

MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "Green Terrace, Godrej City"

"Green Terraces, Godrej City", Tower – 1, 2 & 3, Proposed Residential Building on Plot RZ – 3 of ITP3 Layout on Survey No. 38/0, 74/0, 36/1, 73/0, 30/1, 75/0, 42/4, 42/1, 42/3, 32/2, 39/0, 43/0, 44/4, 70/1, 70/2, 72/0, 76/1, 76/2 & others of Village – Khanawale, Taluka – Panvel, Dist. – Raigad AND Survey No. 6/1, 6/5, 7/1, 6/6, 7/2, 7/3A, 7/4, 5/2A, 5/2B, 9/2, 4/1, 4/2, 4/3, 4/4, 4/5, 4/6, 7/3B, 7/B1, 7/B3, 7/B4, 7/B5, 7/B6, & others of Village – Talegaon, Taluka – Khalapur, District – Raigad, PIN – 410 221, Maharashtra, India.

Latitude Longitude: 18°55'52.9"N 73°11'02.8"E

Valuation Done for:

State Bank of India

Administrative Office South Mumbai

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



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- | | | | |
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Regd. Office

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

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MASTER VALUATION REPORT OF "Green Terrace, Godrej City"

"Green Terraces, Godrej City", Tower – 1, 2 & 3, Proposed Residential Building on Plot RZ – 3 of ITP3 Layout on Survey No. 38/0, 74/0, 36/1, 73/0, 30/1, 75/0, 42/4, 42/1, 42/3, 32/2, 39/0, 43/0, 44/4, 70/1, 70/2, 72/0, 76/1, 76/2 & others of Village – Khanawale, Taluka – Panvel, Dist. – Raigad AND Survey No. 6/1, 6/5, 7/1, 6/6, 7/2, 7/3A, 7/4, 5/2A, 5/2B, 9/2, 4/1, 4/2, 4/3, 4/4, 4/5, 4/6, 7/3B, 7/1B1, 7/1B3, 7/1B4, 7/1B5, 7/1B6, & others of Village – Talegaon, Taluka – Khalapur, District – Raigad, PIN – 410 221, Maharashtra, India.

Latitude Longitude: 18°55'52.9"N 73°11'02.8"E

NAME OF DEVELOPER: M/s. Caroa Properties LLP

Pursuant to instructions from State Bank of India, Administrative Office South Mumbai, Main Branch, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on **25th February 2025** for approval of Advance Processing Facility.

1. Location Details:

The property is situated at **"Green Terraces, Godrej City", Tower – 1, 2 & 3**, Proposed Residential Building on Plot RZ – 3 of ITP3 Layout on Survey No. 38/0, 74/0, 36/1, 73/0, 30/1, 75/0, 42/4, 42/1, 42/3, 32/2, 39/0, 43/0, 44/4, 70/1, 70/2, 72/0, 76/1, 76/2 & others of Village – Khanawale, Taluka – Panvel, Dist. – Raigad AND Survey No. 6/1, 6/5, 7/1, 6/6, 7/2, 7/3A, 7/4, 5/2A, 5/2B, 9/2, 4/1, 4/2, 4/3, 4/4, 4/5, 4/6, 7/3B, 7/1B1, 7/1B3, 7/1B4, 7/1B5, 7/1B6, & others of Village – Talegaon, Taluka – Khalapur, District – Raigad, PIN – 410 221, Maharashtra, India. It is about 18.3 Km. travel distance from Panvel Railway Station of Harbour Line of Central Railway. Surface transport to the property is by buses, Auto, taxis & private vehicles. The property is in developing locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The locality is Middle class & developing.

2. Developer Details:

Name of builder	M/s. Caroa Properties LLP	
Project Registration Number	Project	RERA Project Number
	Green Terrace, Godrej City	P52000077918
Register office address	M/s. Caroa Properties LLP Address: Office at 5 th Floor, "Godrej One", Pirojshanagar, Eastern Express Highway, Vikhroli (East), Mumbai – 400 079 State - Maharashtra, Country - India.	
Contact Numbers	Contact Person: Mr. Sachin Shewale (Builder Person – Mobile No. 9324555766)	
E – mail ID and Website	sachin.shewale@godrejproperties.com , nmendes@godrejproperties.com , www.godrejproperties.com	

3. Boundaries of the Property:

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



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

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

VALUATION REPORT (IN RESPECT OF MASTER VALUATION REPORT)

I	General	
1.	Purpose for which the valuation is made	: As per request from State Bank of India, Administrative Office South Mumbai to assess fair market value of the property for bank loan purpose.
2.	a)	Date of inspection : 24.02.2025
	b)	Date on which the valuation is made : 25.01.2025
3.	List of documents produced for perusal	
	1.	Copy of Legal Title Report issued by (Sagar Kadam) DSK Legal Advocate & Solicitors, High Court dated 07.11.2024
	2.	Copy of Certificate of Registration on Conversion of Caroa Properties Private Limited to Caroa Properties LLP dated 06.06.2012
	3.	Copy of Deed of Conveyance between Mr. Uraaz Bahl (Vendor) AND Caroa Properties LLP (Purchaser) dated 07.03.2024
	4.	Copy of Deed of Conveyance date 10.12.2020 between Mr. Ravi Khubchandi & Mrs Santosh J. Bahl (the Vendor) AND Caroa Properties LLP (the Purchaser) Village - Khanawale
	5.	Copy of Architect's Certificate No. RDA/RERA/0113/24-25 dated 25.10.2024 issued by R Design Architect
	6.	Copy of CA Certificate date 07.11.2024 issued by CA. AKPJ & Associates Chartered Accountants (As per RERA)
	7.	Copy of CA Certificate date 25.10.2024 issued by CA. AKPJ & Associates Chartered Accountants
	8.	Copy of Engineer's Certificate dated 24.10.2024 issued by Vinyasa Consultant.
	9.	Copy of MAHARERA certificate No. P52000077918 issued by Maharashtra real Estate Regulatory Authority. Date 13.11.2024
	10.	Copy of NOC for Height Clearance No. SNCR / WEST / B / 102720 / 508097 dated 10.11.2020 Valid up to dated 08.11.2028 issued by Airport Authority of India
	11.	Copy of NOC for Gas Pipe Line dated 10.11.2020 Valid up to dated 07.02.2014 issued by Airport Authority of India
	12.	Copy of NOC Fire Brigade Letter No. P- 6671 / 2021 / (691/10 And Others) / F / North / Matunga – CFO / New dated 19.03.2021 issued by Municipal Corporation of Greater Mumbai
	13.	Copy of Commencement Certificate No. MSRDC / SPA / ITP-3 / RZ-3 / CC / 2024 / 1801 dated 10.10.2024 issued by Maharashtra State Road Development Corporation Ltd.



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An ISO 9001 : 2015 Certified Company



Details of buildings for Residential zone -3														
Sr. No.	Building No. /Tower No.	No. of Units	Predominant Use	No. of Floors	P line area / Net BUA in sq.mt.	Building height in mts.								
1.	Tower 1	329	Residential	Ground + 42 no. of storey	35290.338	128.30								
2.	Tower 2	329		Ground + 42 no. of storey	36375.020	128.30								
3.	Tower 3	329		Ground + 42 no. of storey	27377.779	128.30								
<p>14. Copy of Approved Plan No. MSRDC /SPA / ITP-3 / RZ-3 / CC / 2024 / 1801 dated 10.10.2024 issued Director MSRDC Special Planning Authority Maharashtra State Road Development Corporation Ltd (Number of Copies – Thirty Two – Sheet No. 1/32 to 32/32)</p> <p>Approved Upto:</p> <table border="1"> <thead> <tr> <th>Tower No.</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Basement + Ground + 1st to 42nd Upper floors.</td> </tr> <tr> <td>2</td> <td>Basement + Ground + 1st to 42nd Upper floors.</td> </tr> <tr> <td>3</td> <td>Basement + Ground + 1st to 42nd Upper floors.</td> </tr> </tbody> </table>							Tower No.	Number of Floors	1	Basement + Ground + 1 st to 42 nd Upper floors.	2	Basement + Ground + 1 st to 42 nd Upper floors.	3	Basement + Ground + 1 st to 42 nd Upper floors.
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Project Name (with address & phone nos.)			:	"Green Terraces, Godrej City", Tower – 1, 2 & 3, Proposed Residential Building on Plot RZ – 3 of ITP3 Layout on Survey No. 38/0, 74/0, 36/1, 73/0, 30/1, 75/0, 42/4, 42/1, 42/3, 32/2, 39/0, 43/0, 44/4, 70/1, 70/2, 72/0, 76/1, 76/2 & others of Village – Khanawale, Taluka – Panvel, Dist. – Raigad AND Survey No. 6/1, 6/5, 7/1, 6/6, 7/2, 7/3A, 7/4, 5/2A, 5/2B, 9/2, 4/1, 4/2, 4/3, 4/4, 4/5, 4/6, 7/3B, 7/B1, 7/B3, 7/B4, 7/B5, 7/B6, & others of Village – Talegaon, Taluka – Khalapur, District – Raigad, PIN – 410 221, Maharashtra, India										
4.	Name of the developer(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)			:	M/s. Caroa Properties LLP Address: Office at 5 th Floor, "Godrej One", Pirojshanagar, Eastern Express Highway, Vikhroli (East), Mumbai – 400 079 State - Maharashtra, Country – India. Contact Person: Mr. Sachin Shewale (Builder Person – Mobile No. 9324555766)									
5.	Brief description of the property (Including Leasehold / freehold etc.)			:										
<p>About "Green Terraces at Godrej City" Project: Green Terraces at Godrej City, Panvel, Navi Mumbai, offers a blend of luxury and sustainability in the heart of Panvel City. Developed by Godrej Properties, Panvel, this project features thoughtfully designed 1 BHK, 2 BHK & 3 BHK apartments, perfect for those seeking modern living amidst lush greenery.</p>														

TYPE OF THE BUILDING:

Tower	Number of Floors
1	Proposed Basement + Ground + 1 st to 42 nd Upper floors.
2	Proposed Basement + Ground + 1 st to 42 nd Upper floors.
3	Proposed Basement + Ground + 1 st to 42 nd Upper floors.

LEVEL OF COMPLETION:

Tower	Present stage of Construction	Percentage of work completion
1	Work not yet started	0%
2	Work not yet started	0%
3	Work not yet started	0%

DATE OF COMPLETION & FUTURE LIFE:

Expected completion date as informed by builder is **April - 2032 (As per MAHARERA Certificate – Tower -1,2 & 3)**

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

PROPOSED PROJECT AMENITIES:

- Italina Marble flooring in all rooms
- Granite Kitchen platform with Stainless Steel Sink
- Powder coated aluminum sliding windows with M.S. Grills
- Laminated wooden flush doors with Safety door
- Concealed wiring
- Concealed plumbing
- Kids' Play Areas
- Indoor Games
- Power Back Up
- Swimming Pool
- Gymnasium
- Squash Court
- Golf Course
- Games Room
- Table Tennis
- Jogging Track
- Meditation & Zumba Studio
- Senior Citizen Area
- Squash Court
- Multipurpose Hall
- Library
- Fitness Centre

6.	Location of property	:	
	a)	Plot No. / Survey No.	: Survey No. 38/0, 74/0, 36/1, 73/0, 30/1, 75/0, 42/4, 42/1, 42/3, 32/2, 39/0, 43/0, 44/4, 70/1, 70/2, 72/0, 76/1, 76/2 & others of Village – Khanawale & Survey No. 6/1, 6/5, 7/1, 6/6, 7/2, 7/3A, 7/4, 5/2A, 5/2B, 9/2, 4/1, 4/2, 4/3, 4/4, 4/5, 4/6, 7/3B, 7/1B1,

				7/B3, 7/B4, 7/B5, 7/B6, & others of Village – Talegaon
	b)	Door No.	:	Not applicable
	c)	C. T.S. No. / Village	:	Village – Khanawale & Talegaon
	d)	Ward / Taluka	:	Taluka – Khalapur
	e)	Mandal / District	:	District - Thane
7.	Postal address of the property		:	"Green Terraces, Godrej City", Tower 1,2, & 3, Proposed Residential Building on Plot RZ – 3 of ITP3 Layout on Survey No. 38/0, 74/0, 36/1, 73/0, 30/1, 75/0, 42/4, 42/1, 42/3, 32/2, 39/0, 43/0, 44/4, 70/1, 70/2, 72/0, 76/1, 76/2 & others of Village – Khanawale, Taluka – Panvel, Dist. – Raigad AND Survey No. 6/1, 6/5, 7/1, 6/6, 7/2, 7/3A, 7/4, 5/2A, 5/2B, 9/2, 4/1, 4/2, 4/3, 4/4, 4/5, 4/6, 7/3B, 7/B1, 7/B3, 7/B4, 7/B5, 7/B6 & others of Village – Talegaon, Taluka – Khalapur, District – Raigad, PIN – 410 221, Maharashtra, India
8.	City / Town		:	Panvel, Raigad
	Residential area		:	Yes
	Commercial area		:	No
	Industrial area		:	No
9.	Classification of the area		:	
	i) High / Middle / Poor		:	Middle Class
	ii) Urban / Semi Urban / Rural		:	Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality		:	Maharashtra State Road Development Corporation Ltd. Village – Khanawale & Village – Talegaon
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area		:	No
12.	In Case it is Agricultural land, any conversion to house site plots is contemplated		:	N.A.
13.	Boundaries of the property	As per Documents	As per MAHARERA	As per Site
	North	Survey No 43 and 44 front slash 1	Survey No 43 and 44 front slash 1	Open Plot
	South	Survey No 33 front slash 1 and 32 front slash 2	Survey No 33 front slash 1 and 32 front slash 2	Open Plot
	East	Survey No 43 and 44 front slash 4 and 45	Survey No 43 and 44 front slash 4 and 45	Road
	West	41 front slash 1 42 front slash 2 42 front slash 4	41 front slash 1 42 front slash 2 42 front slash 4	Open Plot
14.1	Dimensions of the site		N. A. as the land is irregular in shape	
			A As per the Deed	B Actuals

	North	:	-	-						
	South	:	-	-						
	East	:	-	-						
	West	:	-	-						
14.2	Latitude, Longitude & Co-ordinates of property	:	18°55'52.9"N 73°11'02.8"E							
14.	Extent of the site	:	Total Plot area – 521312.28 Sq. M. (As per Approved Plan) Plot area – 2628.32 Sq. M. (As per RERA Certificate for Tower 1,2 & 3) Structure - As per table attached to the report							
15.	Extent of the site considered for Valuation (least of 14A& 14B)	:	Total Plot area – 521312.28 Sq. M. (As per Approved Plan) Plot area – 2628.32 Sq. M. (As per RERA Certificate for Tower 1,2 & 3) Structure - As per table attached to the report							
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	N.A. Building Construction work not yet started							
II	CHARACTERSTICS OF THE SITE									
1.	Classification of locality	:	Middle Class							
2.	Development of surrounding areas	:	Good							
3.	Possibility of frequent flooding/ sub-merging	:	No							
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	:	All available near by							
5.	Level of land with topographical conditions	:	Plain							
6.	Shape of land	:	Irregular							
7.	Type of use to which it can be put	:	For Residential Cum Commercial Purpose							
8.	Any usage restriction	:	Residential Cum Commercial							
	Is plot in town planning approved layout?	:	Copy of Approved Plan No. MSRDC /SPA / ITP-3 / RZ-3 / CC / 2024 / 1801 dated 10.10.2024 issued Director MSRDC Special Planning Authority Maharashtra State Road Development Corporation Ltd (Number of Copies – Thirty Two – Sheet No. 1/32 to 32/32) Approved Upto:							
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3										
9.	Corner plot or intermittent plot?	:	Intermittent							
10.	Road facilities	:	Yes							
11.	Type of road available at present	:	B. T. Road							

12.	Width of road – is it below 20 ft. or more than 20 ft.	:	18.00 M. wide Existing Road																																				
13.	Is it a Land – Locked land?	:	No																																				
14.	Water potentiality	:	Municipal Water supply																																				
15.	Underground sewerage system	:	Connected to Municipal sewer																																				
16.	Is Power supply is available in the site	:	Yes																																				
17.	Advantages of the site	:	Located in developing area																																				
18.	Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc.(Distance from sea-cost / tidal level must be incorporated)	:	No																																				
Part – A (Valuation of land)																																							
1	Size of plot	:	Total Plot area – 521312.28 Sq. M. (As per Approved Plan) Plot area – 2628.32 Sq. M. (As per RERA Certificate for Tower 4)																																				
	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)	:	<table border="1"> <tr> <th colspan="2">Village - Talegaon</th> </tr> <tr> <td>₹ 27,000.00 per Sq. M. for Residential</td> <td></td> </tr> <tr> <td>₹ 3440.00 per Sq. M. for Land</td> <td></td> </tr> <tr> <th colspan="2">Village - Khanavale</th> </tr> <tr> <td>₹ 56,700.00 per Sq. M. for Residential</td> <td></td> </tr> <tr> <td>₹ 4750.00 per Sq. M. for Land</td> <td></td> </tr> </table>	Village - Talegaon		₹ 27,000.00 per Sq. M. for Residential		₹ 3440.00 per Sq. M. for Land		Village - Khanavale		₹ 56,700.00 per Sq. M. for Residential		₹ 4750.00 per Sq. M. for Land																									
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5	Assessed / adopted rate of valuation	:	As per table attached to the report																																				
6	Estimated value of land	:	<table border="1"> <tr> <th colspan="3">As per Plan (Talegaon)</th> </tr> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> <tr> <td>521312.28</td> <td>3440</td> <td>179,33,14,243.00</td> </tr> <tr> <th colspan="3">As per RERA (Talegaon)</th> </tr> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> <tr> <td>2628.32</td> <td>3440</td> <td>90,41,421.00</td> </tr> <tr> <th colspan="3">As per Plan (Khanavale)</th> </tr> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> <tr> <td>521312.28</td> <td>4750</td> <td>247,62,33,330.00</td> </tr> <tr> <th colspan="3">As per RERA (Khanavale)</th> </tr> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> <tr> <td>2628.32</td> <td>4750</td> <td>1,24,84,520.00</td> </tr> </table>	As per Plan (Talegaon)			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	521312.28	3440	179,33,14,243.00	As per RERA (Talegaon)			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	2628.32	3440	90,41,421.00	As per Plan (Khanavale)			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	521312.28	4750	247,62,33,330.00	As per RERA (Khanavale)			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	2628.32	4750	1,24,84,520.00
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Part – B (Valuation of Building)									
1	Technical details of the building	:							
	a) Type of Building (Residential / Commercial / Industrial)	:	Residential						
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	N.A. Building Construction work not yet started						
	c) Year of construction	:	N.A. Building Construction work not yet started						
	d) Number of floors and height of each floor including basement, if any	:							
	Tower		Number of Floors						
	1		Proposed Basement + Ground + 1st to 42nd Upper floors.						
	2		Proposed Basement + Ground + 1st to 42nd Upper floors.						
	3		Proposed Basement + Ground + 1st to 42nd Upper floors.						
	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 not yet started						
	ii) Interior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work not yet started						
	g) Date of issue and validity of layout of approved map	:	Copy of Approved Plan No. MSRDC /SPA / ITP-3 / RZ-3 / CC / 2024 / 1801 dated 10.10.2024 issued Director MSRDC Special Planning Authority Maharashtra State Road Development Corporation Ltd (Number of Copies – Thirty Two – Sheet No. 1/32 to 32/32)						
	1. Approved map / plan issuing authority	:	<p>Approved Upto:</p> <table border="1"> <thead> <tr> <th>Tower</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>1</td> <td rowspan="3">Basement + Ground + 1st to 42nd Upper floors.</td> </tr> <tr> <td>2</td> </tr> <tr> <td>3</td> </tr> </tbody> </table>	Tower	Number of Floors	1	Basement + Ground + 1 st to 42 nd Upper floors.	2	3
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2									
3									
	2. Whether genuineness or authenticity of approved map / plan is verified	:	Yes						
	3. Any other comments by our empaneled valuers on authentic of approved plan	:	No.						

Specifications of construction (floor-wise) in respect of

Sr. No.	Description		
1.	Foundation	:	Proposed R.C.C. Footing
2.	Basement	:	N.A. Building Construction work not yet started
3.	Superstructure	:	Proposed as per IS Code requirements
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)	:	Proposed
5.	RCC Works	:	N.A. Building Construction work not yet started



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6.	Plastering	:	N.A. Building Construction work not yet started
7.	Flooring, Skirting, dado	:	N.A. Building Construction work not yet started
8.	Special finish as marble, granite, wooden paneling, grills etc.	:	N.A. Building Construction work not yet started
9.	Roofing including weather proof course	:	N.A. Building Construction work not yet started
10.	Drainage	:	Proposed
2.	Compound Wall	:	
	Height	:	N.A. Building Construction work not yet started
	Length	:	
	Type of construction	:	
3.	Electrical installation	:	N.A. Building Construction work not yet started
	Type of wiring	:	
	Class of fittings (superior / ordinary / poor)	:	
	Number of light points	:	N.A. Building Construction work not yet started
	Fan points	:	
	Spare plug points	:	
	Any other item	:	-
4.	Plumbing installation	:	
	a) No. of water closets and their type	:	
	b) No. of wash basins	:	
	c) No. of urinals	:	N.A. Building Construction work not yet started
	d) No. of bath tubs	:	
	e) Water meters, taps etc.	:	
	f) Any other fixtures	:	

CONFIGURATION OF PROJECT AS PER DEVELOPER'S INFORMATION & COPY OF APPROVED PLAN NO. MSRDC / SPA / ITP-3 / RZ-3 / CC / 2024 / 1801 DATED 10.10.2024 ISSUED DIRECTOR MSRDC SPECIAL PLANNING AUTHORITY MAHARASHTRA STATE ROAD DEVELOPMENT CORPORATION LTD.

1) Tower - 1:

Sr. No.	Flat No.	Floor No.	Comp.	Carpet Area in Sq. ft.	Other Area (Deck + Utility Area) in Sq. ft.	Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Distress Sale Value in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	101	1	2 BHK	694	59	753	828	15000	1,12,95,000	1,26,50,400	90,36,000	31500	22,36,410
2	102	1	2 BHK	694	59	753	828	15000	1,12,95,000	1,26,50,400	90,36,000	31500	22,36,410
3	103	1	3 BHK	1083	84	1167	1284	15000	1,75,05,000	1,96,05,600	1,40,04,000	49000	34,65,990
4	104	1	3 BHK	1083	84	1167	1284	15000	1,75,05,000	1,96,05,600	1,40,04,000	49000	34,65,990
5	105	1	2 BHK	635	54	689	758	15000	1,03,35,000	1,15,75,200	82,68,000	29000	20,46,330
6	106	1	2 BHK	635	54	689	758	15000	1,03,35,000	1,15,75,200	82,68,000	29000	20,46,330
7	107	1	2 BHK	691	59	750	825	15000	1,12,50,000	1,26,00,000	90,00,000	31500	22,27,500
8	108	1	2 BHK	691	59	750	825	15000	1,12,50,000	1,26,00,000	90,00,000	31500	22,27,500
9	201	2	2 BHK	694	59	753	828	15050	1,13,32,650	1,26,92,568	90,66,120	31500	22,36,410
10	202	2	2 BHK	694	59	753	828	15050	1,13,32,650	1,26,92,568	90,66,120	31500	22,36,410
11	203	2	3 BHK	1083	84	1167	1284	15050	1,75,63,350	1,96,70,952	1,40,50,680	49000	34,65,990
12	204	2	3 BHK	1083	84	1167	1284	15050	1,75,63,350	1,96,70,952	1,40,50,680	49000	34,65,990
13	205	2	2 BHK	635	54	689	758	15050	1,03,69,450	1,16,13,784	82,95,560	29000	20,46,330
14	206	2	2 BHK	635	54	689	758	15050	1,03,69,450	1,16,13,784	82,95,560	29000	20,46,330

Sr. No.	Flat No.	Floor No.	Comp.	Carpent Area in Sq. ft.	Other Area (Deck + Utility Area) in Sq. ft.	Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Distress Sale Value in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
15	207	2	2 BHK	691	59	750	825	15050	1,12,87,500	1,26,42,000	90,30,000	31500	22,27,500
16	208	2	2 BHK	691	59	750	825	15050	1,12,87,500	1,26,42,000	90,30,000	31500	22,27,500
17	301	3	2 BHK	694	59	753	828	15100	1,13,70,300	1,27,34,736	90,96,240	32000	22,36,410
18	302	3	2 BHK	694	59	753	828	15100	1,13,70,300	1,27,34,736	90,96,240	32000	22,36,410
19	303	3	3 BHK	1083	84	1167	1284	15100	1,76,21,700	1,97,36,304	1,40,97,360	49500	34,65,990
20	304	3	3 BHK	1083	84	1167	1284	15100	1,76,21,700	1,97,36,304	1,40,97,360	49500	34,65,990
21	305	3	2 BHK	635	54	689	758	15100	1,04,03,900	1,16,52,368	83,23,120	29000	20,46,330
22	306	3	2 BHK	635	54	689	758	15100	1,04,03,900	1,16,52,368	83,23,120	29000	20,46,330
23	307	3	2 BHK	691	59	750	825	15100	1,13,25,000	1,26,84,000	90,60,000	31500	22,27,500
24	308	3	2 BHK	691	59	750	825	15100	1,13,25,000	1,26,84,000	90,60,000	31500	22,27,500
25	401	4	2 BHK	694	59	753	828	15150	1,14,07,950	1,27,76,904	91,26,360	32000	22,36,410
26	402	4	2 BHK	694	59	753	828	15150	1,14,07,950	1,27,76,904	91,26,360	32000	22,36,410
27	403	4	3 BHK	1083	84	1167	1284	15150	1,76,80,050	1,98,01,656	1,41,44,040	49500	34,65,990
28	404	4	3 BHK	1083	84	1167	1284	15150	1,76,80,050	1,98,01,656	1,41,44,040	49500	34,65,990
29	405	4	2 BHK	635	54	689	758	15150	1,04,38,350	1,16,90,952	83,50,680	29000	20,46,330
30	406	4	2 BHK	635	54	689	758	15150	1,04,38,350	1,16,90,952	83,50,680	29000	20,46,330
31	407	4	2 BHK	691	59	750	825	15150	1,13,62,500	1,27,26,000	90,90,000	32000	22,27,500
32	408	4	2 BHK	691	59	750	825	15150	1,13,62,500	1,27,26,000	90,90,000	32000	22,27,500
33	501	5	2 BHK	694	59	753	828	15200	1,14,45,600	1,28,19,072	91,56,480	32000	22,36,410
34	502	5	2 BHK	694	59	753	828	15200	1,14,45,600	1,28,19,072	91,56,480	32000	22,36,410
35	503	5	3 BHK	1083	84	1167	1284	15200	1,77,38,400	1,98,67,008	1,41,90,720	49500	34,65,990
36	504	5	3 BHK	1083	84	1167	1284	15200	1,77,38,400	1,98,67,008	1,41,90,720	49500	34,65,990
37	505	5	2 BHK	635	54	689	758	15200	1,04,72,800	1,17,29,536	83,78,240	29500	20,46,330
38	506	5	2 BHK	635	54	689	758	15200	1,04,72,800	1,17,29,536	83,78,240	29500	20,46,330
39	507	5	2 BHK	691	59	750	825	15200	1,14,00,000	1,27,68,000	91,20,000	32000	22,27,500
40	508	5	2 BHK	691	59	750	825	15200	1,14,00,000	1,27,68,000	91,20,000	32000	22,27,500
41	601	6	2 BHK	694	59	753	828	15250	1,14,83,250	1,28,61,240	91,86,600	32000	22,36,410
42	602	6	2 BHK	694	59	753	828	15250	1,14,83,250	1,28,61,240	91,86,600	32000	22,36,410
43	603	6	3 BHK	1083	84	1167	1284	15250	1,77,96,750	1,99,32,360	1,42,37,400	50000	34,65,990
44	604	6	3 BHK	1083	84	1167	1284	15250	1,77,96,750	1,99,32,360	1,42,37,400	50000	34,65,990
45	605	6	2 BHK	635	54	689	758	15250	1,05,07,250	1,17,68,120	84,05,800	29500	20,46,330
46	606	6	2 BHK	635	54	689	758	15250	1,05,07,250	1,17,68,120	84,05,800	29500	20,46,330
47	607	6	2 BHK	691	59	750	825	15250	1,14,37,500	1,28,10,000	91,50,000	32000	22,27,500
48	608	6	2 BHK	691	59	750	825	15250	1,14,37,500	1,28,10,000	91,50,000	32000	22,27,500
49	701	7	2 BHK	694	59	753	828	15300	1,15,20,900	1,29,03,408	92,16,720	32500	22,36,410
50	702	7	2 BHK	694	59	753	828	15300	1,15,20,900	1,29,03,408	92,16,720	32500	22,36,410
51	703	7	3 BHK	1083	84	1167	1284	15300	1,78,55,100	1,99,97,712	1,42,84,080	50000	34,65,990
52	704	7	3 BHK	1083	84	1167	1284	15300	1,78,55,100	1,99,97,712	1,42,84,080	50000	34,65,990
53	706	7	2 BHK	635	54	689	758	15300	1,05,41,700	1,18,06,704	84,33,360	29500	20,46,330
54	707	7	2 BHK	691	59	750	825	15300	1,14,75,000	1,28,52,000	91,80,000	32000	22,27,500
55	708	7	2 BHK	691	59	750	825	15300	1,14,75,000	1,28,52,000	91,80,000	32000	22,27,500
56	801	8	2 BHK	694	59	753	828	15350	1,15,58,550	1,29,45,576	92,46,840	32500	22,36,410

Sr. No.	Flat No.	Floor No.	Comp.	Carpet Area in Sq. ft.	Other Area (Deck + Utility Area) in Sq. ft.	Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Distress Sale Value in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
57	802	8	2 BHK	694	59	753	828	15350	1,15,58,550	1,29,45,576	92,46,840	32500	22,36,410
58	803	8	3 BHK	1083	84	1167	1284	15350	1,79,13,450	2,00,63,064	1,43,30,760	50000	34,65,990
59	804	8	3 BHK	1083	84	1167	1284	15350	1,79,13,450	2,00,63,064	1,43,30,760	50000	34,65,990
60	805	8	2 BHK	635	54	689	758	15350	1,05,76,150	1,18,45,288	84,60,920	29500	20,46,330
61	806	8	2 BHK	635	54	689	758	15350	1,05,76,150	1,18,45,288	84,60,920	29500	20,46,330
62	807	8	2 BHK	691	59	750	825	15350	1,15,12,500	1,28,94,000	92,10,000	32000	22,27,500
63	808	8	2 BHK	691	59	750	825	15350	1,15,12,500	1,28,94,000	92,10,000	32000	22,27,500
64	901	9	2 BHK	694	59	753	828	15400	1,15,96,200	1,29,87,744	92,76,960	32500	22,36,410
65	902	9	2 BHK	694	59	753	828	15400	1,15,96,200	1,29,87,744	92,76,960	32500	22,36,410
66	903	9	3 BHK	1083	84	1167	1284	15400	1,79,71,800	2,01,28,416	1,43,77,440	50500	34,65,990
67	904	9	3 BHK	1083	84	1167	1284	15400	1,79,71,800	2,01,28,416	1,43,77,440	50500	34,65,990
68	905	9	2 BHK	635	54	689	758	15400	1,06,10,600	1,18,83,872	84,88,480	29500	20,46,330
69	906	9	2 BHK	635	54	689	758	15400	1,06,10,600	1,18,83,872	84,88,480	29500	20,46,330
70	907	9	2 BHK	691	59	750	825	15400	1,15,50,000	1,29,36,000	92,40,000	32500	22,27,500
71	908	9	2 BHK	691	59	750	825	15400	1,15,50,000	1,29,36,000	92,40,000	32500	22,27,500
72	1001	10	2 BHK	694	59	753	828	15450	1,16,33,850	1,30,29,912	93,07,080	32500	22,36,410
73	1002	10	2 BHK	694	59	753	828	15450	1,16,33,850	1,30,29,912	93,07,080	32500	22,36,410
74	1003	10	3 BHK	1083	84	1167	1284	15450	1,80,30,150	2,01,93,768	1,44,24,120	50500	34,65,990
75	1004	10	3 BHK	1083	84	1167	1284	15450	1,80,30,150	2,01,93,768	1,44,24,120	50500	34,65,990
76	1005	10	2 BHK	635	54	689	758	15450	1,06,45,050	1,19,22,456	85,16,040	30000	20,46,330
77	1006	10	2 BHK	635	54	689	758	15450	1,06,45,050	1,19,22,456	85,16,040	30000	20,46,330
78	1007	10	2 BHK	691	59	750	825	15450	1,15,87,500	1,29,78,000	92,70,000	32500	22,27,500
79	1008	10	2 BHK	691	59	750	825	15450	1,15,87,500	1,29,78,000	92,70,000	32500	22,27,500
80	1101	11	2 BHK	694	59	753	828	15500	1,16,71,500	1,30,72,080	93,37,200	32500	22,36,410
81	1102	11	2 BHK	694	59	753	828	15500	1,16,71,500	1,30,72,080	93,37,200	32500	22,36,410
82	1103	11	3 BHK	1083	84	1167	1284	15500	1,80,88,500	2,02,59,120	1,44,70,800	50500	34,65,990
83	1104	11	3 BHK	1083	84	1167	1284	15500	1,80,88,500	2,02,59,120	1,44,70,800	50500	34,65,990
84	1105	11	2 BHK	635	54	689	758	15500	1,06,79,500	1,19,61,040	85,43,600	30000	20,46,330
85	1106	11	2 BHK	635	54	689	758	15500	1,06,79,500	1,19,61,040	85,43,600	30000	20,46,330
86	1107	11	2 BHK	691	59	750	825	15500	1,16,25,000	1,30,20,000	93,00,000	32500	22,27,500
87	1108	11	2 BHK	691	59	750	825	15500	1,16,25,000	1,30,20,000	93,00,000	32500	22,27,500
88	1201	12	2 BHK	694	59	753	828	15550	1,17,09,150	1,31,14,248	93,67,320	33000	22,36,410
89	1202	12	2 BHK	694	59	753	828	15550	1,17,09,150	1,31,14,248	93,67,320	33000	22,36,410
90	1203	12	3 BHK	1083	84	1167	1284	15550	1,81,46,850	2,03,24,472	1,45,17,480	51000	34,65,990
91	1204	12	3 BHK	1083	84	1167	1284	15550	1,81,46,850	2,03,24,472	1,45,17,480	51000	34,65,990
92	1206	12	2 BHK	635	54	689	758	15550	1,07,13,950	1,19,99,624	85,71,160	30000	20,46,330
93	1207	12	2 BHK	691	59	750	825	15550	1,16,62,500	1,30,62,000	93,30,000	32500	22,27,500
94	1208	12	2 BHK	691	59	750	825	15550	1,16,62,500	1,30,62,000	93,30,000	32500	22,27,500
95	1301	13	2 BHK	694	59	753	828	15600	1,17,46,800	1,31,56,416	93,97,440	33000	22,36,410
96	1302	13	2 BHK	694	59	753	828	15600	1,17,46,800	1,31,56,416	93,97,440	33000	22,36,410
97	1303	13	3 BHK	1083	84	1167	1284	15600	1,82,05,200	2,03,89,824	1,45,64,160	51000	34,65,990
98	1304	13	3 BHK	1083	84	1167	1284	15600	1,82,05,200	2,03,89,824	1,45,64,160	51000	34,65,990

Sr. No.	Flat No.	Floor No.	Comp.	Carpet Area in Sq. ft.	Other Area (Deck + Utility Area) in Sq. ft.	Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Distress Sale Value in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
99	1305	13	2 BHK	635	54	689	758	15600	1,07,48,400	1,20,38,208	85,98,720	30000	20,46,330
100	1306	13	2 BHK	635	54	689	758	15600	1,07,48,400	1,20,38,208	85,98,720	30000	20,46,330
101	1307	13	2 BHK	691	59	750	825	15600	1,17,00,000	1,31,04,000	93,60,000	33000	22,27,500
102	1308	13	2 BHK	691	59	750	825	15600	1,17,00,000	1,31,04,000	93,60,000	33000	22,27,500
103	1401	14	2 BHK	694	59	753	828	15650	1,17,84,450	1,31,98,584	94,27,560	33000	22,36,410
104	1402	14	2 BHK	694	59	753	828	15650	1,17,84,450	1,31,98,584	94,27,560	33000	22,36,410
105	1403	14	3 BHK	1083	84	1167	1284	15650	1,82,63,550	2,04,55,176	1,46,10,840	51000	34,65,990
106	1404	14	3 BHK	1083	84	1167	1284	15650	1,82,63,550	2,04,55,176	1,46,10,840	51000	34,65,990
107	1405	14	2 BHK	635	54	689	758	15650	1,07,82,850	1,20,76,792	86,26,280	30000	20,46,330
108	1406	14	2 BHK	635	54	689	758	15650	1,07,82,850	1,20,76,792	86,26,280	30000	20,46,330
109	1407	14	2 BHK	691	59	750	825	15650	1,17,37,500	1,31,46,000	93,90,000	33000	22,27,500
110	1408	14	2 BHK	691	59	750	825	15650	1,17,37,500	1,31,46,000	93,90,000	33000	22,27,500
111	1501	15	2 BHK	694	59	753	828	15700	1,18,22,100	1,32,40,752	94,57,680	33000	22,36,410
112	1502	15	2 BHK	694	59	753	828	15700	1,18,22,100	1,32,40,752	94,57,680	33000	22,36,410
113	1503	15	3 BHK	1083	84	1167	1284	15700	1,83,21,900	2,05,20,528	1,46,57,520	51500	34,65,990
114	1504	15	3 BHK	1083	84	1167	1284	15700	1,83,21,900	2,05,20,528	1,46,57,520	51500	34,65,990
115	1505	15	2 BHK	635	54	689	758	15700	1,08,17,300	1,21,15,376	86,53,840	30500	20,46,330
116	1506	15	2 BHK	635	54	689	758	15700	1,08,17,300	1,21,15,376	86,53,840	30500	20,46,330
117	1507	15	2 BHK	691	59	750	825	15700	1,17,75,000	1,31,88,000	94,20,000	33000	22,27,500
118	1508	15	2 BHK	691	59	750	825	15700	1,17,75,000	1,31,88,000	94,20,000	33000	22,27,500
119	1601	16	2 BHK	694	59	753	828	15750	1,18,59,750	1,32,82,920	94,87,800	33000	22,36,410
120	1602	16	2 BHK	694	59	753	828	15750	1,18,59,750	1,32,82,920	94,87,800	33000	22,36,410
121	1603	16	3 BHK	1083	84	1167	1284	15750	1,83,80,250	2,05,85,880	1,47,04,200	51500	34,65,990
122	1604	16	3 BHK	1083	84	1167	1284	15750	1,83,80,250	2,05,85,880	1,47,04,200	51500	34,65,990
123	1605	16	2 BHK	635	54	689	758	15750	1,08,51,750	1,21,53,960	86,81,400	30500	20,46,330
124	1606	16	2 BHK	635	54	689	758	15750	1,08,51,750	1,21,53,960	86,81,400	30500	20,46,330
125	1607	16	2 BHK	691	59	750	825	15750	1,18,12,500	1,32,30,000	94,50,000	33000	22,27,500
126	1608	16	2 BHK	691	59	750	825	15750	1,18,12,500	1,32,30,000	94,50,000	33000	22,27,500
127	1701	17	2 BHK	694	59	753	828	15800	1,18,97,400	1,33,25,088	95,17,920	33500	22,36,410
128	1702	17	2 BHK	694	59	753	828	15800	1,18,97,400	1,33,25,088	95,17,920	33500	22,36,410
129	1703	17	3 BHK	1083	84	1167	1284	15800	1,84,38,600	2,06,51,232	1,47,50,880	51500	34,65,990
130	1704	17	3 BHK	1083	84	1167	1284	15800	1,84,38,600	2,06,51,232	1,47,50,880	51500	34,65,990
131	1706	17	2 BHK	635	54	689	758	15800	1,08,86,200	1,21,92,544	87,08,960	30500	20,46,330
132	1707	17	2 BHK	691	59	750	825	15800	1,18,50,000	1,32,72,000	94,80,000	33000	22,27,500
133	1708	17	2 BHK	691	59	750	825	15800	1,18,50,000	1,32,72,000	94,80,000	33000	22,27,500
134	1801	18	2 BHK	694	59	753	828	15850	1,19,35,050	1,33,67,256	95,48,040	33500	22,36,410
135	1802	18	2 BHK	694	59	753	828	15850	1,19,35,050	1,33,67,256	95,48,040	33500	22,36,410
136	1803	18	3 BHK	1083	84	1167	1284	15850	1,84,96,950	2,07,16,584	1,47,97,560	52000	34,65,990
137	1804	18	3 BHK	1083	84	1167	1284	15850	1,84,96,950	2,07,16,584	1,47,97,560	52000	34,65,990
138	1805	18	2 BHK	635	54	689	758	15850	1,09,20,650	1,22,31,128	87,36,520	30500	20,46,330
139	1806	18	2 BHK	635	54	689	758	15850	1,09,20,650	1,22,31,128	87,36,520	30500	20,46,330
140	1807	18	2 BHK	691	59	750	825	15850	1,18,87,500	1,33,14,000	95,10,000	33500	22,27,500

Sr. No.	Flet No.	Floor No.	Comp.	Carpet Area in Sq. ft.	Other Area (Deck + Utility Area) in Sq. ft.	Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Distress Sale Value in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
141	1808	18	2 BHK	691	59	750	825	15850	1,18,87,500	1,33,14,000	95,10,000	33500	22,27,500
142	1901	19	2 BHK	694	59	753	828	15900	1,19,72,700	1,34,09,424	95,78,160	33500	22,36,410
143	1902	19	2 BHK	694	59	753	828	15900	1,19,72,700	1,34,09,424	95,78,160	33500	22,36,410
144	1903	19	3 BHK	1083	84	1167	1284	15900	1,85,55,300	2,07,81,936	1,48,44,240	52000	34,65,990
145	1904	19	3 BHK	1083	84	1167	1284	15900	1,85,55,300	2,07,81,936	1,48,44,240	52000	34,65,990
146	1905	19	2 BHK	635	54	689	758	15900	1,09,55,100	1,22,69,712	87,64,080	30500	20,46,330
147	1906	19	2 BHK	635	54	689	758	15900	1,09,55,100	1,22,69,712	87,64,080	30500	20,46,330
148	1907	19	2 BHK	691	59	750	825	15900	1,19,25,000	1,33,56,000	95,40,000	33500	22,27,500
149	1908	19	2 BHK	691	59	750	825	15900	1,19,25,000	1,33,56,000	95,40,000	33500	22,27,500
150	2001	20	2 BHK	694	59	753	828	15950	1,20,10,350	1,34,51,592	96,08,280	33500	22,36,410
151	2002	20	2 BHK	694	59	753	828	15950	1,20,10,350	1,34,51,592	96,08,280	33500	22,36,410
152	2003	20	3 BHK	1083	84	1167	1284	15950	1,86,13,650	2,08,47,288	1,48,90,920	52000	34,65,990
153	2004	20	3 BHK	1083	84	1167	1284	15950	1,86,13,650	2,08,47,288	1,48,90,920	52000	34,65,990
154	2005	20	2 BHK	635	54	689	758	15950	1,09,89,550	1,23,08,296	87,91,640	31000	20,46,330
155	2006	20	2 BHK	635	54	689	758	15950	1,09,89,550	1,23,08,296	87,91,640	31000	20,46,330
156	2007	20	2 BHK	691	59	750	825	15950	1,19,62,500	1,33,98,000	95,70,000	33500	22,27,500
157	2008	20	2 BHK	691	59	750	825	15950	1,19,62,500	1,33,98,000	95,70,000	33500	22,27,500
158	2101	21	2 BHK	694	59	753	828	16000	1,20,48,000	1,34,93,760	96,38,400	33500	22,36,410
159	2102	21	2 BHK	694	59	753	828	16000	1,20,48,000	1,34,93,760	96,38,400	33500	22,36,410
160	2103	21	3 BHK	1083	84	1167	1284	16000	1,86,72,000	2,09,12,640	1,49,37,600	52500	34,65,990
161	2104	21	3 BHK	1083	84	1167	1284	16000	1,86,72,000	2,09,12,640	1,49,37,600	52500	34,65,990
162	2105	21	2 BHK	635	54	689	758	16000	1,10,24,000	1,23,46,880	88,19,200	31000	20,46,330
163	2106	21	2 BHK	635	54	689	758	16000	1,10,24,000	1,23,46,880	88,19,200	31000	20,46,330
164	2107	21	2 BHK	691	59	750	825	16000	1,20,00,000	1,34,40,000	96,00,000	33500	22,27,500
165	2108	21	2 BHK	691	59	750	825	16000	1,20,00,000	1,34,40,000	96,00,000	33500	22,27,500
166	2201	22	2 BHK	694	59	753	828	16050	1,20,85,650	1,35,35,928	96,68,520	34000	22,36,410
167	2202	22	2 BHK	694	59	753	828	16050	1,20,85,650	1,35,35,928	96,68,520	34000	22,36,410
168	2203	22	3 BHK	1083	84	1167	1284	16050	1,87,30,350	2,09,77,992	1,49,84,280	52500	34,65,990
169	2204	22	3 BHK	1083	84	1167	1284	16050	1,87,30,350	2,09,77,992	1,49,84,280	52500	34,65,990
170	2206	22	2 BHK	635	54	689	758	16050	1,10,58,450	1,23,85,464	88,46,760	31000	20,46,330
171	2207	22	2 BHK	691	59	750	825	16050	1,20,37,500	1,34,82,000	96,30,000	33500	22,27,500
172	2208	22	2 BHK	691	59	750	825	16050	1,20,37,500	1,34,82,000	96,30,000	33500	22,27,500
173	2301	23	2 BHK	694	59	753	828	16100	1,21,23,300	1,35,78,096	96,98,640	34000	22,36,410
174	2302	23	2 BHK	694	59	753	828	16100	1,21,23,300	1,35,78,096	96,98,640	34000	22,36,410
175	2303	23	3 BHK	1083	84	1167	1284	16100	1,87,88,700	2,10,43,344	1,50,30,960	52500	34,65,990
176	2304	23	3 BHK	1083	84	1167	1284	16100	1,87,88,700	2,10,43,344	1,50,30,960	52500	34,65,990
177	2305	23	2 BHK	635	54	689	758	16100	1,10,92,900	1,24,24,048	88,74,320	31000	20,46,330
178	2306	23	2 BHK	635	54	689	758	16100	1,10,92,900	1,24,24,048	88,74,320	31000	20,46,330
179	2307	23	2 BHK	691	59	750	825	16100	1,20,75,000	1,35,24,000	96,60,000	34000	22,27,500
180	2308	23	2 BHK	691	59	750	825	16100	1,20,75,000	1,35,24,000	96,60,000	34000	22,27,500
181	2401	24	2 BHK	694	59	753	828	16150	1,21,60,950	1,36,20,264	97,28,760	34000	22,36,410
182	2402	24	2 BHK	694	59	753	828	16150	1,21,60,950	1,36,20,264	97,28,760	34000	22,36,410

Sr. No.	Flat No.	Floor No.	Comp.	Carpet Area in Sq. ft.	Other Area (Deck + Utility Area) in Sq. ft.	Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Distress Sale Value in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
183	2403	24	3 BHK	1083	84	1167	1284	16150	1,88,47,050	2,11,08,696	1,50,77,640	53000	34,65,990
184	2404	24	3 BHK	1083	84	1167	1284	16150	1,88,47,050	2,11,08,696	1,50,77,640	53000	34,65,990
185	2405	24	2 BHK	635	54	689	758	16150	1,11,27,350	1,24,62,632	89,01,880	31000	20,46,330
186	2406	24	2 BHK	635	54	689	758	16150	1,11,27,350	1,24,62,632	89,01,880	31000	20,46,330
187	2407	24	2 BHK	691	59	750	825	16150	1,21,12,500	1,35,66,000	96,90,000	34000	22,27,500
188	2408	24	2 BHK	691	59	750	825	16150	1,21,12,500	1,35,66,000	96,90,000	34000	22,27,500
189	2501	25	2 BHK	694	59	753	828	16200	1,21,98,600	1,36,62,432	97,58,880	34000	22,36,410
190	2502	25	2 BHK	694	59	753	828	16200	1,21,98,600	1,36,62,432	97,58,880	34000	22,36,410
191	2503	25	3 BHK	1083	84	1167	1284	16200	1,89,05,400	2,11,74,048	1,51,24,320	53000	34,65,990
192	2504	25	3 BHK	1083	84	1167	1284	16200	1,89,05,400	2,11,74,048	1,51,24,320	53000	34,65,990
193	2505	25	2 BHK	635	54	689	758	16200	1,11,61,800	1,25,01,216	89,29,440	31500	20,46,330
194	2506	25	2 BHK	635	54	689	758	16200	1,11,61,800	1,25,01,216	89,29,440	31500	20,46,330
195	2507	25	2 BHK	691	59	750	825	16200	1,21,50,000	1,36,08,000	97,20,000	34000	22,27,500
196	2508	25	2 BHK	691	59	750	825	16200	1,21,50,000	1,36,08,000	97,20,000	34000	22,27,500
197	2601	26	2 BHK	694	59	753	828	16250	1,22,36,250	1,37,04,600	97,89,000	34500	22,36,410
198	2602	26	2 BHK	694	59	753	828	16250	1,22,36,250	1,37,04,600	97,89,000	34500	22,36,410
199	2603	26	3 BHK	1083	84	1167	1284	16250	1,89,63,750	2,12,39,400	1,51,71,000	53000	34,65,990
200	2604	26	3 BHK	1083	84	1167	1284	16250	1,89,63,750	2,12,39,400	1,51,71,000	53000	34,65,990
201	2605	26	2 BHK	635	54	689	758	16250	1,11,96,250	1,25,39,800	89,57,000	31500	20,46,330
202	2606	26	2 BHK	635	54	689	758	16250	1,11,96,250	1,25,39,800	89,57,000	31500	20,46,330
203	2607	26	2 BHK	691	59	750	825	16250	1,21,87,500	1,36,50,000	97,50,000	34000	22,27,500
204	2608	26	2 BHK	691	59	750	825	16250	1,21,87,500	1,36,50,000	97,50,000	34000	22,27,500
205	2701	27	2 BHK	694	59	753	828	16300	1,22,73,900	1,37,46,768	98,19,120	34500	22,36,410
206	2702	27	2 BHK	694	59	753	828	16300	1,22,73,900	1,37,46,768	98,19,120	34500	22,36,410
207	2703	27	3 BHK	1083	84	1167	1284	16300	1,90,22,100	2,13,04,752	1,52,17,680	53500	34,65,990
208	2704	27	3 BHK	1083	84	1167	1284	16300	1,90,22,100	2,13,04,752	1,52,17,680	53500	34,65,990
209	2706	27	2 BHK	635	54	689	758	16300	1,12,30,700	1,25,78,384	89,84,560	31500	20,46,330
210	2707	27	2 BHK	691	59	750	825	16300	1,22,25,000	1,36,92,000	97,80,000	34000	22,27,500
211	2708	27	2 BHK	691	59	750	825	16300	1,22,25,000	1,36,92,000	97,80,000	34000	22,27,500
212	2801	28	2 BHK	694	59	753	828	16350	1,23,11,550	1,37,88,936	98,49,240	34500	22,36,410
213	2802	28	2 BHK	694	59	753	828	16350	1,23,11,550	1,37,88,936	98,49,240	34500	22,36,410
214	2803	28	3 BHK	1083	84	1167	1284	16350	1,90,80,450	2,13,70,104	1,52,64,360	53500	34,65,990
215	2804	28	3 BHK	1083	84	1167	1284	16350	1,90,80,450	2,13,70,104	1,52,64,360	53500	34,65,990
216	2805	28	2 BHK	635	54	689	758	16350	1,12,65,150	1,26,16,968	90,12,120	31500	20,46,330
217	2806	28	2 BHK	635	54	689	758	16350	1,12,65,150	1,26,16,968	90,12,120	31500	20,46,330
218	2807	28	2 BHK	691	59	750	825	16350	1,22,62,500	1,37,34,000	98,10,000	34500	22,27,500
219	2808	28	2 BHK	691	59	750	825	16350	1,22,62,500	1,37,34,000	98,10,000	34500	22,27,500
220	2901	29	2 BHK	694	59	753	828	16400	1,23,49,200	1,38,31,104	98,79,360	34500	22,36,410
221	2902	29	2 BHK	694	59	753	828	16400	1,23,49,200	1,38,31,104	98,79,360	34500	22,36,410
222	2903	29	3 BHK	1083	84	1167	1284	16400	1,91,38,800	2,14,35,456	1,53,11,040	53500	34,65,990
223	2904	29	3 BHK	1083	84	1167	1284	16400	1,91,38,800	2,14,35,456	1,53,11,040	53500	34,65,990
224	2905	29	2 BHK	635	54	689	758	16400	1,12,99,600	1,26,55,552	90,39,680	31500	20,46,330

Sr. No.	Flat No.	Floor No.	Comp.	Carpet Area in Sq. ft.	Other Area (Deck + Utility Area) in Sq. ft.	Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Distress Sale Value in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
225	2906	29	2 BHK	635	54	689	758	16400	1,12,99,600	1,26,55,552	90,39,680	31500	20,46,330
226	2907	29	2 BHK	691	59	750	825	16400	1,23,00,000	1,37,76,000	98,40,000	34500	22,27,500
227	2908	29	2 BHK	691	59	750	825	16400	1,23,00,000	1,37,76,000	98,40,000	34500	22,27,500
228	3001	30	2 BHK	694	59	753	828	16450	1,23,86,850	1,38,73,272	99,09,480	34500	22,36,410
229	3002	30	2 BHK	694	59	753	828	16450	1,23,86,850	1,38,73,272	99,09,480	34500	22,36,410
230	3003	30	3 BHK	1083	84	1167	1284	16450	1,91,97,150	2,15,00,808	1,53,57,720	54000	34,65,990
231	3004	30	3 BHK	1083	84	1167	1284	16450	1,91,97,150	2,15,00,808	1,53,57,720	54000	34,65,990
232	3005	30	2 BHK	635	54	689	758	16450	1,13,34,050	1,26,94,136	90,67,240	31500	20,46,330
233	3006	30	2 BHK	635	54	689	758	16450	1,13,34,050	1,26,94,136	90,67,240	31500	20,46,330
234	3007	30	2 BHK	691	59	750	825	16450	1,23,37,500	1,38,18,000	98,70,000	34500	22,27,500
235	3008	30	2 BHK	691	59	750	825	16450	1,23,37,500	1,38,18,000	98,70,000	34500	22,27,500
236	3101	31	2 BHK	694	59	753	828	16500	1,24,24,500	1,39,15,440	99,39,600	35000	22,36,410
237	3102	31	2 BHK	694	59	753	828	16500	1,24,24,500	1,39,15,440	99,39,600	35000	22,36,410
238	3103	31	3 BHK	1083	84	1167	1284	16500	1,92,55,500	2,15,66,160	1,54,04,400	54000	34,65,990
239	3104	31	3 BHK	1083	84	1167	1284	16500	1,92,55,500	2,15,66,160	1,54,04,400	54000	34,65,990
240	3105	31	2 BHK	635	54	689	758	16500	1,13,68,500	1,27,32,720	90,94,800	32000	20,46,330
241	3106	31	2 BHK	635	54	689	758	16500	1,13,68,500	1,27,32,720	90,94,800	32000	20,46,330
242	3107	31	2 BHK	691	59	750	825	16500	1,23,75,000	1,38,60,000	99,00,000	34500	22,27,500
243	3108	31	2 BHK	691	59	750	825	16500	1,23,75,000	1,38,60,000	99,00,000	34500	22,27,500
244	3201	32	2 BHK	694	59	753	828	16550	1,24,62,150	1,39,57,608	99,69,720	35000	22,36,410
245	3202	32	2 BHK	694	59	753	828	16550	1,24,62,150	1,39,57,608	99,69,720	35000	22,36,410
246	3203	32	3 BHK	1083	84	1167	1284	16550	1,93,13,850	2,16,31,512	1,54,51,080	54000	34,65,990
247	3204	32	3 BHK	1083	84	1167	1284	16550	1,93,13,850	2,16,31,512	1,54,51,080	54000	34,65,990
248	3206	32	2 BHK	635	54	689	758	16550	1,14,02,950	1,27,71,304	91,22,360	32000	20,46,330
249	3207	32	2 BHK	691	59	750	825	16550	1,24,12,500	1,39,02,000	99,30,000	35000	22,27,500
250	3208	32	2 BHK	691	59	750	825	16550	1,24,12,500	1,39,02,000	99,30,000	35000	22,27,500
251	3301	33	2 BHK	694	59	753	828	16600	1,24,99,800	1,39,99,776	99,99,840	35000	22,36,410
252	3302	33	2 BHK	694	59	753	828	16600	1,24,99,800	1,39,99,776	99,99,840	35000	22,36,410
253	3303	33	3 BHK	1083	84	1167	1284	16600	1,93,72,200	2,16,96,864	1,54,97,760	54000	34,65,990
254	3304	33	3 BHK	1083	84	1167	1284	16600	1,93,72,200	2,16,96,864	1,54,97,760	54000	34,65,990
255	3305	33	2 BHK	635	54	689	758	16600	1,14,37,400	1,28,09,888	91,49,920	32000	20,46,330
256	3306	33	2 BHK	635	54	689	758	16600	1,14,37,400	1,28,09,888	91,49,920	32000	20,46,330
257	3307	33	2 BHK	691	59	750	825	16600	1,24,50,000	1,39,44,000	99,60,000	35000	22,27,500
258	3308	33	2 BHK	691	59	750	825	16600	1,24,50,000	1,39,44,000	99,60,000	35000	22,27,500
259	3401	34	2 BHK	694	59	753	828	16650	1,25,37,450	1,40,41,944	1,00,29,960	35000	22,36,410
260	3402	34	2 BHK	694	59	753	828	16650	1,25,37,450	1,40,41,944	1,00,29,960	35000	22,36,410
261	3403	34	3 BHK	1083	84	1167	1284	16650	1,94,30,550	2,17,62,216	1,55,44,440	54500	34,65,990
262	3404	34	3 BHK	1083	84	1167	1284	16650	1,94,30,550	2,17,62,216	1,55,44,440	54500	34,65,990
263	3405	34	2 BHK	635	54	689	758	16650	1,14,71,850	1,28,48,472	91,77,480	32000	20,46,330
264	3406	34	2 BHK	635	54	689	758	16650	1,14,71,850	1,28,48,472	91,77,480	32000	20,46,330
265	3407	34	2 BHK	691	59	750	825	16650	1,24,87,500	1,39,86,000	99,90,000	35000	22,27,500
266	3408	34	2 BHK	691	59	750	825	16650	1,24,87,500	1,39,86,000	99,90,000	35000	22,27,500

Sr. No.	Fiat No.	Floor No.	Comp.	Carpet Area in Sq. ft.	Other Area (Deck + Utility Area) in Sq. ft.	Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Distress Sale Value in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
267	3501	35	2 BHK	694	59	753	828	16700	1,25,75,100	1,40,84,112	1,00,60,080	35000	22,36,410
268	3502	35	2 BHK	694	59	753	828	16700	1,25,75,100	1,40,84,112	1,00,60,080	35000	22,36,410
269	3503	35	3 BHK	1083	84	1167	1284	16700	1,94,88,900	2,18,27,568	1,55,91,120	54500	34,65,990
270	3504	35	3 BHK	1083	84	1167	1284	16700	1,94,88,900	2,18,27,568	1,55,91,120	54500	34,65,990
271	3505	35	2 BHK	635	54	689	758	16700	1,15,06,300	1,28,87,056	92,05,040	32000	20,46,330
272	3506	35	2 BHK	635	54	689	758	16700	1,15,06,300	1,28,87,056	92,05,040	32000	20,46,330
273	3507	35	2 BHK	691	59	750	825	16700	1,25,25,000	1,40,28,000	1,00,20,000	35000	22,27,500
274	3508	35	2 BHK	691	59	750	825	16700	1,25,25,000	1,40,28,000	1,00,20,000	35000	22,27,500
275	3601	36	2 BHK	694	59	753	828	16750	1,26,12,750	1,41,26,280	1,00,90,200	35500	22,36,410
276	3602	36	2 BHK	694	59	753	828	16750	1,26,12,750	1,41,26,280	1,00,90,200	35500	22,36,410
277	3603	36	3 BHK	1083	84	1167	1284	16750	1,95,47,250	2,18,92,920	1,56,37,800	54500	34,65,990
278	3604	36	3 BHK	1083	84	1167	1284	16750	1,95,47,250	2,18,92,920	1,56,37,800	54500	34,65,990
279	3605	36	2 BHK	635	54	689	758	16750	1,15,40,750	1,29,25,640	92,32,600	32500	20,46,330
280	3606	36	2 BHK	635	54	689	758	16750	1,15,40,750	1,29,25,640	92,32,600	32500	20,46,330
281	3607	36	2 BHK	691	59	750	825	16750	1,25,62,500	1,40,70,000	1,00,50,000	35000	22,27,500
282	3608	36	2 BHK	691	59	750	825	16750	1,25,62,500	1,40,70,000	1,00,50,000	35000	22,27,500
283	3701	37	2 BHK	694	59	753	828	16800	1,26,50,400	1,41,68,448	1,01,20,320	35500	22,36,410
284	3702	37	2 BHK	694	59	753	828	16800	1,26,50,400	1,41,68,448	1,01,20,320	35500	22,36,410
285	3703	37	3 BHK	1083	84	1167	1284	16800	1,96,05,600	2,19,58,272	1,56,84,480	55000	34,65,990
286	3704	37	3 BHK	1083	84	1167	1284	16800	1,96,05,600	2,19,58,272	1,56,84,480	55000	34,65,990
287	3706	37	2 BHK	635	54	689	758	16800	1,15,75,200	1,29,64,224	92,60,160	32500	20,46,330
288	3707	37	2 BHK	691	59	750	825	16800	1,26,00,000	1,41,12,000	1,00,80,000	35500	22,27,500
289	3708	37	2 BHK	691	59	750	825	16800	1,26,00,000	1,41,12,000	1,00,80,000	35500	22,27,500
290	3801	38	2 BHK	694	59	753	828	16850	1,26,88,050	1,42,10,616	1,01,50,440	35500	22,36,410
291	3802	38	2 BHK	694	59	753	828	16850	1,26,88,050	1,42,10,616	1,01,50,440	35500	22,36,410
292	3803	38	3 BHK	1083	84	1167	1284	16850	1,96,63,950	2,20,23,624	1,57,31,160	55000	34,65,990
293	3804	38	3 BHK	1083	84	1167	1284	16850	1,96,63,950	2,20,23,624	1,57,31,160	55000	34,65,990
294	3805	38	2 BHK	635	54	689	758	16850	1,16,09,650	1,30,02,808	92,87,720	32500	20,46,330
295	3806	38	2 BHK	635	54	689	758	16850	1,16,09,650	1,30,02,808	92,87,720	32500	20,46,330
296	3807	38	2 BHK	691	59	750	825	16850	1,26,37,500	1,41,54,000	1,01,10,000	35500	22,27,500
297	3808	38	2 BHK	691	59	750	825	16850	1,26,37,500	1,41,54,000	1,01,10,000	35500	22,27,500
298	3901	39	2 BHK	694	59	753	828	16900	1,27,25,700	1,42,52,784	1,01,80,560	35500	22,36,410
299	3902	39	2 BHK	694	59	753	828	16900	1,27,25,700	1,42,52,784	1,01,80,560	35500	22,36,410
300	3903	39	3 BHK	1083	84	1167	1284	16900	1,97,22,300	2,20,88,976	1,57,77,840	55000	34,65,990
301	3904	39	3 BHK	1083	84	1167	1284	16900	1,97,22,300	2,20,88,976	1,57,77,840	55000	34,65,990
302	3905	39	2 BHK	635	54	689	758	16900	1,16,44,100	1,30,41,392	93,15,280	32500	20,46,330
303	3906	39	2 BHK	635	54	689	758	16900	1,16,44,100	1,30,41,392	93,15,280	32500	20,46,330
304	3907	39	2 BHK	691	59	750	825	16900	1,26,75,000	1,41,96,000	1,01,40,000	35500	22,27,500
305	3908	39	2 BHK	691	59	750	825	16900	1,26,75,000	1,41,96,000	1,01,40,000	35500	22,27,500
306	4001	40	2 BHK	694	59	753	828	16950	1,27,63,350	1,42,94,952	1,02,10,680	35500	22,36,410
307	4002	40	2 BHK	694	59	753	828	16950	1,27,63,350	1,42,94,952	1,02,10,680	35500	22,36,410
308	4003	40	3 BHK	1083	84	1167	1284	16950	1,97,80,650	2,21,54,328	1,58,24,520	55000	34,65,990

Sr. No.	Flat No.	Floor No.	Comp.	Carpet Area in Sq. ft.	Other Area (Deck + Utility Area) in Sq. ft.	Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Distress Sale Value in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
309	4004	40	3 BHK	1083	84	1167	1284	16950	1,97,80,650	2,21,54,328	1,58,24,520	55500	34,65,990
310	4005	40	2 BHK	635	54	689	758	16950	1,16,78,550	1,30,79,976	93,42,840	32500	20,46,330
311	4006	40	2 BHK	635	54	689	758	16950	1,16,78,550	1,30,79,976	93,42,840	32500	20,46,330
312	4007	40	2 BHK	691	59	750	825	16950	1,27,12,500	1,42,38,000	1,01,70,000	35500	22,27,500
313	4008	40	2 BHK	691	59	750	825	16950	1,27,12,500	1,42,38,000	1,01,70,000	35500	22,27,500
314	4101	41	2 BHK	694	59	753	828	17000	1,28,01,000	1,43,37,120	1,02,40,800	36000	22,36,410
315	4102	41	2 BHK	694	59	753	828	17000	1,28,01,000	1,43,37,120	1,02,40,800	36000	22,36,410
316	4103	41	3 BHK	1083	84	1167	1284	17000	1,98,39,000	2,22,19,680	1,58,71,200	55500	34,65,990
317	4104	41	3 BHK	1083	84	1167	1284	17000	1,98,39,000	2,22,19,680	1,58,71,200	55500	34,65,990
318	4105	41	2 BHK	635	54	689	758	17000	1,17,13,000	1,31,18,560	93,70,400	33000	20,46,330
319	4106	41	2 BHK	635	54	689	758	17000	1,17,13,000	1,31,18,560	93,70,400	33000	20,46,330
320	4107	41	2 BHK	691	59	750	825	17000	1,27,50,000	1,42,80,000	1,02,00,000	35500	22,27,500
321	4108	41	2 BHK	691	59	750	825	17000	1,27,50,000	1,42,80,000	1,02,00,000	35500	22,27,500
322	4201	42	2 BHK	694	59	753	828	17050	1,28,38,650	1,43,79,288	1,02,70,920	36000	22,36,410
323	4202	42	2 BHK	694	59	753	828	17050	1,28,38,650	1,43,79,288	1,02,70,920	36000	22,36,410
324	4203	42	3 BHK	1083	84	1167	1284	17050	1,98,97,350	2,22,85,032	1,59,17,880	55500	34,65,990
325	4204	42	3 BHK	1083	84	1167	1284	17050	1,98,97,350	2,22,85,032	1,59,17,880	55500	34,65,990
326	4205	42	2 BHK	635	54	689	758	17050	1,17,47,450	1,31,57,144	93,97,960	33000	20,46,330
327	4206	42	2 BHK	635	54	689	758	17050	1,17,47,450	1,31,57,144	93,97,960	33000	20,46,330
328	4207	42	2 BHK	691	59	750	825	17050	1,27,87,500	1,43,22,000	1,02,30,000	36000	22,27,500
329	4208	42	2 BHK	691	59	750	825	17050	1,27,87,500	1,43,22,000	1,02,30,000	36000	22,27,500
Total				256207	21126	277333	305066		4,44,41,40,750	4,97,74,37,640	3,55,53,12,600		82,36,79,010

2) Tower - 2:

Sr. No.	Flat No.	Floor No.	Comp.	Carpet Area in Sq. ft.	Other Area (Deck + Utility Area) in Sq. ft.	Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Distress Sale Value in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	101	1	2 BHK	613	44	657	723	15000	98,55,000	1,10,37,600	78,84,000	27500	19,51,290
2	102	1	2 BHK	613	44	657	723	15000	98,55,000	1,10,37,600	78,84,000	27500	19,51,290
3	103	1	3 BHK	1001	70	1071	1178	15000	1,60,65,000	1,79,92,800	1,28,52,000	45000	31,80,870
4	104	1	3 BHK	1001	70	1071	1178	15000	1,60,65,000	1,79,92,800	1,28,52,000	45000	31,80,870
5	105	1	2 BHK	694	59	753	828	15000	1,12,95,000	1,26,50,400	90,36,000	31500	22,36,410
6	106	1	2 BHK	694	59	753	828	15000	1,12,95,000	1,26,50,400	90,36,000	31500	22,36,410
7	107	1	3 BHK	924	64	988	1087	15000	1,48,20,000	1,65,98,400	1,18,56,000	41500	29,34,360
8	108	1	3 BHK	924	64	988	1087	15000	1,48,20,000	1,65,98,400	1,18,56,000	41500	29,34,360
9	201	2	2 BHK	613	44	657	723	15050	98,87,850	1,10,74,392	79,10,280	27500	19,51,290
10	202	2	2 BHK	613	44	657	723	15050	98,87,850	1,10,74,392	79,10,280	27500	19,51,290
11	203	2	3 BHK	1001	70	1071	1178	15050	1,61,18,550	1,80,52,776	1,28,94,840	45000	31,80,870
12	204	2	3 BHK	1001	70	1071	1178	15050	1,61,18,550	1,80,52,776	1,28,94,840	45000	31,80,870
13	205	2	2 BHK	694	59	753	828	15050	1,13,32,650	1,26,92,568	90,66,120	31500	22,36,410
14	206	2	2 BHK	694	59	753	828	15050	1,13,32,650	1,26,92,568	90,66,120	31500	22,36,410

Sr. No.	Flat No.	Floor No.	Comp.	Carpet Area in Sq. ft.	Other Area (Deck + Utility Area) in Sq. ft.	Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Distress Sale Value in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
15	207	2	3 BHK	924	64	988	1087	15050	1,48,69,400	1,66,53,728	1,18,95,520	41500	29,34,360
16	208	2	3 BHK	924	64	988	1087	15050	1,48,69,400	1,66,53,728	1,18,95,520	41500	29,34,360
17	301	3	2 BHK	613	44	657	723	15100	99,20,700	1,11,11,184	79,36,560	28000	19,51,290
18	302	3	2 BHK	613	44	657	723	15100	99,20,700	1,11,11,184	79,36,560	28000	19,51,290
19	303	3	3 BHK	1001	70	1071	1178	15100	1,61,72,100	1,81,12,752	1,29,37,680	45500	31,80,870
20	304	3	3 BHK	1001	70	1071	1178	15100	1,61,72,100	1,81,12,752	1,29,37,680	45500	31,80,870
21	305	3	2 BHK	694	59	753	828	15100	1,13,70,300	1,27,34,736	90,96,240	32000	22,36,410
22	306	3	2 BHK	694	59	753	828	15100	1,13,70,300	1,27,34,736	90,96,240	32000	22,36,410
23	307	3	3 BHK	924	64	988	1087	15100	1,49,18,800	1,67,09,056	1,19,35,040	42000	29,34,360
24	308	3	3 BHK	924	64	988	1087	15100	1,49,18,800	1,67,09,056	1,19,35,040	42000	29,34,360
25	401	4	2 BHK	613	44	657	723	15150	99,53,550	1,11,47,976	79,62,840	28000	19,51,290
26	402	4	2 BHK	613	44	657	723	15150	99,53,550	1,11,47,976	79,62,840	28000	19,51,290
27	403	4	3 BHK	1001	70	1071	1178	15150	1,62,25,650	1,81,72,728	1,29,80,520	45500	31,80,870
28	404	4	3 BHK	1001	70	1071	1178	15150	1,62,25,650	1,81,72,728	1,29,80,520	45500	31,80,870
29	405	4	2 BHK	694	59	753	828	15150	1,14,07,950	1,27,76,904	91,26,360	32000	22,36,410
30	406	4	2 BHK	694	59	753	828	15150	1,14,07,950	1,27,76,904	91,26,360	32000	22,36,410
31	407	4	3 BHK	924	64	988	1087	15150	1,49,68,200	1,67,64,384	1,19,74,560	42000	29,34,360
32	408	4	3 BHK	924	64	988	1087	15150	1,49,68,200	1,67,64,384	1,19,74,560	42000	29,34,360
33	501	5	2 BHK	613	44	657	723	15200	99,86,400	1,11,84,768	79,89,120	28000	19,51,290
34	502	5	2 BHK	613	44	657	723	15200	99,86,400	1,11,84,768	79,89,120	28000	19,51,290
35	503	5	3 BHK	1001	70	1071	1178	15200	1,62,79,200	1,82,32,704	1,30,23,360	45500	31,80,870
36	504	5	3 BHK	1001	70	1071	1178	15200	1,62,79,200	1,82,32,704	1,30,23,360	45500	31,80,870
37	505	5	2 BHK	694	59	753	828	15200	1,14,45,600	1,28,19,072	91,56,480	32000	22,36,410
38	506	5	2 BHK	694	59	753	828	15200	1,14,45,600	1,28,19,072	91,56,480	32000	22,36,410
39	507	5	3 BHK	924	64	988	1087	15200	1,50,17,600	1,68,19,712	1,20,14,080	42000	29,34,360
40	508	5	3 BHK	924	64	988	1087	15200	1,50,17,600	1,68,19,712	1,20,14,080	42000	29,34,360
41	601	6	2 BHK	613	44	657	723	15250	1,00,19,250	1,12,21,560	80,15,400	28000	19,51,290
42	602	6	2 BHK	613	44	657	723	15250	1,00,19,250	1,12,21,560	80,15,400	28000	19,51,290
43	603	6	3 BHK	1001	70	1071	1178	15250	1,63,32,750	1,82,92,680	1,30,66,200	45500	31,80,870
44	604	6	3 BHK	1001	70	1071	1178	15250	1,63,32,750	1,82,92,680	1,30,66,200	45500	31,80,870
45	605	6	2 BHK	694	59	753	828	15250	1,14,83,250	1,28,61,240	91,86,600	32000	22,36,410
46	606	6	2 BHK	694	59	753	828	15250	1,14,83,250	1,28,61,240	91,86,600	32000	22,36,410
47	607	6	3 BHK	924	64	988	1087	15250	1,50,67,000	1,68,75,040	1,20,53,600	42000	29,34,360
48	608	6	3 BHK	924	64	988	1087	15250	1,50,67,000	1,68,75,040	1,20,53,600	42000	29,34,360
49	701	7	2 BHK	613	44	657	723	15300	1,00,52,100	1,12,58,352	80,41,680	28000	19,51,290
50	703	7	3 BHK	1001	70	1071	1178	15300	1,63,86,300	1,83,52,656	1,31,09,040	46000	31,80,870
51	704	7	3 BHK	1001	70	1071	1178	15300	1,63,86,300	1,83,52,656	1,31,09,040	46000	31,80,870
52	705	7	2 BHK	694	59	753	828	15300	1,15,20,900	1,29,03,408	92,16,720	32500	22,36,410
53	706	7	2 BHK	694	59	753	828	15300	1,15,20,900	1,29,03,408	92,16,720	32500	22,36,410
54	707	7	3 BHK	924	64	988	1087	15300	1,51,16,400	1,69,30,368	1,20,93,120	42500	29,34,360
55	708	7	3 BHK	924	64	988	1087	15300	1,51,16,400	1,69,30,368	1,20,93,120	42500	29,34,360
56	801	8	2 BHK	613	44	657	723	15350	1,00,84,950	1,12,95,144	80,67,960	28000	19,51,290

Sr. No.	Flat No.	Floor No.	Comp.	Carpet Area in Sq. ft.	Other Area (Deck + Utility Area) in Sq. ft.	Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Distress Sale Value in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
57	802	8	2 BHK	613	44	657	723	15350	1,00,84,950	1,12,95,144	80,67,960	28000	19,51,290
58	803	8	3 BHK	1001	70	1071	1178	15350	1,64,39,850	1,84,12,632	1,31,51,880	46000	31,80,870
59	804	8	3 BHK	1001	70	1071	1178	15350	1,64,39,850	1,84,12,632	1,31,51,880	46000	31,80,870
60	805	8	2 BHK	694	59	753	828	15350	1,15,58,550	1,29,45,576	92,46,840	32500	22,36,410
61	806	8	2 BHK	694	59	753	828	15350	1,15,58,550	1,29,45,576	92,46,840	32500	22,36,410
62	807	8	3 BHK	924	64	988	1087	15350	1,51,65,800	1,69,85,696	1,21,32,640	42500	29,34,360
63	808	8	3 BHK	924	64	988	1087	15350	1,51,65,800	1,69,85,696	1,21,32,640	42500	29,34,360
64	901	9	2 BHK	613	44	657	723	15400	1,01,17,800	1,13,31,936	80,94,240	28500	19,51,290
65	902	9	2 BHK	613	44	657	723	15400	1,01,17,800	1,13,31,936	80,94,240	28500	19,51,290
66	903	9	3 BHK	1001	70	1071	1178	15400	1,64,93,400	1,84,72,608	1,31,94,720	46000	31,80,870
67	904	9	3 BHK	1001	70	1071	1178	15400	1,64,93,400	1,84,72,608	1,31,94,720	46000	31,80,870
68	905	9	2 BHK	694	59	753	828	15400	1,15,96,200	1,29,87,744	92,76,960	32500	22,36,410
69	906	9	2 BHK	694	59	753	828	15400	1,15,96,200	1,29,87,744	92,76,960	32500	22,36,410
70	907	9	3 BHK	924	64	988	1087	15400	1,52,15,200	1,70,41,024	1,21,72,160	42500	29,34,360
71	908	9	3 BHK	924	64	988	1087	15400	1,52,15,200	1,70,41,024	1,21,72,160	42500	29,34,360
72	1001	10	2 BHK	613	44	657	723	15450	1,01,50,650	1,13,68,728	81,20,520	28500	19,51,290
73	1002	10	2 BHK	613	44	657	723	15450	1,01,50,650	1,13,68,728	81,20,520	28500	19,51,290
74	1003	10	3 BHK	1001	70	1071	1178	15450	1,65,46,950	1,85,32,584	1,32,37,560	46500	31,80,870
75	1004	10	3 BHK	1001	70	1071	1178	15450	1,65,46,950	1,85,32,584	1,32,37,560	46500	31,80,870
76	1005	10	2 BHK	694	59	753	828	15450	1,16,33,850	1,30,29,912	93,07,080	32500	22,36,410
77	1006	10	2 BHK	694	59	753	828	15450	1,16,33,850	1,30,29,912	93,07,080	32500	22,36,410
78	1007	10	3 BHK	924	64	988	1087	15450	1,52,64,600	1,70,96,352	1,22,11,680	42500	29,34,360
79	1008	10	3 BHK	924	64	988	1087	15450	1,52,64,600	1,70,96,352	1,22,11,680	42500	29,34,360
80	1101	11	2 BHK	613	44	657	723	15500	1,01,83,500	1,14,05,520	81,46,800	28500	19,51,290
81	1102	11	2 BHK	613	44	657	723	15500	1,01,83,500	1,14,05,520	81,46,800	28500	19,51,290
82	1103	11	3 BHK	1001	70	1071	1178	15500	1,66,00,500	1,85,92,560	1,32,80,400	46500	31,80,870
83	1104	11	3 BHK	1001	70	1071	1178	15500	1,66,00,500	1,85,92,560	1,32,80,400	46500	31,80,870
84	1105	11	2 BHK	694	59	753	828	15500	1,16,71,500	1,30,72,080	93,37,200	32500	22,36,410
85	1106	11	2 BHK	694	59	753	828	15500	1,16,71,500	1,30,72,080	93,37,200	32500	22,36,410
86	1107	11	3 BHK	924	64	988	1087	15500	1,53,14,000	1,71,51,680	1,22,51,200	43000	29,34,360
87	1108	11	3 BHK	924	64	988	1087	15500	1,53,14,000	1,71,51,680	1,22,51,200	43000	29,34,360
88	1201	12	2 BHK	613	44	657	723	15550	1,02,16,350	1,14,42,312	81,73,080	28500	19,51,290
89	1203	12	3 BHK	1001	70	1071	1178	15550	1,66,54,050	1,86,52,536	1,33,23,240	46500	31,80,870
90	1204	12	3 BHK	1001	70	1071	1178	15550	1,66,54,050	1,86,52,536	1,33,23,240	46500	31,80,870
91	1205	12	2 BHK	694	59	753	828	15550	1,17,09,150	1,31,14,248	93,67,320	33000	22,36,410
92	1206	12	2 BHK	694	59	753	828	15550	1,17,09,150	1,31,14,248	93,67,320	33000	22,36,410
93	1207	12	3 BHK	924	64	988	1087	15550	1,53,63,400	1,72,07,008	1,22,90,720	43000	29,34,360
94	1208	12	3 BHK	924	64	988	1087	15550	1,53,63,400	1,72,07,008	1,22,90,720	43000	29,34,360
95	1301	13	2 BHK	613	44	657	723	15600	1,02,49,200	1,14,79,104	81,99,360	28500	19,51,290
96	1302	13	2 BHK	613	44	657	723	15600	1,02,49,200	1,14,79,104	81,99,360	28500	19,51,290
97	1303	13	3 BHK	1001	70	1071	1178	15600	1,67,07,600	1,87,12,512	1,33,66,080	47000	31,80,870
98	1304	13	3 BHK	1001	70	1071	1178	15600	1,67,07,600	1,87,12,512	1,33,66,080	47000	31,80,870

Sr. No.	Flat No.	Floor No.	Comp.	Carpet Area in Sq. ft.	Other Area (Deck + Utility Area) in Sq. ft.	Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of Rat (including Car parking, GST & Other Charges) in ₹	Distress Sale Value in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
99	1305	13	2 BHK	694	59	753	828	15600	1,17,46,800	1,31,56,416	93,97,440	33000	22,36,410
100	1306	13	2 BHK	694	59	753	828	15600	1,17,46,800	1,31,56,416	93,97,440	33000	22,36,410
101	1307	13	3 BHK	924	64	988	1087	15600	1,54,12,800	1,72,62,336	1,23,30,240	43000	29,34,360
102	1308	13	3 BHK	924	64	988	1087	15600	1,54,12,800	1,72,62,336	1,23,30,240	43000	29,34,360
103	1401	14	2 BHK	613	44	657	723	15650	1,02,82,050	1,15,15,896	82,25,640	29000	19,51,290
104	1402	14	2 BHK	613	44	657	723	15650	1,02,82,050	1,15,15,896	82,25,640	29000	19,51,290
105	1403	14	3 BHK	1001	70	1071	1178	15650	1,67,61,150	1,87,72,488	1,34,08,920	47000	31,80,870
106	1404	14	3 BHK	1001	70	1071	1178	15650	1,67,61,150	1,87,72,488	1,34,08,920	47000	31,80,870
107	1405	14	2 BHK	694	59	753	828	15650	1,17,84,450	1,31,98,584	94,27,560	33000	22,36,410
108	1406	14	2 BHK	694	59	753	828	15650	1,17,84,450	1,31,98,584	94,27,560	33000	22,36,410
109	1407	14	3 BHK	924	64	988	1087	15650	1,54,62,200	1,73,17,664	1,23,69,760	43500	29,34,360
110	1408	14	3 BHK	924	64	988	1087	15650	1,54,62,200	1,73,17,664	1,23,69,760	43500	29,34,360
111	1501	15	2 BHK	613	44	657	723	15700	1,03,14,900	1,15,52,688	82,51,920	29000	19,51,290
112	1502	15	2 BHK	613	44	657	723	15700	1,03,14,900	1,15,52,688	82,51,920	29000	19,51,290
113	1503	15	3 BHK	1001	70	1071	1178	15700	1,68,14,700	1,88,32,464	1,34,51,760	47000	31,80,870
114	1504	15	3 BHK	1001	70	1071	1178	15700	1,68,14,700	1,88,32,464	1,34,51,760	47000	31,80,870
115	1505	15	2 BHK	694	59	753	828	15700	1,18,22,100	1,32,40,752	94,57,680	33000	22,36,410
116	1506	15	2 BHK	694	59	753	828	15700	1,18,22,100	1,32,40,752	94,57,680	33000	22,36,410
117	1507	15	3 BHK	924	64	988	1087	15700	1,55,11,600	1,73,72,992	1,24,09,280	43500	29,34,360
118	1508	15	3 BHK	924	64	988	1087	15700	1,55,11,600	1,73,72,992	1,24,09,280	43500	29,34,360
119	1601	16	2 BHK	613	44	657	723	15750	1,03,47,750	1,15,89,480	82,78,200	29000	19,51,290
120	1602	16	2 BHK	613	44	657	723	15750	1,03,47,750	1,15,89,480	82,78,200	29000	19,51,290
121	1603	16	3 BHK	1001	70	1071	1178	15750	1,68,68,250	1,88,92,440	1,34,94,600	47000	31,80,870
122	1604	16	3 BHK	1001	70	1071	1178	15750	1,68,68,250	1,88,92,440	1,34,94,600	47000	31,80,870
123	1605	16	2 BHK	694	59	753	828	15750	1,18,59,750	1,32,82,920	94,87,800	33000	22,36,410
124	1606	16	2 BHK	694	59	753	828	15750	1,18,59,750	1,32,82,920	94,87,800	33000	22,36,410
125	1607	16	3 BHK	924	64	988	1087	15750	1,55,61,000	1,74,28,320	1,24,48,800	43500	29,34,360
126	1608	16	3 BHK	924	64	988	1087	15750	1,55,61,000	1,74,28,320	1,24,48,800	43500	29,34,360
127	1701	17	2 BHK	613	44	657	723	15800	1,03,80,600	1,16,26,272	83,04,480	29000	19,51,290
128	1703	17	3 BHK	1001	70	1071	1178	15800	1,69,21,800	1,89,52,416	1,35,37,440	47500	31,80,870
129	1704	17	3 BHK	1001	70	1071	1178	15800	1,69,21,800	1,89,52,416	1,35,37,440	47500	31,80,870
130	1705	17	2 BHK	694	59	753	828	15800	1,18,97,400	1,33,25,088	95,17,920	33500	22,36,410
131	1706	17	2 BHK	694	59	753	828	15800	1,18,97,400	1,33,25,088	95,17,920	33500	22,36,410
132	1707	17	3 BHK	924	64	988	1087	15800	1,56,10,400	1,74,83,648	1,24,88,320	43500	29,34,360
133	1708	17	3 BHK	924	64	988	1087	15800	1,56,10,400	1,74,83,648	1,24,88,320	43500	29,34,360
134	1801	18	2 BHK	613	44	657	723	15850	1,04,13,450	1,16,63,064	83,30,760	29000	19,51,290
135	1802	18	2 BHK	613	44	657	723	15850	1,04,13,450	1,16,63,064	83,30,760	29000	19,51,290
136	1803	18	3 BHK	1001	70	1071	1178	15850	1,69,75,350	1,90,12,392	1,35,80,280	47500	31,80,870
137	1804	18	3 BHK	1001	70	1071	1178	15850	1,69,75,350	1,90,12,392	1,35,80,280	47500	31,80,870
138	1805	18	2 BHK	694	59	753	828	15850	1,19,35,050	1,33,67,256	95,48,040	33500	22,36,410
139	1806	18	2 BHK	694	59	753	828	15850	1,19,35,050	1,33,67,256	95,48,040	33500	22,36,410
140	1807	18	3 BHK	924	64	988	1087	15850	1,56,59,800	1,75,38,976	1,25,27,840	44000	29,34,360

Sr. No.	Flat No.	Floor No.	Comp.	Carpet Area in Sq. ft.	Other Area (Deck + Utility Area) in Sq. ft.	Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Distress Sale Value in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
141	1808	18	3 BHK	924	64	988	1087	15850	1,56,59,800	1,75,38,976	1,25,27,840	44000	29,34,360
142	1901	19	2 BHK	613	44	657	723	15900	1,04,46,300	1,16,99,856	83,57,040	29000	19,51,290
143	1902	19	2 BHK	613	44	657	723	15900	1,04,46,300	1,16,99,856	83,57,040	29000	19,51,290
144	1903	19	3 BHK	1001	70	1071	1178	15900	1,70,28,900	1,90,72,368	1,36,23,120	47500	31,80,870
145	1904	19	3 BHK	1001	70	1071	1178	15900	1,70,28,900	1,90,72,368	1,36,23,120	47500	31,80,870
146	1905	19	2 BHK	694	59	753	828	15900	1,19,72,700	1,34,09,424	95,78,160	33500	22,36,410
147	1906	19	2 BHK	694	59	753	828	15900	1,19,72,700	1,34,09,424	95,78,160	33500	22,36,410
148	1907	19	3 BHK	924	64	988	1087	15900	1,57,09,200	1,75,94,304	1,25,67,360	44000	29,34,360
149	1908	19	3 BHK	924	64	988	1087	15900	1,57,09,200	1,75,94,304	1,25,67,360	44000	29,34,360
150	2001	20	2 BHK	613	44	657	723	15950	1,04,79,150	1,17,36,648	83,83,320	29500	19,51,290
151	2002	20	2 BHK	613	44	657	723	15950	1,04,79,150	1,17,36,648	83,83,320	29500	19,51,290
152	2003	20	3 BHK	1001	70	1071	1178	15950	1,70,82,450	1,91,32,344	1,36,65,960	48000	31,80,870
153	2004	20	3 BHK	1001	70	1071	1178	15950	1,70,82,450	1,91,32,344	1,36,65,960	48000	31,80,870
154	2005	20	2 BHK	694	59	753	828	15950	1,20,10,350	1,34,51,592	96,08,280	33500	22,36,410
155	2006	20	2 BHK	694	59	753	828	15950	1,20,10,350	1,34,51,592	96,08,280	33500	22,36,410
156	2007	20	3 BHK	924	64	988	1087	15950	1,57,58,600	1,76,49,632	1,26,06,880	44000	29,34,360
157	2008	20	3 BHK	924	64	988	1087	15950	1,57,58,600	1,76,49,632	1,26,06,880	44000	29,34,360
158	2101	21	2 BHK	613	44	657	723	16000	1,05,12,000	1,17,73,440	84,09,600	29500	19,51,290
159	2102	21	2 BHK	613	44	657	723	16000	1,05,12,000	1,17,73,440	84,09,600	29500	19,51,290
160	2103	21	3 BHK	1001	70	1071	1178	16000	1,71,36,000	1,91,92,320	1,37,08,800	48000	31,80,870
161	2104	21	3 BHK	1001	70	1071	1178	16000	1,71,36,000	1,91,92,320	1,37,08,800	48000	31,80,870
162	2105	21	2 BHK	694	59	753	828	16000	1,20,48,000	1,34,93,760	96,38,400	33500	22,36,410
163	2106	21	2 BHK	694	59	753	828	16000	1,20,48,000	1,34,93,760	96,38,400	33500	22,36,410
164	2107	21	3 BHK	924	64	988	1087	16000	1,58,08,000	1,77,04,960	1,26,46,400	44500	29,34,360
165	2108	21	3 BHK	924	64	988	1087	16000	1,58,08,000	1,77,04,960	1,26,46,400	44500	29,34,360
166	2201	22	2 BHK	613	44	657	723	16050	1,05,44,850	1,18,10,232	84,35,880	29500	19,51,290
167	2203	22	3 BHK	1001	70	1071	1178	16050	1,71,89,550	1,92,52,296	1,37,51,640	48000	31,80,870
168	2204	22	3 BHK	1001	70	1071	1178	16050	1,71,89,550	1,92,52,296	1,37,51,640	48000	31,80,870
169	2205	22	2 BHK	694	59	753	828	16050	1,20,85,650	1,35,35,928	96,68,520	34000	22,36,410
170	2206	22	2 BHK	694	59	753	828	16050	1,20,85,650	1,35,35,928	96,68,520	34000	22,36,410
171	2207	22	3 BHK	924	64	988	1087	16050	1,58,57,400	1,77,60,288	1,26,85,920	44500	29,34,360
172	2208	22	3 BHK	924	64	988	1087	16050	1,58,57,400	1,77,60,288	1,26,85,920	44500	29,34,360
173	2301	23	2 BHK	613	44	657	723	16100	1,05,77,700	1,18,47,024	84,62,160	29500	19,51,290
174	2302	23	2 BHK	613	44	657	723	16100	1,05,77,700	1,18,47,024	84,62,160	29500	19,51,290
175	2303	23	3 BHK	1001	70	1071	1178	16100	1,72,43,100	1,93,12,272	1,37,94,480	48500	31,80,870
176	2304	23	3 BHK	1001	70	1071	1178	16100	1,72,43,100	1,93,12,272	1,37,94,480	48500	31,80,870
177	2305	23	2 BHK	694	59	753	828	16100	1,21,23,300	1,35,78,096	96,98,640	34000	22,36,410
178	2306	23	2 BHK	694	59	753	828	16100	1,21,23,300	1,35,78,096	96,98,640	34000	22,36,410
179	2307	23	3 BHK	924	64	988	1087	16100	1,59,06,800	1,78,15,616	1,27,25,440	44500	29,34,360
180	2308	23	3 BHK	924	64	988	1087	16100	1,59,06,800	1,78,15,616	1,27,25,440	44500	29,34,360
181	2401	24	2 BHK	613	44	657	723	16150	1,06,10,550	1,18,83,816	84,88,440	29500	19,51,290
182	2402	24	2 BHK	613	44	657	723	16150	1,06,10,550	1,18,83,816	84,88,440	29500	19,51,290

Sr. No.	Flat No.	Floor No.	Comp.	Carpet Area in Sq. ft.	Other Area (Deck + Utility Area) in Sq. ft.	Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Distress Sale Value in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
183	2403	24	3 BHK	1001	70	1071	1178	16150	1,72,96,650	1,93,72,248	1,38,37,320	48500	31,80,870
184	2404	24	3 BHK	1001	70	1071	1178	16150	1,72,96,650	1,93,72,248	1,38,37,320	48500	31,80,870
185	2405	24	2 BHK	694	59	753	828	16150	1,21,60,950	1,36,20,264	97,28,760	34000	22,36,410
186	2406	24	2 BHK	694	59	753	828	16150	1,21,60,950	1,36,20,264	97,28,760	34000	22,36,410
187	2407	24	3 BHK	924	64	988	1087	16150	1,59,56,200	1,78,70,944	1,27,64,960	44500	29,34,360
188	2408	24	3 BHK	924	64	988	1087	16150	1,59,56,200	1,78,70,944	1,27,64,960	44500	29,34,360
189	2501	25	2 BHK	613	44	657	723	16200	1,06,43,400	1,19,20,608	85,14,720	30000	19,51,290
190	2502	25	2 BHK	613	44	657	723	16200	1,06,43,400	1,19,20,608	85,14,720	30000	19,51,290
191	2503	25	3 BHK	1001	70	1071	1178	16200	1,73,50,200	1,94,32,224	1,38,80,160	48500	31,80,870
192	2504	25	3 BHK	1001	70	1071	1178	16200	1,73,50,200	1,94,32,224	1,38,80,160	48500	31,80,870
193	2505	25	2 BHK	694	59	753	828	16200	1,21,98,600	1,36,62,432	97,58,880	34000	22,36,410
194	2506	25	2 BHK	694	59	753	828	16200	1,21,98,600	1,36,62,432	97,58,880	34000	22,36,410
195	2507	25	3 BHK	924	64	988	1087	16200	1,60,05,600	1,79,26,272	1,28,04,480	45000	29,34,360
196	2508	25	3 BHK	924	64	988	1087	16200	1,60,05,600	1,79,26,272	1,28,04,480	45000	29,34,360
197	2601	26	2 BHK	613	44	657	723	16250	1,06,76,250	1,19,57,400	85,41,000	30000	19,51,290
198	2602	26	2 BHK	613	44	657	723	16250	1,06,76,250	1,19,57,400	85,41,000	30000	19,51,290
199	2603	26	3 BHK	1001	70	1071	1178	16250	1,74,03,750	1,94,92,200	1,39,23,000	48500	31,80,870
200	2604	26	3 BHK	1001	70	1071	1178	16250	1,74,03,750	1,94,92,200	1,39,23,000	48500	31,80,870
201	2605	26	2 BHK	694	59	753	828	16250	1,22,36,250	1,37,04,600	97,89,000	34500	22,36,410
202	2606	26	2 BHK	694	59	753	828	16250	1,22,36,250	1,37,04,600	97,89,000	34500	22,36,410
203	2607	26	3 BHK	924	64	988	1087	16250	1,60,55,000	1,79,81,600	1,28,44,000	45000	29,34,360
204	2608	26	3 BHK	924	64	988	1087	16250	1,60,55,000	1,79,81,600	1,28,44,000	45000	29,34,360
205	2701	27	2 BHK	613	44	657	723	16300	1,07,09,100	1,19,94,192	85,67,280	30000	19,51,290
206	2703	27	3 BHK	1001	70	1071	1178	16300	1,74,57,300	1,95,52,176	1,39,65,840	49000	31,80,870
207	2704	27	3 BHK	1001	70	1071	1178	16300	1,74,57,300	1,95,52,176	1,39,65,840	49000	31,80,870
208	2705	27	2 BHK	694	59	753	828	16300	1,22,73,900	1,37,46,768	98,19,120	34500	22,36,410
209	2706	27	2 BHK	694	59	753	828	16300	1,22,73,900	1,37,46,768	98,19,120	34500	22,36,410
210	2707	27	3 BHK	924	64	988	1087	16300	1,61,04,400	1,80,36,928	1,28,83,520	45000	29,34,360
211	2708	27	3 BHK	924	64	988	1087	16300	1,61,04,400	1,80,36,928	1,28,83,520	45000	29,34,360
212	2801	28	2 BHK	613	44	657	723	16350	1,07,41,950	1,20,30,984	85,93,560	30000	19,51,290
213	2802	28	2 BHK	613	44	657	723	16350	1,07,41,950	1,20,30,984	85,93,560	30000	19,51,290
214	2803	28	3 BHK	1001	70	1071	1178	16350	1,75,10,850	1,96,12,152	1,40,08,680	49000	31,80,870
215	2804	28	3 BHK	1001	70	1071	1178	16350	1,75,10,850	1,96,12,152	1,40,08,680	49000	31,80,870
216	2805	28	2 BHK	694	59	753	828	16350	1,23,11,550	1,37,88,936	98,49,240	34500	22,36,410
217	2806	28	2 BHK	694	59	753	828	16350	1,23,11,550	1,37,88,936	98,49,240	34500	22,36,410
218	2807	28	3 BHK	924	64	988	1087	16350	1,61,53,800	1,80,92,256	1,29,23,040	45000	29,34,360
219	2808	28	3 BHK	924	64	988	1087	16350	1,61,53,800	1,80,92,256	1,29,23,040	45000	29,34,360
220	2901	29	2 BHK	613	44	657	723	16400	1,07,74,800	1,20,67,776	86,19,840	30000	19,51,290
221	2902	29	2 BHK	613	44	657	723	16400	1,07,74,800	1,20,67,776	86,19,840	30000	19,51,290
222	2903	29	3 BHK	1001	70	1071	1178	16400	1,75,64,400	1,96,72,128	1,40,51,520	49000	31,80,870
223	2904	29	3 BHK	1001	70	1071	1178	16400	1,75,64,400	1,96,72,128	1,40,51,520	49000	31,80,870
224	2905	29	2 BHK	694	59	753	828	16400	1,23,49,200	1,38,31,104	98,79,360	34500	22,36,410

Sr. No.	Flat No.	Floor No.	Comp.	Carpet Area in Sq. ft.	Other Area (Deck + Utility Area) in Sq. ft.	Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Distress Sale Value in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
225	2906	29	2 BHK	694	59	753	828	16400	1,23,49,200	1,38,31,104	98,79,360	34500	22,36,410
226	2907	29	3 BHK	924	64	988	1087	16400	1,62,03,200	1,81,47,584	1,29,62,560	45500	29,34,360
227	2908	29	3 BHK	924	64	988	1087	16400	1,62,03,200	1,81,47,584	1,29,62,560	45500	29,34,360
228	3001	30	2 BHK	613	44	657	723	16450	1,08,07,650	1,21,04,568	86,46,120	30500	19,51,290
229	3002	30	2 BHK	613	44	657	723	16450	1,08,07,650	1,21,04,568	86,46,120	30500	19,51,290
230	3003	30	3 BHK	1001	70	1071	1178	16450	1,76,17,950	1,97,32,104	1,40,94,360	49500	31,80,870
231	3004	30	3 BHK	1001	70	1071	1178	16450	1,76,17,950	1,97,32,104	1,40,94,360	49500	31,80,870
232	3005	30	2 BHK	694	59	753	828	16450	1,23,86,850	1,38,73,272	99,09,480	34500	22,36,410
233	3006	30	2 BHK	694	59	753	828	16450	1,23,86,850	1,38,73,272	99,09,480	34500	22,36,410
234	3007	30	3 BHK	924	64	988	1087	16450	1,62,52,600	1,82,02,912	1,30,02,080	45500	29,34,360
235	3008	30	3 BHK	924	64	988	1087	16450	1,62,52,600	1,82,02,912	1,30,02,080	45500	29,34,360
236	3101	31	2 BHK	613	44	657	723	16500	1,08,40,500	1,21,41,360	86,72,400	30500	19,51,290
237	3102	31	2 BHK	613	44	657	723	16500	1,08,40,500	1,21,41,360	86,72,400	30500	19,51,290
238	3103	31	3 BHK	1001	70	1071	1178	16500	1,76,71,500	1,97,92,080	1,41,37,200	49500	31,80,870
239	3104	31	3 BHK	1001	70	1071	1178	16500	1,76,71,500	1,97,92,080	1,41,37,200	49500	31,80,870
240	3105	31	2 BHK	694	59	753	828	16500	1,24,24,500	1,39,15,440	99,39,600	35000	22,36,410
241	3106	31	2 BHK	694	59	753	828	16500	1,24,24,500	1,39,15,440	99,39,600	35000	22,36,410
242	3107	31	3 BHK	924	64	988	1087	16500	1,63,02,000	1,82,58,240	1,30,41,600	45500	29,34,360
243	3108	31	3 BHK	924	64	988	1087	16500	1,63,02,000	1,82,58,240	1,30,41,600	45500	29,34,360
244	3201	32	2 BHK	613	44	657	723	16550	1,08,73,350	1,21,78,152	86,98,680	30500	19,51,290
245	3203	32	3 BHK	1001	70	1071	1178	16550	1,77,25,050	1,98,52,056	1,41,80,040	49500	31,80,870
246	3204	32	3 BHK	1001	70	1071	1178	16550	1,77,25,050	1,98,52,056	1,41,80,040	49500	31,80,870
247	3205	32	2 BHK	694	59	753	828	16550	1,24,62,150	1,39,57,608	99,69,720	35000	22,36,410
248	3206	32	2 BHK	694	59	753	828	16550	1,24,62,150	1,39,57,608	99,69,720	35000	22,36,410
249	3207	32	3 BHK	924	64	988	1087	16550	1,63,51,400	1,83,13,568	1,30,81,120	46000	29,34,360
250	3208	32	3 BHK	924	64	988	1087	16550	1,63,51,400	1,83,13,568	1,30,81,120	46000	29,34,360
251	3301	33	2 BHK	613	44	657	723	16600	1,09,06,200	1,22,14,944	87,24,960	30500	19,51,290
252	3302	33	2 BHK	613	44	657	723	16600	1,09,06,200	1,22,14,944	87,24,960	30500	19,51,290
253	3303	33	3 BHK	1001	70	1071	1178	16600	1,77,78,600	1,99,12,032	1,42,22,880	50000	31,80,870
254	3304	33	3 BHK	1001	70	1071	1178	16600	1,77,78,600	1,99,12,032	1,42,22,880	50000	31,80,870
255	3305	33	2 BHK	694	59	753	828	16600	1,24,99,800	1,39,99,776	99,99,840	35000	22,36,410
256	3306	33	2 BHK	694	59	753	828	16600	1,24,99,800	1,39,99,776	99,99,840	35000	22,36,410
257	3307	33	3 BHK	924	64	988	1087	16600	1,64,00,800	1,83,68,896	1,31,20,640	46000	29,34,360
258	3308	33	3 BHK	924	64	988	1087	16600	1,64,00,800	1,83,68,896	1,31,20,640	46000	29,34,360
259	3401	34	2 BHK	613	44	657	723	16650	1,09,39,050	1,22,51,736	87,51,240	30500	19,51,290
260	3402	34	2 BHK	613	44	657	723	16650	1,09,39,050	1,22,51,736	87,51,240	30500	19,51,290
261	3403	34	3 BHK	1001	70	1071	1178	16650	1,78,32,150	1,99,72,008	1,42,65,720	50000	31,80,870
262	3404	34	3 BHK	1001	70	1071	1178	16650	1,78,32,150	1,99,72,008	1,42,65,720	50000	31,80,870
263	3405	34	2 BHK	694	59	753	828	16650	1,25,37,450	1,40,41,944	1,00,29,960	35000	22,36,410
264	3406	34	2 BHK	694	59	753	828	16650	1,25,37,450	1,40,41,944	1,00,29,960	35000	22,36,410
265	3407	34	3 BHK	924	64	988	1087	16650	1,64,50,200	1,84,24,224	1,31,60,160	46000	29,34,360
266	3408	34	3 BHK	924	64	988	1087	16650	1,64,50,200	1,84,24,224	1,31,60,160	46000	29,34,360

Sr. No.	Flat No.	Floor No.	Comp.	Carpet Area in Sq. ft.	Other Area (Deck + Utility Area) in Sq. ft.	Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Distress Sale Value in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
267	3501	35	2 BHK	613	44	657	723	16700	1,09,71,900	1,22,88,528	87,77,520	30500	19,51,290
268	3502	35	2 BHK	613	44	657	723	16700	1,09,71,900	1,22,88,528	87,77,520	30500	19,51,290
269	3503	35	3 BHK	1001	70	1071	1178	16700	1,78,85,700	2,00,31,984	1,43,08,560	50000	31,80,870
270	3504	35	3 BHK	1001	70	1071	1178	16700	1,78,85,700	2,00,31,984	1,43,08,560	50000	31,80,870
271	3505	35	2 BHK	694	59	753	828	16700	1,25,75,100	1,40,84,112	1,00,60,080	35000	22,36,410
272	3506	35	2 BHK	694	59	753	828	16700	1,25,75,100	1,40,84,112	1,00,60,080	35000	22,36,410
273	3507	35	3 BHK	924	64	988	1087	16700	1,64,99,600	1,84,79,552	1,31,99,680	46000	29,34,360
274	3508	35	3 BHK	924	64	988	1087	16700	1,64,99,600	1,84,79,552	1,31,99,680	46000	29,34,360
275	3601	36	2 BHK	613	44	657	723	16750	1,10,04,750	1,23,25,320	88,03,800	31000	19,51,290
276	3602	36	2 BHK	613	44	657	723	16750	1,10,04,750	1,23,25,320	88,03,800	31000	19,51,290
277	3603	36	3 BHK	1001	70	1071	1178	16750	1,79,39,250	2,00,91,960	1,43,51,400	50000	31,80,870
278	3604	36	3 BHK	1001	70	1071	1178	16750	1,79,39,250	2,00,91,960	1,43,51,400	50000	31,80,870
279	3605	36	2 BHK	694	59	753	828	16750	1,26,12,750	1,41,26,280	1,00,90,200	35500	22,36,410
280	3606	36	2 BHK	694	59	753	828	16750	1,26,12,750	1,41,26,280	1,00,90,200	35500	22,36,410
281	3607	36	3 BHK	924	64	988	1087	16750	1,65,49,000	1,85,34,880	1,32,39,200	46500	29,34,360
282	3608	36	3 BHK	924	64	988	1087	16750	1,65,49,000	1,85,34,880	1,32,39,200	46500	29,34,360
283	3701	37	2 BHK	613	44	657	723	16800	1,10,37,600	1,23,62,112	88,30,080	31000	19,51,290
284	3703	37	3 BHK	1001	70	1071	1178	16800	1,79,92,800	2,01,51,936	1,43,94,240	50500	31,80,870
285	3704	37	3 BHK	1001	70	1071	1178	16800	1,79,92,800	2,01,51,936	1,43,94,240	50500	31,80,870
286	3705	37	2 BHK	694	59	753	828	16800	1,26,50,400	1,41,68,448	1,01,20,320	35500	22,36,410
287	3706	37	2 BHK	694	59	753	828	16800	1,26,50,400	1,41,68,448	1,01,20,320	35500	22,36,410
288	3707	37	3 BHK	924	64	988	1087	16800	1,65,98,400	1,85,90,208	1,32,78,720	46500	29,34,360
289	3708	37	3 BHK	924	64	988	1087	16800	1,65,98,400	1,85,90,208	1,32,78,720	46500	29,34,360
290	3801	38	2 BHK	613	44	657	723	16850	1,10,70,450	1,23,98,904	88,56,360	31000	19,51,290
291	3802	38	2 BHK	613	44	657	723	16850	1,10,70,450	1,23,98,904	88,56,360	31000	19,51,290
292	3803	38	3 BHK	1001	70	1071	1178	16850	1,80,46,350	2,02,11,912	1,44,37,080	50500	31,80,870
293	3804	38	3 BHK	1001	70	1071	1178	16850	1,80,46,350	2,02,11,912	1,44,37,080	50500	31,80,870
294	3805	38	2 BHK	694	59	753	828	16850	1,26,88,050	1,42,10,616	1,01,50,440	35500	22,36,410
295	3806	38	2 BHK	694	59	753	828	16850	1,26,88,050	1,42,10,616	1,01,50,440	35500	22,36,410
296	3807	38	3 BHK	924	64	988	1087	16850	1,66,47,800	1,86,45,536	1,33,18,240	46500	29,34,360
297	3808	38	3 BHK	924	64	988	1087	16850	1,66,47,800	1,86,45,536	1,33,18,240	46500	29,34,360
298	3901	39	2 BHK	613	44	657	723	16900	1,11,03,300	1,24,35,696	88,82,640	31000	19,51,290
299	3902	39	2 BHK	613	44	657	723	16900	1,11,03,300	1,24,35,696	88,82,640	31000	19,51,290
300	3903	39	3 BHK	1001	70	1071	1178	16900	1,80,99,900	2,02,71,888	1,44,79,920	50500	31,80,870
301	3904	39	3 BHK	1001	70	1071	1178	16900	1,80,99,900	2,02,71,888	1,44,79,920	50500	31,80,870
302	3905	39	2 BHK	694	59	753	828	16900	1,27,25,700	1,42,52,784	1,01,80,560	35500	22,36,410
303	3906	39	2 BHK	694	59	753	828	16900	1,27,25,700	1,42,52,784	1,01,80,560	35500	22,36,410
304	3907	39	3 BHK	924	64	988	1087	16900	1,66,97,200	1,87,00,864	1,33,57,760	47000	29,34,360
305	3908	39	3 BHK	924	64	988	1087	16900	1,66,97,200	1,87,00,864	1,33,57,760	47000	29,34,360
306	4001	40	2 BHK	613	44	657	723	16950	1,11,36,150	1,24,72,488	89,08,920	31000	19,51,290
307	4002	40	2 BHK	613	44	657	723	16950	1,11,36,150	1,24,72,488	89,08,920	31000	19,51,290
308	4003	40	3 BHK	1001	70	1071	1178	16950	1,81,53,450	2,03,31,864	1,45,22,760	51000	31,80,870

Sr. No.	Flat No.	Floor No.	Comp.	Carpet Area in Sq. ft.	Other Area (Deck + Utility Area) in Sq. ft.	Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Distress Sale Value in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
309	4004	40	3 BHK	1001	70	1071	1178	16950	1,81,53,450	2,03,31,864	1,45,22,760	51000	31,80,870
310	4005	40	2 BHK	694	59	753	828	16950	1,27,63,350	1,42,94,952	1,02,10,680	35500	22,36,410
311	4006	40	2 BHK	694	59	753	828	16950	1,27,63,350	1,42,94,952	1,02,10,680	35500	22,36,410
312	4007	40	3 BHK	924	64	988	1087	16950	1,67,46,600	1,87,56,192	1,33,97,280	47000	29,34,360
313	4008	40	3 BHK	924	64	988	1087	16950	1,67,46,600	1,87,56,192	1,33,97,280	47000	29,34,360
314	4101	41	2 BHK	613	44	657	723	17000	1,11,69,000	1,25,09,280	89,35,200	31500	19,51,290
315	4102	41	2 BHK	613	44	657	723	17000	1,11,69,000	1,25,09,280	89,35,200	31500	19,51,290
316	4103	41	3 BHK	1001	70	1071	1178	17000	1,82,07,000	2,03,91,840	1,45,65,600	51000	31,80,870
317	4104	41	3 BHK	1001	70	1071	1178	17000	1,82,07,000	2,03,91,840	1,45,65,600	51000	31,80,870
318	4105	41	2 BHK	694	59	753	828	17000	1,28,01,000	1,43,37,120	1,02,40,800	36000	22,36,410
319	4106	41	2 BHK	694	59	753	828	17000	1,28,01,000	1,43,37,120	1,02,40,800	36000	22,36,410
320	4107	41	3 BHK	924	64	988	1087	17000	1,67,96,000	1,88,11,520	1,34,36,800	47000	29,34,360
321	4108	41	3 BHK	924	64	988	1087	17000	1,67,96,000	1,88,11,520	1,34,36,800	47000	29,34,360
322	4201	42	2 BHK	613	44	657	723	17050	1,12,01,850	1,25,46,072	89,61,480	31500	19,51,290
323	4202	42	2 BHK	613	44	657	723	17050	1,12,01,850	1,25,46,072	89,61,480	31500	19,51,290
324	4203	42	3 BHK	1001	70	1071	1178	17050	1,82,60,550	2,04,51,816	1,46,08,440	51000	31,80,870
325	4204	42	3 BHK	1001	70	1071	1178	17050	1,82,60,550	2,04,51,816	1,46,08,440	51000	31,80,870
326	4205	42	2 BHK	694	59	753	828	17050	1,28,38,650	1,43,79,288	1,02,70,920	36000	22,36,410
327	4206	42	2 BHK	694	59	753	828	17050	1,28,38,650	1,43,79,288	1,02,70,920	36000	22,36,410
328	4207	42	3 BHK	924	64	988	1087	17050	1,68,45,400	1,88,66,848	1,34,76,320	47000	29,34,360
329	4208	42	3 BHK	924	64	988	1087	17050	1,68,45,400	1,88,66,848	1,34,76,320	47000	29,34,360
Total				267197	19600	286797	315477		4,59,58,06,950	5,14,73,03,784	3,67,66,45,560		85,17,87,090

3) Tower - 3:

Sr. No.	Flat No.	Floor No.	Comp.	Carpet Area in Sq. ft.	Other Area (Deck + Utility Area) in Sq. ft.	Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Distress Sale Value in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	101	1	1 BHK	430	26	456	502	15000	68,40,000	76,60,800	54,72,000	19000	13,54,320
2	102	1	1 BHK	430	26	456	502	15000	68,40,000	76,60,800	54,72,000	19000	13,54,320
3	103	1	2 BHK	634	53	687	756	15000	1,03,05,000	1,15,41,600	82,44,000	29000	20,40,390
4	104	1	2 BHK	634	53	687	756	15000	1,03,05,000	1,15,41,600	82,44,000	29000	20,40,390
5	105	1	2 BHK	613	44	657	723	15000	98,55,000	1,10,37,600	78,84,000	27500	19,51,290
6	106	1	2 BHK	613	44	657	723	15000	98,55,000	1,10,37,600	78,84,000	27500	19,51,290
7	107	1	2 BHK	634	53	687	756	15000	1,03,05,000	1,15,41,600	82,44,000	29000	20,40,390
8	108	1	2 BHK	634	53	687	756	15000	1,03,05,000	1,15,41,600	82,44,000	29000	20,40,390
9	201	2	1 BHK	430	26	456	502	15050	68,62,800	76,86,336	54,90,240	19000	13,54,320
10	202	2	1 BHK	430	26	456	502	15050	68,62,800	76,86,336	54,90,240	19000	13,54,320
11	203	2	2 BHK	634	53	687	756	15050	1,03,39,350	1,15,80,072	82,71,480	29000	20,40,390
12	204	2	2 BHK	634	53	687	756	15050	1,03,39,350	1,15,80,072	82,71,480	29000	20,40,390
13	205	2	2 BHK	613	44	657	723	15050	98,87,850	1,10,74,392	79,10,280	27500	19,51,290
14	206	2	2 BHK	613	44	657	723	15050	98,87,850	1,10,74,392	79,10,280	27500	19,51,290

Sr. No.	Flat No.	Floor No.	Comp.	Carpet Area in Sq. ft.	Other Area (Deck + Utility Area) in Sq. ft.	Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Distress Sale Value in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
15	207	2	2 BHK	634	53	687	756	15050	1,03,39,350	1,15,80,072	82,71,480	29000	20,40,390
16	208	2	2 BHK	634	53	687	756	15050	1,03,39,350	1,15,80,072	82,71,480	29000	20,40,390
17	301	3	1 BHK	430	26	456	502	15100	68,85,600	77,11,872	55,08,480	19500	13,54,320
18	302	3	1 BHK	430	26	456	502	15100	68,85,600	77,11,872	55,08,480	19500	13,54,320
19	303	3	2 BHK	634	53	687	756	15100	1,03,73,700	1,16,18,544	82,98,960	29000	20,40,390
20	304	3	2 BHK	634	53	687	756	15100	1,03,73,700	1,16,18,544	82,98,960	29000	20,40,390
21	305	3	2 BHK	613	44	657	723	15100	99,20,700	1,11,11,184	79,36,560	28000	19,51,290
22	306	3	2 BHK	613	44	657	723	15100	99,20,700	1,11,11,184	79,36,560	28000	19,51,290
23	307	3	2 BHK	634	53	687	756	15100	1,03,73,700	1,16,18,544	82,98,960	29000	20,40,390
24	308	3	2 BHK	634	53	687	756	15100	1,03,73,700	1,16,18,544	82,98,960	29000	20,40,390
25	401	4	1 BHK	430	26	456	502	15150	69,08,400	77,37,408	55,26,720	19500	13,54,320
26	402	4	1 BHK	430	26	456	502	15150	69,08,400	77,37,408	55,26,720	19500	13,54,320
27	403	4	2 BHK	634	53	687	756	15150	1,04,08,050	1,16,57,016	83,26,440	29000	20,40,390
28	404	4	2 BHK	634	53	687	756	15150	1,04,08,050	1,16,57,016	83,26,440	29000	20,40,390
29	405	4	2 BHK	613	44	657	723	15150	99,53,550	1,11,47,976	79,62,840	28000	19,51,290
30	406	4	2 BHK	613	44	657	723	15150	99,53,550	1,11,47,976	79,62,840	28000	19,51,290
31	407	4	2 BHK	634	53	687	756	15150	1,04,08,050	1,16,57,016	83,26,440	29000	20,40,390
32	408	4	2 BHK	634	53	687	756	15150	1,04,08,050	1,16,57,016	83,26,440	29000	20,40,390
33	501	5	1 BHK	430	26	456	502	15200	69,31,200	77,62,944	55,44,960	19500	13,54,320
34	502	5	1 BHK	430	26	456	502	15200	69,31,200	77,62,944	55,44,960	19500	13,54,320
35	503	5	2 BHK	634	53	687	756	15200	1,04,42,400	1,16,95,488	83,53,920	29000	20,40,390
36	504	5	2 BHK	634	53	687	756	15200	1,04,42,400	1,16,95,488	83,53,920	29000	20,40,390
37	505	5	2 BHK	613	44	657	723	15200	99,86,400	1,11,84,768	79,89,120	28000	19,51,290
38	506	5	2 BHK	613	44	657	723	15200	99,86,400	1,11,84,768	79,89,120	28000	19,51,290
39	507	5	2 BHK	634	53	687	756	15200	1,04,42,400	1,16,95,488	83,53,920	29000	20,40,390
40	508	5	2 BHK	634	53	687	756	15200	1,04,42,400	1,16,95,488	83,53,920	29000	20,40,390
41	601	6	1 BHK	430	26	456	502	15250	69,54,000	77,88,480	55,63,200	19500	13,54,320
42	602	6	1 BHK	430	26	456	502	15250	69,54,000	77,88,480	55,63,200	19500	13,54,320
43	603	6	2 BHK	634	53	687	756	15250	1,04,76,750	1,17,33,960	83,81,400	29500	20,40,390
44	604	6	2 BHK	634	53	687	756	15250	1,04,76,750	1,17,33,960	83,81,400	29500	20,40,390
45	605	6	2 BHK	613	44	657	723	15250	1,00,19,250	1,12,21,560	80,15,400	28000	19,51,290
46	606	6	2 BHK	613	44	657	723	15250	1,00,19,250	1,12,21,560	80,15,400	28000	19,51,290
47	607	6	2 BHK	634	53	687	756	15250	1,04,76,750	1,17,33,960	83,81,400	29500	20,40,390
48	608	6	2 BHK	634	53	687	756	15250	1,04,76,750	1,17,33,960	83,81,400	29500	20,40,390
49	701	7	1 BHK	430	26	456	502	15300	69,76,800	78,14,016	55,81,440	19500	13,54,320
50	703	7	2 BHK	634	53	687	756	15300	1,05,11,100	1,17,72,432	84,08,880	29500	20,40,390
51	704	7	2 BHK	634	53	687	756	15300	1,05,11,100	1,17,72,432	84,08,880	29500	20,40,390
52	705	7	2 BHK	613	44	657	723	15300	1,00,52,100	1,12,58,352	80,41,680	28000	19,51,290
53	706	7	2 BHK	613	44	657	723	15300	1,00,52,100	1,12,58,352	80,41,680	28000	19,51,290
54	707	7	2 BHK	634	53	687	756	15300	1,05,11,100	1,17,72,432	84,08,880	29500	20,40,390
55	708	7	2 BHK	634	53	687	756	15300	1,05,11,100	1,17,72,432	84,08,880	29500	20,40,390
56	801	8	1 BHK	430	26	456	502	15350	69,99,600	78,39,552	55,99,680	19500	13,54,320

Sr. No.	Flat No.	Floor No.	Comp.	Carpet Area in Sq. ft.	Other Area (Deck + Utility Area) in Sq. ft.	Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Distress Sale Value in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
57	802	8	1 BHK	430	26	456	502	15350	69,99,600	78,39,552	55,99,680	19500	13,54,320
58	803	8	2 BHK	634	53	687	756	15350	1,05,45,450	1,18,10,904	84,36,360	29500	20,40,390
59	804	8	2 BHK	634	53	687	756	15350	1,05,45,450	1,18,10,904	84,36,360	29500	20,40,390
60	805	8	2 BHK	613	44	657	723	15350	1,00,84,950	1,12,95,144	80,67,960	28000	19,51,290
61	806	8	2 BHK	613	44	657	723	15350	1,00,84,950	1,12,95,144	80,67,960	28000	19,51,290
62	807	8	2 BHK	634	53	687	756	15350	1,05,45,450	1,18,10,904	84,36,360	29500	20,40,390
63	808	8	2 BHK	634	53	687	756	15350	1,05,45,450	1,18,10,904	84,36,360	29500	20,40,390
64	901	9	1 BHK	430	26	456	502	15400	70,22,400	78,65,088	56,17,920	19500	13,54,320
65	902	9	1 BHK	430	26	456	502	15400	70,22,400	78,65,088	56,17,920	19500	13,54,320
66	903	9	2 BHK	634	53	687	756	15400	1,05,79,800	1,18,49,376	84,63,840	29500	20,40,390
67	904	9	2 BHK	634	53	687	756	15400	1,05,79,800	1,18,49,376	84,63,840	29500	20,40,390
68	905	9	2 BHK	613	44	657	723	15400	1,01,17,800	1,13,31,936	80,94,240	28500	19,51,290
69	906	9	2 BHK	613	44	657	723	15400	1,01,17,800	1,13,31,936	80,94,240	28500	19,51,290
70	907	9	2 BHK	634	53	687	756	15400	1,05,79,800	1,18,49,376	84,63,840	29500	20,40,390
71	908	9	2 BHK	634	53	687	756	15400	1,05,79,800	1,18,49,376	84,63,840	29500	20,40,390
72	1001	10	1 BHK	430	26	456	502	15450	70,45,200	78,90,624	56,36,160	19500	13,54,320
73	1002	10	1 BHK	430	26	456	502	15450	70,45,200	78,90,624	56,36,160	19500	13,54,320
74	1003	10	2 BHK	634	53	687	756	15450	1,06,14,150	1,18,87,848	84,91,320	29500	20,40,390
75	1004	10	2 BHK	634	53	687	756	15450	1,06,14,150	1,18,87,848	84,91,320	29500	20,40,390
76	1005	10	2 BHK	613	44	657	723	15450	1,01,50,650	1,13,68,728	81,20,520	28500	19,51,290
77	1006	10	2 BHK	613	44	657	723	15450	1,01,50,650	1,13,68,728	81,20,520	28500	19,51,290
78	1007	10	2 BHK	634	53	687	756	15450	1,06,14,150	1,18,87,848	84,91,320	29500	20,40,390
79	1008	10	2 BHK	634	53	687	756	15450	1,06,14,150	1,18,87,848	84,91,320	29500	20,40,390
80	1101	11	1 BHK	430	26	456	502	15500	70,68,000	79,16,160	56,54,400	20000	13,54,320
81	1102	11	1 BHK	430	26	456	502	15500	70,68,000	79,16,160	56,54,400	20000	13,54,320
82	1103	11	2 BHK	634	53	687	756	15500	1,06,48,500	1,19,26,320	85,18,800	30000	20,40,390
83	1104	11	2 BHK	634	53	687	756	15500	1,06,48,500	1,19,26,320	85,18,800	30000	20,40,390
84	1105	11	2 BHK	613	44	657	723	15500	1,01,83,500	1,14,05,520	81,46,800	28500	19,51,290
85	1106	11	2 BHK	613	44	657	723	15500	1,01,83,500	1,14,05,520	81,46,800	28500	19,51,290
86	1107	11	2 BHK	634	53	687	756	15500	1,06,48,500	1,19,26,320	85,18,800	30000	20,40,390
87	1108	11	2 BHK	634	53	687	756	15500	1,06,48,500	1,19,26,320	85,18,800	30000	20,40,390
88	1201	12	1 BHK	430	26	456	502	15550	70,90,800	79,41,696	56,72,640	20000	13,54,320
89	1203	12	2 BHK	634	53	687	756	15550	1,06,82,850	1,19,64,792	85,46,280	30000	20,40,390
90	1204	12	2 BHK	634	53	687	756	15550	1,06,82,850	1,19,64,792	85,46,280	30000	20,40,390
91	1205	12	2 BHK	613	44	657	723	15550	1,02,16,350	1,14,42,312	81,73,080	28500	19,51,290
92	1206	12	2 BHK	613	44	657	723	15550	1,02,16,350	1,14,42,312	81,73,080	28500	19,51,290
93	1207	12	2 BHK	634	53	687	756	15550	1,06,82,850	1,19,64,792	85,46,280	30000	20,40,390
94	1208	12	2 BHK	634	53	687	756	15550	1,06,82,850	1,19,64,792	85,46,280	30000	20,40,390
95	1301	13	1 BHK	430	26	456	502	15600	71,13,600	79,67,232	56,90,880	20000	13,54,320
96	1302	13	1 BHK	430	26	456	502	15600	71,13,600	79,67,232	56,90,880	20000	13,54,320
97	1303	13	2 BHK	634	53	687	756	15600	1,07,17,200	1,20,03,264	85,73,760	30000	20,40,390
98	1304	13	2 BHK	634	53	687	756	15600	1,07,17,200	1,20,03,264	85,73,760	30000	20,40,390

Sr. No.	Flat No.	Floor No.	Comp.	Carpet Area in Sq. ft.	Other Area (Deck + Utility Area) in Sq. ft.	Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Fiscal Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Distress Sale Value in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
99	1305	13	2 BHK	613	44	657	723	15600	1,02,49,200	1,14,79,104	81,99,360	28500	19,51,290
100	1306	13	2 BHK	613	44	657	723	15600	1,02,49,200	1,14,79,104	81,99,360	28500	19,51,290
101	1307	13	2 BHK	634	53	687	756	15600	1,07,17,200	1,20,03,264	85,73,760	30000	20,40,390
102	1308	13	2 BHK	634	53	687	756	15600	1,07,17,200	1,20,03,264	85,73,760	30000	20,40,390
103	1401	14	1 BHK	430	26	456	502	15650	71,36,400	79,92,768	57,09,120	20000	13,54,320
104	1402	14	1 BHK	430	26	456	502	15650	71,36,400	79,92,768	57,09,120	20000	13,54,320
105	1403	14	2 BHK	634	53	687	756	15650	1,07,51,550	1,20,41,736	86,01,240	30000	20,40,390
106	1404	14	2 BHK	634	53	687	756	15650	1,07,51,550	1,20,41,736	86,01,240	30000	20,40,390
107	1405	14	2 BHK	613	44	657	723	15650	1,02,82,050	1,15,15,896	82,25,640	29000	19,51,290
108	1406	14	2 BHK	613	44	657	723	15650	1,02,82,050	1,15,15,896	82,25,640	29000	19,51,290
109	1407	14	2 BHK	634	53	687	756	15650	1,07,51,550	1,20,41,736	86,01,240	30000	20,40,390
110	1408	14	2 BHK	634	53	687	756	15650	1,07,51,550	1,20,41,736	86,01,240	30000	20,40,390
111	1501	15	1 BHK	430	26	456	502	15700	71,59,200	80,18,304	57,27,360	20000	13,54,320
112	1502	15	1 BHK	430	26	456	502	15700	71,59,200	80,18,304	57,27,360	20000	13,54,320
113	1503	15	2 BHK	634	53	687	756	15700	1,07,85,900	1,20,80,208	86,28,720	30000	20,40,390
114	1504	15	2 BHK	634	53	687	756	15700	1,07,85,900	1,20,80,208	86,28,720	30000	20,40,390
115	1505	15	2 BHK	613	44	657	723	15700	1,03,14,900	1,15,52,688	82,51,920	29000	19,51,290
116	1506	15	2 BHK	613	44	657	723	15700	1,03,14,900	1,15,52,688	82,51,920	29000	19,51,290
117	1507	15	2 BHK	634	53	687	756	15700	1,07,85,900	1,20,80,208	86,28,720	30000	20,40,390
118	1508	15	2 BHK	634	53	687	756	15700	1,07,85,900	1,20,80,208	86,28,720	30000	20,40,390
119	1601	16	1 BHK	430	26	456	502	15750	71,82,000	80,43,840	57,45,600	20000	13,54,320
120	1602	16	1 BHK	430	26	456	502	15750	71,82,000	80,43,840	57,45,600	20000	13,54,320
121	1603	16	2 BHK	634	53	687	756	15750	1,08,20,250	1,21,18,680	86,56,200	30500	20,40,390
122	1604	16	2 BHK	634	53	687	756	15750	1,08,20,250	1,21,18,680	86,56,200	30500	20,40,390
123	1605	16	2 BHK	613	44	657	723	15750	1,03,47,750	1,15,89,480	82,78,200	29000	19,51,290
124	1606	16	2 BHK	613	44	657	723	15750	1,03,47,750	1,15,89,480	82,78,200	29000	19,51,290
125	1607	16	2 BHK	634	53	687	756	15750	1,08,20,250	1,21,18,680	86,56,200	30500	20,40,390
126	1608	16	2 BHK	634	53	687	756	15750	1,08,20,250	1,21,18,680	86,56,200	30500	20,40,390
127	1701	17	1 BHK	430	26	456	502	15800	72,04,800	80,69,376	57,63,840	20000	13,54,320
128	1703	17	2 BHK	634	53	687	756	15800	1,08,54,600	1,21,57,152	86,83,680	30500	20,40,390
129	1704	17	2 BHK	634	53	687	756	15800	1,08,54,600	1,21,57,152	86,83,680	30500	20,40,390
130	1705	17	2 BHK	613	44	657	723	15800	1,03,80,600	1,16,26,272	83,04,480	29000	19,51,290
131	1706	17	2 BHK	613	44	657	723	15800	1,03,80,600	1,16,26,272	83,04,480	29000	19,51,290
132	1707	17	2 BHK	634	53	687	756	15800	1,08,54,600	1,21,57,152	86,83,680	30500	20,40,390
133	1708	17	2 BHK	634	53	687	756	15800	1,08,54,600	1,21,57,152	86,83,680	30500	20,40,390
134	1801	18	1 BHK	430	26	456	502	15850	72,27,600	80,94,912	57,82,080	20000	13,54,320
135	1802	18	1 BHK	430	26	456	502	15850	72,27,600	80,94,912	57,82,080	20000	13,54,320
136	1803	18	2 BHK	634	53	687	756	15850	1,08,88,950	1,21,95,624	87,11,160	30500	20,40,390
137	1804	18	2 BHK	634	53	687	756	15850	1,08,88,950	1,21,95,624	87,11,160	30500	20,40,390
138	1805	18	2 BHK	613	44	657	723	15850	1,04,13,450	1,16,63,064	83,30,760	29000	19,51,290
139	1806	18	2 BHK	613	44	657	723	15850	1,04,13,450	1,16,63,064	83,30,760	29000	19,51,290
140	1807	18	2 BHK	634	53	687	756	15850	1,08,88,950	1,21,95,624	87,11,160	30500	20,40,390

Sr. No.	Flat No.	Floor No.	Comp.	Carpet Area in Sq. ft.	Other Area (Deck + Utility Area) in Sq. ft.	Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Distress Sale Value in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
141	1808	18	2 BHK	634	53	687	756	15850	1,08,88,950	1,21,95,624	87,11,160	30500	20,40,390
142	1901	19	1 BHK	430	26	456	502	15900	72,50,400	81,20,448	58,00,320	20500	13,54,320
143	1902	19	1 BHK	430	26	456	502	15900	72,50,400	81,20,448	58,00,320	20500	13,54,320
144	1903	19	2 BHK	634	53	687	756	15900	1,09,23,300	1,22,34,096	87,38,640	30500	20,40,390
145	1904	19	2 BHK	634	53	687	756	15900	1,09,23,300	1,22,34,096	87,38,640	30500	20,40,390
146	1905	19	2 BHK	613	44	657	723	15900	1,04,46,300	1,16,99,856	83,57,040	29000	19,51,290
147	1906	19	2 BHK	613	44	657	723	15900	1,04,46,300	1,16,99,856	83,57,040	29000	19,51,290
148	1907	19	2 BHK	634	53	687	756	15900	1,09,23,300	1,22,34,096	87,38,640	30500	20,40,390
149	1908	19	2 BHK	634	53	687	756	15900	1,09,23,300	1,22,34,096	87,38,640	30500	20,40,390
150	2001	20	1 BHK	430	26	456	502	15950	72,73,200	81,45,984	58,18,560	20500	13,54,320
151	2002	20	1 BHK	430	26	456	502	15950	72,73,200	81,45,984	58,18,560	20500	13,54,320
152	2003	20	2 BHK	634	53	687	756	15950	1,09,57,650	1,22,72,568	87,66,120	30500	20,40,390
153	2004	20	2 BHK	634	53	687	756	15950	1,09,57,650	1,22,72,568	87,66,120	30500	20,40,390
154	2005	20	2 BHK	613	44	657	723	15950	1,04,79,150	1,17,36,648	83,83,320	29500	19,51,290
155	2006	20	2 BHK	613	44	657	723	15950	1,04,79,150	1,17,36,648	83,83,320	29500	19,51,290
156	2007	20	2 BHK	634	53	687	756	15950	1,09,57,650	1,22,72,568	87,66,120	30500	20,40,390
157	2008	20	2 BHK	634	53	687	756	15950	1,09,57,650	1,22,72,568	87,66,120	30500	20,40,390
158	2101	21	1 BHK	430	26	456	502	16000	72,96,000	81,71,520	58,36,800	20500	13,54,320
159	2102	21	1 BHK	430	26	456	502	16000	72,96,000	81,71,520	58,36,800	20500	13,54,320
160	2103	21	2 BHK	634	53	687	756	16000	1,09,92,000	1,23,11,040	87,93,600	31000	20,40,390
161	2104	21	2 BHK	634	53	687	756	16000	1,09,92,000	1,23,11,040	87,93,600	31000	20,40,390
162	2105	21	2 BHK	613	44	657	723	16000	1,05,12,000	1,17,73,440	84,09,600	29500	19,51,290
163	2106	21	2 BHK	613	44	657	723	16000	1,05,12,000	1,17,73,440	84,09,600	29500	19,51,290
164	2107	21	2 BHK	634	53	687	756	16000	1,09,92,000	1,23,11,040	87,93,600	31000	20,40,390
165	2108	21	2 BHK	634	53	687	756	16000	1,09,92,000	1,23,11,040	87,93,600	31000	20,40,390
166	2201	22	1 BHK	430	26	456	502	16050	73,18,800	81,97,056	58,55,040	20500	13,54,320
167	2203	22	2 BHK	634	53	687	756	16050	1,10,26,350	1,23,49,512	88,21,080	31000	20,40,390
168	2204	22	2 BHK	634	53	687	756	16050	1,10,26,350	1,23,49,512	88,21,080	31000	20,40,390
169	2205	22	2 BHK	613	44	657	723	16050	1,05,44,850	1,18,10,232	84,35,880	29500	19,51,290
170	2206	22	2 BHK	613	44	657	723	16050	1,05,44,850	1,18,10,232	84,35,880	29500	19,51,290
171	2207	22	2 BHK	634	53	687	756	16050	1,10,26,350	1,23,49,512	88,21,080	31000	20,40,390
172	2208	22	2 BHK	634	53	687	756	16050	1,10,26,350	1,23,49,512	88,21,080	31000	20,40,390
173	2301	23	1 BHK	430	26	456	502	16100	73,41,600	82,22,592	58,73,280	20500	13,54,320
174	2302	23	1 BHK	430	26	456	502	16100	73,41,600	82,22,592	58,73,280	20500	13,54,320
175	2303	23	2 BHK	634	53	687	756	16100	1,10,60,700	1,23,87,984	88,48,560	31000	20,40,390
176	2304	23	2 BHK	634	53	687	756	16100	1,10,60,700	1,23,87,984	88,48,560	31000	20,40,390
177	2305	23	2 BHK	613	44	657	723	16100	1,05,77,700	1,18,47,024	84,62,160	29500	19,51,290
178	2306	23	2 BHK	613	44	657	723	16100	1,05,77,700	1,18,47,024	84,62,160	29500	19,51,290
179	2307	23	2 BHK	634	53	687	756	16100	1,10,60,700	1,23,87,984	88,48,560	31000	20,40,390
180	2308	23	2 BHK	634	53	687	756	16100	1,10,60,700	1,23,87,984	88,48,560	31000	20,40,390
181	2401	24	1 BHK	430	26	456	502	16150	73,64,400	82,48,128	58,91,520	20500	13,54,320
182	2402	24	1 BHK	430	26	456	502	16150	73,64,400	82,48,128	58,91,520	20500	13,54,320

Sr. No.	Flat No.	Floor No.	Comp.	Carpet Area in Sq. ft.	Other Area (Deck + Utility Area) in Sq. ft.	Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Distress Sale Value in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
183	2403	24	2 BHK	634	53	687	756	16150	1,10,95,050	1,24,26,456	88,76,040	31000	20,40,390
184	2404	24	2 BHK	634	53	687	756	16150	1,10,95,050	1,24,26,456	88,76,040	31000	20,40,390
185	2405	24	2 BHK	613	44	657	723	16150	1,06,10,550	1,18,83,816	84,88,440	29500	19,51,290
186	2406	24	2 BHK	613	44	657	723	16150	1,06,10,550	1,18,83,816	84,88,440	29500	19,51,290
187	2407	24	2 BHK	634	53	687	756	16150	1,10,95,050	1,24,26,456	88,76,040	31000	20,40,390
188	2408	24	2 BHK	634	53	687	756	16150	1,10,95,050	1,24,26,456	88,76,040	31000	20,40,390
189	2501	25	1 BHK	430	26	456	502	16200	73,87,200	82,73,664	59,09,760	20500	13,54,320
190	2502	25	1 BHK	430	26	456	502	16200	73,87,200	82,73,664	59,09,760	20500	13,54,320
191	2503	25	2 BHK	634	53	687	756	16200	1,11,29,400	1,24,64,928	89,03,520	31000	20,40,390
192	2504	25	2 BHK	634	53	687	756	16200	1,11,29,400	1,24,64,928	89,03,520	31000	20,40,390
193	2505	25	2 BHK	613	44	657	723	16200	1,06,43,400	1,19,20,608	85,14,720	30000	19,51,290
194	2506	25	2 BHK	613	44	657	723	16200	1,06,43,400	1,19,20,608	85,14,720	30000	19,51,290
195	2507	25	2 BHK	634	53	687	756	16200	1,11,29,400	1,24,64,928	89,03,520	31000	20,40,390
196	2508	25	2 BHK	634	53	687	756	16200	1,11,29,400	1,24,64,928	89,03,520	31000	20,40,390
197	2601	26	1 BHK	430	26	456	502	16250	74,10,000	82,99,200	59,28,000	20500	13,54,320
198	2602	26	1 BHK	430	26	456	502	16250	74,10,000	82,99,200	59,28,000	20500	13,54,320
199	2603	26	2 BHK	634	53	687	756	16250	1,11,63,750	1,25,03,400	89,31,000	31500	20,40,390
200	2604	26	2 BHK	634	53	687	756	16250	1,11,63,750	1,25,03,400	89,31,000	31500	20,40,390
201	2605	26	2 BHK	613	44	657	723	16250	1,06,76,250	1,19,57,400	85,41,000	30000	19,51,290
202	2606	26	2 BHK	613	44	657	723	16250	1,06,76,250	1,19,57,400	85,41,000	30000	19,51,290
203	2607	26	2 BHK	634	53	687	756	16250	1,11,63,750	1,25,03,400	89,31,000	31500	20,40,390
204	2608	26	2 BHK	634	53	687	756	16250	1,11,63,750	1,25,03,400	89,31,000	31500	20,40,390
205	2701	27	1 BHK	430	26	456	502	16300	74,32,800	83,24,736	59,46,240	21000	13,54,320
206	2703	27	2 BHK	634	53	687	756	16300	1,11,98,100	1,25,41,872	89,58,480	31500	20,40,390
207	2704	27	2 BHK	634	53	687	756	16300	1,11,98,100	1,25,41,872	89,58,480	31500	20,40,390
208	2705	27	2 BHK	613	44	657	723	16300	1,07,09,100	1,19,94,192	85,67,280	30000	19,51,290
209	2706	27	2 BHK	613	44	657	723	16300	1,07,09,100	1,19,94,192	85,67,280	30000	19,51,290
210	2707	27	2 BHK	634	53	687	756	16300	1,11,98,100	1,25,41,872	89,58,480	31500	20,40,390
211	2708	27	2 BHK	634	53	687	756	16300	1,11,98,100	1,25,41,872	89,58,480	31500	20,40,390
212	2801	28	1 BHK	430	26	456	502	16350	74,55,600	83,50,272	59,64,480	21000	13,54,320
213	2802	28	1 BHK	430	26	456	502	16350	74,55,600	83,50,272	59,64,480	21000	13,54,320
214	2803	28	2 BHK	634	53	687	756	16350	1,12,32,450	1,25,80,344	89,85,960	31500	20,40,390
215	2804	28	2 BHK	634	53	687	756	16350	1,12,32,450	1,25,80,344	89,85,960	31500	20,40,390
216	2805	28	2 BHK	613	44	657	723	16350	1,07,41,950	1,20,30,984	85,93,560	30000	19,51,290
217	2806	28	2 BHK	613	44	657	723	16350	1,07,41,950	1,20,30,984	85,93,560	30000	19,51,290
218	2807	28	2 BHK	634	53	687	756	16350	1,12,32,450	1,25,80,344	89,85,960	31500	20,40,390
219	2808	28	2 BHK	634	53	687	756	16350	1,12,32,450	1,25,80,344	89,85,960	31500	20,40,390
220	2901	29	1 BHK	430	26	456	502	16400	74,78,400	83,75,808	59,82,720	21000	13,54,320
221	2902	29	1 BHK	430	26	456	502	16400	74,78,400	83,75,808	59,82,720	21000	13,54,320
222	2903	29	2 BHK	634	53	687	756	16400	1,12,66,800	1,26,18,816	90,13,440	31500	20,40,390
223	2904	29	2 BHK	634	53	687	756	16400	1,12,66,800	1,26,18,816	90,13,440	31500	20,40,390
224	2905	29	2 BHK	613	44	657	723	16400	1,07,74,800	1,20,67,776	86,19,840	30000	19,51,290

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225	2906	29	2 BHK	613	44	657	723	16400	1,07,74,800	1,20,67,776	86,19,840	30000	19,51,290
226	2907	29	2 BHK	634	53	687	756	16400	1,12,66,800	1,26,18,816	90,13,440	31500	20,40,390
227	2908	29	2 BHK	634	53	687	756	16400	1,12,66,800	1,26,18,816	90,13,440	31500	20,40,390
228	3001	30	1 BHK	430	26	456	502	16450	75,01,200	84,01,344	60,00,960	21000	13,54,320
229	3002	30	1 BHK	430	26	456	502	16450	75,01,200	84,01,344	60,00,960	21000	13,54,320
230	3003	30	2 BHK	634	53	687	756	16450	1,13,01,150	1,26,57,288	90,40,920	31500	20,40,390
231	3004	30	2 BHK	634	53	687	756	16450	1,13,01,150	1,26,57,288	90,40,920	31500	20,40,390
232	3005	30	2 BHK	613	44	657	723	16450	1,08,07,650	1,21,04,568	86,46,120	30500	19,51,290
233	3006	30	2 BHK	613	44	657	723	16450	1,08,07,650	1,21,04,568	86,46,120	30500	19,51,290
234	3007	30	2 BHK	634	53	687	756	16450	1,13,01,150	1,26,57,288	90,40,920	31500	20,40,390
235	3008	30	2 BHK	634	53	687	756	16450	1,13,01,150	1,26,57,288	90,40,920	31500	20,40,390
236	3101	31	1 BHK	430	26	456	502	16500	75,24,000	84,26,880	60,19,200	21000	13,54,320
237	3102	31	1 BHK	430	26	456	502	16500	75,24,000	84,26,880	60,19,200	21000	13,54,320
238	3103	31	2 BHK	634	53	687	756	16500	1,13,35,500	1,26,95,760	90,68,400	31500	20,40,390
239	3104	31	2 BHK	634	53	687	756	16500	1,13,35,500	1,26,95,760	90,68,400	31500	20,40,390
240	3105	31	2 BHK	613	44	657	723	16500	1,08,40,500	1,21,41,360	86,72,400	30500	19,51,290
241	3106	31	2 BHK	613	44	657	723	16500	1,08,40,500	1,21,41,360	86,72,400	30500	19,51,290
242	3107	31	2 BHK	634	53	687	756	16500	1,13,35,500	1,26,95,760	90,68,400	31500	20,40,390
243	3108	31	2 BHK	634	53	687	756	16500	1,13,35,500	1,26,95,760	90,68,400	31500	20,40,390
244	3201	32	1 BHK	430	26	456	502	16550	75,46,800	84,52,416	60,37,440	21000	13,54,320
245	3203	32	2 BHK	634	53	687	756	16550	1,13,69,850	1,27,34,232	90,95,880	32000	20,40,390
246	3204	32	2 BHK	634	53	687	756	16550	1,13,69,850	1,27,34,232	90,95,880	32000	20,40,390
247	3205	32	2 BHK	613	44	657	723	16550	1,08,73,350	1,21,78,152	86,98,680	30500	19,51,290
248	3206	32	2 BHK	613	44	657	723	16550	1,08,73,350	1,21,78,152	86,98,680	30500	19,51,290
249	3207	32	2 BHK	634	53	687	756	16550	1,13,69,850	1,27,34,232	90,95,880	32000	20,40,390
250	3208	32	2 BHK	634	53	687	756	16550	1,13,69,850	1,27,34,232	90,95,880	32000	20,40,390
251	3301	33	1 BHK	430	26	456	502	16600	75,69,600	84,77,952	60,55,680	21000	13,54,320
252	3302	33	1 BHK	430	26	456	502	16600	75,69,600	84,77,952	60,55,680	21000	13,54,320
253	3303	33	2 BHK	634	53	687	756	16600	1,14,04,200	1,27,72,704	91,23,360	32000	20,40,390
254	3304	33	2 BHK	634	53	687	756	16600	1,14,04,200	1,27,72,704	91,23,360	32000	20,40,390
255	3305	33	2 BHK	613	44	657	723	16600	1,09,06,200	1,22,14,944	87,24,960	30500	19,51,290
256	3306	33	2 BHK	613	44	657	723	16600	1,09,06,200	1,22,14,944	87,24,960	30500	19,51,290
257	3307	33	2 BHK	634	53	687	756	16600	1,14,04,200	1,27,72,704	91,23,360	32000	20,40,390
258	3308	33	2 BHK	634	53	687	756	16600	1,14,04,200	1,27,72,704	91,23,360	32000	20,40,390
259	3401	34	1 BHK	430	26	456	502	16650	75,92,400	85,03,488	60,73,920	21500	13,54,320
260	3402	34	1 BHK	430	26	456	502	16650	75,92,400	85,03,488	60,73,920	21500	13,54,320
261	3403	34	2 BHK	634	53	687	756	16650	1,14,38,550	1,28,11,176	91,50,840	32000	20,40,390
262	3404	34	2 BHK	634	53	687	756	16650	1,14,38,550	1,28,11,176	91,50,840	32000	20,40,390
263	3405	34	2 BHK	613	44	657	723	16650	1,09,39,050	1,22,51,736	87,51,240	30500	19,51,290
264	3406	34	2 BHK	613	44	657	723	16650	1,09,39,050	1,22,51,736	87,51,240	30500	19,51,290
265	3407	34	2 BHK	634	53	687	756	16650	1,14,38,550	1,28,11,176	91,50,840	32000	20,40,390
266	3408	34	2 BHK	634	53	687	756	16650	1,14,38,550	1,28,11,176	91,50,840	32000	20,40,390

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267	3501	35	1 BHK	430	26	456	502	16700	76,15,200	85,29,024	60,92,160	21500	13,54,320
268	3502	35	1 BHK	430	26	456	502	16700	76,15,200	85,29,024	60,92,160	21500	13,54,320
269	3503	35	2 BHK	634	53	687	756	16700	1,14,72,900	1,28,49,648	91,78,320	32000	20,40,390
270	3504	35	2 BHK	634	53	687	756	16700	1,14,72,900	1,28,49,648	91,78,320	32000	20,40,390
271	3505	35	2 BHK	613	44	657	723	16700	1,09,71,900	1,22,88,528	87,77,520	30500	19,51,290
272	3506	35	2 BHK	613	44	657	723	16700	1,09,71,900	1,22,88,528	87,77,520	30500	19,51,290
273	3507	35	2 BHK	634	53	687	756	16700	1,14,72,900	1,28,49,648	91,78,320	32000	20,40,390
274	3508	35	2 BHK	634	53	687	756	16700	1,14,72,900	1,28,49,648	91,78,320	32000	20,40,390
275	3601	36	1 BHK	430	26	456	502	16750	76,38,000	85,54,560	61,10,400	21500	13,54,320
276	3602	36	1 BHK	430	26	456	502	16750	76,38,000	85,54,560	61,10,400	21500	13,54,320
277	3603	36	2 BHK	634	53	687	756	16750	1,15,07,250	1,28,88,120	92,05,800	32000	20,40,390
278	3604	36	2 BHK	634	53	687	756	16750	1,15,07,250	1,28,88,120	92,05,800	32000	20,40,390
279	3605	36	2 BHK	613	44	657	723	16750	1,10,04,750	1,23,25,320	88,03,800	31000	19,51,290
280	3606	36	2 BHK	613	44	657	723	16750	1,10,04,750	1,23,25,320	88,03,800	31000	19,51,290
281	3607	36	2 BHK	634	53	687	756	16750	1,15,07,250	1,28,88,120	92,05,800	32000	20,40,390
282	3608	36	2 BHK	634	53	687	756	16750	1,15,07,250	1,28,88,120	92,05,800	32000	20,40,390
283	3701	37	1 BHK	430	26	456	502	16800	76,60,800	85,80,096	61,28,640	21500	13,54,320
284	3703	37	2 BHK	634	53	687	756	16800	1,15,41,600	1,29,26,592	92,33,280	32500	20,40,390
285	3704	37	2 BHK	634	53	687	756	16800	1,15,41,600	1,29,26,592	92,33,280	32500	20,40,390
286	3705	37	2 BHK	613	44	657	723	16800	1,10,37,600	1,23,62,112	88,30,080	31000	19,51,290
287	3706	37	2 BHK	613	44	657	723	16800	1,10,37,600	1,23,62,112	88,30,080	31000	19,51,290
288	3707	37	2 BHK	634	53	687	756	16800	1,15,41,600	1,29,26,592	92,33,280	32500	20,40,390
289	3708	37	2 BHK	634	53	687	756	16800	1,15,41,600	1,29,26,592	92,33,280	32500	20,40,390
290	3801	38	1 BHK	430	26	456	502	16850	76,83,600	86,05,632	61,46,880	21500	13,54,320
291	3802	38	1 BHK	430	26	456	502	16850	76,83,600	86,05,632	61,46,880	21500	13,54,320
292	3803	38	2 BHK	634	53	687	756	16850	1,15,75,950	1,29,65,064	92,60,760	32500	20,40,390
293	3804	38	2 BHK	634	53	687	756	16850	1,15,75,950	1,29,65,064	92,60,760	32500	20,40,390
294	3805	38	2 BHK	613	44	657	723	16850	1,10,70,450	1,23,98,904	88,56,360	31000	19,51,290
295	3806	38	2 BHK	613	44	657	723	16850	1,10,70,450	1,23,98,904	88,56,360	31000	19,51,290
296	3807	38	2 BHK	634	53	687	756	16850	1,15,75,950	1,29,65,064	92,60,760	32500	20,40,390
297	3808	38	2 BHK	634	53	687	756	16850	1,15,75,950	1,29,65,064	92,60,760	32500	20,40,390
298	3901	39	1 BHK	430	26	456	502	16900	77,06,400	86,31,168	61,65,120	21500	13,54,320
299	3902	39	1 BHK	430	26	456	502	16900	77,06,400	86,31,168	61,65,120	21500	13,54,320
300	3903	39	2 BHK	634	53	687	756	16900	1,16,10,300	1,30,03,536	92,88,240	32500	20,40,390
301	3904	39	2 BHK	634	53	687	756	16900	1,16,10,300	1,30,03,536	92,88,240	32500	20,40,390
302	3905	39	2 BHK	613	44	657	723	16900	1,11,03,300	1,24,35,696	88,82,640	31000	19,51,290
303	3906	39	2 BHK	613	44	657	723	16900	1,11,03,300	1,24,35,696	88,82,640	31000	19,51,290
304	3907	39	2 BHK	634	53	687	756	16900	1,16,10,300	1,30,03,536	92,88,240	32500	20,40,390
305	3908	39	2 BHK	634	53	687	756	16900	1,16,10,300	1,30,03,536	92,88,240	32500	20,40,390
306	4001	40	1 BHK	430	26	456	502	16950	77,29,200	86,56,704	61,83,360	21500	13,54,320
307	4002	40	1 BHK	430	26	456	502	16950	77,29,200	86,56,704	61,83,360	21500	13,54,320
308	4003	40	2 BHK	634	53	687	756	16950	1,16,44,650	1,30,42,008	93,15,720	32500	20,40,390

Sr. No.	Flat No.	Floor No.	Comp.	Carpet Area in Sq. Ft.	Other Area (Deck + Utility Area) in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. Ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Distress Sale Value in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹	
309	4004	40	2 BHK	634	53	687	756	16950	1,16,44,650	1,30,42,008	93,15,720	32500	20,40,390	
310	4005	40	2 BHK	613	44	657	723	16950	1,11,36,150	1,24,72,488	89,08,920	31000	19,51,290	
311	4006	40	2 BHK	613	44	657	723	16950	1,11,36,150	1,24,72,488	89,08,920	31000	19,51,290	
312	4007	40	2 BHK	634	53	687	756	16950	1,16,44,650	1,30,42,008	93,15,720	32500	20,40,390	
313	4008	40	2 BHK	634	53	687	756	16950	1,16,44,650	1,30,42,008	93,15,720	32500	20,40,390	
314	4101	41	1 BHK	430	26	456	502	17000	77,52,000	86,82,240	62,01,600	21500	13,54,320	
315	4102	41	1 BHK	430	26	456	502	17000	77,52,000	86,82,240	62,01,600	21500	13,54,320	
316	4103	41	2 BHK	634	53	687	756	17000	1,16,79,000	1,30,80,480	93,43,200	32500	20,40,390	
317	4104	41	2 BHK	634	53	687	756	17000	1,16,79,000	1,30,80,480	93,43,200	32500	20,40,390	
318	4105	41	2 BHK	613	44	657	723	17000	1,11,69,000	1,25,09,280	89,35,200	31500	19,51,290	
319	4106	41	2 BHK	613	44	657	723	17000	1,11,69,000	1,25,09,280	89,35,200	31500	19,51,290	
320	4107	41	2 BHK	634	53	687	756	17000	1,16,79,000	1,30,80,480	93,43,200	32500	20,40,390	
321	4108	41	2 BHK	634	53	687	756	17000	1,16,79,000	1,30,80,480	93,43,200	32500	20,40,390	
322	4201	42	1 BHK	430	26	456	502	17050	77,74,800	87,07,776	62,19,840	22000	13,54,320	
323	4202	42	1 BHK	430	26	456	502	17050	77,74,800	87,07,776	62,19,840	22000	13,54,320	
324	4203	42	2 BHK	634	53	687	756	17050	1,17,13,350	1,31,18,952	93,70,680	33000	20,40,390	
325	4204	42	2 BHK	634	53	687	756	17050	1,17,13,350	1,31,18,952	93,70,680	33000	20,40,390	
326	4205	42	2 BHK	613	44	657	723	17050	1,12,01,850	1,25,46,072	89,61,480	31500	19,51,290	
327	4206	42	2 BHK	613	44	657	723	17050	1,12,01,850	1,25,46,072	89,61,480	31500	19,51,290	
328	4207	42	2 BHK	634	53	687	756	17050	1,17,13,350	1,31,18,952	93,70,680	33000	20,40,390	
329	4208	42	2 BHK	634	53	687	756	17050	1,17,13,350	1,31,18,952	93,70,680	33000	20,40,390	
Total				191114	14602	205716	226288			3,29,65,19,100	3,69,21,01,392	2,63,72,15,280		61,09,76,520

Summary of the Project:

Tower	Comp.	Total Number of Flats	Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value After Completion in ₹	Distress Sale Value in ₹
1	2 BHK - 245 3 BHK - 84	329	277333	305066	4,44,41,40,750.00	4,97,74,37,640.00	3,55,53,12,600.00
2	2 BHK - 161 3 BHK - 168	329	286797	315477	4,59,58,06,950.00	5,14,73,03,784.00	3,67,66,45,560.00
3	1 BHK - 77 2 BHK - 252	329	205716	226288	3,29,65,19,100.00	3,69,21,01,392.00	2,63,72,15,280.00
Total		987	769846	846831	12,33,64,66,800.00	13,81,68,42,816.00	9,86,91,73,440.00
Typical Refuge Floors – 7 th , 12 th , 17 th , 22 nd , 27 th , 32 nd , 37 th floors – Flat No. 5 (Tower 1)							
Typical Refuge Floors – 7 th , 12 th , 17 th , 22 nd , 27 th , 32 nd , 37 th floors – Flat No. 2 (Tower 2)							
Typical Refuge Floors – 7 th , 12 th , 17 th , 22 nd , 27 th , 32 nd , 37 th floors – Flat No. 2 (Tower 3)							

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	12,33,64,66,800.00
Final Realizable Value After Completion in ₹	13,81,68,42,816.00
Distress Sale Value as on date in ₹	9,86,91,73,440.00
Cost of Construction (Total Built up area x Rate) 846831 Sq. Ft. x ₹ 2700.00	2,28,64,42,620.00

Part – C (Extra Items)	Amount in ₹
1. Portico	N.A. Building Construction work not yet started
2. Ornamental front door	
3. Sit out / Verandah with steel grills	
4. Overhead water tank	
5. Extra steel / collapsible gates	
Total	

Part – D (Amenities)	Amount in ₹
1. Wardrobes	N.A. Building Construction work not yet started
2. Glazed tiles	
3. Extra sinks and bath tub	
4. Marble / ceramic tiles flooring	
5. Interior decorations	
6. Architectural elevation works	
7. Paneling works	
8. Aluminum works	
9. Aluminum hand rails	
10. False ceiling	
Total	

Part – E (Miscellaneous)	Amount in ₹
1. Separate toilet room	N.A. Building Construction work not yet started
2. Separate lumber room	
3. Separate water tank / sump	
4. Trees, gardening	
Total	

Part – F (Services)	Amount in ₹
1. Water supply arrangements	N.A. Building Construction work not yet started
2. Drainage arrangements	
3. Compound wall	
4. C.B. deposits, fittings etc.	
5. Pavement	
Total	

Total abstract of the entire property

Part – A	Land	:	As per table attached to the report
Part – B	Building	:	
	Land development	:	
Part – C	Compound wall	:	
Part - D	Amenities	:	
Part – E	Pavement	:	
Part – F	Services	:	
Realizable Value / Fair Market Value as on date in ₹		:	₹ 12,33,64,66,800.00
Final Realizable Value After Completion in ₹		:	₹ 13,81,68,42,816.00
Distress Sale Value as on date in ₹		:	₹ 9,86,91,73,440.00

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparable, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparable available to analyze. As the property is a residential flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 14,500.00 to ₹ 18,000.00 per Sq. Ft. on Carpet area Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc. We estimate ₹ 15,000.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.



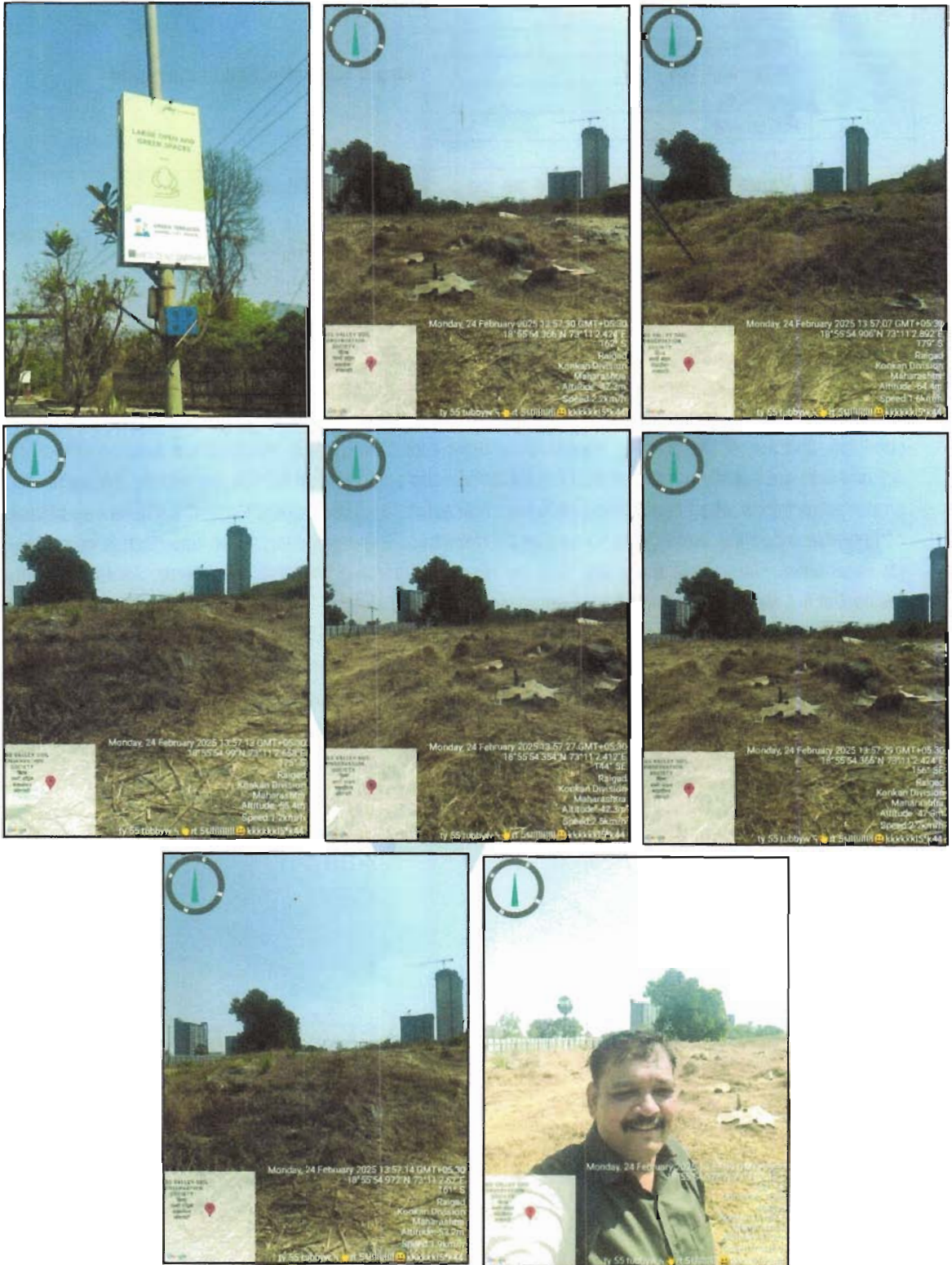
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Actual Site Photographs



Route Map of the property

Site u/r



Latitude Longitude: 18°55'52.9"N 73°11'02.8"E

Note: The Blue line shows the route to site from nearest Railway station (Panvel- 18.3 Km.)



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Ready Reckoner Rate – Village - Talegaon

Home		Valuation Guidelines User Manual	
Year: 2024-2025		Language: English	
Selected District: Raigad			
Select Taluka: Khalapur			
Select Village: Talegaon			
Vibhag Number: 6			
Assessment Type	Assessment Range	Rate Ra/-	Unit
दुकाने	0-0	33000	चौरस मीटर
कायानवे	0-0	27100	चौरस मीटर
नामठानारील मिककारी	0-0.00	4010	चौरस मीटर
हायवेवरील जमिनी	0-0	3810	चौरस मीटर
औद्योगिक विकसनी जमिनी	0-0.00	2790	चौरस मीटर
महाराष्ट्र औद्योगिक विकास क्षेत्र (MIDC) औद्योगिक	0-0.00	4400	चौरस मीटर
महाराष्ट्र औद्योगिक विकास क्षेत्र (MIDC) निवसनी	0-0.00	8800	चौरस मीटर
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Home		Valuation Guidelines User Manual	
Year: 2024-2025		Language: English	
Selected District: Raigad			
Select Taluka: Khalapur			
Select Village: Talegaon			
Vibhag Number: 6			
Assessment Type	Assessment Range	Rate Ra/-	Unit
विरासत क्षेत्र जमीन	0-1.25	2919500	हेक्टर
विरासत क्षेत्र जमीन	1.28-2.50	2936700	हेक्टर
विरासत क्षेत्र जमीन	2.51-5.00	2952500	हेक्टर
विरासत क्षेत्र जमीन	5.01-7.50	3104900	हेक्टर
विरासत क्षेत्र जमीन	7.51-10.00	3121200	हेक्टर
विरासत क्षेत्र जमीन	10.01-12.50	3289800	हेक्टर
विरासत क्षेत्र जमीन	12.51-अण धुटे	3333800	हेक्टर
निवसनी	0-0.00	27000	चौरस मीटर
123			

Ready Reckoner Rate – Village – Khanavale


नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन


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

Home
Valuation Guidelines | User Manual

Year: 2024-2025 Language: English

Selected District: Raigad



Select Taluka: Panvel

Select Village: Khanavale

Vibhag Number: 7

Assesment Type	Assesment Range	Rate Ra/-	Unit
दुकाने	0-0	81300	चौरस मीटर
कार्यालये	0-0	87600	चौरस मीटर
गावठाणातील निष्कळी	0-0.00	6110	चौरस मीटर
हायवेवरील कनिनी	0-0	5080	चौरस मीटर
विनोदी जमीनी/भूखंड	0-0	4750	चौरस मीटर
महाराष्ट्र औद्योगिक विकास क्षेत्र (MIDC) औद्योगिक	0-0.00	7980	चौरस मीटर
महाराष्ट्र औद्योगिक विकास क्षेत्र (MIDC) निवासी	0-0.00	8800	चौरस मीटर
महाराष्ट्र औद्योगिक विकास क्षेत्र (MIDC) वाणिज्य	0-0.00	11000	चौरस मीटर

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नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन


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

Home
Valuation Guidelines | User Man

Year: 2024-2025 Language: English

Selected District: Raigad

Select Taluka: Panvel

Select Village: Khanavale

Vibhag Number: 7

Assesment Type	Assesment Range	Rate Ra/-	Unit
विरासत शेत जमीन	0-1.25	4394400	हेक्टर
विरासत शेत जमीन	1.26-2.50	4479600	हेक्टर
विरासत शेत जमीन	2.51-5.00	4810200	हेक्टर
विरासत शेत जमीन	5.01-7.50	4850400	हेक्टर
विरासत शेत जमीन	7.51-10.00	4724500	हेक्टर
विरासत शेत जमीन	10.01-12.50	4825800	हेक्टर
विरासत शेत जमीन	12.51-क्या घडे	5538900	हेक्टर
निवासी	0-0.00	56700	चौरस मीटर

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Sales Instance

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate Per Sq. Ft.
2898 / 2025	13.02.2025	95,19,998.00	61.00	657.00	14,499.00

21/02/2025, 16:04		igr_2898	
2898529 14-02-2025 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि.पनवेल 5 दस्ता क्रमांक : 2898/2025 नोंदणी : Regn:63m	
गावाचे नाव : खानावळे			
(1) विलेखाचा प्रकार	करारनामा		
(2) मीबदला	9519998		
(3) बाजारभाव/भाडेपट्टेच्या बाबत/पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	4382626.5		
(4) भू.मापन,पोटहिस्सा व परक्रमांक(असल्यास)	1) पालिकेचे नाव:रायगडइतर वर्णन : इतर माहिती: मौजे खानावळे,तालुका पनवेल,जिल्हा रायगड येथील सर्व्हे नं. 41/1(pt),42/2(pt),42/3,42/4(pt),43(pt),44/4(pt)येथील रहिवास झोन क्र.-3 मधील जमीन मिल्कतीवर बांधण्यात येणाऱ्या ग्रीन टेरस,गोदरेज सिटी,पनवेल या गृह संकुलामधील टॉवर नं. 2 मधील 29व्या मजल्यावरील 56.91 चौ. मी. कारपेट क्षेत्रफळासह 4.09 चौ. मी. लगतचे क्षेत्रफळ असलेली एकूण 61.00 चौ. मी. क्षेत्रफळाच्या सदतिकेच्या सोबत दस्तात नमूद केल्याप्रमाणे एक कवर्ड कार पार्किंग स्पेस अशी सुविधा असलेली निवासी सदनिका क्र. 2901 हा या कराराचा विषय आहे.(महाराष्ट्र शासन,असाधारण क्र. 238,मुद्रांक - 2020/ अनी. 20/ प्र. क्र. 148/म-1(धोरण)दिनांक 20 जून 2023 च्या अनुषंगाने महाराष्ट्र स्टेट रोड डेव्हलपमेंट कॉर्पोरेशन लिमिटेड यांच्याकडील मुद्रांक शुल्क कमी करण्याबाबतचे प्रमाणपत्र क्र. MSRDC/SPA/ITP-3/Stamp duty/2024/2142 दिनांक 17/12/2024 नुसार एकात्मिक नगर वसाहत प्रकल्प करिता असलेली 50 टक्के मुद्रांक शुल्काची सवलत सदर दस्तावर घेण्यात आलेली आहे). विभाग 7 दर 56700/- प्रती चौ. मी. (Survey Number : सर्व्हे नं. 41/1(pt),42/2(pt),42/3,42/4(pt),43(pt),44/4(pt) :)		
(5) क्षेत्रफळ	61.00 चौ.मीटर		
(6) आकारणी किंवा जुळी देण्यात आलेले तेंव्हा.			
(7) दस्ताऐवज करून देणा-या लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव.-करोआ प्रॉपर्टीज एलएलपी व अधीराज्ज सिस्टेरी नॉरबर्ट मेट्रेस यांच्यातर्फे कबुली जबाबाकरिता कु. मु. म्हणून लक्ष्मण म्हात्रे वय:-57 पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव. , ब्लॉक नं. , रोड नं. गोदरेज वन, पाचवा मजला, पिरोजशानगर, इस्टर्न एक्सप्रेस हायवे, विक्रोळी पूर्व मुबई, महाराष्ट्र, मुम्बई, पिन कोड:-400079 पॅन नं:-AADCC3425D 2): नाव.-रियाज बाटलीवाला, जहान धनराजगिर (पूर्वीचे जहान बाटलीवाला), स्वरुप एजन्सीज प्रा. लि., आवडीजवदर मान, अमरजित सिंग, युराज बहल, रवि सुबचंदानी तर्फे कु. मु. म्हणून करोआ प्रॉपर्टीज एलएलपी व अधीराज्ज सिस्टेरी नॉरबर्ट मेट्रेस यांच्यातर्फे कबुली जबाबाकरिता कु. मु. म्हणून लक्ष्मण म्हात्रे वय:-57 पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव. , ब्लॉक नं. , रोड नं. गोदरेज वन, पाचवा मजला, पिरोजशानगर, इस्टर्न एक्सप्रेस हायवे, विक्रोळी पूर्व मुबई, महाराष्ट्र, मुम्बई, पिन कोड:-400079 पॅन नं:-AADCC3425D		
(8) दस्ताऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव.-रयणी मल्लोका वय:-54, पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव. , ब्लॉक नं. , रोड नं. हाडस नं. यू-22/22, मिक टाउन हाडस, डीएलएफ फेज 3, मुडगांव, हरियाणा, गुरगाव, पिन कोड:-122002 पॅन नं:-ACDPR6474Q		
(9) दस्ताऐवज करून दिल्याचा दिनांक	13/02/2025		
(10) दस्ता नोंदणी केल्याचा दिनांक	13/02/2025		
https://api.real-estate.co.in:5001/igrSearch/67aebdac8887e50c8f8a010			
21/02/2025, 16:04		igr_2898	
(11) अनुक्रमांक, खंड व पृष्ठ	2898/2025		
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	285600		
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000		

Sales Instance

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate Per Sq. Ft.
2065/2025	02.02.2025	89,50,000.00	61.00	657.00	13,631.00

गावाचे नाव : खानावळे	
<p>21/02/2025, 16:12</p> <p>2065/2025</p> <p>04-02-2025</p> <p>Note - Generated Through eSearch Module. For original report please contact concern SRO office.</p>	<p>21/02/2025, 16:12</p> <p>agr_2065</p> <p>दुयम निबंधक : सह दु.नि.पनवेल 5</p> <p>दस्ता क्रमांक : 2065/2025</p> <p>नोंदणी :</p> <p>Regn:63m</p>
सूची क्र.2	
<p>(1) विलेखाचा प्रकार</p> <p>(2) मोबदला</p> <p>(3) बाजारभावा, भाडेपट्ट्याच्या बाबत पट्टाकार अकारणी देतो की पट्टेदार ते नमूद करावे)</p> <p>(4) भू.मान, प्लॅट/हिसा व परतकामीक असल्यास)</p>	<p>करारनामा</p> <p>8950000</p> <p>4192398</p> <p>1) पालिकेचे नाव: रायगड इतर वर्णन : इतर माहिती: मौजे खानावळे, तालुका पनवेल, जिल्हा रायगड येथील सर्व्हे नं. 41/1 (pt), 42/2 (pt), 42/3, 42/4 (pt), 43 (pt), 44/4 (pt) येथील रहिवास झोन क्र. -3 मधील जमीन मिळकतीवर बांधण्यात येणाऱ्या प्राईम टेरस, गोदरेज सिटी, पनवेल या गृह संकुलामधील टॉवर नं. 3 मधील 05 व्या मजल्यावरील 56.91 चौ. मी. कारपेट क्षेत्रफळासह 4.09 चौ. मी. लागतचे क्षेत्रफळ असलेली एकूण 61.00 चौ. मी. क्षेत्रफळाच्या सदनिकेच्या सोबत दस्तात नमूद केल्याप्रमाणे एक कवर्ड कार पार्किंग स्पेस अशी सुविधा असलेली निवासी सदनिका क्र. 0506 हा या काराराचा विषय आहे. (महाराष्ट्र शासन, असाधारण क्र. 238, मुद्रांक - 2020/ अनी. 20/ प्र. क्र. 148 म-1 (धीरण) दिनांक 20 जून 2023 च्या अनुषंगाने महाराष्ट्र स्टेट रोड डेव्हलपमेंट कॉर्पोरेशन लिमिटेड यांच्याकडील मुद्रांक शुल्क कमी करण्याबाबतचे प्रमाणपत्र क्र. MSRDC/SPA/ITP-3/Stamp duty/2024/2142 दिनांक 17/12/2024 नुसार एकात्मिक नगर वसाहत प्रकल्प करिता असलेली 50 टक्के मुद्रांक शुल्काची सवलत सदर दस्तावर घेण्यात आलेली आहे). विभाग 7 दर 56700/- प्रती चौ. मी. (Survey Number : सर्व्हे नं. 41/1 (pt), 42/2 (pt), 42/3, 42/4 (pt), 43 (pt), 44/4 (pt) ;)</p>
<p>(5) क्षेत्रफळ</p> <p>(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.</p> <p>(7) दस्तऐवज करून देणा. या दिवस देवणा. या पक्षकाराचे नाव किंवा दिवणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.</p>	<p>61.00 चौ. मी. टॉवर</p> <p></p> <p>1: नाव: करीआ प्राईम टेरस एलएलपी वे अंधोरावज सिव्हेटी नॉर्बर्ट मेट्रेस यांच्याकडे कबुली जबाबकारिता कु. मु. म्हणून सक्षम होते वग. -57 पत्ता. प्लॉट नं. , माळा नं. , इमारतीचे नाव. , ब्लॉक नं. , रोड नं. , गोदरेज वन. पावसा मजला, पियोजनानगर, इस्टर्न एक्सप्रेस हावे, विकोजी नूई मुंबई, महाराष्ट्र, मुंबई. पिन कोड: -400079 पिन नं.-AADCX3425D</p> <p>2: नाव: रियाज बाटलीवाला. जहान पनराजीगर (पूर्वीचे जहान बाटलीवाला), स्वरूप एजन्सीज प्रा. लि. आवतेंदर मान. अमरजित सिंग. पुराज बहल, रवि शुभवंतानी अर्के कु. मु. म्हणून करीआ प्राईम टेरस एलएलपी वे अंधोरावज सिव्हेटी नॉर्बर्ट मेट्रेस यांच्याकडे कबुली जबाबकारिता कु. मु. म्हणून सक्षम होते वग. -57 पत्ता. प्लॉट नं. , माळा नं. , इमारतीचे नाव. , ब्लॉक नं. , रोड नं. , गोदरेज वन. पावसा मजला, पियोजनानगर, इस्टर्न एक्सप्रेस हावे, विकोजी नूई मुंबई, महाराष्ट्र, मुंबई. पिन कोड: -400079 पिन नं.-AADCX3425D</p>
<p>(8) दस्तऐवज करून देणा. या पक्षकाराचे व किंवा दिवणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता</p> <p>(9) दस्तऐवज करून दिवण्या दिनांक</p> <p>(10) दस्त नोंदणी केल्याचा दिनांक</p>	<p>1: नाव: अनिल कुमार गिरी वग. -35, पत्ता. प्लॉट नं. , माळा नं. , इमारतीचे नाव. , ब्लॉक नं. , रोड नं. , प्लॉट नंबर 61 बी, पन्थू आर्केड, सेंट व्हेविगर्स स्कूलच्या मागे, मुंदा, पुंजरात, काकण. पिन कोड: -370421 पिन नं.-AREPG1041J</p> <p>02/02/2025</p> <p>02/02/2025</p>
<p>https://api.real-value.co.in:5001/api/search/67a12e1949a5a70d23571118</p>	
<p>21/02/2025, 16:12</p> <p>agr_2065</p>	
<p>(11) अनुक्रमांक, शेंद व पृष्ठ</p> <p>(12) बाजारभावाप्रमाणे मुद्रांक शुल्क</p> <p>(13) बाजारभावाप्रमाणे नोंदणी शुल्क</p>	<p>2065/2025</p> <p>268500</p> <p>30000</p>

Sales Instance

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate Per Sq. Ft.
2607/2025	09.02.2025	99,10,001.00	63.80	687.00	14,430.00

21/02/2025, 16:10		igr_2607	
2607529 13-02-2025 Note:-Generated Through eSearch Module.For original report please contact concern SRO office		सूची क्र.2	
		दुय्यम निबंधक सह दु.नि.पनवेल 5 दस्ता क्रमांक : 2607/2025 नोदणी Regn.63m	
घावाचे नाव : खानावळे			
(1) विलेखाचा प्रकार	करारनामा		
(2) मूळदस्ता	9910001		
(3) बाजार भाव भांडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	4475210.86		
(4) भू.मापन.पोलिसा व परक्रमांक (असल्यास)	1) पालिकेचे नाव:रायगडदुतर वर्णन : इतर माहिती: मोजे खानावळे,ता.लुका पनवेल,जिल्हा रायगड येथील सर्व्हे नं. 41/1(pt),42/2(pt),42/3,42/4(pt),43(pt),44/4(pt)येथील रहिवास झोन क्र.-3 मधील जमीन मिळकतीवर बांधण्यात येणाऱ्या ग्रीन टेरेस,गोदरेज सिटी,पनवेल या गृह संकुलामधील टॉवर नं. 3 मधील 16व्या मजल्यावरील 58.88 चौ. मी. कारपेट क्षेत्रफळासह 4.92 चौ. मी. लगतचे क्षेत्रफळ असलेली एकूण 63.80 चौ. मी. क्षेत्रफळाच्या सदनिकेच्या सोबत दस्तात नमूद केल्याप्रमाणे एक कवर्ड कार पार्किंग स्पेस अशी सुविधा असलेली निवासी सदनिका क्र. 1603 हा या कराचा विषय आहे.(महाराष्ट्र शासन,असाधारण क्र. 238,मुद्रांक - 2020/अनी. 20/ प्र. क्र. 148-स-1(घोरण)/दिनांक 20 जून 2023 च्या अनुषंगाने महाराष्ट्र स्टेट रोड डेव्हलपमेंट कॉर्पोरेशन लिमिटेड यांच्याकडील मुद्रांक शुल्क कमी करण्याबाबतचे प्रमाणपत्र क्र. MSRDC/SPA/ITP-3/Stamp duty/2024/2142 दिनांक 17/12/2024 नुसार एकात्मिक नगर वसाहत प्रकल्प करिता असलेली 50 टक्के मुद्रांक शुल्काची सवलत सदर दस्तावर घोष्यात आलेली आहे). विभाग 7 दर 56700/- प्रती चौ. मी.((Survey Number : सर्व्हे नं. 41/1(pt),42/2(pt),42/3,42/4(pt),43(pt),44/4(pt) :))		
(5) क्षेत्रफळ	63.80 चौ.मीटर		
(6) आकारणी किंवा जुडी देण्यात आलेले तेव्हा			
(7) दस्ताऐवज करून देणाऱ्या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1) नाव - करीभा प्रॉपर्टीज एलएलपी व्हे ऑफिसरइज सिव्हेटरी नॉरबर्ट मॅडेस यांच्यातर्फे कबुली जबाबदारीत कु. मु. म्हणून लक्ष्मण म्हात्रे वय. -57 पत्ता -प्लॉट नं. , माळा नं. , इमारतीचे नाव - , ब्लॉक नं. , रोड नं गोदरेज वन, पाचवा मजला, पिरोजखानगर, इस्टर्न एक्सप्रेस हायवे, विक्रोळी पूर्व मुंबई, महाराष्ट्र, मुंबई. पिन कोड -400079 पिन नं.-AADCC3425D 2) नाव - रियाज बाटलीवाला, जहान धनराजगिर (पूर्वीचे जहान बाटलीवाला), स्वरुप एजन्सीज प्रा. लि. आवतेजंदर मान, अमरावत सिंग, युराज बहल, रवि खुबचंदानी तर्फे कु. मु. म्हणून करीभा प्रॉपर्टीज एलएलपी व्हे ऑफिसरइज सिव्हेटरी नॉरबर्ट मॅडेस यांच्यातर्फे कबुली जबाबदारीत कु. मु. म्हणून लक्ष्मण म्हात्रे वय -57 पत्ता -प्लॉट नं. , माळा नं. , इमारतीचे नाव - , ब्लॉक नं. , रोड नं गोदरेज वन, पाचवा मजला, पिरोजखानगर, इस्टर्न एक्सप्रेस हायवे, विक्रोळी पूर्व मुंबई, महाराष्ट्र, मुंबई. पिन कोड -400079 पिन नं.-AADCC3425D		
(8) दस्ताऐवज करून देणाऱ्या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1) नाव - पंकज गुदा वय -42, पत्ता -प्लॉट नं. , माळा नं. , इमारतीचे नाव - , ब्लॉक नं. , रोड नं ए-35, शीश राम पार्क, उत्तम नगर, न्यू दिल्ली, दिल्ली, पश्चिम दिल्ली. पिन कोड -110059 पिन नं.-AMVPG5045)		
(9) दस्ताऐवज करून दिल्याचा दिनांक	09/02/2025		
(10) दस्ता नोंदणी केल्याचा दिनांक	09/02/2025		
https://api.real-value.co.in/5001/igrSearch/67adcf8ad0e3da0ccdc5ccf04			
21/02/2025, 16:10		igr_2607	
(11) अनुक्रमांक, खंड व पृष्ठ	2607/2025		
(12) बाजार भावाप्रमाणे मुद्रांक शुल्क	297400		
(13) बाजार भावाप्रमाणे नोंदणी शुल्क	30000		

Sales Instance

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate Per Sq. Ft.
2176 / 2025	05.02.2025	1,04,49,999.00	69.92	753.00	13,885.00

1/02/2025, 16:12		igr_2176	
2176529 09-02-2025 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	सूची क्र.2		दुयम निबंधक : सह दु.नि.पनवेल 5 दस्ता क्रमांक : 2176/2025 नोदणी : Regn.63m
गावाचे नाव : खानावळे			
(1) विलेखाचा प्रकार	करारनामा		
(2) मीटरदला	104499999		
(3) बाजारभावाभावेपट्ट्याच्या बाबतपट्ट्याकार आकारणी देणे की पट्टेदार ते नमुद करावे.	4776555.42		
(4) मू. मापन पोटहिस्ता व प्रकल्पांक असल्यास:	1) पालिकेचे नाव: रायगड इतर वर्णन : इतर माहिती: मौजे खानावळे, ता. लुका पनवेल, जिल्हा रायगड येथील सर्व्हे नं. 41/1(pt), 42/2(pt), 42/3, 42/4(pt), 43(pt), 44/4(pt) येथील रहिवास झोन क्र. -3 मधील जमीन मिल्कतीवर बांधण्यात येणाऱ्या ग्रीन टेरस, गोदरेज सिटी, पनवेल या गृह संकुलामधील टॉवर नं. 2 मधील 7व्या मजल्यावरील 64.47 चौ. मी. कारपेट क्षेत्रफळासह 5.45 चौ. मी. लागतचे क्षेत्रफळ असलेली एकूण 69.92 चौ. मी. क्षेत्रफळाच्या सदनिकेच्या सोबत दस्तात नमुद केल्याप्रमाणे एक कवर्ड व्हायर फाईब्रिंग स्पॅस अशी सुविधा असलेली निवासी सदनिका क्र. 0705 हा या कराराचा विषय आहे. (महाराष्ट्र शासन, असाधारण क्र. 238, मुद्रांक - 2020/ अनी, 20/ प्र. क्र. 148/म-1) (धोरण) दिनांक 20 जून 2023 च्या अनुषंगाने महाराष्ट्र स्टेट स्टेट डेव्हलपमेंट कॉर्पोरेशन लिमिटेड यांच्याकडील मुद्रांक शुल्क कमी करण्याबाबतचे प्रमाणपत्र क्र. MSRDC/SPA/ITP-3/Stamp duty/2024/2142 दिनांक 17/12/2024 नुसार एकात्मिक नगर वसाहत प्रकल्प करिता असलेली 50 टक्के मुद्रांक शुल्काची सवलत सदर दस्तावर घेण्यात आलेली आहे. विभाग 7 दर 56700/- प्रती चौ. मी. (Survey Number : सर्व्हे नं. 41/1(pt), 42/2(pt), 42/3, 42/4(pt), 43(pt), 44/4(pt))		
(5) क्षेत्रफळ	69.92 चौ. मीटर		
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.			
(7) दस्तऐवज करून देणे. या विहित ठेवणे. या पत्रकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतियादिचे नाव व पत्ता.	1): नाव: - करेआ प्रॉपर्टीज एलएलपी वे ऑफिशियल सिग्नेटरी नॉरबर्ट मॅडेस पॉव्हातर्फे कबुली जबाबाकारिता कु. मु. म्हणून लक्ष्मण म्हारे वय: - 57 पत्ता: - प्लॉट नं. : माळा नं. : इमारतीचे नाव : ब्लॉक नं. : रोड नं. : गोदरेज वन, पावसा मजला, विरोजस्थानगर, इस्टर्न एक्सप्रेस हायवे, विक्रोळी पूर्व मुंबई, महाराष्ट्र, मुम्बई. पिन कोड: -400079 पिन नं. -AADCC3425D 2): नाव: - रियाज हाटलीवाला, जहान फन्दाजगिर (पूर्वीचे जहान बाटलीवाला), स्वरूप एजन्सीज प्रा. लि. आवतोजंदर मान, अमरजित सिंग, पुराज बहाल, रवि सुबचंदानी तर्फे कु. मु. म्हणून करेआ प्रॉपर्टीज एलएलपी वे ऑफिशियल सिग्नेटरी नॉरबर्ट मॅडेस पॉव्हातर्फे कबुली जबाबाकारिता कु. मु. म्हणून लक्ष्मण म्हारे वय: - 57 पत्ता: - प्लॉट नं. : माळा नं. : इमारतीचे नाव : ब्लॉक नं. : रोड नं. : गोदरेज वन, पावसा मजला, विरोजस्थानगर, इस्टर्न एक्सप्रेस हायवे, विक्रोळी पूर्व मुंबई, महाराष्ट्र, मुम्बई. पिन कोड: -400079 पिन नं. -AADCC3425D		
(8) दस्तऐवज करून देणे. या पत्रकाराचे किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतियादिचे नाव व पत्ता.	1): नाव: - अर्चना गुप्ता तर्फे कु. मु. म्हणून निरमित गुप्ता वय: - 35; पत्ता: - प्लॉट नं. : माळा नं. : इमारतीचे नाव : ब्लॉक नं. : रोड नं. : सी. 153, ईस्ट ऑफ केलव्या श्रीनिवासपुरी, कालकाजी, दक्षिण दिल्ली, दिल्ली, दिल्ली, दक्षिण दिल्ली. पिन कोड: -110065 पिन नं. -AAAAGS085D		
(9) दस्तऐवज करून दिल्याचा दिनांक	05.02.2025		
(10) दस्ता नोदणी केल्याचा दिनांक	05.02.2025		
https://api.real-estate.in/SO01/qrSearch/67a844c3b6f1ea0c14c999b3			
1/02/2025, 16:12		igr_2176	
(11) अनुक्रमांक, खंड व मूळ	23176/2025		
(12) बाजारभावाभावे मुद्रांक शुल्क	313508		
(13) बाजारभावाभावे नोदणी शुल्क	30000		
(14) शीरा			
मुल्यांकनासाठी विचारात घेतलेला			

Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
23 BHK	99acres.com	657.00	99,00,000.00	15,000.00

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

Posted on Jan 04, 2025 | Under Construction

₹99 Lac @ 15,068 per sq.ft. **2BHK 2Baths**
 Estimated EMI ₹ 79,072
 Flat/Apartment for Sale
 Godrej City, Parvel, Navi Mumbai

REGISTRATION REGISTERED Registration No: P5200001298 Website: <https://maharera.maharashtra.gov.in/>

Overview Society Dealer Details Price Trends Registry Record Society Reviews

Property (1) Society (11)

- Area: Carpet area: 657 sq.ft. (61.04 sq.m.)
- Price: ₹ 99 Lac @ 15,068 per sq.ft.
- Floor Number: 38th of 38 Floors
- Configuration: 2 Bedrooms, 2 Bathrooms, 1 Balcony
- Address: Godrej City, Parvel, Navi Mumbai
- Possession in: By 2030



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Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	magicbricks.com	657.00	99,90,000.00	15,200.00

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾
Login ▾ Post Property

₹99.9 Lac EMI - ₹45k | [Get pre-approved loan](#)

2 BHK 657 Sq-ft Flat For Sale [Panvel, Navi Mumbai](#)



2 Beds
2 Baths
1 Balcony
1 Covered Parking

Carpet Area 657 sqft ~ ₹15,200/sqft	Developer Godrej Properties	Project Green Terraces At Godrej City
Floor 7(Out of 38 Floors)	Transaction Type New Property	Facing East
Lifts 5	Furnished Status Unfurnished	Car Parking 1 Covered

East Facing Property

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

Contact Agent


Certified Agent
Roopangad Singh Sah
+91-88XXXXXXX

Get Phone No.

[Download Broch](#)

More Details

Price Breakup	₹99.9 Lac ₹4,99,320 <small>Approx. Registration Charges ₹3 Per sq. Unit Monthly</small>
Booking Amount	₹1.0 Lac
Address	Panvel, Navi Mumbai, Panvel, Navi Mumbai - Central Navi Mumbai, Maharashtra
Landmarks	Shedung toll plaza
Furnishing	Unfurnished
Flooring	Vitrified
Loan Offered	Estimated EMI: ₹45040 <small>Apply for Home Loan</small>

EMI from  +3



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Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	magicbricks.com	750.00	1,16,00,000.00	15,466.00

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

₹1.16 Cr EMI - ₹.52k [How much loan can I get?](#)

2 BHK 750 Sq-ft Flat For Sale [Panvel, Navi Mumbai](#)



2 Beds 2 Baths 2 Balconies Unfurnished

Carpet Area	Developer	Project
750 sqft - ₹15,500/sqft	Godrej Properties	Green Terraces At Godrej City
Transaction Type	Furnished Status	Age Of Construction
New Property	Unfurnished	Under Construction

-4 Photos

Contact Agent
Get Phone No.

More Details

Price Breakup	₹116 Cr
Address	Panvel, Navi Mumbai - Central Navi Mumbai, Maharashtra
Furnishing	Unfurnished
Age of Construction	Under Construction

Description: Multistorey Apartment for Sale in Panvel, Navi Mumbai. Covered area is 750.0 Sq-ft. This property belongs to "Green Terraces At Godrej City".

Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	magicbricks.com	750.00	99,00,000.00	13,200.00

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾
Login ▾ Post Pro

₹99.0 Lac EMI - ₹.45k | [How much loan can I get?](#)

2 BHK 750 Sq-ft Flat For Sale [Panvel, Navi Mumbai](#)

2 Beds 2 Baths 2 Balconies Unfurnished

Carpet Area: 750 sqft ₹13,200/sqft

Developer: [Godrej Properties](#)

Project: [Green Terraces At Godrej City](#)

Transaction Type: New Property

Furnished Status: Unfurnished

Age Of Construction: Under Construction

+4 Photos

[Contact Agent](#)

[Get Phone No.](#)

Last contact made 3 days ago

Posted on: Feb 20, 25

Contact Agent

+91-99xxxxxxx

[Get Phone](#)

[Download B](#)

More Details

Price Breakup	₹ 99 Lac
Address	Panvel, Navi Mumbai - Central Navi Mumbai, Maharashtra
Furnishing	Unfurnished
Age of Construction	Under Construction

Description: Multistorey Apartment for Sale in Panvel, Navi Mumbai. Covered area is 750.0 Sq-ft. This property belongs to "Green Terraces At Godrej City".

[Contact Agent](#)



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Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	magicbricks.com	650.00	1,00,00,000.00	15,385.00

magicbricks Buy Rent Sell Home Loans

₹1.0 Cr EMI - ₹ ~5k Get Loan offers from 34+ banks

2 BHK 650 Sq-ft Flat For Sale [Panvel, Navi Mumbai](#)



2 Beds 2 Baths 2 Balconies Unfurnished

Carpet Area: 650 sqft - ₹15,500/sqft

Developer: [Godrej Properties](#)

Project: [Green Terraces At Godrej City](#)

Transaction Type: **New Property**

Furnished Status: **Unfurnished**

Age Of Construction: **Under Construction**

+4 Photos

Contact Agent Get Phone No.

More Details

Price Breakup: ₹1 Cr

Address: **Panvel, Navi Mumbai - Central Navi Mumbai, Maharashtra**

Furnishing: **Unfurnished**

Age of Construction: **Under Construction**

Description: Multistorey Apartment for Sale in Panvel, Navi Mumbai. Covered area is 650.0 Sq-ft. This property belongs to "Green Terraces At Godrej City"

Contact Agent

Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	magicbricks.com	670.00	1,03,00,000.00	15,500.00

The screenshot shows a real estate listing on the Magicbricks website. The listing is for a 2 BHK, 670 Sq-ft flat for sale in Panvel, Navi Mumbai. The price is ₹1.03 Cr, with an EMI of ₹47k and a 'Can I afford it?' link. The property features 2 beds, 2 baths, 2 balconies, and is unfurnished. It is a new property under construction, developed by Godrej Properties. The project is 'Green Terraces At Godrej City'. The listing includes a contact agent button, a 'Get Phone No.' button, and a 'Download Brochure' button. A 'More Details' section provides further information on price breakup, address, furnishing, and age of construction. A description states it is a multistorey apartment with a covered area of 670.0 Sq-ft. The listing also includes an 'About Project' section and a link to 'Explore Project'.



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Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	Housing.com	619.00	72,48,000.00	11,709.00

The screenshot shows a real estate listing for 'Mantram Solacia' on the Housing.com website. The listing includes the following details:

- Project Name:** Mantram Solacia
- Developer:** By QUALCON
- Survey No.:** 118/ZA, Khanavale Off Old Mumbai Pune Highway, Parivel, Navi Mumbai
- Price Range:** ₹43.12 L - 72.48 L
- EMI:** EMI starts at ₹22.83 K
- Agreement Value:** (Link to view details)
- Configuration:** 1, 2 BHK Apartments Configurations
- Possession:** Dec, 2028 Possession Starts
- Price:** Price on request Avg. Price
- Area:** 368.00 - 619.00 sq.ft (Carpet Area) Sizes
- Additional Info:** + 37 more (Link to view details)
- Navigation:** Overview/Home, Highlights, Around This Project, More About Project, About Project, Floor Plan, Tour This Proj



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Price Indicators

Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	Homesfy.com	619.00	72,38,000.00	11,693.00

The screenshot shows the Homesfy website interface for the Mantram Solacia Panvel project. The main image displays a modern high-rise apartment building. Below the image, the project name 'Mantram Solacia Panvel' is prominently displayed, along with its location 'Panvel Navi Mumbai Maharashtra'. Key project details are listed in a grid format:

- 1 - 2 BHK Apartment**: 368 - 619 Sqft, Price Range ₹ 43.03L - ₹ 72.38L, Possession Start Date December, 2028.
- 2.59 Acres Project Area**: 3 Towers - 25 Storeys Project Size, New Launch Construction Status.

On the right side of the page, there is a registration form titled 'Get Personalized Assistance Register Here' with fields for Name, Country (set to India), and Number. There are also two checked checkboxes: 'Please contact me via WhatsApp, SMS, Phone, and Email' and 'I am interested in Home Loan'.



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Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
3 BHK	Commonfloor.com	1,001.00	1,54,00,000.00	15,385.00

3BHK Apartment for Sale in Parvel

₹1.54 Crores (₹15385/sq.ft) (1001 sq.ft)

Super Built-Up Area	Carpet Area	Bedrooms
1138 Sq.Ft (104.77 sq.M)	1001 Sq.Ft (92.94 sq.M)	3

Bedrooms	Available From	Condition
3	30 Sep 2026	New Booking

Features

Facing	East	Construction	Ready	Property	18th Floor
Vitrified Tiles	Yes	Semi Furnished	Green/Green/White		
Location	Parvel				
16-Dec	No				

Gallery

Price Indicators

Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
1 BHK	magicbricks.com	442.00	65,00,000.00	14,706.00


magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home > Property in Navi Mumbai > Panvel > Apartments in Panvel > 1 BHK > 442 Sq.Ft.

₹ 65.0 Lac EMI - ₹ 22k | [Get pre-approved loan](#)

Validate Market Price with [ProAdvisor](#)

1 BHK Flat For Sale in Godrej Golf Meadows, **Panvel, Navi Mumbai**



1 Bed
2 Baths
Unfurnished

Carpet Area
442 sqft • ₹14,706/sqft

Floor
1 (Out of 27 Floors)

Furnished Status
Unfurnished

Developer
Godrej Properties

Transaction Type
Resale

Project
Godrej Golf Meadows

Status
Ready to Move

Contact Owner
Check Availability

Last contact made 3 days ago

More Details

Price Breakup: ₹ 65 Lac

Address: **1st Floor Godrej City Golf Meadows Tower 1, Talegaon Village, Panvel, Raigad, Panvel, Navi Mumbai - Central Navi Mumbai, Maharashtra**

Furnishing: Unfurnished

Description: Multistorey apartment is available for sale. It is a good location property. Please contact for more details.

Contact Owner

Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	Nobroker.com	875.00	1,40,00,000.00	16,000.00

The screenshot shows a property listing on the Nobroker website. The main heading is "2 BHK Flat In Godrej Woods For Sale in Parvel". The price is listed as ₹ 1.4 Crores, with an estimated EMI of ₹ 80,240 per month. The property is 875 Sq. Ft. and is non-negotiable. The listing includes a large photo of the Godrej Woods building at dusk. Key features listed include 2 bedrooms, 2 bathrooms, and a fully furnished status. The location is Godrej Woods in Parvel, Mumbai. The listing is categorized as "Self Owned" and "Fully Furnished".

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: 25.02.2025

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj Chalikwar

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2025.02.26 10:45:55 +05'30'



Director

Auth. Sign.

Manoj B. Chalikwar

Govt. Registered Valuer

Chartered Engineer (India)

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

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

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

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

₹ _____ (Rupees _____
_____ only).

Date

Signature

(Name & Designation of the Inspecting Official/s)

Countersigned
(BRANCH MANAGER)

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



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

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

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 25.02.2025 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 24.02.2025. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty



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



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	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by M/s. Caroa Properties LLP.
2.	Purpose of valuation and appointing authority	As per request from State Bank of India, Administrative Office South Mumbai to assess fair market value of the property for bank loan purpose.
3.	Identity of the Valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Rajesh Ghadi – Valuation Engineer Bhavika Chavan – Technical Officer Vinita Surve – Technical Manager
4.	Disclosure of Valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment – 24.02.2025 Valuation Date – 25.02.2025 Date of Report – 25.02.2025
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 24.02.2025
7.	Nature and sources of the information used or relied upon;	Market Survey at the time of site visit Ready Reckoner rates / Circle rates Online search for Registered Transactions Online Price Indicators on real estate portals Enquiries with Real estate consultants Existing data of Valuation assignments carried out by us
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparative Method
9.	Restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	Major factors that were taken into account during the valuation;	Current market conditions, demand and supply position, industrial land size, location, sustained demand for industrial land, all round development of commercial and industrial application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **25th 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 advice because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

Information Supplied by Others

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

Future Matters

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

Map and Plans

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

Site Details

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



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Property Title

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

Environmental Conditions

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

Town Planning

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

Area

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

Condition & Repair

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

Valuation Methodology

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

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



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

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

Not a Structural Survey

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

Other

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

Legal

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

Property specific assumptions

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

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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



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

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

Professional Competence and Due Care

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

Independence and Disclosure of Interest

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



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

Confidentiality

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

Information Management

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

Gifts and hospitality:

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

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

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

Remuneration and Costs.

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

Occupation, employability and restrictions.

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

Miscellaneous

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

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

**Manoj
Chalikwar**

Director

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

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2025.02.26 10:45:45 +05'30'

Auth. Sign.



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