approval Cost	31.15	31.09	0.06
Construction Cost including advances to Vendors (Sale & Member Building)	166.42	139.97	26.45
Construction Cost of (PTC Building)	14.95	11.50	3.45
Architect & Consultancy Expenses	1.12	1.12	-
Admin & Overhead Cost	2.62	2.62	-
Selling & Marketing Cost	5.62	5.31	0.31
Interest to Bank Finance	25.21	6.73	18.48
Other Current Assets	-	13.59	13.59
Total	291.16	242.85	48.31

Construction Area as per Approved Plan

PTC Building:

As per Architect Letter promoters have to hand-over built-up area / construction area equivalent to 6944.145 Sq. M. or 74,747 Sq. Ft. to SRA Authority in the form of PTC (Project Transit Camp). Hence, Construction Area of PTC Building is considered as 74,747.00 Sq. Ft. i.e., 6,944.145 Sq. M.

Rehab cum Sale Building (Wing A & B):

Sr. No.	Floor	Built Up Area in Sq. M.	Staircase Area in Sq. M.	Refuge Area in Sq. M.	Ramp Area in Sq. M.	Podium Area in Sq. M.	Other Area in Sq. M.	Total Construction Area in Sq. M.	Total Construction Area in Sq. Ft.
1	Ground Floor	1,667.95	702.45	-	227.29	-	542.40	3,140.09	33,799.93
2	1st Commercial Floor	2,390.97	413.25	-	379.75	-	8.14	3,192.11	34,359.87
3	2nd Commercial Floor	2,425.65	412.71	-	377.49	-	8.14	3,223.99	34,703.03
4	1st Podium Floor	-	-	-	-	3,463.45	-	3,463.45	37,280.58
5	2nd Podium Floor	-	-	-	-	3,463.45	-	3,463.45	37,280.58
6	3rd Podium Floor	-	-	-	-	3,463.45	-	3,463.45	37,280.58
7	4th E - Level Floor	43.22	422.69	-	-	2,203.10	570.32	3,239.33	34,868.15
8	1st Habitable Floor	753.49	436.95	301.45	-	-	25.23	1,517.12	16,330.28
9	2nd Habitable Floor	1,087.06	436.95	-	-	-	5.16	1,529.17	16,459.99
10	3rd Habitable Floor	1,087.06	436.95	-	-	-	5.16	1,529.17	16,459.99
11	4th Habitable Floor	1,091.20	436.95	-	-	-	5.16	1,533.31	16,504.55
12	5th Habitable Floor	1,133.31	436.86	-	-	-	5.16	1,575.33	16,956.85
13	6th Habitable Floor	1,141.01	436.72	-	-	-	5.16	1,582.89	17,038.23
14	7th Habitable Floor	1,141.01	436.72	-	-	-	5.16	1,582.89	17,038.23
15	8th Habitable Floor	886.90	436.72	332.83	-	-	5.16	1,661.61	17,885.57
16	9th Habitable Floor	1,219.73	436.72	-	-	-	5.16	1,661.61	17,885.57
17	10th Habitable Floor	1,233.84	436.72	-	-	-	5.16	1,675.72	18,037.45
18	11th Habitable Floor	1,233.84	436.72	-	-	-	5.16	1,675.72	18,037.45
19	12th Habitable Floor	1,233.84	436.72	-	-	-	5.16	1,675.72	18,037.45
20	13th Habitable Floor	1,233.84	436.72	-	-	-	5.16	1,675.72	18,037.45
21	14th Habitable Floor	1,233.84	436.72	-	-	-	5.16	1,675.72	18,037.45
22	15th Habitable Floor	998.99	436.69	252.94	-	-	5.16	1,693.78	18,231.85
23	16th Habitable Floor	1,233.84	436.72	-	-	-	5.16	1,675.72	18,037.45
24	17th Habitable Floor	1,242.67	436.72	-	-	-	5.16	1,684.55	18,132.50
25	18th Habitable Floor	1,242.67	436.72	-	-	-	5.16	1,684.55	18,132.50
26	19th Habitable Floor	1,242.67	436.72	-	-	-	5.16	1,684.55	18,132.50
27	20th Habitable Floor	317.99	440.73	-	20.07	-	5.16	783.95	8,438.44
28	Terrace / OHT	-	440.73	-	-	-	5.16	445.89	4,799.56
	TOTAL	28,516.59	11,131.27	887.22	1,004.60	12,593.45	1,257.43	55,390.56	5,96,223.99

The floor wise Area Statement of the Project is as table below:**Rehab Cum Sale Building (Wing A & B):**

Sr. No.	Wing	Floor No.	Shop No / Office No. / Flat No.	Comp.	RERA Carpet Area (Sq. M.)	RERA Carpet Area (Sq. Ft.)	Built Up Area (Sq. Ft)	Sold/Unsold/Tenant Inventory
1	Shop	Ground	1	Shop	16.93	182.23	200.46	Sold
2	Shop	Ground	2	Shop	17.64	189.88	208.86	Sold
3	Shop	Ground	3	Shop	12.85	138.32	152.15	Unsold
4	Shop	Ground	4	Shop	14.25	153.39	168.73	Sold
5	Shop	Ground	5	Shop	14.25	153.39	168.73	Sold
6	Shop	Ground	6	Shop	13.55	145.85	160.44	Sold
7	Shop	Ground	7	Shop	14.02	150.91	166.00	Sold
8	Shop	Ground	8	Shop	52.53	565.43	621.98	Sold
9	Shop	Ground	9	Shop	47.39	510.11	561.12	Unsold
10	Shop	Ground	10	Shop	24.20	260.49	286.54	Unsold
11	Shop	Ground	11	Shop	24.20	260.49	286.54	Sold
12	Shop	Ground	12	Shop	76.79	826.57	909.22	Sold
13	Shop	Ground	13	Shop	53.30	573.72	631.09	Sold
14	Shop	Ground	14	Shop	53.00	570.49	627.54	Sold
15	Shop	Ground	15	Shop	18.00	193.75	213.13	Sold
16	Shop	Ground	16	Shop	14.95	160.92	177.01	Sold
17	Shop	Ground	17	Shop	15.86	170.72	187.79	Unsold
18	Shop	Ground	18	Shop	16.00	172.22	189.45	Sold
19	Shop	Ground	19	Shop	13.88	149.40	164.34	Sold
20	Shop	Ground	20	Shop	20.05	215.82	237.40	Sold
21	Shop	Ground	21	Shop	19.67	211.73	232.90	Sold
22	Shop	Ground + 1st Com. Floor	22	Shop	74.20	798.69	878.56	Sold
23	Shop	Ground + 1st Com. Floor	23	Shop	74.20	798.69	878.56	Sold
24	Shop	Ground + 1st Com. Floor	24	Shop	74.86	805.79	886.37	Sold
25	Shop	Ground + 1st Com. Floor	25	Shop	142.74	1,536.45	1,690.10	Sold
26	Shop	Ground + 1st Com. Floor	26	Shop	70.91	763.28	839.60	Sold
27	Shop	Ground + 1st Com. Floor	27	Shop	81.27	874.79	962.27	Sold
28	Shop	Ground + 1st Com. Floor	28	Shop	81.27	874.79	962.27	Sold

Sr. No.	Wing	Floor No.	Shop No / Office No. / Flat No.	Comp.	RERA Carpet Area (Sq. M.)	RERA Carpet Area (Sq. Ft.)	Built Up Area (Sq. Ft)	Sold/Unsold/Tenant Inventory
29	Shop	Ground + 1st Com. Floor	29	Shop	65.63	706.44	777.09	Sold
30	Shop	Ground + 1st Com. Floor	30	Shop	111.18	1,196.74	1,316.42	Sold
31	Shop	Ground + 1st Com. Floor	31	Shop	103.33	1,112.24	1,223.47	Sold
32	Shop	Ground + 1st Com. Floor	32	Shop	122.35	1,316.98	1,448.67	Sold
33	Shop	Ground + 1st Com. Floor	33	Shop	128.85	1,386.94	1,525.64	Sold
34	Shop	Ground + 1st Com. Floor	34	Shop	103.17	1,110.52	1,221.57	Sold
35	Shop	Ground + 1st Com. Floor	35	Shop	100.77	1,084.69	1,193.16	Sold
36	Shop	Ground + 1st Com. Floor	36	Shop	111.77	1,203.09	1,323.40	Sold
37	Shop	Ground + 1st Com. Floor	37	Shop	108.84	1,171.55	1,288.71	Sold
38	Shop	Ground + 1st Com. Floor	38	Shop	141.46	1,522.68	1,674.94	Sold
39	Shop	Ground + 1st Com. Floor	39	Shop	70.73	761.34	837.47	Sold
40	Shop	Ground + 1st Com. Floor	40	Shop	66.87	719.79	791.77	Sold
41	Shop	Ground + 1st Com. Floor	41	Shop	66.87	719.79	791.77	Sold
42	Shop	Ground + 1st Com. Floor	42	Shop	71.71	771.89	849.08	Sold
43	Shop	Ground + 1st Com. Floor	43	Shop	181.38	1,952.37	2,147.61	Sold
44	Office	1st Com. Floor	101	Office	119.85	1,290.07	1,419.07	Sold
45	Office	1st Com. Floor	102	Office	45.00	484.38	532.82	Sold
46	Office	1st Com. Floor	103	Office	44.97	484.06	532.46	Sold
47	Office	1st Com. Floor	104	Office	37.20	400.42	440.46	Sold
48	Office	1st Com. Floor	105	Office	72.10	776.08	853.69	Unsold
49	Office	1st Com. Floor	106	Office	35.45	381.58	419.74	Unsold
50	Office	1st Com. Floor	107	Office	42.77	460.38	506.41	Sold
51	Office	1st Com. Floor	108	Office	35.80	385.35	423.89	Sold
52	Office	1st Com. Floor	109	Office	108.75	1,170.59	1,287.64	Unsold
53	Office	1st Com. Floor	110	Office	85.70	922.47	1,014.72	Sold
54	Office	1st Com. Floor	111	Office	85.42	919.46	1,011.41	Sold
55	Office	1st Com. Floor	112	Office	134.05	1,442.91	1,587.21	Sold
56	Office	1st Com. Floor	113	Office	73.66	792.88	872.16	Sold
57	Office	2nd Com. Floor	201	Office	119.45	1,285.76	1,414.34	Unsold
58	Office	2nd Com. Floor	202	Office	45.00	484.38	532.82	Sold
59	Office	2nd Com. Floor	203	Office	44.97	484.06	532.46	Sold

Sr. No.	Wing	Floor No.	Shop No / Office No. / Flat No.	Comp.	RERA Carpet Area (Sq. M.)	RERA Carpet Area (Sq. Ft.)	Built Up Area (Sq. Ft)	Sold/Unsold/Tenant Inventory
60	Office	2nd Com. Floor	204	Office	68.36	735.83	809.41	Sold
61	Office	2nd Com. Floor	205	Office	66.45	715.27	786.79	Sold
62	Office	2nd Com. Floor	206	Office	35.60	383.20	421.52	Sold
63	Office	2nd Com. Floor	207	Office	42.95	462.31	508.55	Sold
64	Office	2nd Com. Floor	208	Office	35.95	386.97	425.66	Unsold
65	Office	2nd Com. Floor	209	Office	108.75	1,170.59	1,287.64	Sold
66	Office	2nd Com. Floor	210	Office	118.52	1,275.75	1,403.32	Sold
67	Office	2nd Com. Floor	211	Office	65.42	704.18	774.60	Unsold
68	Office	2nd Com. Floor	212	Office	134.05	1,442.91	1,587.21	Unsold
69	Office	2nd Com. Floor	213	Office	73.66	792.88	872.16	Unsold
70	Office	2nd Com. Floor	214	Office	60.98	656.39	722.03	Sold
71	Office	2nd Com. Floor	215	Office	52.24	562.31	618.54	Sold
72	Office	2nd Com. Floor	216	Office	88.09	948.20	1,043.02	Unsold
73	Office	2nd Com. Floor	217	Office	72.25	777.70	855.47	Sold
74	Office	2nd Com. Floor	218	Office	27.30	293.86	323.24	Sold
75	Office	2nd Com. Floor	219	Office	23.84	256.61	282.28	Sold
76	Office	2nd Com. Floor	220	Office	286.22	3,080.87	3,388.96	Unsold
77	Office	2nd Com. Floor	221	Office	283.49	3,051.49	3,356.63	Unsold
78	Office	2nd Com. Floor	222	Office	27.55	296.55	326.20	Unsold
79	Office	2nd Com. Floor	223	Office	23.35	251.34	276.47	Unsold
80	Office	2nd Com. Floor	224	Office	30.18	324.86	357.34	Sold
81	Office	2nd Com. Floor	225A	Office	139.35	1,499.96	1,649.96	Unsold
82	Office	2nd Com. Floor	225B	Office	31.12	334.98	368.47	Unsold
83	A	1st Habitable	101	2 BHK	44.07	474.37	521.81	Sold
84	A	1st Habitable	102	2 BHK	44.07	474.37	521.81	Sold
85	A	1st Habitable	103	Refuge	-	-	-	REFUGE
86	A	1st Habitable	104	Refuge	-	-	-	REFUGE
87	A	1st Habitable	105	2 BHK	44.07	474.37	521.81	Tenant
88	A	1st Habitable	106	2 BHK	44.13	475.02	522.52	Tenant
89	A	1st Habitable	107	1 BHK	33.01	355.32	390.85	Tenant
90	A	1st Habitable	108	2 BHK	50.84	547.24	601.97	Tenant

Sr. No.	Wing	Floor No.	Shop No / Office No. / Flat No.	Comp.	RERA Carpet Area (Sq. M.)	RERA Carpet Area (Sq. Ft.)	Built Up Area (Sq. Ft)	Sold/Unsold/Tenant Inventory
91	A	1st Habitable	109	1 BHK	32.80	353.06	388.37	Tenant
92	A	1st Habitable	110	1 BHK	33.01	355.32	390.85	Tenant
93	A	2nd Habitable	201	2 BHK	44.07	474.37	521.81	Tenant
94	A	2nd Habitable	202	2 BHK	44.07	474.37	521.81	Tenant
95	A	2nd Habitable	203	3 BHK	66.65	717.42	789.16	Sold
96	A	2nd Habitable	204	3 BHK	66.65	717.42	789.16	Tenant
97	A	2nd Habitable	205	2 BHK	44.07	474.37	521.81	Tenant
98	A	2nd Habitable	206	2 BHK	44.07	474.37	521.81	Tenant
99	A	2nd Habitable	207	1 BHK	33.01	355.32	390.85	Tenant
100	A	2nd Habitable	208	2 BHK	50.84	547.24	601.97	Tenant
101	A	2nd Habitable	209	1 BHK	32.80	353.06	388.37	Tenant
102	A	2nd Habitable	210	1 BHK	33.01	355.32	390.85	Tenant
103	A	3rd Habitable	301		43.85	472.00		Tenant
104	A	3rd Habitable	302	2 BHK	44.07	474.37	521.81	Tenant
105	A	3rd Habitable	303	2 BHK	44.07	474.37	521.81	Tenant
106	A	3rd Habitable	304	3 BHK	66.65	717.42	789.16	Unsold
107	A	3rd Habitable	305	3 BHK	66.65	717.42	789.16	Tenant
108	A	3rd Habitable	306	2 BHK	44.07	474.37	521.81	Tenant
109	A	3rd Habitable	307	2 BHK	44.07	474.37	521.81	Tenant
110	A	3rd Habitable	308	1 BHK	33.01	355.32	390.85	Tenant
111	A	3rd Habitable	309	2 BHK	50.84	547.24	601.97	Tenant
112	A	3rd Habitable	310	1 BHK	32.80	353.06	388.37	Tenant
113	A	4th Habitable	401	2 BHK	44.07	474.37	521.81	Tenant
114	A	4th Habitable	402	2 BHK	44.07	474.37	521.81	Tenant
115	A	4th Habitable	403	3 BHK	66.65	717.42	789.16	Sold
116	A	4th Habitable	404	3 BHK	66.65	717.42	789.16	Sold
117	A	4th Habitable	405	2 BHK	44.07	474.37	521.81	Tenant
118	A	4th Habitable	406	2 BHK	44.13	475.02	522.52	Tenant
119	A	4th Habitable	407	1 BHK	33.01	355.32	390.85	Tenant
120	A	4th Habitable	408	2 BHK	50.84	547.24	601.97	Tenant
121	A	4th Habitable	409	1 BHK	32.80	353.06	388.37	Tenant

Sr. No.	Wing	Floor No.	Shop No / Office No. / Flat No.	Comp.	RERA Carpet Area (Sq. M.)	RERA Carpet Area (Sq. Ft.)	Built Up Area (Sq. Ft)	Sold/Unsold/Tenant Inventory
122	A	4th Habitable	410	1 BHK	33.01	355.32	390.85	Tenant
123	A	5th Habitable	501	2 BHK	44.07	474.37	521.81	Tenant
124	A	5th Habitable	502	2 BHK	44.07	474.37	521.81	Tenant
125	A	5th Habitable	503	3 BHK	66.65	717.42	789.16	Tenant
126	A	5th Habitable	504	3 BHK	66.65	717.42	789.16	Tenant
127	A	5th Habitable	505	2 BHK	44.07	474.37	521.81	Tenant
128	A	5th Habitable	506	2 BHK	44.13	475.02	522.52	Tenant
129	A	5th Habitable	507	1 BHK	33.01	355.32	390.85	Tenant
130	A	5th Habitable	508	2 BHK	50.84	547.24	601.97	Tenant
131	A	5th Habitable	509	1 BHK	34.52	371.57	408.73	Tenant
132	A	5th Habitable	510	1 BHK	33.01	355.32	390.85	Tenant
133	A	6th Habitable	601	2 BHK	44.07	474.37	521.81	Tenant
134	A	6th Habitable	602	2 BHK	44.07	474.37	521.81	Tenant
135	A	6th Habitable	603	3 BHK	66.65	717.42	789.16	Tenant
136	A	6th Habitable	604	3 BHK	66.65	717.42	789.16	Tenant
137	A	6th Habitable	605	2 BHK	44.07	474.37	521.81	Tenant
138	A	6th Habitable	606	2 BHK	44.13	475.02	522.52	Tenant
139	A	6th Habitable	607	1 BHK	33.01	355.32	390.85	Tenant
140	A	6th Habitable	608	2 BHK	50.84	547.24	601.97	Tenant
141	A	6th Habitable	609	1BHK	34.52	371.57	408.73	Tenant
142	A	6th Habitable	610	1BHK	33.01	355.32	390.85	Tenant
143	A	7th Habitable	701	2BHK	44.07	474.37	521.81	Tenant
144	A	7th Habitable	702	2BHK	44.07	474.37	521.81	Tenant
145	A	7th Habitable	703	3BHK	66.65	717.42	789.16	Sold
146	A	7th Habitable	704	3BHK	66.65	717.42	789.16	Tenant
147	A	7th Habitable	705	2 BHK	44.07	474.37	521.81	Tenant
148	A	7th Habitable	706	2 BHK	44.13	475.02	522.52	Tenant
149	A	7th Habitable	707	1 BHK	33.01	355.32	390.85	Tenant
150	A	7th Habitable	708	2 BHK	50.84	547.24	601.97	Tenant
151	A	7th Habitable	709	1BHK	34.52	371.57	408.73	Tenant
152	A	7th Habitable	710	1BHK	33.01	355.32	390.85	Tenant

Sr. No.	Wing	Floor No.	Shop No / Office No. / Flat No.	Comp.	RERA Carpet Area (Sq. M.)	RERA Carpet Area (Sq. Ft.)	Built Up Area (Sq. Ft)	Sold/Unsold/Tenant Inventory
153	A	8th Habitable	801	2BHK	44.07	474.37	521.81	Tenant
154	A	8th Habitable	802	2BHK	44.07	474.37	521.81	Tenant
155	A	8th Habitable	803	Refugee	-	-	-	REFUGE
156	A	8th Habitable	804	Refugee	-	-	-	REFUGE
157	A	8th Habitable	805	2BHK	44.07	474.37	521.81	Tenant
158	A	8th Habitable	806	2BHK	44.13	475.02	522.52	Tenant
159	A	8th Habitable	807	1BHK	33.01	355.32	390.85	Tenant
160	A	8th Habitable	808	2BHK	50.84	547.24	601.97	Sold
161	A	8th Habitable	809	1BHK	34.52	371.57	408.73	Tenant
162	A	8th Habitable	810	1BHK	33.01	355.32	390.85	Tenant
163	A	9th Habitable	901	2BHK	44.07	474.37	521.81	Tenant
164	A	9th Habitable	902	2BHK	44.07	474.37	521.81	Tenant
165	A	9th Habitable	903	3BHK	73.91	795.57	875.12	Sold
166	A	9th Habitable	904	3BHK	73.91	795.57	875.12	Unsold
167	A	9th Habitable	905	2BHK	44.07	474.37	521.81	Tenant
168	A	9th Habitable	906	2BHK	44.13	475.02	522.52	Tenant
169	A	9th Habitable	907	1BHK	33.01	355.32	390.85	Tenant
170	A	9th Habitable	908	2BHK	50.84	547.24	601.97	Tenant
171	A	9th Habitable	909	1BHK	34.52	371.57	408.73	Tenant
172	A	9th Habitable	910	1BHK	33.01	355.32	390.85	Tenant
173	A	10th Habitable	1001	2BHK	44.07	474.37	521.81	Tenant
174	A	10th Habitable	1002	2BHK	44.07	474.37	521.81	Tenant
175	A	10th Habitable	1003	3BHK	73.91	795.57	875.12	Sold
176	A	10th Habitable	1004	3BHK	73.91	795.57	875.12	Tenant
177	A	10th Habitable	1005	2BHK	44.07	474.37	521.81	Tenant
178	A	10th Habitable	1006	2BHK	44.13	475.02	522.52	Tenant
179	A	10th Habitable	1007	1BHK	33.01	355.32	390.85	Tenant
180	A	10th Habitable	1008	2BHK	54.17	583.09	641.39	Tenant
181	A	10th Habitable	1009	1BHK	44.48	478.78	526.66	Tenant
182	A	10th Habitable	1010	1BHK	33.01	355.32	390.85	Tenant
183	A	11th Habitable	1101	2BHK	44.07	474.37	521.81	Tenant

Sr. No.	Wing	Floor No.	Shop No / Office No. / Flat No.	Comp.	RERA Carpet Area (Sq. M.)	RERA Carpet Area (Sq. Ft.)	Built Up Area (Sq. Ft)	Sold/Unsold/Tenant Inventory
184	A	11th Habitable	1102	2BHK	44.07	474.37	521.81	Tenant
185	A	11th Habitable	1103	3BHK	73.91	795.57	875.12	Sold
186	A	11th Habitable	1104	3BHK	73.91	795.57	875.12	Sold
187	A	11th Habitable	1105	2BHK	44.07	474.37	521.81	Unsold
188	A	11th Habitable	1106	2BHK	44.13	475.02	522.52	Tenant
189	A	11th Habitable	1107	1BHK	33.01	355.32	390.85	Tenant
190	A	11th Habitable	1108	2BHK	54.17	583.09	641.39	Tenant
191	A	11th Habitable	1109	1BHK	44.48	478.78	526.66	Tenant
192	A	11th Habitable	1110	1BHK	33.01	355.32	390.85	Tenant
193	A	12th Habitable	1201	2BHK	44.07	474.37	521.81	Tenant
194	A	12th Habitable	1202	2BHK	44.07	474.37	521.81	Tenant
195	A	12th Habitable	1203	3BHK	73.91	795.57	875.12	Sold
196	A	12th Habitable	1204	3BHK	73.91	795.57	875.12	Sold
197	A	12th Habitable	1205	2BHK	44.07	474.37	521.81	Tenant
198	A	12th Habitable	1206	2BHK	44.13	475.02	522.52	Tenant
199	A	12th Habitable	1207	1BHK	33.01	355.32	390.85	Tenant
200	A	12th Habitable	1208	2BHK	54.17	583.09	641.39	Sold
201	A	12th Habitable	1209	1BHK	44.48	478.78	526.66	Tenant
202	A	12th Habitable	1210	1BHK	33.01	355.32	390.85	Tenant
203	A	13th Habitable	1301	2BHK	44.07	474.37	521.81	Tenant
204	A	13th Habitable	1302	2BHK	44.07	474.37	521.81	Sold
205	A	13th Habitable	1303	3BHK	73.91	795.57	875.12	Sold
206	A	13th Habitable	1304	3BHK	73.91	795.57	875.12	Tenant
207	A	13th Habitable	1305	2BHK	44.07	474.37	521.81	Unsold
208	A	13th Habitable	1306	2BHK	44.13	475.02	522.52	Tenant
209	A	13th Habitable	1307	1BHK	33.01	355.32	390.85	Tenant
210	A	13th Habitable	1308	2BHK	54.17	583.09	641.39	Tenant
211	A	13th Habitable	1309	1BHK	44.48	478.78	526.66	Tenant
212	A	13th Habitable	1310	1BHK	33.01	355.32	390.85	Tenant
213	A	14th Habitable	1401	2BHK	44.07	474.37	521.81	Tenant
214	A	14th Habitable	1402	2BHK	44.07	474.37	521.81	Tenant

Sr. No.	Wing	Floor No.	Shop No / Office No. / Flat No.	Comp.	RERA Carpet Area (Sq. M.)	RERA Carpet Area (Sq. Ft.)	Built Up Area (Sq. Ft)	Sold/Unsold/Tenant Inventory
215	A	14th Habitable	1403	3BHK	73.91	795.57	875.12	Tenant
216	A	14th Habitable	1404	3BHK	73.91	795.57	875.12	Sold
217	A	14th Habitable	1405	2BHK	44.07	474.37	521.81	Tenant
218	A	14th Habitable	1406	2BHK	44.13	475.02	522.52	Tenant
219	A	14th Habitable	1407	1BHK	33.01	355.32	390.85	Tenant
220	A	14th Habitable	1408	2BHK	54.17	583.09	641.39	Unsold
221	A	14th Habitable	1409	1BHK	44.48	478.78	526.66	Tenant
222	A	14th Habitable	1410	1BHK	33.01	355.32	390.85	Tenant
223	A	15th Habitable	1501	2BHK	44.07	474.37	521.81	Tenant
224	A	15th Habitable	1502	2BHK	44.07	474.37	521.81	Tenant
225	A	15th Habitable	1503	Refugee	-	-	-	REFUGE
226	A	15th Habitable	1504	Refugee	-	-	-	REFUGE
227	A	15th Habitable	1505	2BHK	44.07	474.37	521.81	Tenant
228	A	15th Habitable	1506	2BHK	44.13	475.02	522.52	Tenant
229	A	15th Habitable	1507	1BHK	33.01	355.32	390.85	Tenant
230	A	15th Habitable	1508	2BHK	54.17	583.09	641.39	Tenant
231	A	15th Habitable	1509	2BHK	44.48	478.78	526.66	Tenant
232	A	15th Habitable	1510	1BHK	33.01	355.32	390.85	Tenant
233	A	16th Habitable	1601	2BHK	44.07	474.37	521.81	Tenant
234	A	16th Habitable	1602	2BHK	44.07	474.37	521.81	Tenant
235	A	16th Habitable	1603	3BHK	73.91	795.57	875.12	Sold
236	A	16th Habitable	1604	3BHK	73.91	795.57	875.12	Sold
237	A	16th Habitable	1605	2BHK	44.07	474.37	521.81	Tenant
238	A	16th Habitable	1606	2BHK	44.13	475.02	522.52	Tenant
239	A	16th Habitable	1607	1BHK	33.01	355.32	390.85	Tenant
240	A	16th Habitable	1608	2BHK	54.17	583.09	641.39	Sold
241	A	16th Habitable	1609	1BHK	44.48	478.78	526.66	Tenant
242	A	16th Habitable	1610	1BHK	33.01	355.32	390.85	Tenant
243	A	17th Habitable	1701	2BHK	44.07	474.37	521.81	Tenant
244	A	17th Habitable	1702	2BHK	44.07	474.37	521.81	Tenant
245	A	17th Habitable	1703	3BHK	73.91	795.57	875.12	Sold

Sr. No.	Wing	Floor No.	Shop No / Office No. / Flat No.	Comp.	RERA Carpet Area (Sq. M.)	RERA Carpet Area (Sq. Ft.)	Built Up Area (Sq. Ft)	Sold/Unsold/Tenant Inventory
246	A	17th Habitable	1704	3BHK	73.91	795.57	875.12	Sold
247	A	17th Habitable	1705	2BHK	44.07	474.37	521.81	Tenant
248	A	17th Habitable	1706	2BHK	44.13	475.02	522.52	Tenant
249	A	17th Habitable	1707	1BHK	33.01	355.32	390.85	Tenant
250	A	17th Habitable	1708	2BHK	54.17	583.09	641.39	Sold
251	A	17th Habitable	1709	2BHK	54.05	581.79	639.97	Tenant
252	A	17th Habitable	1710	1BHK	33.01	355.32	390.85	Tenant
253	A	18th Habitable	1801	2BHK	44.07	474.37	521.81	Tenant
254	A	18th Habitable	1802	2BHK	44.07	474.37	521.81	Tenant
255	A	18th Habitable	1803	3BHK	73.91	795.57	875.12	Tenant
256	A	18th Habitable	1804	3BHK	73.91	795.57	875.12	Sold
257	A	18th Habitable	1805	2BHK	44.07	474.37	521.81	Tenant
258	A	18th Habitable	1806	2BHK	44.13	475.02	522.52	Tenant
259	A	18th Habitable	1807	1BHK	33.01	355.32	390.85	Tenant
260	A	18th Habitable	1808	2BHK	54.17	583.09	641.39	Sold
261	A	18th Habitable	1809	2BHK	54.05	581.79	639.97	Sold
262	A	18th Habitable	1810	1BHK	33.01	355.32	390.85	Tenant
263	A	19th Habitable	1901	2BHK	44.07	474.37	521.81	Tenant
264	A	19th Habitable	1902	2BHK	44.07	474.37	521.81	Tenant
265	A	19th Habitable	1903	3BHK	73.91	795.57	875.12	Unsold
266	A	19th Habitable	1904	3BHK	73.91	795.57	875.12	Sold
267	A	19th Habitable	1905	2BHK	44.07	474.37	521.81	Tenant
268	A	19th Habitable	1906	2BHK	44.13	475.02	522.52	Tenant
269	A	19th Habitable	1907	1BHK	33.01	355.32	390.85	Tenant
270	A	19th Habitable	1908	2BHK	54.17	583.09	641.39	Tenant
271	A	19th Habitable	1909	2BHK	54.05	581.79	639.97	Sold
272	A	19th Habitable	1910	1BHK	33.01	355.32	390.85	Tenant
273	A	20th Habitable	2001	Terrace	-	-	-	Terrace
274	A	20th Habitable	2002	Terrace	-	-	-	Terrace
275	A	20th Habitable	2003	Terrace	-	-	-	Terrace
276	A	20th Habitable	2004	Terrace	-	-	-	Terrace

Sr. No.	Wing	Floor No.	Shop No / Office No. / Flat No.	Comp.	RERA Carpet Area (Sq. M.)	RERA Carpet Area (Sq. Ft.)	Built Up Area (Sq. Ft)	Sold/Unsold/Tenant Inventory
277	A	20th Habitable	2005	Terrace	-	-	-	Terrace
278	A	20th Habitable	2006	Terrace	-	-	-	Terrace
279	A	20th Habitable	2007	Terrace	-	-	-	Terrace
280	A	20th Habitable	2008	Terrace	-	-	-	Terrace
281	A	20th Habitable	2009	2BHK	54.05	581.79	639.97	Sold
282	A	20th Habitable	2010	1BHK	33.01	355.32	390.85	Tenant
283	B	1st Habitable	101	1 BHK	33.16	356.93	392.63	Tenant
284	B	1st Habitable	102	2 BHK	56.33	606.34	666.97	Unsold
285	B	1st Habitable	103	2 BHK	56.33	606.34	666.97	Tenant
286	B	1st Habitable	104	1 BHK	33.16	356.93	392.63	Tenant
287	B	1st Habitable	105	1 BHK	33.44	359.95	395.94	Unsold
288	B	1st Habitable	106	1 BHK	33.44	359.95	395.94	Sold
289	B	1st Habitable	107	Refuge	-	-	-	REFUGE
290	B	1st Habitable	108	Refuge	-	-	-	REFUGE
291	B	1st Habitable	109	2 BHK	45.02	484.60	533.05	Tenant
292	B	1st Habitable	110	2 BHK	45.02	484.60	533.05	Tenant
293	B	2nd Habitable	201	1 BHK	33.16	356.93	392.63	Tenant
294	B	2nd Habitable	202	2 BHK	56.33	606.34	666.97	Tenant
295	B	2nd Habitable	203	2 BHK	56.33	606.34	666.97	Tenant
296	B	2nd Habitable	204	1 BHK	33.16	356.93	392.63	Tenant
297	B	2nd Habitable	205	1 BHK	33.44	359.95	395.94	Unsold
298	B	2nd Habitable	206	1 BHK	33.44	359.95	395.94	Sold
299	B	2nd Habitable	207	3 BHK	88.58	953.48	1,048.82	Unsold
300	B	2nd Habitable	208	3 BHK	88.58	953.48	1,048.82	Tenant
301	B	2nd Habitable	209	2 BHK	45.02	484.60	533.05	Tenant
302	B	2nd Habitable	210	2 BHK	45.02	484.60	533.05	Tenant
303	B	3rd Habitable	301	1 BHK	33.16	356.93	392.63	Tenant
304	B	3rd Habitable	302	2 BHK	56.33	606.34	666.97	Tenant
305	B	3rd Habitable	303	2 BHK	56.33	606.34	666.97	Tenant
306	B	3rd Habitable	304	1 BHK	33.16	356.93	392.63	Tenant
307	B	3rd Habitable	305	1 BHK	33.44	359.95	395.94	Sold

Sr. No.	Wing	Floor No.	Shop No / Office No. / Flat No.	Comp.	RERA Carpet Area (Sq. M.)	RERA Carpet Area (Sq. Ft.)	Built Up Area (Sq. Ft)	Sold/Unsold/Tenant Inventory
308	B	3rd Habitable	306	1 BHK	33.44	359.95	395.94	Unsold
309	B	3rd Habitable	307	3 BHK	88.58	953.48	1,048.82	Tenant
310	B	3rd Habitable	308	3 BHK	88.58	953.48	1,048.82	Unsold
311	B	3rd Habitable	309	2 BHK	45.02	484.60	533.05	Tenant
312	B	3rd Habitable	310	2 BHK	45.02	484.60	533.05	Tenant
313	B	4th Habitable	401	1BHK	33.16	356.93	392.63	Tenant
314	B	4th Habitable	402	2BHK	58.59	630.66	693.73	Sold
315	B	4th Habitable	403	2BHK	58.59	630.66	693.73	Tenant
316	B	4th Habitable	404	1BHK	33.16	356.93	392.63	Tenant
317	B	4th Habitable	405	1BHK	33.44	359.95	395.94	Tenant
318	B	4th Habitable	406	1BHK	33.44	359.95	395.94	Sold
319	B	4th Habitable	407	3BHK	88.58	953.48	1,048.82	Sold
320	B	4th Habitable	408	3BHK	88.58	953.48	1,048.82	Sold
321	B	4th Habitable	409	2BHK	45.02	484.60	533.05	Tenant
322	B	4th Habitable	410	2BHK	45.02	484.60	533.05	Unsold
323	B	5th Habitable	501	1BHK	33.16	356.93	392.63	Sold
324	B	5th Habitable	502	2BHK	58.59	630.66	693.73	Unsold
325	B	5th Habitable	503	2BHK	58.59	630.66	693.73	Unsold
326	B	5th Habitable	504	1BHK	33.16	356.93	392.63	Tenant
327	B	5th Habitable	505	1BHK	33.44	359.95	395.94	Tenant
328	B	5th Habitable	506	1BHK	33.44	359.95	395.94	Tenant
329	B	5th Habitable	507	3BHK	88.58	953.48	1,048.82	Sold
330	B	5th Habitable	508	3BHK	88.58	953.48	1,048.82	Sold
331	B	5th Habitable	509	2BHK	65.16	701.38	771.52	Tenant
332	B	5th Habitable	510	2BHK	65.16	701.38	771.52	Sold
333	B	6th Habitable	601	1BHK	33.11	356.40	392.04	Tenant
334	B	6th Habitable	602	2BHK	62.04	667.80	734.58	Sold
335	B	6th Habitable	603	2BHK	62.04	667.80	734.58	Sold
336	B	6th Habitable	604	1BHK	33.16	356.93	392.63	Tenant
337	B	6th Habitable	605	1 BHK	33.44	359.95	395.94	Tenant
338	B	6th Habitable	606	1 BHK	33.44	359.95	395.94	Unsold

Sr. No.	Wing	Floor No.	Shop No / Office No. / Flat No.	Comp.	RERA Carpet Area (Sq. M.)	RERA Carpet Area (Sq. Ft.)	Built Up Area (Sq. Ft)	Sold/Unsold/Tenant Inventory
339	B	6th Habitable	607	3BHK	88.58	953.48	1,048.82	Tenant
340	B	6th Habitable	608	3BHK	88.58	953.48	1,048.82	Sold
341	B	6th Habitable	609	2BHK	65.16	701.38	771.52	Sold
342	B	6th Habitable	610	2BHK	65.16	701.38	771.52	Tenant
343	B	7th Habitable	701	1BHK	33.11	356.40	392.04	Tenant
344	B	7th Habitable	702	2BHK	62.04	667.80	734.58	Tenant
345	B	7th Habitable	703	2BHK	62.04	667.80	734.58	Sold
346	B	7th Habitable	704	1BHK	33.16	356.93	392.63	Tenant
347	B	7th Habitable	705	1BHK	33.44	359.95	395.94	Unsold
348	B	7th Habitable	706	1BHK	33.44	359.95	395.94	Unsold
349	B	7th Habitable	707	3BHK	88.58	953.48	1,048.82	Sold
350	B	7th Habitable	708	3BHK	88.58	953.48	1,048.82	Sold
351	B	7th Habitable	709	2BHK	65.16	701.38	771.52	Sold
352	B	7th Habitable	710	2BHK	65.16	701.38	771.52	Sold
353	B	8th Habitable	801	1BHK	33.16	356.93	392.63	Tenant
354	B	8th Habitable	802	2BHK	62.04	667.80	734.58	Sold
355	B	8th Habitable	803	2BHK	62.04	667.80	734.58	Sold
356	B	8th Habitable	804	1BHK	33.16	356.93	392.63	Tenant
357	B	8th Habitable	805	2BHK	66.23	712.90	784.19	Sold
358	B	8th Habitable	806	2BHK	66.23	712.90	784.19	Sold
359	B	8th Habitable	807	Refugee	-	-	-	REFUGE
360	B	8th Habitable	808	Refugee	-	-	-	REFUGE
361	B	8th Habitable	809	2BHK	65.16	701.38	771.52	Sold
362	B	8th Habitable	810	2BHK	65.16	701.38	771.52	Sold
363	B	9th Habitable	901	1BHK	33.16	356.93	392.63	Tenant
364	B	9th Habitable	902	2BHK	62.04	667.80	734.58	Sold
365	B	9th Habitable	903	2BHK	62.04	667.80	734.58	Sold
366	B	9th Habitable	904	1BHK	33.16	356.93	392.63	Tenant
367	B	9th Habitable	905	2BHK	66.23	712.90	784.19	Sold
368	B	9th Habitable	906	2BHK	66.23	712.90	784.19	Tenant
369	B	9th Habitable	907	3BHK	88.58	953.48	1,048.82	Sold

Sr. No.	Wing	Floor No.	Shop No / Office No. / Flat No.	Comp.	RERA Carpet Area (Sq. M.)	RERA Carpet Area (Sq. Ft.)	Built Up Area (Sq. Ft)	Sold/Unsold/Tenant Inventory
370	B	9th Habitable	908	3BHK	88.58	953.48	1,048.82	Sold
371	B	9th Habitable	909	2BHK	65.16	701.38	771.52	Sold
372	B	9th Habitable	910	2BHK	65.16	701.38	771.52	Sold
373	B	10th Habitable	1001	1BHK	33.16	356.93	392.63	Unsold
374	B	10th Habitable	1002	2BHK	62.04	667.80	734.58	Sold
375	B	10th Habitable	1003	2BHK	62.04	667.80	734.58	Sold
376	B	10th Habitable	1004	1BHK	33.16	356.93	392.63	Sold
377	B	10th Habitable	1005	2BHK	66.23	712.90	784.19	Sold
378	B	10th Habitable	1006	2BHK	66.23	712.90	784.19	Sold
379	B	10th Habitable	1007	3BHK	88.58	953.48	1,048.82	Unsold
380	B	10th Habitable	1008	3BHK	88.58	953.48	1,048.82	Unsold
381	B	10th Habitable	1009	2BHK	65.16	701.38	771.52	Sold
382	B	10th Habitable	1010	2BHK	65.16	701.38	771.52	Tenant
383	B	11th Habitable	1101	1BHK	33.16	356.93	392.63	Tenant
384	B	11th Habitable	1102	2BHK	62.04	667.80	734.58	Sold
385	B	11th Habitable	1103	2BHK	62.04	667.80	734.58	Tenant
386	B	11th Habitable	1104	1BHK	33.16	356.93	392.63	Tenant
387	B	11th Habitable	1105	2BHK	66.23	712.90	784.19	Tenant
388	B	11th Habitable	1106	2BHK	66.23	712.90	784.19	Sold
389	B	11th Habitable	1107	3BHK	88.58	953.48	1,048.82	Unsold
390	B	11th Habitable	1108	3BHK	88.58	953.48	1,048.82	Sold
391	B	11th Habitable	1109	2BHK	65.16	701.38	771.52	Sold
392	B	11th Habitable	1110	2BHK	65.16	701.38	771.52	Sold
393	B	12th Habitable	1201	1BHK	33.16	356.93	392.63	Tenant
394	B	12th Habitable	1202	2BHK	62.04	667.80	734.58	Tenant
395	B	12th Habitable	1203	2BHK	62.04	667.80	734.58	Sold
396	B	12th Habitable	1204	1BHK	33.16	356.93	392.63	Tenant
397	B	12th Habitable	1205	2BHK	66.23	712.90	784.19	Sold
398	B	12th Habitable	1206	2BHK	66.23	712.90	784.19	Sold
399	B	12th Habitable	1207	3BHK	88.58	953.48	1,048.82	Tenant
400	B	12th Habitable	1208	3BHK	88.58	953.48	1,048.82	Sold

Sr. No.	Wing	Floor No.	Shop No / Office No. / Flat No.	Comp.	RERA Carpet Area (Sq. M.)	RERA Carpet Area (Sq. Ft.)	Built Up Area (Sq. Ft)	Sold/Unsold/Tenant Inventory
401	B	12th Habitable	1209	2BHK	65.16	701.38	771.52	Sold
402	B	12th Habitable	1210	2BHK	65.16	701.38	771.52	Sold
403	B	13th Habitable	1301	1BHK	33.16	356.93	392.63	Tenant
404	B	13th Habitable	1302	2BHK	62.04	667.80	734.58	Tenant
405	B	13th Habitable	1303	2BHK	62.04	667.80	734.58	Sold
406	B	13th Habitable	1304	1BHK	33.16	356.93	392.63	Tenant
407	B	13th Habitable	1305	2BHK	66.23	712.90	784.19	Sold
408	B	13th Habitable	1306	2BHK	66.23	712.90	784.19	Sold
409	B	13th Habitable	1307	3BHK	88.58	953.48	1,048.82	Sold
410	B	13th Habitable	1308	3BHK	88.58	953.48	1,048.82	Sold
411	B	13th Habitable	1309	2BHK	65.16	701.38	771.52	Sold
412	B	13th Habitable	1310	2BHK	65.16	701.38	771.52	Sold
413	B	14th Habitable	1401	1BHK	33.16	356.93	392.63	Tenant
414	B	14th Habitable	1402	2BHK	62.04	667.80	734.58	Sold
415	B	14th Habitable	1403	2BHK	62.04	667.80	734.58	Tenant
416	B	14th Habitable	1404	1BHK	33.16	356.93	392.63	Unsold
417	B	14th Habitable	1405	2BHK	66.23	712.90	784.19	Sold
418	B	14th Habitable	1406	2BHK	66.23	712.90	784.19	Sold
419	B	14th Habitable	1407	3BHK	88.58	953.48	1,048.82	Sold
420	B	14th Habitable	1408	3BHK	88.58	953.48	1,048.82	Sold
421	B	14th Habitable	1409	2BHK	65.16	701.38	771.52	Sold
422	B	14th Habitable	1410	2BHK	65.16	701.38	771.52	Sold
423	B	15th Habitable	1501	1BHK	33.16	356.93	392.63	Unsold
424	B	15th Habitable	1502	2BHK	62.04	667.80	734.58	Tenant
425	B	15th Habitable	1503	2BHK	62.04	667.80	734.58	Sold
426	B	15th Habitable	1504	1BHK	33.16	356.93	392.63	Tenant
427	B	15th Habitable	1505	2BHK	66.23	712.90	784.19	Sold
428	B	15th Habitable	1506	2BHK	66.23	712.90	784.19	Sold
429	B	15th Habitable	1507	Refugee	-	-	-	REFUGE
430	B	15th Habitable	1508	Refugee	-	-	-	REFUGE
431	B	15th Habitable	1509	2BHK	65.16	701.38	771.52	Sold

Sr. No.	Wing	Floor No.	Shop No / Office No. / Flat No.	Comp.	RERA Carpet Area (Sq. M.)	RERA Carpet Area (Sq. Ft.)	Built Up Area (Sq. Ft)	Sold/Unsold/Tenant Inventory
432	B	15th Habitable	1510	2BHK	65.16	701.38	771.52	Sold
433	B	16th Habitable	1601	1BHK	33.16	356.93	392.63	Tenant
434	B	16th Habitable	1602	2BHK	62.04	667.80	734.58	Sold
435	B	16th Habitable	1603	2BHK	62.04	667.80	734.58	Sold
436	B	16th Habitable	1604	1BHK	33.16	356.93	392.63	Tenant
437	B	16th Habitable	1605	2BHK	66.23	712.90	784.19	Sold
438	B	16th Habitable	1606	2BHK	66.23	712.90	784.19	Sold
439	B	16th Habitable	1607	3BHK	88.58	953.48	1,048.82	Sold
440	B	16th Habitable	1608	3BHK	88.58	953.48	1,048.82	Unsold
441	B	16th Habitable	1609	2BHK	65.16	701.38	771.52	Sold
442	B	16th Habitable	1610	2BHK	65.16	701.38	771.52	Sold
443	B	17th Habitable	1701	1BHK	33.16	356.93	392.63	Tenant
444	B	17th Habitable	1702	2BHK	62.04	667.80	734.58	Sold
445	B	17th Habitable	1703	2BHK	62.04	667.80	734.58	Sold
446	B	17th Habitable	1704	1BHK	33.16	356.93	392.63	Tenant
447	B	17th Habitable	1705	2BHK	66.23	712.90	784.19	Sold
448	B	17th Habitable	1706	2BHK	66.23	712.90	784.19	Sold
449	B	17th Habitable	1707	3BHK	88.58	953.48	1,048.82	Sold
450	B	17th Habitable	1708	3BHK	88.58	953.48	1,048.82	Sold
451	B	17th Habitable	1709	2BHK	65.16	701.38	771.52	Sold
452	B	17th Habitable	1710	2BHK	65.16	701.38	771.52	Sold
453	B	18th Habitable	1801	1BHK	33.16	356.93	392.63	Tenant
454	B	18th Habitable	1802	2BHK	62.04	667.80	734.58	Sold
455	B	18th Habitable	1803	2BHK	62.04	667.80	734.58	Tenant
456	B	18th Habitable	1804	1BHK	33.16	356.93	392.63	Tenant
457	B	18th Habitable	1805	2BHK	66.23	712.90	784.19	Unsold
458	B	18th Habitable	1806	2BHK	66.23	712.90	784.19	Unsold
459	B	18th Habitable	1807	3BHK	88.58	953.48	1,048.82	Sold
460	B	18th Habitable	1808	3BHK	88.58	953.48	1,048.82	Sold
461	B	18th Habitable	1809	2BHK	65.16	701.38	771.52	Sold
462	B	18th Habitable	1810	2BHK	65.16	701.38	771.52	Sold

Sr. No.	Wing	Floor No.	Shop No / Office No. / Flat No.	Comp.	RERA Carpet Area (Sq. M.)	RERA Carpet Area (Sq. Ft.)	Built Up Area (Sq. Ft)	Sold/Unsold/Tenant Inventory
463	B	19th Habitable	1901	1BHK	33.16	356.93	392.63	Unsold
464	B	19th Habitable	1902	2BHK	62.04	667.80	734.58	Sold
465	B	19th Habitable	1903	2BHK	62.04	667.80	734.58	Sold
466	B	19th Habitable	1904	1BHK	33.16	356.93	392.63	Tenant
467	B	19th Habitable	1905	2BHK	66.23	712.90	784.19	Sold
468	B	19th Habitable	1906	2BHK	66.23	712.90	784.19	Sold
469	B	19th Habitable	1907	3BHK	88.58	953.48	1,048.82	Sold
470	B	19th Habitable	1908	3BHK	88.58	953.48	1,048.82	Sold
471	B	19th Habitable	1909	2BHK	65.16	701.38	771.52	Sold
472	B	19th Habitable	1910	2BHK	65.16	701.38	771.52	Sold
473	B	20th Habitable	2001	Terrace	-	-	-	Terrace
474	B	20th Habitable	2002	Terrace	-	-	-	Terrace
475	B	20th Habitable	2003	Terrace	-	-	-	Terrace
476	B	20th Habitable	2004	Terrace	-	-	-	Terrace
477	B	20th Habitable	2005	2 BHK	66.23	712.90	784.19	Sold
478	B	20th Habitable	2006	Terrace	-	-	-	Terrace
479	B	20th Habitable	2007	Terrace	-	-	-	Terrace
480	B	20th Habitable	2008	Terrace	-	-	-	Terrace
481	B	20th Habitable	2009	2BHK	65.16	701.38	771.52	Sold
482	B	20th Habitable	2010	2BHK	65.16	701.38	771.52	Sold
					25,463.86	2,74,092.99	3,00,983.09	



Unsold Flats Inventory**Rehab cum Sale Building (Wing A & B):**

Sr. No.	Wing	Floor No.	Flat No.	Comp.	RERA Carpet Area (Sq. Ft.)	Built Up Area (Sq Ft)	Rate per Sq. Ft. on Carpet Area	Value in ₹
1	A	3rd Habitable	304	3 BHK	717.42	789.16	24,500.00	1,75,76,805.00
2	A	9th Habitable	904	3BHK	795.57	875.12	24,500.00	1,94,91,397.00
3	A	11th Habitable	1105	2BHK	474.37	521.81	24,500.00	1,16,22,052.00
4	A	13th Habitable	1305	2BHK	474.37	521.81	24,500.00	1,16,22,052.00
5	A	14th Habitable	1408	2BHK	583.09	641.39	24,500.00	1,42,85,604.00
6	A	19th Habitable	1903	3BHK	795.57	875.12	24,500.00	1,94,91,397.00
7	B	1st Habitable	102	2 BHK	606.34	666.97	24,500.00	1,48,55,235.00
8	B	1st Habitable	105	1 BHK	359.95	395.94	24,500.00	88,18,730.00
9	B	2nd Habitable	205	1 BHK	359.95	395.94	24,500.00	88,18,730.00
10	B	2nd Habitable	207	3 BHK	953.48	1,048.82	24,500.00	2,33,60,140.00
11	B	3rd Habitable	306	1 BHK	359.95	395.94	24,500.00	88,18,730.00
12	B	3rd Habitable	308	3 BHK	953.48	1,048.82	24,500.00	2,33,60,140.00
13	B	4th Habitable	410	2BHK	484.60	533.05	24,500.00	1,18,72,584.00
14	B	5th Habitable	502	2BHK	630.66	693.73	24,500.00	1,54,51,238.00
15	B	5th Habitable	503	2BHK	630.66	693.73	24,500.00	1,54,51,238.00
16	B	6th Habitable	606	1 BHK	359.95	395.94	24,500.00	88,18,730.00
17	B	7th Habitable	705	1 BHK	359.95	395.94	24,500.00	88,18,730.00
18	B	7th Habitable	706	1 BHK	359.95	395.94	24,500.00	88,18,730.00
19	B	10th Habitable	1001	1BHK	356.93	392.63	24,500.00	87,44,889.00
20	B	10th Habitable	1007	3BHK	953.48	1,048.82	24,500.00	2,33,60,140.00
21	B	10th Habitable	1008	3BHK	953.48	1,048.82	24,500.00	2,33,60,140.00
22	B	11th Habitable	1107	3BHK	953.48	1,048.82	24,500.00	2,33,60,140.00
23	B	14th Habitable	1404	1BHK	356.93	392.63	24,500.00	87,44,889.00
24	B	15th Habitable	1501	1BHK	356.93	392.63	24,500.00	87,44,889.00
25	B	16th Habitable	1608	3BHK	953.48	1,048.82	24,500.00	2,33,60,140.00
26	B	18th Habitable	1805	2BHK	712.90	784.19	24,500.00	1,74,66,043.00
27	B	18th Habitable	1806	2BHK	712.90	784.19	24,500.00	1,74,66,043.00
28	B	19th Habitable	1901	1BHK	356.93	392.63	24,500.00	87,44,889.00
TOTAL					16,926.71	18,619.38		41,47,04,464.00

Unsold Offices Inventory**Rehab cum Sale Building (Wing A & B):**

Sr. No.	Wing	Floor No.	Office No.	Comp.	RERA Carpet Area (Sq. Ft.)	Built Up Area (Sq Ft)	Rate per Sq. Ft. on Carpet Area	Value in ₹
1	Office	1st Com. Floor	105	Office	776.08	853.69	30,000.00	2,32,82,532.00
2	Office	1st Com. Floor	106	Office	381.58	419.74	30,000.00	1,14,47,514.00
3	Office	1st Com. Floor	109	Office	1,170.59	1,287.64	30,000.00	3,51,17,550.00
4	Office	2nd Com. Floor	201	Office	1,285.76	1,414.34	30,000.00	3,85,72,794.00
5	Office	2nd Com. Floor	208	Office	386.97	425.66	30,000.00	1,16,08,974.00
6	Office	2nd Com. Floor	211	Office	704.18	774.60	30,000.00	2,11,25,426.00
7	Office	2nd Com. Floor	212	Office	1,442.91	1,587.21	30,000.00	4,32,87,426.00
8	Office	2nd Com. Floor	213	Office	792.88	872.16	30,000.00	2,37,86,287.00
9	Office	2nd Com. Floor	216	Office	948.20	1,043.02	30,000.00	2,84,46,023.00
10	Office	2nd Com. Floor	220	Office	3,080.87	3,388.96	30,000.00	9,24,26,162.00
11	Office	2nd Com. Floor	221	Office	3,051.49	3,356.63	30,000.00	9,15,44,591.00
12	Office	2nd Com. Floor	222	Office	296.55	326.20	30,000.00	88,96,446.00
13	Office	2nd Com. Floor	223	Office	251.34	276.47	30,000.00	75,40,182.00
14	Office	2nd Com. Floor	225A	Office	1,499.96	1,649.96	30,000.00	4,49,98,902.00
15	Office	2nd Com. Floor	225B	Office	334.98	368.47	30,000.00	1,00,49,270.00
TOTAL					16,404.34	18,044.77		49,21,30,079.00

Unsold Shops Inventory**Rehab cum Sale Building (Wing A & B):**

Sr. No.	Wing	Floor No.	Shop No.	Comp.	RERA Carpet Area (Sq. Ft.)	Built Up Area (Sq Ft)	Rate per Sq. Ft. on Carpet Area	Value in ₹
1	Shop	Ground	3	Shop	138.32	152.15	38,000.00	52,56,061.00
2	Shop	Ground	9	Shop	510.11	561.12	38,000.00	1,93,84,026.00
3	Shop	Ground	10	Shop	260.49	286.54	38,000.00	98,98,574.00
4	Shop	Ground	17	Shop	170.72	187.79	38,000.00	64,87,248.00
TOTAL					1,079.63	1,187.59		4,10,25,909.00

Sold Flats Inventory**Rehab cum Sale Building (Wing A & B):**

Sr. No.	Wing	Floor No.	Flat No.	Comp.	RERA Carpet Area (Sq. Ft.)	Built Up Area (Sq. Ft.)	Agreement Value in ₹	Received Amount in ₹	Receivable in ₹
1	A	1st Habitable	101	2 BHK	474.37	521.81	68,60,000.00	38,00,000	30,60,000
2	A	1st Habitable	102	2 BHK	474.37	521.81	68,60,000.00	40,37,400	28,22,600
3	A	2nd Habitable	203	3 BHK	717.42	789.16	1,60,31,820.00	10,00,000	1,50,31,820
4	A	4th Habitable	403	3 BHK	717.42	789.16	1,54,35,000.00	75,00,000	79,35,000
5	A	4th Habitable	404	3 BHK	717.42	789.16	1,62,45,103.00	50,00,000	1,12,45,103
6	A	7th Habitable	703	3BHK	717.42	789.16	1,09,90,000.00	1,09,57,250	32,750
7	A	8th Habitable	808	2BHK	547.24	601.97	1,19,99,790.00	67,19,893	52,79,897
8	A	9th Habitable	903	3BHK	795.57	875.12	1,78,87,500.00	1,05,53,985	73,33,515
9	A	10th Habitable	1003	3BHK	795.57	875.12	1,47,07,500.00	92,29,028	54,78,472
10	A	11th Habitable	1103	3BHK	795.57	875.12	1,80,55,125.00	46,01,460	1,34,53,665
11	A	11th Habitable	1104	3BHK	795.57	875.12	1,36,81,950.00	80,53,844	56,28,106
12	A	12th Habitable	1203	3BHK	795.57	875.12	1,90,80,000.00	1,14,50,700	76,29,300
13	A	12th Habitable	1204	3BHK	795.57	875.12	1,47,07,500.00	7,35,375	1,39,72,125
14	A	12th Habitable	1208	2BHK	583.09	641.39	91,66,950.00	41,25,128	50,41,822
15	A	13th Habitable	1302	2BHK	474.37	521.81	94,94,200.00	33,70,850	61,23,350
16	A	13th Habitable	1303	3BHK	795.57	875.12	1,83,74,040.00	95,40,024	88,34,016
17	A	14th Habitable	1404	3BHK	795.57	875.12	1,50,25,500.00	88,65,045	61,60,455
18	A	16th Habitable	1603	3BHK	795.57	875.12	1,74,85,000.00	23,63,972	1,51,21,028
19	A	16th Habitable	1604	3BHK	795.57	875.12	1,54,07,100.00	69,33,195	84,73,905
20	A	16th Habitable	1608	2BHK	583.09	641.39	1,48,20,975.00	88,92,585	59,28,390
21	A	17th Habitable	1703	3BHK	795.57	875.12	1,70,14,700.00	1,00,38,673	69,76,027
22	A	17th Habitable	1704	3BHK	795.57	875.12	1,77,44,400.00	1,21,24,440	56,19,960
23	A	17th Habitable	1708	2BHK	583.09	641.39	87,75,000.00	52,50,750	35,24,250
24	A	18th Habitable	1804	3BHK	795.57	875.12	1,54,07,100.00	90,49,846	63,57,254
25	A	18th Habitable	1808	2BHK	583.09	641.39	1,18,70,000.00	71,83,037	46,86,963
26	A	18th Habitable	1809	2BHK	581.79	639.97	1,15,83,000.00	6,94,980	1,08,88,020
27	A	19th Habitable	1904	3BHK	795.57	875.12	1,54,57,500.00	86,56,000	68,01,500
28	A	19th Habitable	1909	2BHK	581.79	639.97	87,75,000.00	51,01,000	36,74,000

Sr. No.	Wing	Floor No.	Flat No.	Comp.	RERA Carpet Area (Sq. Ft.)	Built Up Area (Sq. Ft.)	Agreement Value in ₹	Received Amount in ₹	Receivable in ₹
29	A	20th Habitable	2009	2BHK	581.79	639.97	1,22,85,000.00	71,73,383	51,11,617
30	B	1st Habitable	106	1 BHK	359.95	395.94	92,82,500.00	60,00,000	32,82,500
31	B	2nd Habitable	206	1 BHK	359.95	395.94	59,25,000.00	12,51,180	46,73,820
32	B	3rd Habitable	305	1 BHK	359.95	395.94	61,11,400.00	10,00,000	51,11,400
33	B	4th Habitable	402	2BHK	630.66	693.73	1,45,14,455.00	24,49,000	1,20,65,455
34	B	4th Habitable	406	1BHK	359.95	395.94	84,92,500.00	10,00,000	74,92,500
35	B	4th Habitable	407	3BHK	953.48	1,048.82	2,06,76,705.00	72,00,000	1,34,76,705
36	B	4th Habitable	408	3BHK	953.48	1,048.82	2,16,85,845.00	24,51,000	1,92,34,845
37	B	5th Habitable	501	1BHK	356.93	392.63	58,53,420.00	5,26,808	53,26,612
38	B	5th Habitable	507	3BHK	953.48	1,048.82	2,13,92,000.00	1,24,07,361	89,84,639
39	B	5th Habitable	508	3BHK	953.48	1,048.82	1,31,28,000.00	5,00,000	1,26,28,000
40	B	5th Habitable	510	2BHK	701.38	771.52	1,31,46,001.00	77,56,140	53,89,861
41	B	6th Habitable	602	2BHK	667.80	734.58	1,25,45,918.00	11,00,000	1,14,45,918
42	B	6th Habitable	603	2BHK	667.80	734.58	1,22,40,000.00	20,24,000	1,02,16,000
43	B	6th Habitable	608	3BHK	953.48	1,048.82	1,50,00,000.00	88,10,124	61,89,876
44	B	6th Habitable	609	2BHK	701.38	771.52	1,48,60,360.00	87,67,612	60,92,748
45	B	7th Habitable	703	2BHK	667.80	734.58	1,22,40,000.00	18,92,900	1,03,47,100
46	B	7th Habitable	707	3BHK	953.48	1,048.82	1,43,25,000.00	1,43,25,000	-
47	B	7th Habitable	708	3BHK	953.48	1,048.82	1,91,00,000.00	-	1,91,00,000
48	B	7th Habitable	709	2BHK	701.38	771.52	1,41,00,000.00	10,69,986	1,30,30,014
49	B	7th Habitable	710	2BHK	701.38	771.52	1,60,38,750.00	20,85,037	1,39,53,713
50	B	8th Habitable	802	2BHK	667.80	734.58	1,40,08,000.00	33,41,509	1,06,66,491
51	B	8th Habitable	803	2BHK	667.80	734.58	1,42,80,000.00	29,99,800	1,12,80,200
52	B	8th Habitable	805	2BHK	712.90	784.19	1,55,10,000.00	30,00,000	1,25,10,000
53	B	8th Habitable	806	2BHK	712.90	784.19	1,49,81,250.00	88,38,938	61,42,312
54	B	8th Habitable	809	2BHK	701.38	771.52	1,63,77,150.00	95,08,152	68,68,998
55	B	8th Habitable	810	2BHK	701.38	771.52	1,51,57,500.00	23,72,950	1,27,84,550
56	B	9th Habitable	902	2BHK	667.80	734.58	1,10,58,480.00	35,22,339	75,36,141
57	B	9th Habitable	903	2BHK	667.80	734.58	1,27,46,000.00	1,03,92,681	23,53,319
58	B	9th Habitable	905	2BHK	712.90	784.19	1,65,67,500.00	-	1,65,67,500
59	B	9th Habitable	907	3BHK	953.48	1,048.82	1,94,65,000.00	27,10,404	1,67,54,596

Sr. No.	Wing	Floor No.	Flat No.	Comp.	RERA Carpet Area (Sq. Ft.)	Built Up Area (Sq. Ft.)	Agreement Value in ₹	Received Amount in ₹	Receivable in ₹
60	B	9th Habitable	908	3BHK	953.48	1,048.82	1,75,00,000.00	1,01,00,000	74,00,000
61	B	9th Habitable	909	2BHK	701.38	771.52	1,09,27,500.00	64,47,225	44,80,275
62	B	9th Habitable	910	2BHK	701.38	771.52	1,30,42,500.00	1,00,49,000	29,93,500
63	B	10th Habitable	1002	2BHK	667.80	734.58	1,48,40,000.00	34,22,200	1,14,17,800
64	B	10th Habitable	1003	2BHK	667.80	734.58	1,44,50,000.00	8,67,000	1,35,83,000
65	B	10th Habitable	1004	1BHK	356.93	392.63	66,96,000.00	20,00,000	46,96,000
66	B	10th Habitable	1005	2BHK	712.90	784.19	1,05,75,000.00	49,32,193	56,42,807
67	B	10th Habitable	1006	2BHK	712.90	784.19	1,05,75,000.00	49,37,110	56,37,890
68	B	10th Habitable	1009	2BHK	701.38	771.52	1,12,80,000.00	72,19,200	40,60,800
69	B	11th Habitable	1102	2BHK	667.80	734.58	1,17,92,560.00	29,00,000	88,92,560
70	B	11th Habitable	1106	2BHK	712.90	784.19	1,18,05,000.00	27,15,150	90,89,850
71	B	11th Habitable	1108	3BHK	953.48	1,048.82	1,91,36,250.00	1,10,48,025	80,88,225
72	B	11th Habitable	1109	2BHK	701.38	771.52	1,34,65,500.00	10,77,240	1,23,88,260
73	B	11th Habitable	1110	2BHK	701.38	771.52	1,74,48,750.00	1,01,20,276	73,28,474
74	B	12th Habitable	1203	2BHK	667.80	734.58	1,02,00,000.00	4,80,142	97,19,858
75	B	12th Habitable	1205	2BHK	712.90	784.19	1,45,06,750.00	25,01,000	1,20,05,750
76	B	12th Habitable	1206	2BHK	712.90	784.19	1,10,15,625.00	66,06,541	44,09,084
77	B	12th Habitable	1208	3BHK	953.48	1,048.82	2,05,32,500.00	1,01,14,175	1,04,18,325
78	B	12th Habitable	1209	2BHK	701.38	771.52	1,33,79,250.00	1,42,003	1,32,37,247
79	B	12th Habitable	1210	2BHK	701.38	771.52	1,55,10,000.00	89,95,800	65,14,200
80	B	13th Habitable	1303	2BHK	667.80	734.58	1,83,74,040.00	18,56,400	1,65,17,640
81	B	13th Habitable	1305	2BHK	712.90	784.19	1,08,00,600.00	85,14,000	22,86,600
82	B	13th Habitable	1306	2BHK	712.90	784.19	1,41,10,575.00	42,14,029	98,96,546
83	B	13th Habitable	1307	3BHK	953.48	1,048.82	2,09,82,970.00	1,54,67,580	55,15,390
84	B	13th Habitable	1308	3BHK	953.48	1,048.82	1,67,12,500.00	23,37,000	1,43,75,500
85	B	13th Habitable	1309	2BHK	701.38	771.52	1,72,02,000.00	39,56,460	1,32,45,540
86	B	13th Habitable	1310	2BHK	701.38	771.52	1,48,05,000.00	35,44,242	1,12,60,758
87	B	14th Habitable	1402	2BHK	667.80	734.58	1,25,00,000.00	73,54,035	51,45,965
88	B	14th Habitable	1405	2BHK	712.90	784.19	1,05,75,000.00	1,05,75,000	-
89	B	14th Habitable	1406	2BHK	712.90	784.19	1,05,75,000.00	1,05,75,000	-
90	B	14th Habitable	1407	3BHK	953.48	1,048.82	1,83,73,875.00	1,08,40,586	75,33,289

Sr. No.	Wing	Floor No.	Flat No.	Comp.	RERA Carpet Area (Sq. Ft.)	Built Up Area (Sq. Ft.)	Agreement Value in ₹	Received Amount in ₹	Receivable in ₹
91	B	14th Habitable	1408	3BHK	953.48	1,048.82	1,62,35,000.00	16,12,250	1,46,22,750
92	B	14th Habitable	1409	2BHK	701.38	771.52	1,49,81,250.00	78,53,165	71,28,085
93	B	14th Habitable	1410	2BHK	701.38	771.52	1,35,36,000.00	79,22,283	56,13,717
94	B	15th Habitable	1503	2BHK	667.80	734.58	1,11,58,800.00	80,00,000	31,58,800
95	B	15th Habitable	1505	2BHK	712.90	784.19	1,32,05,000.00	80,24,146	51,80,854
96	B	15th Habitable	1506	2BHK	712.90	784.19	1,55,10,000.00	83,74,900	71,35,100
97	B	15th Habitable	1509	2BHK	701.38	771.52	1,38,88,500.00	81,94,215	56,94,285
98	B	15th Habitable	1510	2BHK	701.38	771.52	1,23,02,500.00	76,04,524	46,97,976
99	B	16th Habitable	1602	2BHK	667.80	734.58	1,60,48,000.00	93,07,840	67,40,160
100	B	16th Habitable	1603	2BHK	667.80	734.58	1,43,13,600.00	1,00,00,000	43,13,600
101	B	16th Habitable	1605	2BHK	712.90	784.19	1,52,65,765.00	88,83,324	63,82,441
102	B	16th Habitable	1606	2BHK	712.90	784.19	1,52,65,765.00	88,83,924	63,81,841
103	B	16th Habitable	1607	3BHK	953.48	1,048.82	1,43,25,000.00	84,51,750	58,73,250
104	B	16th Habitable	1609	2BHK	701.38	771.52	1,33,95,000.00	77,69,100	56,25,900
105	B	16th Habitable	1610	2BHK	701.38	771.52	1,32,92,000.00	78,42,280	54,49,720
106	B	17th Habitable	1702	2BHK	667.80	734.58	1,55,75,000.00	90,33,500	65,41,500
107	B	17th Habitable	1703	2BHK	667.80	734.58	1,70,14,700.00	78,34,100	91,80,600
108	B	17th Habitable	1705	2BHK	712.90	784.19	1,74,48,750.00	90,47,969	84,00,781
109	B	17th Habitable	1706	2BHK	712.90	784.19	1,64,82,195.00	96,27,249	68,54,946
110	B	17th Habitable	1707	3BHK	953.48	1,048.82	1,66,17,000.00	73,00,000	93,17,000
111	B	17th Habitable	1708	3BHK	953.48	1,048.82	1,91,00,000.00	17,73,000	1,73,27,000
112	B	17th Habitable	1709	2BHK	701.38	771.52	1,05,75,000.00	5,00,000	1,00,75,000
113	B	17th Habitable	1710	2BHK	701.38	771.52	1,35,00,000.00	3,00,000	1,32,00,000
114	B	18th Habitable	1802	2BHK	667.80	734.58	1,17,80,000.00	68,42,656	49,37,344
115	B	18th Habitable	1807	3BHK	953.48	1,048.82	1,76,67,500.00	1,04,23,885	72,43,615
116	B	18th Habitable	1808	3BHK	953.48	1,048.82	1,76,67,500.00	1,04,23,825	72,43,675
117	B	18th Habitable	1809	2BHK	701.38	771.52	1,46,05,000.00	11,68,400	1,34,36,600
118	B	18th Habitable	1810	2BHK	701.38	771.52	1,62,15,000.00	27,47,399	1,34,67,601
119	B	19th Habitable	1902	2BHK	667.80	734.58	1,02,00,000.00	60,92,000	41,08,000
120	B	19th Habitable	1903	2BHK	667.80	734.58	1,21,98,571.00	93,09,524	28,89,047
121	B	19th Habitable	1905	2BHK	712.90	784.19	1,54,04,250.00	7,00,000	1,47,04,250

Sr. No.	Wing	Floor No.	Flat No.	Comp.	RERA Carpet Area (Sq. Ft.)	Built Up Area (Sq. Ft.)	Agreement Value in ₹	Received Amount in ₹	Receivable in ₹
122	B	19th Habitable	1906	2BHK	712.90	784.19	1,05,75,000.00	34,34,500	71,40,500
123	B	19th Habitable	1907	3BHK	953.48	1,048.82	1,33,77,000.00	9,36,250	1,24,40,750
124	B	19th Habitable	1908	3BHK	953.48	1,048.82	1,41,20,000.00	82,35,200	58,84,800
125	B	19th Habitable	1909	2BHK	701.38	771.52	1,09,27,500.00	1,00,000	1,08,27,500
126	B	19th Habitable	1910	2BHK	701.38	771.52	1,09,27,500.00	1,00,000	1,08,27,500
127	B	20th Habitable	2005	2BHK	712.90	522.52	1,63,00,000.00	51,17,000	1,11,83,000
128	B	20th Habitable	2009	2BHK	701.38	771.52	1,09,27,500.00	1,00,000	1,08,27,500
129	B	20th Habitable	2010	2BHK	701.38	771.52	1,09,27,500.00	2,00,000	1,07,27,500
TOTAL							1,80,85,79,878.00	73,82,83,534.00	1,07,02,96,344.00

Sold Offices Inventory**Rehab cum Sale Building (Wing A & B):**

Sr. No.	Wing	Floor No.	Office No.	Comp.	RERA Carpet Area (Sq. Ft.)	Built Up Area (Sq Ft)	Agreement Value in ₹	Received Amount in ₹	Receivable in ₹
1	Office	1st Com. Floor	101	Office	1,290.07	1,419.07	1,99,20,000	1,17,58,398	81,61,602
2	Office	1st Com. Floor	102	Office	484.38	532.82	77,22,000	58,00,000	19,22,000
3	Office	1st Com. Floor	103	Office	484.06	532.46	78,37,500	63,48,375	14,89,125
4	Office	1st Com. Floor	104	Office	400.42	440.46	62,86,500	44,87,770	17,98,730
5	Office	1st Com. Floor	107	Office	460.38	506.41	86,97,000	4,04,410	82,92,590
6	Office	1st Com. Floor	108	Office	385.35	423.89	61,21,500	25,21,500	36,00,000
7	Office	1st Com. Floor	110	Office	922.47	1,014.72	1,55,00,000	24,75,000	1,30,25,000
8	Office	1st Com. Floor	111	Office	919.46	1,011.41	1,09,12,000	1,00,000	1,08,12,000
9	Office	1st Com. Floor	112	Office	1,442.91	1,587.21	2,33,28,000	1,00,000	2,32,28,000
10	Office	1st Com. Floor	113	Office	792.88	872.16	1,16,40,000	1,16,40,000	-
11	Office	2nd Com. Floor	202	Office	484.38	532.82	1,17,50,000.00	71,50,000	46,00,000
12	Office	2nd Com. Floor	203	Office	484.06	532.46	75,00,000.00	2,00,000	73,00,000
13	Office	2nd Com. Floor	204	Office	735.83	809.41	1,10,25,000.00	-	1,10,25,000
14	Office	2nd Com. Floor	205	Office	715.27	786.79	1,77,87,000.00	1,04,12,075	73,74,925
15	Office	2nd Com. Floor	206	Office	383.20	421.52	61,44,000.00	79,961	60,64,039
16	Office	2nd Com. Floor	207	Office	462.31	508.55	1,04,17,000.00	1,35,220	1,02,81,780
17	Office	2nd Com. Floor	209	Office	1,170.59	1,287.64	3,23,67,500.00	1,00,000	3,22,67,500
18	Office	2nd Com. Floor	210	Office	1,275.75	1,403.32	3,56,67,500.00	1,00,000	3,55,67,500
19	Office	2nd Com. Floor	214	Office	656.39	722.03	1,03,30,000.00	30,31,277	72,98,723
20	Office	2nd Com. Floor	215	Office	562.31	618.54	91,14,500.00	38,22,355	52,92,145
21	Office	2nd Com. Floor	217	Office	777.70	855.47	1,87,29,500.00	10,00,000	1,77,29,500
22	Office	2nd Com. Floor	218	Office	293.86	323.24	49,76,000.00	31,76,000	18,00,000
23	Office	2nd Com. Floor	219	Office	256.61	282.28	43,20,000.00	33,20,000	10,00,000
24	Office	2nd Com. Floor	224	Office	324.86	357.34	79,43,000.00	21,00,000	58,43,000
TOTAL					16,165.48	17,782.03	30,60,35,500.00	8,02,62,341.00	22,57,73,159.00

Sold Shops Inventory**Rehab cum Sale Building (Wing A & B):**

Sr. No.	Wing	Floor No.	Shop No.	Comp.	RERA Carpet Area (Sq. Ft.)	Built Up Area (Sq Ft)	Agreement Value in ₹	Received Amount in ₹	Receivable in ₹
1	Shop	Ground	1	Shop	182.23	200.46	44,85,000	40,50,000	4,35,000
2	Shop	Ground	2	Shop	189.88	208.86	48,94,500	14,00,000	34,94,500
3	Shop	Ground	4	Shop	153.39	168.73	26,40,000	5,00,000	21,40,000
4	Shop	Ground	5	Shop	153.39	168.73	28,00,000	25,00,000	3,00,000
5	Shop	Ground	6	Shop	145.85	160.44	26,40,000	26,40,000	-
6	Shop	Ground	7	Shop	150.91	166.00	24,91,500	24,91,500	-
7	Shop	Ground	8	Shop	565.43	621.98	1,30,00,000	1,16,98,000	13,02,000
8	Shop	Ground	11	Shop	260.49	286.54	43,06,500	30,00,000	13,06,500
9	Shop	Ground	12	Shop	826.57	909.22	1,35,63,000	73,85,474	61,77,526
10	Shop	Ground	13	Shop	573.72	631.09	88,60,500	32,73,439	55,87,061
11	Shop	Ground	14	Shop	570.49	627.54	93,22,500	25,14,820	68,07,680
12	Shop	Ground	15	Shop	193.75	213.13	95,47,500	2,16,000	93,31,500
13	Shop	Ground	16	Shop	160.92	177.01	61,92,000	61,92,000	-
14	Shop	Ground	18	Shop	172.22	189.45	52,50,000	41,38,615	11,11,385
15	Shop	Ground	19	Shop	149.40	164.34	25,24,500	15,87,440	9,37,060
16	Shop	Ground	20	Shop	215.82	237.40	36,30,000	-	36,30,000
17	Shop	Ground	21	Shop	211.73	232.90	36,30,000	31,25,500	5,04,500
18	Shop	Ground + 1st Com. Floor	22	Shop	798.69	878.56	1,85,18,000	17,22,174	1,67,95,826
19	Shop	Ground + 1st Com. Floor	23	Shop	798.69	878.56	1,86,82,500	17,37,472	1,69,45,028
20	Shop	Ground + 1st Com. Floor	24	Shop	805.79	886.37	1,35,13,500	81,70,672	53,42,828
21	Shop	Ground + 1st Com. Floor	25	Shop	1,536.45	1,690.10	2,50,96,500	-	2,50,96,500
22	Shop	Ground + 1st Com. Floor	26	Shop	763.28	839.60	1,21,44,000	77,59,699	43,84,301
23	Shop	Ground + 1st Com. Floor	27	Shop	874.79	962.27	1,68,87,000	1,18,58,570	50,28,430
24	Shop	Ground + 1st Com. Floor	28	Shop	874.79	962.27	1,68,87,000	1,18,09,700	50,77,300
25	Shop	Ground + 1st Com. Floor	29	Shop	706.44	777.09	1,43,92,900	1,39,32,400	4,60,500
26	Shop	Ground + 1st Com. Floor	30	Shop	1,196.74	1,316.42	1,83,04,900	1,43,99,326	39,05,574
27	Shop	Ground + 1st Com. Floor	31	Shop	1,112.24	1,223.47	1,78,15,900	1,43,47,858	34,68,042
28	Shop	Ground + 1st Com. Floor	32	Shop	1,316.98	1,448.67	2,59,44,000	12,81,896	2,46,62,104

Sr. No.	Wing	Floor No.	Shop No.	Comp.	RERA Carpet Area (Sq. Ft.)	Built Up Area (Sq Ft)	Agreement Value in ₹	Received Amount in ₹	Receivable in ₹
29	Shop	Ground + 1st Com. Floor	33	Shop	1,386.94	1,525.64	2,23,24,500	1,19,00,000	1,04,24,500
30	Shop	Ground + 1st Com. Floor	34	Shop	1,110.52	1,221.57	1,93,37,500	7,29,375	1,86,08,125
31	Shop	Ground + 1st Com. Floor	35	Shop	1,084.69	1,193.16	1,86,45,000	1,30,52,438	55,92,562
32	Shop	Ground + 1st Com. Floor	36	Shop	1,203.09	1,323.40	2,53,45,800	1,93,62,856	59,82,944
33	Shop	Ground + 1st Com. Floor	37	Shop	1,171.55	1,288.71	2,49,83,000	2,41,35,944	8,47,056
34	Shop	Ground + 1st Com. Floor	38	Shop	1,522.68	1,674.94	2,43,70,500	1,53,97,364	89,73,136
35	Shop	Ground + 1st Com. Floor	39	Shop	761.34	837.47	1,49,98,500	1,11,50,000	38,48,500
36	Shop	Ground + 1st Com. Floor	40	Shop	719.79	791.77	1,16,98,500	76,15,264	40,83,236
37	Shop	Ground + 1st Com. Floor	41	Shop	719.79	791.77	1,16,98,500	77,32,250	39,66,250
38	Shop	Ground + 1st Com. Floor	42	Shop	771.89	849.08	1,15,66,500	73,68,570	41,97,930
39	Shop	Ground + 1st Com. Floor	43	Shop	1,952.37	2,147.61	3,15,68,000	58,89,115	2,56,78,885
		TOTAL			28,065.73	30,872.30	51,45,00,000.00	26,80,65,731.00	24,64,34,269.00

Tenant Inventory List**Rehab cum Sale Building (Wing A & B):**

Sr. No.	Wing	Floor No.	Flat No.	Comp.	RERA Carpet Area (Sq. Ft.)	Built Up Area (Sq Ft)	Agreement Value in ₹	Received Amount in ₹	Receivable in ₹
1	A	1st Habitable	105	2 BHK	474.37	521.81	23,74,550.00	17,80,913	5,93,637
2	A	1st Habitable	106	2 BHK	475.02	522.52	-	-	-
3	A	1st Habitable	107	1 BHK	355.32	390.85	-	-	-
4	A	1st Habitable	108	2 BHK	547.24	601.97	39,80,550.00	11,94,165	27,86,385
5	A	1st Habitable	109	1 BHK	353.06	388.37	-	-	-
6	A	1st Habitable	110	1 BHK	355.32	390.85	-	-	-
7	A	2nd Habitable	201	2 BHK	474.37	521.81	-	-	-
8	A	2nd Habitable	202	2 BHK	474.37	521.81	-	-	-
9	A	2nd Habitable	204	3 BHK	717.42	789.16	1,85,925	1,85,925	-
10	A	2nd Habitable	205	2 BHK	474.37	521.81	-	-	-
11	A	2nd Habitable	206	2 BHK	474.37	521.81	-	-	-
12	A	2nd Habitable	207	1 BHK	355.32	390.85	-	-	-
13	A	2nd Habitable	208	2 BHK	547.24	601.97	38,23,323	28,67,492	9,55,831
14	A	2nd Habitable	209	1 BHK	353.06	388.37	-	-	-
15	A	2nd Habitable	210	1 BHK	355.32	390.85	-	-	-
16	A	3rd Habitable	301	2 BHK	472.00	-	-	-	-
17	A	3rd Habitable	302	2 BHK	474.37	521.81	-	-	-
18	A	3rd Habitable	303	2 BHK	474.37	521.81	47,33,650	29,20,095	18,13,555
19	A	3rd Habitable	305	3 BHK	717.42	789.16	-	-	-
20	A	3rd Habitable	306	2 BHK	474.37	521.81	21,46,000	10,73,000	10,73,000
21	A	3rd Habitable	307	2 BHK	474.37	521.81	-	-	-
22	A	3rd Habitable	308	1 BHK	355.32	390.85	14,11,650	6,41,295	7,70,355
23	A	3rd Habitable	309	2 BHK	547.24	601.97	-	-	-
24	A	3rd Habitable	310	1 BHK	353.06	388.37	-	-	-
25	A	4th Habitable	401	2 BHK	474.37	521.81	-	-	-
26	A	4th Habitable	402	2 BHK	474.37	521.81	-	-	-
27	A	4th Habitable	405	2 BHK	474.37	521.81	-	-	-
28	A	4th Habitable	406	2 BHK	475.02	522.52	-	-	-
29	A	4th Habitable	407	1 BHK	355.32	390.85	-	-	-

Sr. No.	Wing	Floor No.	Flat No.	Comp.	RERA Carpet Area (Sq. Ft.)	Built Up Area (Sq Ft)	Agreement Value in ₹	Received Amount in ₹	Receivable in ₹
30	A	4th Habitable	408	2 BHK	547.24	601.97	12,70,485	12,70,485	-
31	A	4th Habitable	409	1 BHK	353.06	388.37			-
32	A	4th Habitable	410	1 BHK	355.32	390.85			-
33	A	5th Habitable	501	2 BHK	474.37	521.81			-
34	A	5th Habitable	502	2 BHK	474.37	521.81			-
35	A	5th Habitable	503	3 BHK	717.42	789.16			-
36	A	5th Habitable	504	3 BHK	717.42	789.16	68,45,500	37,28,065	31,17,435
37	A	5th Habitable	505	2 BHK	474.37	521.81			-
38	A	5th Habitable	506	2 BHK	475.02	522.52	21,46,000	21,46,000	-
39	A	5th Habitable	507	1 BHK	355.32	390.85			-
40	A	5th Habitable	508	2 BHK	547.24	601.97	12,70,485	12,70,485	-
41	A	5th Habitable	509	1 BHK	371.57	408.73	51,52,557	14,20,032	37,32,525
42	A	5th Habitable	510	1 BHK	355.32	390.85			-
43	A	6th Habitable	601	2 BHK	474.37	521.81			-
44	A	6th Habitable	602	2 BHK	474.37	521.81	3,40,000	1,00,000	2,40,000
45	A	6th Habitable	603	3 BHK	717.42	789.16			-
46	A	6th Habitable	604	3 BHK	717.42	789.16	52,08,400	-	52,08,400
47	A	6th Habitable	605	2 BHK	474.37	521.81			-
48	A	6th Habitable	606	2 BHK	475.02	522.52			-
49	A	6th Habitable	607	1 BHK	355.32	390.85			-
50	A	6th Habitable	608	2 BHK	547.24	601.97	14,11,650	4,23,495	9,88,155
51	A	6th Habitable	609	1 BHK	371.57	408.73	4,44,000	1,35,420	3,08,580
52	A	6th Habitable	610	1 BHK	355.32	390.85			-
53	A	7th Habitable	701	2 BHK	474.37	521.81			-
54	A	7th Habitable	702	2 BHK	474.37	521.81	23,74,550	7,12,356	16,62,194
55	A	7th Habitable	704	3 BHK	717.42	789.16	30,67,325	9,20,167	21,47,158
56	A	7th Habitable	705	2 BHK	474.37	521.81			-
57	A	7th Habitable	706	2 BHK	475.02	522.52			-
58	A	7th Habitable	707	1 BHK	355.32	390.85			-
59	A	7th Habitable	708	2 BHK	547.24	601.97	5,87,500	5,87,500	-
60	A	7th Habitable	709	1 BHK	371.57	408.73	4,44,000	1,33,200	3,10,800

Sr. No.	Wing	Floor No.	Flat No.	Comp.	RERA Carpet Area (Sq. Ft.)	Built Up Area (Sq Ft)	Agreement Value in ₹	Received Amount in ₹	Receivable in ₹
61	A	7th Habitable	710	1BHK	355.32	390.85			-
62	A	8th Habitable	801	2BHK	474.37	521.81			-
63	A	8th Habitable	802	2BHK	474.37	521.81			-
64	A	8th Habitable	805	2BHK	474.37	521.81	23,74,550	7,12,365	16,62,185
65	A	8th Habitable	806	2BHK	475.02	522.52	23,74,550	17,80,913	5,93,637
66	A	8th Habitable	807	1BHK	355.32	390.85			-
67	A	8th Habitable	809	1BHK	371.57	408.73	4,44,000	1,33,200	3,10,800
68	A	8th Habitable	810	1BHK	355.32	390.85			-
69	A	9th Habitable	901	2BHK	474.37	521.81			-
70	A	9th Habitable	902	2BHK	474.37	521.81	18,72,000	-	18,72,000
71	A	9th Habitable	905	2BHK	474.37	521.81	23,74,550	7,12,365	16,62,185
72	A	9th Habitable	906	2BHK	475.02	522.52	21,64,500	21,64,500	-
73	A	9th Habitable	907	1BHK	355.32	390.85			-
74	A	9th Habitable	908	2BHK	547.24	601.97			-
75	A	9th Habitable	909	1BHK	371.57	408.73			-
76	A	9th Habitable	910	1BHK	355.32	390.85			-
77	A	10th Habitable	1001	2BHK	474.37	521.81			-
78	A	10th Habitable	1002	2BHK	474.37	521.81	23,74,550	7,12,365	16,62,185
79	A	10th Habitable	1004	3BHK	795.57	875.12	55,50,000	55,50,000	-
80	A	10th Habitable	1005	2BHK	474.37	521.81			-
81	A	10th Habitable	1006	2BHK	475.02	522.52			-
82	A	10th Habitable	1007	1BHK	355.32	390.85			-
83	A	10th Habitable	1008	2BHK	583.09	641.39	20,93,650	6,27,825	14,65,825
84	A	10th Habitable	1009	1BHK	478.78	526.66			-
85	A	10th Habitable	1010	1BHK	355.32	390.85			-
86	A	11th Habitable	1101	2BHK	474.37	521.81			-
87	A	11th Habitable	1102	2BHK	474.37	521.81			-
88	A	11th Habitable	1106	2BHK	475.02	522.52			-
89	A	11th Habitable	1107	1BHK	355.32	390.85			-
90	A	11th Habitable	1108	2BHK	583.09	641.39	19,88,968	10,00,000	9,88,968
91	A	11th Habitable	1109	1BHK	478.78	526.66			-

Sr. No.	Wing	Floor No.	Flat No.	Comp.	RERA Carpet Area (Sq. Ft.)	Built Up Area (Sq Ft)	Agreement Value in ₹	Received Amount in ₹	Receivable in ₹
92	A	11th Habitable	1110	1BHK	355.32	390.85			-
93	A	12th Habitable	1201	2BHK	474.37	521.81			-
94	A	12th Habitable	1202	2BHK	474.37	521.81			-
95	A	12th Habitable	1205	2BHK	474.37	521.81	23,74,550	7,12,365	16,62,185
96	A	12th Habitable	1206	2BHK	475.02	522.52			-
97	A	12th Habitable	1207	1BHK	355.32	390.85			-
98	A	12th Habitable	1209	1BHK	478.78	526.66			-
99	A	12th Habitable	1210	1BHK	355.32	390.85			-
100	A	13th Habitable	1301	2BHK	474.37	521.81			-
101	A	13th Habitable	1304	3BHK	795.57	875.12	67,71,400	16,50,000	51,21,400
102	A	13th Habitable	1306	2BHK	475.02	522.52	23,74,550	7,12,365	16,62,185
103	A	13th Habitable	1307	1BHK	355.32	390.85			-
104	A	13th Habitable	1308	2BHK	583.09	641.39	30,33,000	30,33,000	-
105	A	13th Habitable	1309	1BHK	478.78	526.66	23,74,550	7,12,365	16,62,185
106	A	13th Habitable	1310	1BHK	355.32	390.85			-
107	A	14th Habitable	1401	2BHK	474.37	521.81			-
108	A	14th Habitable	1402	2BHK	474.37	521.81			-
109	A	14th Habitable	1403	3BHK	795.57	875.12	67,71,400	44,73,375	22,98,025
110	A	14th Habitable	1405	2BHK	474.37	521.81			-
111	A	14th Habitable	1406	2BHK	475.02	522.52			-
112	A	14th Habitable	1407	1BHK	355.32	390.85			-
113	A	14th Habitable	1409	1BHK	478.78	526.66			-
114	A	14th Habitable	1410	1BHK	355.32	390.85			-
115	A	15th Habitable	1501	2BHK	474.37	521.81			-
116	A	15th Habitable	1502	2BHK	474.37	521.81			-
117	A	15th Habitable	1505	2BHK	474.37	521.81			-
118	A	15th Habitable	1506	2BHK	475.02	522.52			-
119	A	15th Habitable	1507	1BHK	355.32	390.85			-
120	A	15th Habitable	1508	2BHK	583.09	641.39	25,21,800	6,27,150	18,94,650
121	A	15th Habitable	1509	2BHK	478.78	526.66			-
122	A	15th Habitable	1510	1BHK	355.32	390.85			-

Sr. No.	Wing	Floor No.	Flat No.	Comp.	RERA Carpet Area (Sq. Ft.)	Built Up Area (Sq Ft)	Agreement Value in ₹	Received Amount in ₹	Receivable in ₹
123	A	16th Habitable	1601	2BHK	474.37	521.81			-
124	A	16th Habitable	1602	2BHK	474.37	521.81			-
125	A	16th Habitable	1605	2BHK	474.37	521.81			-
126	A	16th Habitable	1606	2BHK	475.02	522.52			-
127	A	16th Habitable	1607	1BHK	355.32	390.85			-
128	A	16th Habitable	1609	1BHK	478.78	526.66	23,74,550	7,12,365	16,62,185
129	A	16th Habitable	1610	1BHK	355.32	390.85			-
130	A	17th Habitable	1701	2BHK	474.37	521.81			-
131	A	17th Habitable	1702	2BHK	474.37	521.81			-
132	A	17th Habitable	1705	2BHK	474.37	521.81			-
133	A	17th Habitable	1706	2BHK	475.02	522.52			-
134	A	17th Habitable	1707	1BHK	355.32	390.85			-
135	A	17th Habitable	1709	2BHK	581.79	639.97	20,93,650	6,28,095	14,65,555
136	A	17th Habitable	1710	1BHK	355.32	390.85	37,000	27,750	9,250
137	A	18th Habitable	1801	2BHK	474.37	521.81			-
138	A	18th Habitable	1802	2BHK	474.37	521.81			-
139	A	18th Habitable	1803	3BHK	795.57	875.12	14,43,000	4,32,900	10,10,100
140	A	18th Habitable	1805	2BHK	474.37	521.81			-
141	A	18th Habitable	1806	2BHK	475.02	522.52			-
142	A	18th Habitable	1807	1BHK	355.32	390.85			-
143	A	18th Habitable	1810	1BHK	355.32	390.85			-
144	A	19th Habitable	1901	2BHK	474.37	521.81			-
145	A	19th Habitable	1902	2BHK	474.37	521.81			-
146	A	19th Habitable	1905	2BHK	474.37	521.81			-
147	A	19th Habitable	1906	2BHK	475.02	522.52			-
148	A	19th Habitable	1907	1BHK	355.32	390.85			-
149	A	19th Habitable	1908	2BHK	583.09	641.39			-
150	A	19th Habitable	1910	1BHK	355.32	390.85			-
151	A	20th Habitable	2010	1BHK	355.32	390.85	10,54,550	3,16,365	7,38,185
152	B	1st Habitable	101	1 BHK	356.93	392.63			-
153	B	1st Habitable	103	2 BHK	606.34	666.97	22,38,500	22,38,500	-

Sr. No.	Wing	Floor No.	Flat No.	Comp.	RERA Carpet Area (Sq. Ft.)	Built Up Area (Sq Ft)	Agreement Value in ₹	Received Amount in ₹	Receivable in ₹
154	B	1st Habitable	104	1 BHK	356.93	392.63			-
155	B	1st Habitable	109	2 BHK	484.60	533.05			-
156	B	1st Habitable	110	2 BHK	484.60	533.05			-
157	B	2nd Habitable	201	1 BHK	356.93	392.63			-
158	B	2nd Habitable	202	2 BHK	606.34	666.97	24,23,650	7,27,095	16,96,555
159	B	2nd Habitable	203	2 BHK	606.34	666.97	24,23,650	7,27,095	16,96,555
160	B	2nd Habitable	204	1 BHK	356.93	392.63			-
161	B	2nd Habitable	208	3 BHK	953.48	1,048.82	1,24,28,550	38,41,779	85,86,771
162	B	2nd Habitable	209	2 BHK	484.60	533.05			-
163	B	2nd Habitable	210	2 BHK	484.60	533.05			-
164	B	3rd Habitable	301	1 BHK	356.93	392.63			-
165	B	3rd Habitable	302	2 BHK	606.34	666.97			-
166	B	3rd Habitable	303	2 BHK	606.34	666.97	24,23,650	18,17,738	6,05,912
167	B	3rd Habitable	304	1 BHK	356.93	392.63			-
168	B	3rd Habitable	307	3 BHK	953.48	1,048.82	99,29,600	25,15,500	74,14,100
169	B	3rd Habitable	309	2 BHK	484.60	533.05			-
170	B	3rd Habitable	310	2 BHK	484.60	533.05			-
171	B	4th Habitable	401	1 BHK	356.93	392.63			-
172	B	4th Habitable	403	2 BHK	630.66	693.73	30,83,650	9,25,095	21,58,555
173	B	4th Habitable	404	1 BHK	356.93	392.63			-
174	B	4th Habitable	405	1 BHK	359.95	395.94			-
175	B	4th Habitable	409	2 BHK	484.60	533.05			-
176	B	5th Habitable	504	1 BHK	356.93	392.63			-
177	B	5th Habitable	505	1 BHK	359.95	395.94			-
178	B	5th Habitable	506	1 BHK	359.95	395.94	8,77,500	8,77,500	-
179	B	5th Habitable	509	2 BHK	701.38	771.52	48,87,600	-	48,87,600
180	B	6th Habitable	601	1 BHK	356.40	392.04			-
181	B	6th Habitable	604	1 BHK	356.93	392.63			-
182	B	6th Habitable	605	1 BHK	359.95	395.94			-
183	B	6th Habitable	607	3 BHK	953.48	1,048.82	17,64,500	17,64,480	20
184	B	6th Habitable	610	2 BHK	701.38	771.52	18,31,500	18,31,500	-

Sr. No.	Wing	Floor No.	Flat No.	Comp.	RERA Carpet Area (Sq. Ft.)	Built Up Area (Sq Ft)	Agreement Value in ₹	Received Amount in ₹	Receivable in ₹
185	B	7th Habitable	701	1BHK	356.40	392.04			-
186	B	7th Habitable	702	2BHK	667.80	734.58	33,31,650	24,98,738	8,32,912
187	B	7th Habitable	704	1BHK	356.93	392.63			-
188	B	8th Habitable	801	1BHK	356.93	392.63			-
189	B	8th Habitable	804	1BHK	356.93	392.63			-
190	B	9th Habitable	901	1BHK	356.93	392.63			-
191	B	9th Habitable	904	1BHK	356.93	392.63			-
192	B	9th Habitable	906	2BHK	712.90	784.19	34,40,500	34,40,500	-
193	B	10th Habitable	1010	2BHK	701.38	771.52	60,68,500	59,50,000	1,18,500
194	B	11th Habitable	1101	1BHK	356.93	392.63			-
195	B	11th Habitable	1103	2BHK	667.80	734.58	39,75,500	20,07,102	19,68,398
196	B	11th Habitable	1104	1BHK	356.93	392.63			-
197	B	11th Habitable	1105	2BHK	712.90	784.19	9,62,000	9,62,000	-
198	B	12th Habitable	1201	1BHK	356.93	392.63			-
199	B	12th Habitable	1202	2BHK	667.80	734.58	25,67,550	22,50,000	3,17,550
200	B	12th Habitable	1204	1BHK	356.93	392.63			-
201	B	12th Habitable	1207	3BHK	953.48	1,048.82	97,72,000	14,20,096	83,51,904
202	B	13th Habitable	1301	1BHK	356.93	392.63			-
203	B	13th Habitable	1302	2BHK	667.80	734.58	33,32,000	24,99,000	8,33,000
204	B	13th Habitable	1304	1BHK	356.93	392.63			-
205	B	14th Habitable	1401	1BHK	356.93	392.63			-
206	B	14th Habitable	1403	2BHK	667.80	734.58	48,16,000	48,16,000	-
207	B	15th Habitable	1502	2BHK	667.80	734.58	20,72,000	13,77,750	6,94,250
208	B	15th Habitable	1504	1BHK	356.93	392.63			-
209	B	16th Habitable	1601	1BHK	356.93	392.63			-
210	B	16th Habitable	1604	1BHK	356.93	392.63			-
211	B	17th Habitable	1701	1BHK	356.93	392.63			-
212	B	17th Habitable	1704	1BHK	356.93	392.63	74,000	74,000	-
213	B	18th Habitable	1801	1BHK	356.93	392.63			-
214	B	18th Habitable	1803	2BHK	667.80	734.58	34,22,500	29,99,005	4,23,495
215	B	18th Habitable	1804	1BHK	356.93	392.63			-

Sr. No.	Wing	Floor No.	Flat No.	Comp.	RERA Carpet Area (Sq. Ft.)	Built Up Area (Sq Ft)	Agreement Value in ₹	Received Amount in ₹	Receivable in ₹
216	B	19th Habitable	1904	1BHK	356.93	392.63	19,41,99,968.00	9,85,02,191.00	9,56,97,777.00
TOTAL					1,02,299.87	1,12,010.66	19,41,99,968.00	9,85,02,191.00	9,56,97,777.00

TOTAL SUMMARY

Particulars	No. of Units	Carpet Area in Sq. Ft.	Rate in ₹	Market Value in ₹	Received Amount in ₹	Receivable Amount in ₹
Unsold Flat	28.00	16,926.71	24,500.00	41,47,04,467.00	-	-
Sold Flat	129.0	93,151.23	-	1,80,85,79,878.00	73,82,83,534.00	1,07,02,96,344.00
Unsold Office	15.00	16,404.34	30,000.00	49,21,30,080.00	-	-
Sold Office	24.00	16,165.48	-	30,60,35,500.00	8,02,62,341.00	22,57,73,159.00
Unsold Shop	4.00	1,079.63	38,000.00	4,10,25,910.00	-	-
Sold Shop	43.00	28,065.73	-	51,45,00,000.00	26,80,65,731.00	24,64,34,269.00
Tenant Flat Inventory	216.00	1,02,299.87	-	19,41,99,968.00	9,85,02,191.00	9,56,97,777.00
Total	459.00	2,74,092.99		377,11,75,803.00	118,51,13,797.00	163,82,01,549.00
Total Income from Sale in Cr.				377.12	118.51	163.82

COST OF PROJECT

Project expenses	Incurred Cost in ₹ Cr.	To be Incurred Cost in ₹ Cr.	Total (₹ in Cr.)
Land & Stamp Duty Cost	2.86	-	2.86
Payment payable to Rehab Tenants (Rent Cost)	28.06	21.44	36.10
Construction Cost of Rehab cum Sale Building	139.97	29.95	169.92
Construction Cost of PTC Building	11.50	3.45	14.95
Approval Cost of Fungible Cost & Development charges	31.09	0.06	31.15
Architect Cost, RCC & other Professional fees	1.12	1.65	2.77
Administrative Expenses	2.62	2.00	4.62
Marketing Expenses	5.31	2.23	7.54
Interest Cost	6.73	17.26	23.99
Contiguous Cost	-	5.55	5.55
TOTAL COST	229.26	75.29	304.55

➤ **Land Cost:**

As per Present Ready Reckoner rate the Project Land Value is ₹ 32.12 Cr. considering Land Rate @ ₹30,380.00 per Sq. M. & Net Plot Area of 5,319.05 Sq. M.

As per document purchase cost of land & stamp duty cost is ₹ 2,85,87,800.00 i.e., ₹ 2.86 Cr. which is 0.94% of Total Project Cost.

Sr. No.	Agreement Name	Date	Particulars	Total Cost in ₹	Incurred Cost in ₹
1	Development Agreement	15-07-2022	Stamp Duty	2,85,54,200.00	2,85,54,200.00
2			Reg. Fees	30,000.00	30,000.00
3				2,000.00	2,000.00
5	Supplementary Attorney	26-09-2021	Stamp Duty	500.00	500.00
6	Power of Attorney	27-04-2021		1,100.00	1,100.00
TOTAL				2,85,87,800.00	2,85,87,800.00

➤ **Payment Payable to Rehab Tenants (Rent Cost):**

Since it is a having some redevelopment flat from the date of shifting of 216 Tenants till handing over their respective new flats as per the Tenant Agreement. Further the rent keeps on increasing as per agreement. The existing Tenants has to be given total rental of ₹41,19,88,634.00 i.e., ₹41.20 Cr. Builder has paid ₹28.06 Cr. which is 13.53 % of Total Project Cost.

Existing Tenants Carpet Area & Rent per month for Flat are as follows:

Sr. No.	Particulars		
1	No. of Tenants	216.00	Nos.
2	Total Carpet Area in Sq. Ft.	68,006.00	Sq. Ft.
3	Rent per Sq. Ft. per month for first 22 Months	60.00	Rupees
4	Rent per month for first 22 Months	40,80,360.00	Rupees
5	Rent for first 22 Months	8,97,67,920.00	Rupees
6	Rent per Sq. Ft. per Month for Next 14 Months	66.00	Rupees
7	Rent per month for Next 14 Months	44,88,396.00	Rupees
8	Rent for Next 14 Months	6,28,37,544.00	Rupees
9	Rent per Sq. Ft. per Month for next 11 month	72.60	Rupees
10	Rent per month for till next 11 month	49,37,236.00	Rupees
11	Rent for next 11 Months	5,43,09,596.00	Rupees
12	Rent per Sq. Ft. per Month for next 11 month	79.86	Rupees
13	Rent per month for till next 11 month	54,30,959.00	Rupees
14	Rent for next 11 Months	5,97,40,549.00	Rupees
15	Rent per Sq. Ft. per Month for next 3 month	87.85	Rupees

Sr. No.	Particulars		
16	Rent per month for till next 3 month	59,74,055.00	Rupees
17	Rent for next 3 Months	1,79,22,165.00	Rupees
18	Brokerage	40,80,360.00	Rupees
19	Corpus Fund @ ₹ 1000/- per Sq. Ft.	6,80,06,000.00	Rupees
20	Shifting Charges	43,20,000.00	Rupees
21	Additional corpus fund @ ₹ 750/- per Sq. Ft.	5,10,04,500.00	Rupees
Total Rent Cost (5 + 8 + 11 + 14 + 17 + 18 + 19 + 20 + 21)		41,19,88,634.00	Rupees

➤ **Building Cost of Construction for Rehab cum Sale Building (Wing A & B):**

Construction Area of Rehab cum Sale Building (Wing A & B) = 55,390.56 Sq. M. i.e., 5,96,223.99 Sq. Ft.

Total estimated cost for construction of Building (includes cost of RCC work, manpower, lift, material, painting, finishing work, site development, etc.) is ₹ 169,92,38,365.00 i.e., ₹ 169.00 Cr. which comes ₹ 2,850.00 per Sq. Ft. on construction area for building.

The total construction area is 5,96,223.99 Sq. Ft., projected cost of ₹ 169.00 Cr is 55.79% of total project cost VCIPL opinion the construction cost of 2,850/- Per Sq. Ft. which is in line with Market-Trend.

Particulars	Rate per Sq. Ft.
Excavation Work	450.00
Total RCC Work	1,450.00
Final Finishing Work	550.00
Other Work	500.00
Cost of Construction	2,850.00

➤ **Building Cost of Construction for PTC Building:**

Total Construction area of PTC Building = 6,944.145 Sq. M. i.e., 74,747.00 Sq. Ft.

Total estimated cost for construction of Building (includes cost of RCC work, manpower, lift, material, painting, finishing work, site development, etc.) is ₹ 14,94,94,000.00 i.e., ₹ 14.95 Cr. which comes ₹ 2,000.00 per Sq. Ft. on construction area for building.

The total construction area is 74,747.00 Sq. Ft., projected cost of ₹ 14.95 Cr is 4.91% of total project cost VCIPL opinion the construction cost of 2,000/- Per Sq. Ft. which is in line with Market-Trend.

Particulars	Rate per Sq. Ft.
Excavation Work	150.00
Total RCC Work	1,050.00
Final Finishing Work	450.00
Other Work	350.00
Cost of Construction	2,000.00

➤ **Approval Charges:**

The Total Approval Cost (Fungible Cost & Development Cess Premium & TDR Cost) as per architect letter will be ₹ 31,14,90,061.00 i.e., ₹ 31.15 Cr. which is 10.23% of Total Project Cost. Builder has paid ₹ 3.80 Cr.

Sr. No.	Particulars	Total Cost in ₹	Incurred Cost in ₹
1	Premium for staircase, lift, lobby area	3,77,49,900.00	3,77,49,900.00
2	Scrutiny Fees u/s 337 & 342	41,70,100.00	41,70,100.00
3	IOD Deposit	1,46,880.00	1,46,880.00
4	Premium for fungible FSI	94,31,650.00	94,31,650.00
5	Scrutiny Fees of IOA	2,36,000.00	2,36,000.00
6	IOA Deposit	2,51,600.00	2,51,600.00
7	Labour Welfare Cess	1,65,90,000.00	1,65,90,000.00
8	Development charges MRTP Act	5,65,48,655.00	2,82,74,328.00
9	Infrastructure charges	2,05,85,195.00	1,02,92,598.00

10	Website charges	5,000.00	5,000.00
11	Legal Expenses	7,50,000.00	7,50,000.00
12	LOI Scrutiny Fees	4,000.00	4,000.00
13	M RTP Development charges	1,82,18,260.00	41,78,500.00
14	Premium for unearned Income	6,73,95,463.00	1,54,58,000.00
15	Fungible Premium	6,69,19,072.00	-
16	Staircase Premium	99,60,620.00	-
17	Open Space Deficiency	25,27,666.00	-
Total		31,14,90,061.00	12,75,38,555.00

As per architect letter provided by developer.

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

The total Architect charges of ₹ 2,77,30,985.00 i.e., ₹ 2.77 Cr. is 1.5% of total construction cost (Rehab cum Sale Building & PTC Building) & it is on lower side because developer have their inhouse team for professional work.

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

➤ **Administrative Expenses:**

Salaries, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), cost of machineries and equipment including its hire and maintenance cost, consumables etc. All costs directly incurred to complete the construction of the entire phase of the project registered is estimated 2.5% of total construction cost (Rehab cum Sale Building & PTC Building) which comes to ₹ 4,62,18,309.00 i.e., ₹ 4.62 Cr.

The admin charges which in market is in the range of 1% - 3% of Total Construction cost of the project.

➤ **Marketing Expenses:**

Marketing costs directly incurred to complete the construction of the entire phase of the project registered is estimated at 2% of total Sale income from the project which comes to ₹ 7,54,23,516.00 i.e., ₹ 7.54 Cr.

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

➤ **Interest Costs:**

The Interest cost for the term loan is ₹ 23,99,00,000.00 i.e., ₹ 23.99 Cr., which is 7.88% of total project cost.

As per information provided by the client.

➤ **Contingency Costs:**

The contingency charges estimated at 3.0% total construction cost (Rehab cum Sale Building & PTC Building) which comes to ₹ 5,55,61,971.00 i.e., ₹ 5.55 Cr.

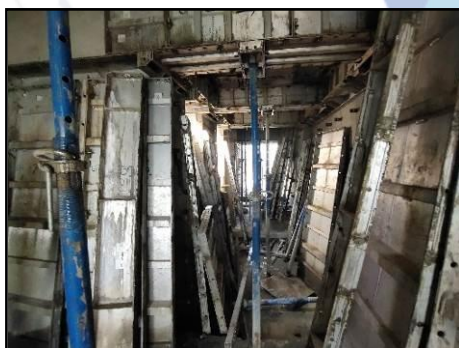
PROFIT FROM THE PROJECT:

Particulars	Amount (₹ in Cr.)
Gross Estimated Revenue	377.12
Less: Total projected Expenses	304.55
Estimated Surplus	72.56
Project Cost and Developer Profit	
Developer Profit @ 30% of estimated surplus	21.77
Net Surplus (3-4)	50.79
PV (discounted @ 8% for 2.5 years)	Rs. 43.55
Add:	
Expenses already incurred as on date	229.36
(As per the certified Trial Balance Sheet of the project)	
Less:	118.51
Present Value of the project potential/ Land Value as on Date	Rs. 154.30
The realizable value of the property	Rs. 138.87
Distress value of the property	Rs.123.44

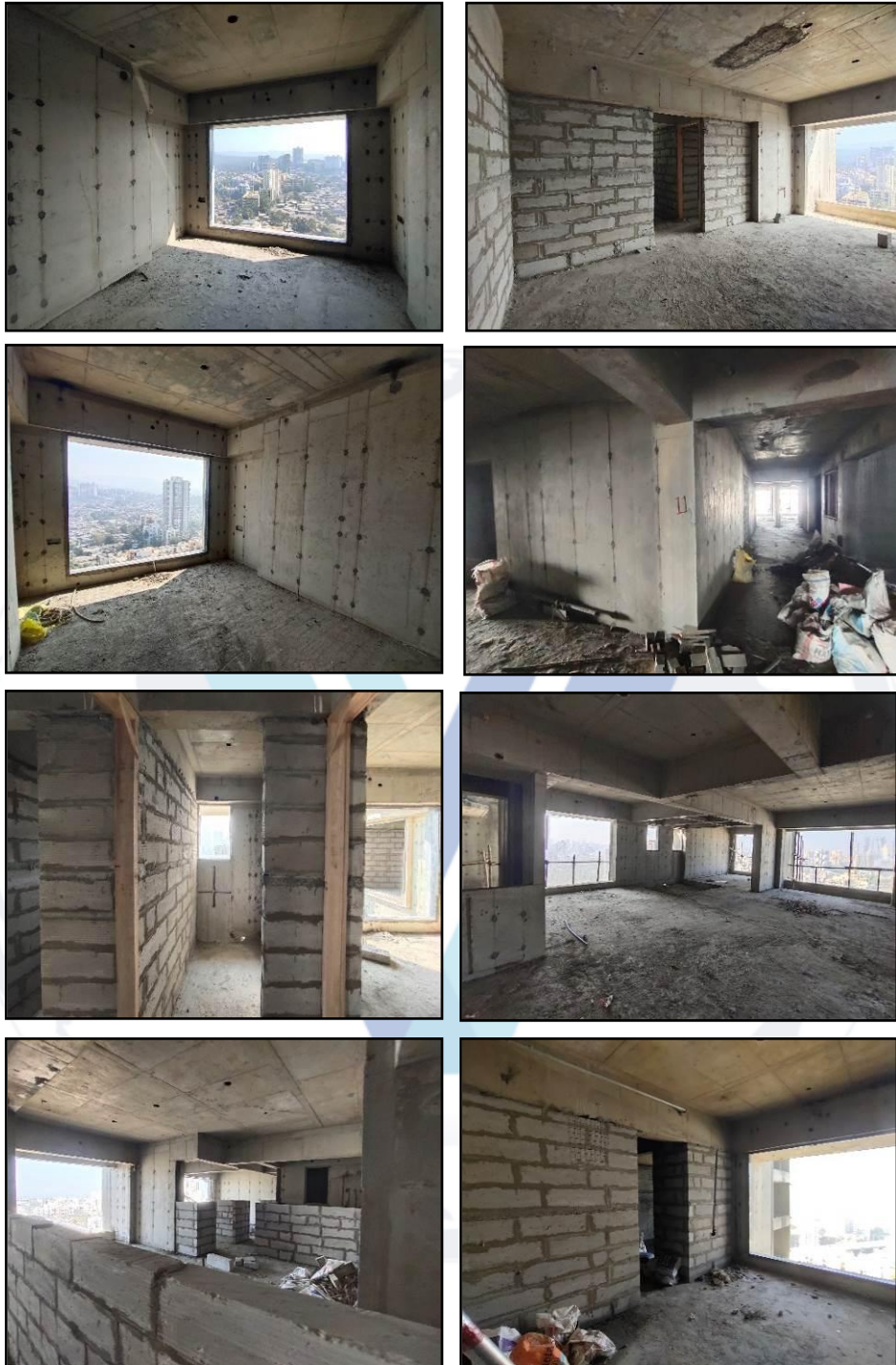
Actual Site Photographs As on 02.01.2025 (PTC Building)



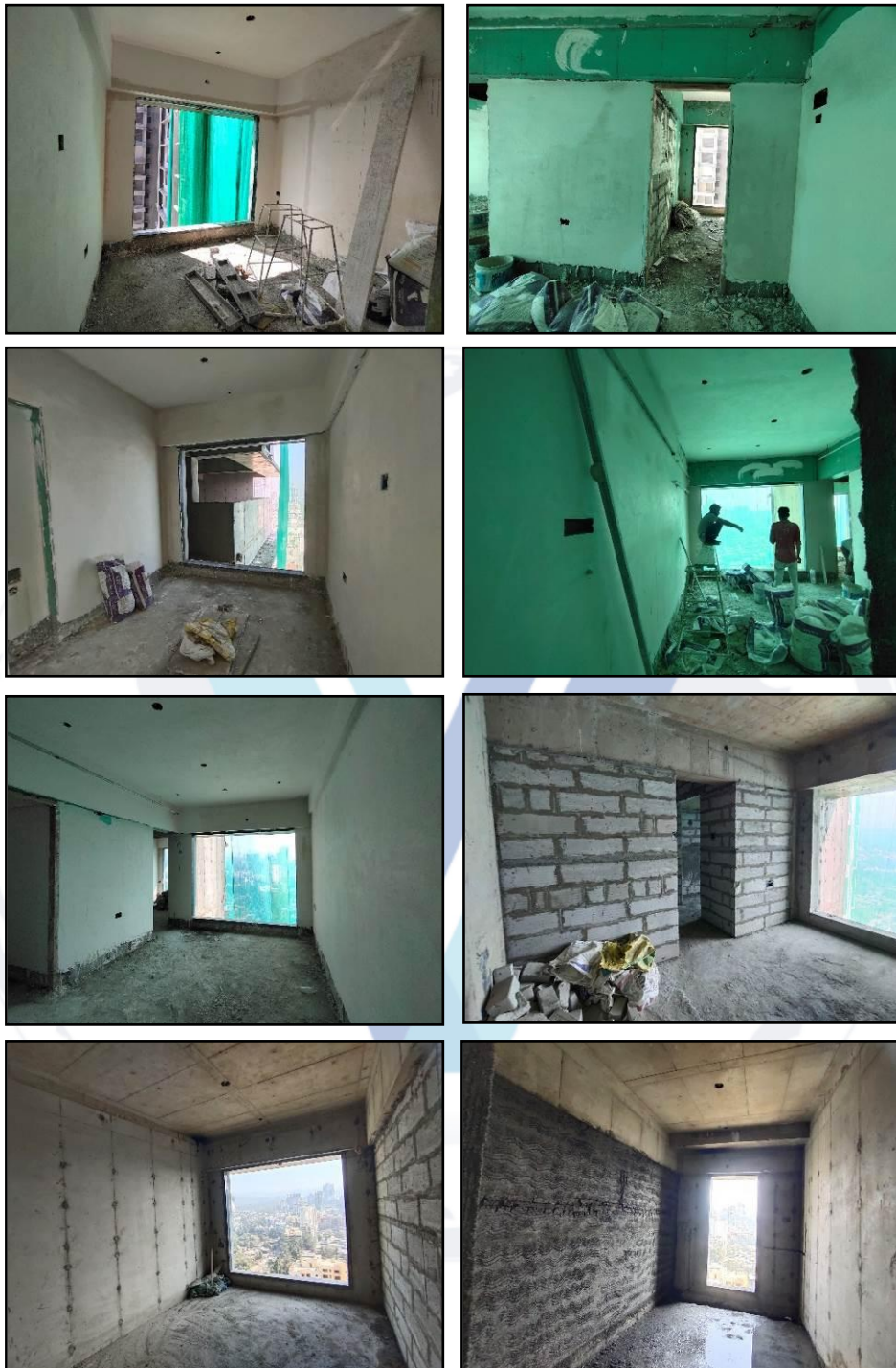
Actual Site Photographs As on 02.01.2025 (Sale Building)



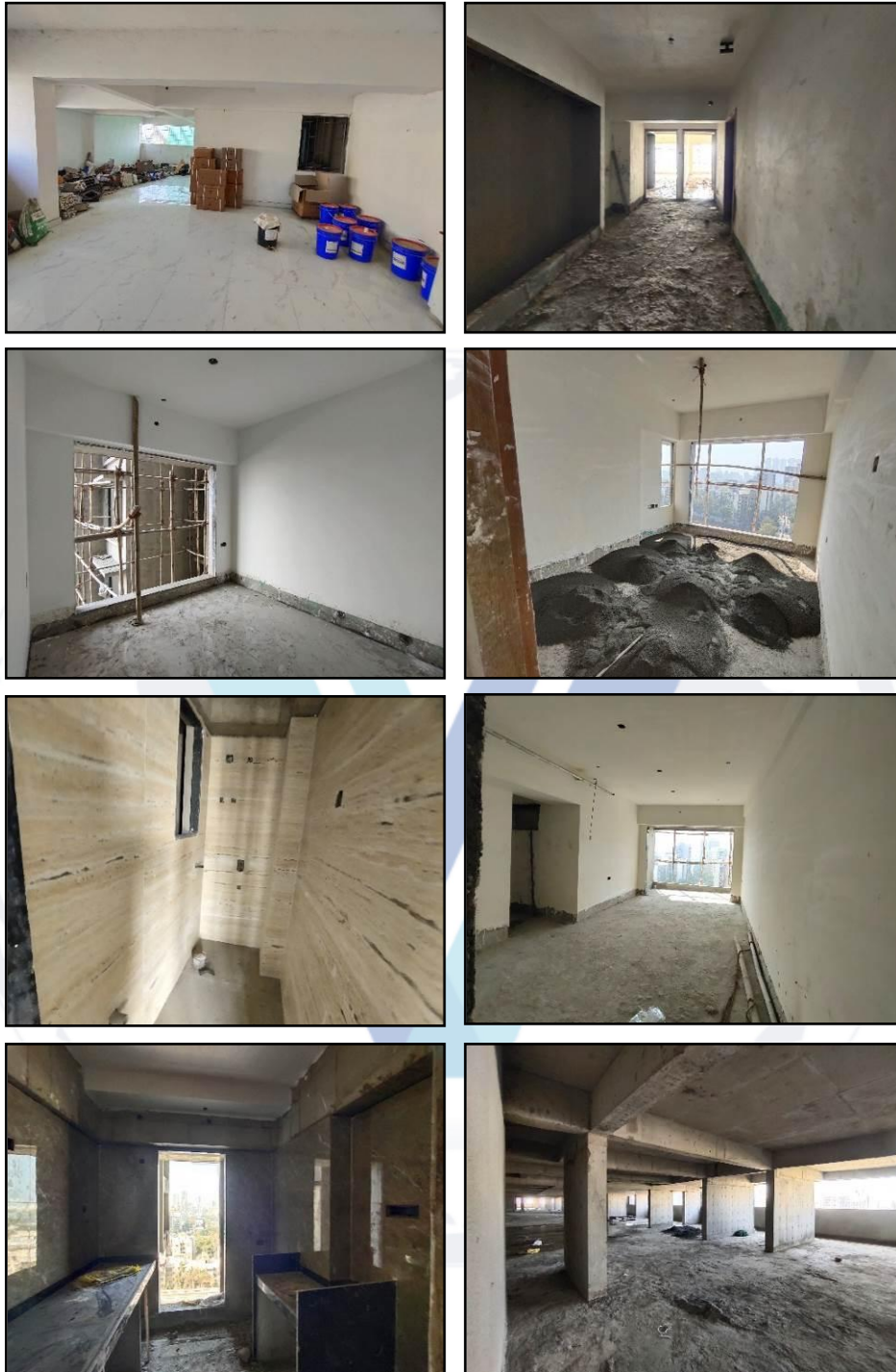
Actual Site Photographs As on 02.01.2025 (Sale Building)



Actual Site Photographs As on 02.01.2025 (Sale Building)



Actual Site Photographs As on 02.01.2025 (Sale Building)

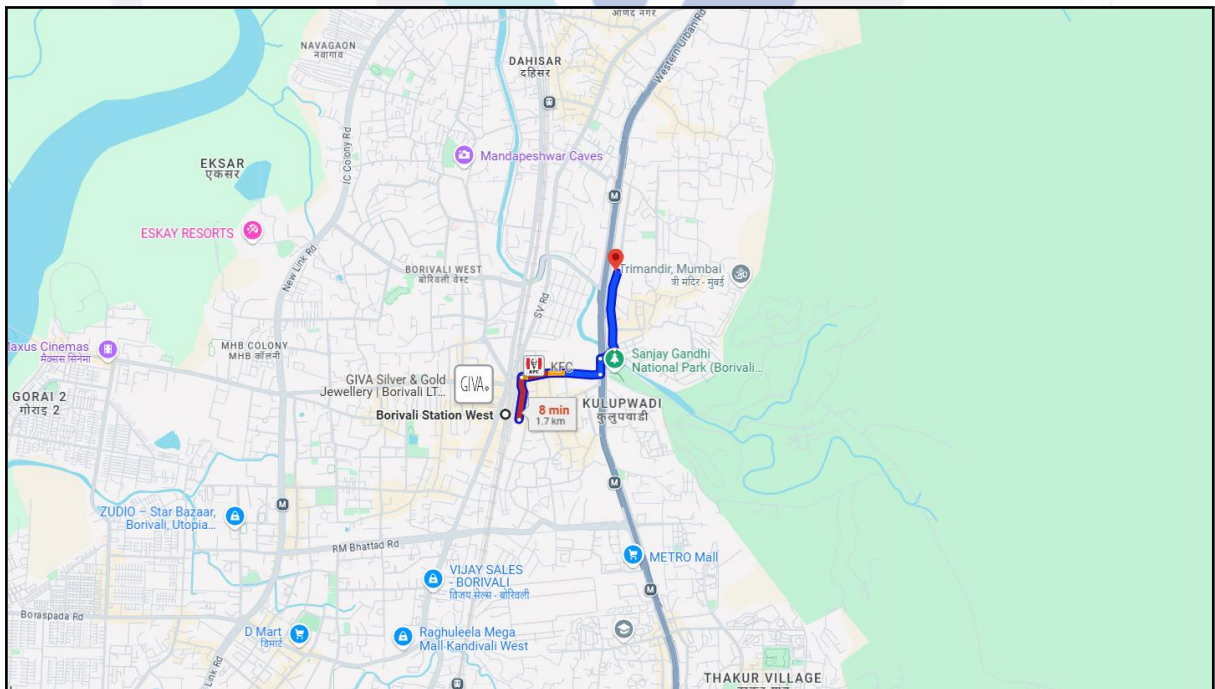


Actual Site Photographs As on 02.01.2025 (Sale Building)



Route Map of the property

Site u/r



Latitude Longitude: 19°14'17.2"N 72°51'50.9"E

Note: The Blue line shows the route to site from nearest railway station (Borivali – 1.60 Km.)




Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company




Ready Reckoner 2023 – 2024



Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



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

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

Year: Language:

Selected District:

Select Village:

Search By: Survey No. Location

Enter Survey No:

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
89/418-रस्ता: द्रुतगती मार्ग - (नदी ते म.न.पा. हद्द)	60380	127280	146370	159090	127280	चौ. मीटर	सि.टी.एस. नंबर

Registered Sales Instances

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. Ft.	Rate / Sq. Ft. on Carpet Area
686/2024	19/01/2024	1,74,48,750.00	705.00	24,750.00

सूची क्र.2		दुय्यम निबंधक : सह दु.नि. बोरीवली 3
686368	26-01-2024	दस्त क्रमांक : 686/2024
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोदणी : Regn:63m
गावाचे नाव : दहिसर		
(1)विलेखाचा प्रकार	अँग्रीमेंट टू सेल	
(2)मोबदला	17448750	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	10533947.36	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: 1705,बी विंग, माळा नं: 17 वा मजला, इमारतीचे नाव: शीतल रिगालिया, ब्लॉक नं: नेन्सी बस स्टॉप जवळ,संत ज्ञानेश्वर मार्ग, रोड : बोरीवली पूर्व,मुंबई - 400066, इतर माहिती: सोबत एक कार पार्किंग.....(सदनिकेचे एकुण क्षेत्रफळ 705 चौ. फुट रेरा कार्पेट एरिया),((C.T.S. Number : 2293, 2294 ;))	
(5) क्षेत्रफळ	72.07 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-डीजीएस टाऊनशीप प्रायवेट लिमिटेड चे संचालक श्री. सुरज देव डी. शुक्ला तर्फे कबुली जबाब करिता मुखत्यार काशीनाथ तिवारी वय:-29 पत्ता:-प्लॉट नं: ऑफिस नं. 203, माळा नं: -, इमारतीचे नाव: रघुनाथ कृपा, ब्लॉक नं: -, रोड नं: आरे रोड, गोरगाव पूर्व, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400063 पॅन नं:-AAECD9891R	
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-साहील रविंद्र सावंत तर्फे मुखत्यार रविंद्र वसंत सावंत वय:-67; पत्ता:-प्लॉट नं: फ्लॉट नं. 602 , माळा नं: -, इमारतीचे नाव: कावेरी, ग्रीन व्ह्यू कॉम्प्लेक्स, ब्लॉक नं: -, रोड नं: एसटी बस डेपोजवळ, नेन्सी कॉलनी, बोरिवली पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400066 पॅन नं:-GWIPS7385J 2): नाव:-रविंद्र वसंत सावंत वय:-67; पत्ता:-प्लॉट नं: फ्लॉट नं. 602 , माळा नं: -, इमारतीचे नाव: कावेरी, ग्रीन व्ह्यू कॉम्प्लेक्स, ब्लॉक नं: -, रोड नं: एसटी बस डेपोजवळ, नेन्सी कॉलनी, बोरिवली पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400066 पॅन नं:-BOCPS4583P 3): नाव:-कविता रविंद्र सावंत वय:-59; पत्ता:-प्लॉट नं: फ्लॉट नं. 602 , माळा नं: -, इमारतीचे नाव: कावेरी, ग्रीन व्ह्यू कॉम्प्लेक्स, ब्लॉक नं: -, रोड नं: एसटी बस डेपोजवळ, नेन्सी कॉलनी, बोरिवली पूर्व, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400066 पॅन नं:-AHQPS7476K	
(9) दस्तऐवज करुन दिल्याचा दिनांक	19/01/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	19/01/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	686/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1046950	

Price Indicators for Flats

Sr. No.	Project Name	Developer Name	RERA No.	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
1	Sky City	Incline Realty Pvt. Ltd.	P51800028419	1,278.00	3,90,00,000.00	30,516.00
2	Greenairy	Surya Builders	P5180035093	418.00	1,15,00,000.00	27,512.00
3	Monte Verita North Annexure	BG Shirke Redevelopment & Gas PL	P51800033728	616.00	1,55,00,000.00	25,162.00
4	Raghav Paradise	Veda Infra Projects	P5180045345	715.00	1,97,00,000.00	27,552.00
5	Rustomjee Summit	Keystone Realtors Ltd.	P51800003590	1,139.00	3,30,00,000.00	28,973.00

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home > Property for Sale In Mumbai > Flats for Sale In Mumbai > Flats for Sale In Datta Pada > 3 BHK Flats for Sale In Datta Pada > 1605 Sq-ft

₹3.90 Cr
EMI - ₹1.76L
[Get pre-approved loan](#)
PREMIUM PROJECT

3 BHK 1605 Sq-ft Flat For Sale **Dattapada, Mumbai**

3 Beds
3 Baths
1 Balcony
1 Covered Parking
Outdoor Te...
Laundry Serv...

Carpet Area 1278 sqft ₹ 30,516/sqft	Developer Oberoi Realty Ltd.	Project Oberoi Sky City	Floor 15 (Out of 66 Floors)
Transaction Type New Property	Facing East	Lifts 2	Furnished Status Unfurnished

✔ East Facing Property

Price Indicators for Flats

square yards Mumbai Buy Rent Projects Agents Services Resources Data Intelligence

Home > New Projects in Mumbai > Property in Mumbai > Projects in Borivali East > Chandak Greenairy

Compare

Chandak Greenairy
Borivali East, Mumbai

₹ 1.15 Cr to 1.77 Cr

Status: **Early Stage Construction** Need Loan? Get Free Credit Score!

Project Size: 790 units • 3.4 Acres

Configurations: 1.2 BHK Flat from 418 Sq. Ft. to 650 Sq. Ft. (Carpet)

138094 Views | 488 Enquiries

Request a Call Back

Why Invest through Square Yards?

- Zero Brokerage** - 100% Service, 0% Brokerage. We charge our customers nothing. Not today, not ever.
- Lowest Price Guaranteed** - Highly unlikely, but if you find a lower price anywhere, tell us and we will match it.
- Full Service Support** - Our sales personnel are accountable for every step - site visits, home loans & post-sales.

magicbricks Buy Rent Sell Home Loans

Home > Property for sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Magathane > 2 BHK Flats for Sale in Magathane > 890 Sq-ft

₹1.55 Cr EMI - ₹70k | [Get pre-approved loan](#)

2 BHK 890 Sq-ft Flat For Sale **Magathane, Mumbai**

2 Beds
 2 Baths
 1 Covered Parking
 Unfurnished

+4 Photos

Carpet Area	Developer	Project
616 sqft <small>₹ 25,162/sqft</small>	B G Shirke Group of Companies	Monte Verita North Annexe
Floor	Transaction Type	Facing
12 (Out of 22 Floors)	New Property	East
Lifts	Furnished Status	Car Parking
3	Unfurnished	1 Covered

✓ East Facing Property

Price Indicators for Flats

magicbricks Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home > Property for Sale In Mumbai > Flats for Sale In Mumbai > Flats for Sale In Borivali East > 3 BHK Flats for Sale In Borivali East > 1100 Sq-ft

₹1.97 Cr

EMI - ₹ 89k | [Get pre-approved loan](#)

⋮

3 BHK 1100 Sq-ft Flat For Sale **Borivali East, Mumbai**

🛏️ 3 Beds | 🚿 3 Baths | 🚗 1 Covered Parking | 🏠 Unfurnished

<p>Carpet Area 715 sqft ▾ ₹ 27,552/sqft</p> <p>Floor 15 (Out of 23 Floors)</p> <p>Lifts 2</p>	<p>Developer Raghav Group</p> <p>Transaction Type New Property</p> <p>Furnished Status Unfurnished</p>	<p>Project Raghav Paradise</p> <p>Facing East</p> <p>Car Parking 1 Covered</p>
--	---	---

✔️ Near Magathane metro Station

square yards Mumbai ▾ Buy ▾ Rent ▾ Projects ▾ Agents ▾ Services ▾ Resources ▾ Intelligence

Home > New Projects in Mumbai > Property in Mumbai > Projects in Borivali East > Rustomjee Summit

Rustomjee Summit
Borivali East, Mumbai

₹ 2.07 Cr to 3.30 Cr

Status: **Advanced Stage Construction** Get Free Credit Score!

Project Size
240 units · 5.25 Acres

Configurations: 2,3 BHK Flat from 728 Sq. Ft. to 1139 Sq. Ft. (Carpet)

13 Properties for Sale in Rustomjee Summit

97010 Views | 216 Enquiries

Request a Call Back

Why Invest through Square Yards?

- 🔑 **Zero Brokerage** - 100% Service, 0% Brokerage. We charge our customers nothing. Not today, not ever.
- 🏆 **Lowest Price Guaranteed** - Highly unlikely, but if you find a lower price anywhere, tell us and we will match it.
- 🛠️ **Full Service Support** - Our sales personnel are accountable for every step - site visits, home loans & post-sales.

Justification for price /rate

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

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

We hope this will satisfy your requirements.

Valuation Report Prepared For: SBI / SME Chembur Branch / Sheetal Regalia (14377/2310612) Page 67 of 76
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: 17.02.2025

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

Director

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

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

Reg. No. CAT-I-F-1763

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

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

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

₹ _____ (Rupees _____ only).

Date

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

Countersigned
(BRANCH MANAGER)

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



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 17.02.2025 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 02.01.2025. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty
- 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



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



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

	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration is developed by M/s. DGS Township Pvt. Ltd.
2.	Purpose of valuation and appointing authority	As per request from State Bank of India, SME Chembur Branch to assess Fair Market value of the Project for bank loan purpose.
3.	Identity of the Valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Umang Ashwin Patel – Regd. Valuer Prayush P. Parekh – Senior Valuation Engineer Saiprasad Patil – Valuation Engineer
4.	Disclosure of Valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment – 01.01.2025 Valuation Date – 17.02.2025 Date of Report – 17.02.2025
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 02.01.2025
7.	Nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> • Market Survey at the time of site visit • Ready Reckoner rates / Circle rates • Online search for Registered Transactions • Online Price Indicators on real estate portals • Enquiries with Real estate consultants • Existing data of Valuation assignments carried out by us
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparative Method
9.	Restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	Major factors that were taken into account during the valuation;	Current market conditions, demand and supply position, residential land size, location, sustained demand for residential land, all round development of commercial and residential application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **17th February 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 documents / information received from Client's representative and site visit conducted, we understand that the subject property is currently a Building Under Construction work is in progress contiguous and non-agricultural land parcel admeasuring as per table attached to the report and in the name of **M/s. DGS Township Pvt. Ltd.** Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

Property Title

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

Environmental Conditions

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

Town Planning



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



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

Area

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

Condition & Repair

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

Valuation Methodology

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

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

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

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

Not a Structural Survey

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

Other

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

Legal

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

Property specific assumptions

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

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



MODEL CODE OF CONDUCT FOR VALUERS

Integrity and Fairness

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

Professional Competence and Due Care

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

Independence and Disclosure of Interest

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



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Confidentiality

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

Information Management

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

Gifts and hospitality:

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

Remuneration and Costs.

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

Occupation, employability and restrictions.

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

Miscellaneous

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

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Master Valuation** of the property under reference as on **17th February 2025**.

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

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

Fundamental assumptions and conditions presumed in this definition are:

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

DECLARATION OF PROFESSIONAL FEES CHARGED

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

VALUATION OF THE PROPERTY PREMISES

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

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

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

Reg. No. CAT-I-F-1763

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



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company

