

Vastukala Consultants (I) Pvt. Ltd.

MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "Tower 4 - Green Terrace, Godrej City"

"Tower 4, Green Terraces, Godrej City", 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. - Raidag 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



Our Pan India Presence at:

Aurangabad Pune

Nanded Mumbai Thane Nashik

Ahmedabad Opelhi NCR Rajkot

Raipur

Jaipur

Regd. Office

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







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

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report Prepared For: State Bank of India / Administrative Office South Mumbai / Tower 4 - Green Terrace, Godrej City / (14478/2310730)

Vastu/SBI/Mumbai/02/2025/14478/2310730

24/16-380-RHV Date: 24.02.2025

www.vastukala.co.in

MASTER VALUATION REPORT

"Tower 4 - Green Terrace, Godrej City"

"Tower 4, Green Terraces, Godrej City", 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. - Raidag 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

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 24th February 2025 for approval of Advance Processing Facility.

1. Location Details:

The property is situated at "Tower 4, Green Terraces, Godrej City", 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 - Panyel, Dist. - Raidag 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. 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				
	Tower 4 - Green Terrace, Godrej City	P52000077924				
Register office address	M/s. Caroa Properties LLP					
		Office at 5th Floor, "Godrej One", Pirojshanagar, Eastern Express Highway, Vikhroli (East), Mumbai – 400 079 State - Maharashtra				
Contact Numbers	Contact Person: Mr. Sachin Shewale (Builder Per					
E – mail ID and Website	sachin.shewale@godrejproperties.c	sachin.shewale@godrejproperties.com, nmendes@godrejproperties.com, www.godrejproperties.com				

3. Boundaries of the Property:

Direction	Particulars	OVENUE
On or towards North	Open Plot	E/O Company
On or towards South	Open Plot	Chartes of Chartes (Chartes for Chartes for Chartes for Chartes for Chartes for Chartes (Chartes for Chartes for C
On or towards East	Road	G London's Engineer
On or towards West	Open Plot	MH2010 PIC



Regd. Office

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



🜌 mumbai@vastukala.co.in www.vastukala.co.in

Aurangabad
Pune

Mumbai

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)

	General			
1.	Purpose for which the value	ation is made	: A	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 inspec	tion	7 7	24.02.2025
	b) Date on which	the valuation is made		24.01.2025
3.	List of documents produce	d for perusal	7 (4)	
	07.11.2024		AR	Legal Advocate & Solicitors, High Court dated
	dated 06.06.2012	VENEZ V		Properties Private Limited to Caroa Properties LLP
	3. Copy of Deed of Con 07.03.2024	veyance between Mr. Uraaz E	Bahl (Ven	dor) AND Caroa Properties LLP (Purchaser) dated
	1 ' '	nveyance date 10.12.2020 by roperties LLP (the Purchaser)		Mr. Ravi Khubchandi & Mrs Santosh J. Bahl (the Khanawale
	5. Copy of Architect's Co	rtificate No. RDA/RERA/01,13/	24-25 da	ted 25.10.2024 issued by R Design Architect
	6. Copy of CA Certifica RERA)	te date 07.11.2024 issued b	y CA. Ar	(PJ & Associates Chartered Accountants (As per
	7. Copy of CA Certificate	date 25.10.2024 issued by Ca	A. AKPJ 8	Associates Chartered Accountants
	8. Copy of Engineer's Co	ertificate dated 24 10.2024 issu	ued by Vir	nyasa Consultant.
	9. Copy of MAHARERA Date 13.11.2024	certificate No. P5200007792	24 issued	by Maharashtra real Estate Regulatory Authority.
	08.11.2028 issued by	Airport Authority of India		02720 / 508097 dated 10.11.2020 Valid up to dated
	India			to dated 07.02.2014 issued by Airport Authority of
	dated 19.03.2021 issu	ed by Municipal Corporation o	f Greater	
	1 ,	nent Certificate No. MSRDC . a State Road Development Co		TP-3 / RZ-3 / CC / 2024 / 1801 dated 10.10.2024 Ltd.





	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.			
4.	Tower 4	329		Ground + 42	27377.651	128.30			

 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:

Project	Number of Floors
Tower 4 - Green Terrace, Godrej City	Basement + Ground + 1 st to 42 nd Upper floors.

	Terrace, Godrej City Basement + Gro	Basement + Ground + 1st to 42md Upper floors.				
	Project Name (with address & phone nos.)		"Tower 4, Green Terraces, Godrej City", 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. – Raidag AND Survey No. 6/1, 6/5, 7/1, 6/6, 7/2, 7/4 F/02 F/02 F/02 O/2 4/4 4/2 4/2 4/3 4/5			
			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 Yillage – 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 join ownership)	120	M/s. Caroa Properties LLP Address: Office at 5th Floor, "Godrej One", Pirojshanagar, Eastern Express Highway, Vikhroli (East), Mumbai – 400 079 State - Maharashtra, Country – India. Contact Person:			

 Brief description of the property (Including Leasehold / freehold etc.)

About "Green Terraces at Godrej City" Project: Green Terraces at Godrej City, Panvel, Navi Murribai, 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 and 2 BHK apartments, perfect for those seeking modern living amidst lush greenery.

TYPE OF THE BUILDING:

Tower	Number of Floors
4	Proposed Basement + Ground + 1st to 42pd Upper floors.

LEVEL OF COMPLETION:

Tower	Present stage of Construction	Percentage of work completion
4	Work not yet started	0%



CONTROL A STATE OF THE STATE OF

Mr. Sachin Shewale (Builder Person - Mobile No.

9324555766)

DATE OF COMPLETION & FUTURE LIFE:

Expected completion date as informed by builder is April - 2033 (As per MAHARERA Certificate)

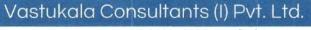
Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance & Structural repairs.

PROPOSED PROJECT AMENITIES:

- > 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
- Mediation & Zumba Studio
- Senior Citizen Area
- Squash Court
- Multipurpose Hall
- Library
- > Fitness Centre

	1 741	000 001100		
6.	Location	of property		1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
	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/B1, 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 ad	dress of the property	:	"Tower 4, Green Terraces, Godrej City", 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. – Raidag 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







							egaon, Taluka – Khalapur, District 410 221, Maharashtra, India	
8.	City / Town	-				el, Raigad	410 ZZ1, Manarasitira, india	
	Residential area				Yes	, 3		
	Commercial area				Ng			
	Industrial area			:	No			
9.	Classification of t	he area						
	i) High / Middle /	Poor			Midd	Middle Class		
	ii) Urban / Semi U	Jrban / Rural			Urba	in		
10.	•	Corporation limit / Village Pancha	yat /			arashtra oration Ltd.	State Road Development	
	Municipality				, ,		wale & Village – Talegaon	
11.	Whether covere	d under any State / Central	Govt.		No			
	enactments (e.g	., Urban Land Ceiling Act) or no	otified					
	under agency are	ea/ scheduled area / cantonment area	а					
12.	In Case it is Agric	cultural land, any conversion to house	e site		N.A.			
	plots is contempla	ated	AB					
13.	Boundaries	As per Documents	As	per	MAHA	RERA	As per Site	
	of the property	William VIII	AND	A	TO V	F		
	North	Survey No 42 front slash 4 and	Survey	No	42 fro	nt slash 4	Open Plot	
		44 front slash 4	and 44 t	ron	t slash	1 4		
	South	Survey No 33 front slash 1 and 32 front slash 2	Survey and 32 f			33 front slash 1 Open Plot		
	East	Survey No 47 front slash 1 47				nt slash 1	Road	
		front slash 2 and 46	47 front	sla	sh 2 a	nd 46		
	West	Survey No 33 Front Slash 1 and 34 Front slash 1	Survey 1 and 34			ront Slash ash 1	Open Plot	
14.1	Dimensions of	f the site			1		ne land is irregular in shape	
		(9/4)				Α	В	
						As per th	ne Actuals	
		1				Deed		
	North				:	-	-	
	South					-	-	
	East				:	-	-	
	West				:	-	-	
14.2	Latitude, Long	itude & 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	- 721.33 Sq. M. (As per RERA	
							e for Tower 4)	
							- As per table attached to the	
4-					2	report	501010.00.00.00.00	
15.		site considered for Valuation (lea	ist of 14 <i>P</i>	۱&			area – 521312.28 Sq. M. (As per	
	14B)					Approved	•	
						Plot area	- 721.33 Sq. M. (As per RERA	





			Certificate for Tower 4) 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
	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
	WEEK VA		Special Planning Authority Maharashtra
	VOID VA AV A		State Road Development Corporation Ltd
			(Number of Copies - Thirty Two - Sheet
	TOO VALUE	7	No. 1/32 to 32/32)
		7	Approved Upto:
	ASSET A VIEW		Tower Number of Floors
	TA AV		Basement + Ground + 1st to 42 nd Upper floors.
9.	Corner plot or intermittent plot?	:	Intermittent
10.	Road facilities	:	Yes
11.	Type of road available at present	:	B. T. Road
12.	Width of road – is it below 20 ft, or more than 20 ft.		18.00 M. wide Existing Road
		-	0
13.	Is it a Land – Locked land?	:	No
13. 14.	Is it a Land – Locked land? Water potentiality	:	No Municipal Water supply
13. 14. 15.	Is it a Land – Locked land? Water potentiality Underground sewerage system	:	No Municipal Water supply Connected to Municipal sewer
13. 14. 15. 16.	Is it a Land – Locked land? Water potentiality Underground sewerage system Is Power supply is available in the site	:	No Municipal Water supply Connected to Municipal sewer Yes
13. 14. 15. 16.	Is it a Land – Locked land? Water potentiality Underground sewerage system Is Power supply is available in the site Advantages of the site	:	No Municipal Water supply Connected to Municipal sewer Yes Located in developing area
13. 14. 15. 16.	Is it a Land – Locked land? Water potentiality Underground sewerage system Is Power supply is available in the site Advantages of the site Special remarks, if any like threat of acquisition of land	:	No Municipal Water supply Connected to Municipal sewer Yes
13. 14. 15. 16.	Is it a Land – Locked land? Water potentiality Underground sewerage system Is Power supply is available in the site Advantages of the site Special remarks, if any like threat of acquisition of land for publics service purposes, road widening or	:	No Municipal Water supply Connected to Municipal sewer Yes Located in developing area
13. 14. 15. 16.	Is it a Land – Locked land? Water potentiality Underground sewerage system Is Power supply is available in the site Advantages of the site Special remarks, if any like threat of acquisition of land for publics service purposes, road widening or applicability of CRZ provisions etc.(Distance from sea-	:	No Municipal Water supply Connected to Municipal sewer Yes Located in developing area
13. 14. 15. 16. 17.	Is it a Land – Locked land? Water potentiality Underground sewerage system Is Power supply is available in the site Advantages of the site Special remarks, if any like threat of acquisition of land for publics service purposes, road widening or applicability of CRZ provisions etc.(Distance from seacost / tidal level must be incorporated)	:	No Municipal Water supply Connected to Municipal sewer Yes Located in developing area
13. 14. 15. 16. 17. 18.	Is it a Land – Locked land? Water potentiality Underground sewerage system Is Power supply is available in the site Advantages of the site Special remarks, if any like threat of acquisition of land for publics service purposes, road widening or applicability of CRZ provisions etc.(Distance from seacost / tidal level must be incorporated) A (Valuation of land)	: : : : : : : : : : : : : : : : : : : :	No Municipal Water supply Connected to Municipal sewer Yes Located in developing area No
13. 14. 15. 16. 17.	Is it a Land – Locked land? Water potentiality Underground sewerage system Is Power supply is available in the site Advantages of the site Special remarks, if any like threat of acquisition of land for publics service purposes, road widening or applicability of CRZ provisions etc.(Distance from seacost / tidal level must be incorporated)	:	No Municipal Water supply Connected to Municipal sewer Yes Located in developing area
13. 14. 15. 16. 17. 18.	Is it a Land – Locked land? Water potentiality Underground sewerage system Is Power supply is available in the site Advantages of the site Special remarks, if any like threat of acquisition of land for publics service purposes, road widening or applicability of CRZ provisions etc.(Distance from seacost / tidal level must be incorporated) A (Valuation of land)	: : : : : : : : : : : : : : : : : : : :	No Municipal Water supply Connected to Municipal sewer Yes Located in developing area No Total Plot area – 521312.28 Sq. M. (As per Approved Plan) Plot area – 721.33 Sq. M. (As per RERA







	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	:	As per table attached to the report		
	least two latest deals / transactions with respect to adjacent		Details of recent transactions/online listings		
	properties in the areas)		are attached with the report.		
4	Guideline rate obtained from the Register's Office (evidence		Village - Talegaon		
	thereof to be enclosed)		₹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		
5	Assessed / adopted rate of valuation		As per table attached to the report		
6	Estimated value of land	:	As per Plan (Talegaon)		
			Land Area Rate in in Sq. M. Sq. M. Value in (₹)		
	William Control	CHES.	521312.28 3440 179,33,14,243.00		
	AND REAL PROPERTY.		As per RERA (Talegaon)		
			Land Area Rate in Value in (₹) in Sq. M. Value in (₹)		
			721.33 3440 24,81,375.00		
		17	As per Plan (Khanavale)		
		7	Land Area Rate in In Sq. M. Value in (₹)		
	AND A WAR		521312.28 4750 247,62,33,330.00		
	VIIIA 'AND		As per RERA (Khanavale)		
	VAR ALV		Land Area Rate in Value in (₹)		
			721.33 4750 34,26,318.00		
Part – E	3 (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	:	N.A. Building Construction work not ye		
	Framed)		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 Floo	ors			
	4 Proposed Basement + Ground + 1		2 nd Upper floors.		
	e) Plinth area floor-wise	: 1	As per table attached to the report		
	f) Condition of the building	:			
	i) Exterior – Excellent, Good, Normal, Poor	: '	N.A. Building Construction work not yestarted		
	ii) Interior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work not yet started		





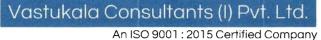


g)	Date of issue and validity of layout of approved map	:	ITP-3 / F	pproved Plan No. MSRDC /SPA / RZ-3 / CC / 2024 / 1801 dated
1.	Approved map / plan issuing authority	:	Special State Ro	,
2	Whether genuineness or authenticity of approved map / plan is verified	:	Yes	
3	Any other comments by our empaneled valuers on authentic of approved plan	:	No.	

Specifications of construction (floor-wise) in respect of

Sr.	Description		
No.	woman, WA		/ AMERICAN CO.
1.	Foundation		Proposed R.C.C. Footing
2.	Basement		N.A. Building Construction work not yet started
3.	Superstructure	:	Proposed as per IS Code requirements
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber		Proposed
5.	RCC Works	:	N.A. Building Construction work not yet started
6.	Plastering		N.A. Building Construction work not yet started
7.	Flooring, Skirting, dado	:	N.A. Building Construction work not yet started
8.	Special finish as marble, granite, wooden paneling, grills etc.		N.A. Building Construction work not yet started
9.	Roofing including weather proof course		N.A. Building Construction work not yet started
10.	Drainage	:	Proposed
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	:	N.A. Building Construction work not yet started
	c) No. of urinals	:	







d) No. of bath tubs	:
e) Water meters, taps etc.	
f) Any other fixtures	:

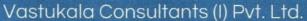
CONFIGURATION OF PROJECT AS PER DEVELOPER'S INFORMATION & COPY OF APPROVED PLAN NO. MSRDC /SPA / ITP-3 / RZ-3 / CC / 2024 / 1801 DATED 10.10.2024 ISSUED DIRECTOR MSRDC SPECIAL PLANNING AUTHORITY MAHARASHTRA STATE ROAD DEVELOPMENT CORPORATION LTD.

1) <u>Tower - 4:</u>

Sr. No.	Flat No.	Piogr No.	Comp.	Carpet Aree in Sq. ft.	Other Area (Deck + Utility Area) in Sq. ft.	Total Area in Sq. ft.	Built up Area in Sq. R.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in T	Final Realizable Value after completion of flat fincluding Car parking, GST & Other Charges) in	Distress Sale Value in 국	Expected Rent per month (After Completion) in €	Cost of Construction in ¶
1	101	1	2 BHK	612	45	657	723	15000	98,55,000	1,10,37,600	78,84,000	27500	19,51,290
2	102	1	2 BHK	612	45	657	723	15000	98,55,000	1,10,37,600	78,84,000	27500	19,51,290
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	1 BHK	429	27	456	502	15000	68,40,000	76,60,800	54,72,000	19000	13,54,320
6	106	1	1 BHK	429	27	456	502	15000	68,40,000	76,60,800	54,72,000	19000	13,54,320
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	2 BHK	612	45	657	723	15050	98,87,850	1,10,74,392	79,10,280	27500	19,51,290
10	202	2	2 BHK	612	45	657	723	15050	98,87,850	1,10,74,392	79,10,280	27500	19,51,290
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	1 BHK	429	27	456	502	15050	68,62,800	76,86,336	54,90,240	19000	13,54,320
14	206	2	1 BHK	429	27	456	502	15050	68,62,800	76,86,336	54,90,240	19000	13,54,320
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	2 BHK	612	45	657	723	15100	99,20,700	1,11,11,184	79,36,560	28000	19,51,290
18	302	3	2 BHK	612	45	657	723	15100	99,20,700	1,11,11,184	79,36,560	28000	19,51,290
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	1 BHK	429	27	456	502	15100	68,85,600	77,11,872	55,08,480	19500	13,54,320
22	306	3	1 BHK	429	27	456	502	15100	68,85,600	77,11,872	55,08,480	19500	13,54,320
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	2 BHK	612	45	657	723	15150	99,53,550	1,11,47,976	79,62,840	28000	19,51,290
26	402	4	2 BHK	612	45	657	723	15150	99,53,550	1,11,47,976	79,62,840	28000	19,51,290
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	1 BHK	429	27	456	502	15150	69,08,400	77,37,408	55,26,720	19500	13,54,320
30	406	4	1 BHK	429	27	456	502	15150	69,08,400	77,37,408	55,26,720	19500	13,54,320
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	2 BHK	612	45	657	723	15200	99,86,400	1,11,84,768	79,89,120	28000	19,51,290
34	502	5	2 BHK	612	45	657	723	15200	99,86,400	1,11,84,768	79,89,120	28000	19,51,290



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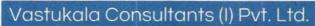


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-	Flat	-	Come	Carpet	Other	Total	Built up	Rate per	Realizable Value /	Final Realizable	Distress Sale	Expected	Cost of
No.	Na	Floar No.		Area in Sq. ft.	Ares (Deck + Utility Area) in Sq. ft.	Area in Sq. ft.	Area In Sq. ft.	Sq. ft. on Total Area in C	Fair Market Value as on date in ₹	Value after completion of flat (including Car parking, GST & Other Charges) in	Value in C	Rent per month (After Completion) in §	Construction in T
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	1 BHK	429	27	456	502	15200	69,31,200	77,62,944	55,44,960	19500	13,54,320
38	506	5	1 BHK	429	27	456	502	15200	69,31,200	77,62,944	55,44,960	19500	13,54,320
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	2 BHK	612	45	657	723	15250	1,00,19,250	1,12,21,560	80,15,400	28000	19,51,290
42	602	6	2 BHK	612	45	657	723	15250	1,00,19,250	1,12,21,560	80,15,400	28000	19,51,290
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	1 BHK	429	27	456	502	15250	69,54,000	77,88,480	55,63,200	19500	13,54,320
46	606	6	1 BHK	429	27	456	502	15250	69,54,000	77,88,480	55,63,200	19500	13,54,320
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	2 BHK	612	45	657	723	15300	1,00,52,100	1,12,58,352	80,41,680	28000	19,51,290
50	702	7	2 BHK	612	45	657	723	15300	1,00,52,100	1,12,58,352	80,41,680	28000	19,51,290
51	703	7	2 BHK	634	53	687	756	15300	1,05,11,100	1,17,72,432	84,08,880	29500	20,40,390
52	704	7	2 BHK	634	53	687	756	15300	1,05,11,100	1,17,72,432	84,08,880	29500	20,40,390
53 54	706 707	7	1 BHK 2 BHK	429 634	27 53	456 687	502 756	15300	69,76,800	78,14,016	55,81,440	19500	13,54,320
55	707	7	2 BHK	634	53	687	756	15300 15300	1,05,11,100	1,17,72,432 1,17,72,432	84,08,880	29500 29500	20,40,390
56	801	8	2 BHK	612	45	657	723	15350	1,00,84,950	1,17,72,432	84,08,880 80,67,960	28000	20,40,390 19,51,290
57	802	8	2 BHK	612	45	657	723	15350	1,00,84,950	1,12,95,144	80,67,960	28000	19,51,290
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	1 BHK	429	27	456	502	15350	69,99,600	78,39,552	55,99,680	19500	13,54,320
61	806	8	1 BHK	429	27	456	502	15350	69,99,600	78,39,552	55,99,680	19500	13,54,320
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	2 BHK	612	45	657	723	15400	1,01,17,800	1,13,31,936	80,94,240	28500	19,51,290
65	902	9	2 BHK	612	45	657	723	15400	1,01,17,800	1,13,31,936	80,94,240	28500	19,51,290
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	1 BHK	429	27	456	502	15400	70,22,400	78,65,088	56,17,920	19500	13,54,320
69	906	9	1 BHK	429	27	456	502	15400	70,22,400	78,65,088	56,17,920	19500	13,54,320
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	2 BHK	612	45	657	723	15450	1,01,50,650	1,13,68,728	81,20,520	28500	19,51,290
73	1002	10	2 BHK	612	45	657	723	15450	1,01,50,650	1,13,68,728	81,20,520	28500	19,51,290
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	1 BHK	429	27	456	502	15450	70,45,200	78,90,624	56,36,160	19500	13,54,320





Sr. No.	Fiat No.	Floor No.	Comp.	Carpet Area in Sq. ft.	Other Area (Deck +	Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat	Distress Sale Value in ₹	Expected Rent per	Cost of Construction in E
					Utility Area) in Sq. ft.			Area in ₹	as on date in C	(Including Car parking, GST & Other Charges) in		month (After Completion) in ₹	
77	1006	10	1 BHK	429	27	456	502	15450	70,45,200	78,90,624	56,36,160	19500	13,54,320
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	2 BHK	612	45	657	723	15500	1,01,83,500	1,14,05,520	81,46,800	28500	19,51,290
81	1102	11	2 BHK	612	45	657	723	15500	1,01,83,500	1,14,05,520	81,46,800	28500	19,51,290
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	1 BHK	429	27	456	502	15500	70,68,000	79,16,160	56,54,400	20000	13,54,320
85	1106	11	1 BHK	429	27	456	502	15500	70,68,000	79,16,160	56,54,400	20000	13,54,320
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	2 BHK	612	45	657	723	15550	1,02,16,350	1,14,42,312	81,73,080	28500	19,51,290
89	1202	12	2 BHK	612	45	657	723	15550	1,02,16,350	1,14,42,312	81,73,080	28500	19,51,290
90	1203	12	2 BHK	634	53	687	756	15550	1,06,82,850	1,19,64,792	85,46,280	30000	20,40,390
91	1204	12	2 BHK	634	53	687	756	15550	1,06,82,850	1,19,64,792	85,46,280	30000	20,40,390
92	1206	12	1 BHK	429	27	456	502	15550	70,90,800	79,41,696	56,72,640	20000	13,54,320
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	2 BHK	612	45	657	723	15600	1,02,49,200	1,14,79,104	81,99,360	28500	19,51,290
96	1302	13	2 BHK	612	45	657	723	15600	1,02,49,200	1,14,79,104	81,99,360	28500	19,51,290
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
99	1305	13	1 BHK	429	27	456	502	15600	71,13,600	79,67,232	56,90,880	20000	13,54,320
100	1306	13	1 BHK	429	27	456	502	15600	71,13,600	79,67,232	56,90,880	20000	13,54,320
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	2 BHK	612	45	657	723	15650	1,02,82,050	1,15,15,896	82,25,640	29000	19,51,290
104	1402	14	2 BHK	612	45	657	723	1565 0	1,02,82 ,050	1,15,15,896	82,25,640	29000	19,51,290
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	1 BHK	429	27	456	502	15650	71,36,400	79,92,768	57,09,120	20000	13,54,320
108	1406	14	1 BHK	429	27	456	502	15650	71,36,400	79,92,768	57,09,120	20000	13,54,320
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	2 BHK	612	45	657	723	15700	1,03,14,900	1,15,52,688	82,51,920	29000	19,51,290
112	1502	15	2 BHK	612	45	657	723	15700	1,03,14,900	1,15,52,688	82,51,920	29000	19,51,290
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	1 BHK	429	27	456	502	15700	71,59,200	80,18,304	57,27,360	20000	13,54,320
116	1506	15	1 BHK	429	27	456	502	15700	71,59,200	80,18,304	57,27,360	20000	13,54,320
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



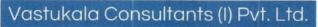


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DOCUMENT.	C C C	100	Comp	Carret	Other	Total	Date to	Date	Realizable Value /	Final Realizable	District Cale	Mary Therese State State	The Court of the C
Sr. No.	Plat No.	Floar No.		Carpet Area in Sq. ft.	Area (Deck + Utility Area) in Sq. ft.	Area in Sq. ft.	Built up Area in Sq. it.	Rate per Sq. ft. on Total Area in T	Fair Market Value as on date in ₹	Value after completion of flat (tochuding Car parking, GST & Other Charges) in	Distress Sale Value in ₹	Expected Rent per month (After Completion) in €	Cost of Construction (n ₹
119	1601	16	2 BHK	612	45	657	723	15750	1,03,47,750	1,15,89,480	82,78,200	29000	19,51,290
120	1602	16	2 BHK	612	45	657	723	15750	1,03,47,750	1,15,89,480	82,78,200	29000	19,51,290
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	1 BHK	429	27	456	502	15750	71,82,000	80,43,840	57,45,600	20000	13,54,320
124	1606	16	1 BHK	429	27	456	502	15750	71,82,000	80,43,840	57,45,600	20000	13,54,320
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	2 BHK	612	45	657	723	15800	1,03,80,600	1,16,26,272	83,04,480	29000	19,51,290
128	1702	17	2 BHK	612	45	657	723	15800	1,03,80,600	1,16,26,272	83,04,480	29000	19,51,290
129	1703	17	2 BHK	634	53	687	756	15800	1,08,54,600	1,21,57,152	86,83,680	30500	20,40,390
130	1704	17	2 BHK	634	53	687	756	15800	1,08,54,600	1,21,57,152	86,83,680	30500	20,40,390
131	1706	17	1 BHK	429	27	456	502	15800	72,04,800	80,69,376	57,63,840	20000	13,54,320
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	2 BHK	612	45	657	723	15850	1,04,13,450	1,16,63,064	83,30,760	29000	19,51,290
135	1802	18	2 BHK	612	45	657	723	15850	1,04,13,450	1,16,63,064	83,30,760	29000	19,51,290
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	1 BHK	429	27	456	502	15850	72,27,600	80,94,912	57,82,080	20000	13,54,320
139	1806	18	1 BHK	429	27	456	502	15850	72,27,600	80,94,912	57,82,080	20000	13,54,320
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
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	2 BHK	612	45	657	723	15900	1,04,46,300	1,16,99,856	83,57,040	29000	19,51,290
143	1902	19	2 BHK	612	45	657	723	15900	1,04,46,300	1,16,99,856	83,57,040	29000	19,51,290
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	1 BHK	429	27	456	502	15900	72,50,400	81,20,448	58,00,320	20500	13,54,320
147	1906	19	1 BHK	429	27	456	502	15900	72,50,400	81,20,448	58,00,320	20500	13,54,320
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	2 BHK	612	45	657	723	15950	1,04,79,150	1,17,36,648	83,83,320	29500	19,51,290
151	2002	20	2 BHK	612	45	657	723	15950	1,04,79,150	1,17,36,648	83,83,320	29500	19,51,290
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	1 BHK	429	27	456	502	15950	72,73,200	81,45,984	58,18,560	20500	13,54,320
155	2006	20	1 BHK	429	27	456	502	15950	72,73,200	81,45,984	58,18,560	20500	13,54,320
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	2 BHK	612	45	657	723	16000	1,05,12,000	1,17,73,440	84,09,600	29500	19,51,290
159	2102	21	2 BHK	612	45	657	723	16000	1,05,12,000	1,17,73,440	84,09,600	29500	19,51,290
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





CONFILITATE OF THE PROPERTY OF

Sr. No.	Fint No.	Floor No.	Comp.	Carpet Area in Sq. ft.	Other Area (Deck +	Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total	Realizable Value f Fair Market Value as on date in ₹	Final Realizable Value after completion of flat	Distress Sale Value in ₹	Rent per snorth	Cost of Construction in ₹
					Dulity Area) in Sq. ft.			Area in T		(Including Car parking, GST & Other Charges) in		(After Completion) in €	
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	1 BHK	429	27	456	502	16000	72,96,000	81,71,520	58,36,800	20500	13,54,320
163	2106	21	1 BHK	429	27	456	502	16000	72,96,000	81,71,520	58,36,800	20500	13,54,320
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	2 BHK	612	45	657	723	16050	1,05,44,850	1,18,10,232	84,35,880	29500	19,51,290
167	2202	22	2 BHK	612	45	657	723	16050	1,05,44,850	1,18,10,232	84,35,880	29500	19,51,290
168	2203	22	2 BHK	634	53	687	756	16050	1,10,26,350	1,23,49,512	88,21,080	31000	20,40,390
169	2204	22	2 BHK	634	53	687	756	16050	1,10,26,350	1,23,49,512	88,21,080	31000	20,40,390
170	2206	22	1 BHK	429	27	456	502	16050	73,18,800	81,97,056	58,55,040	20500	13,54,320
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	2 BHK	612	45	657	723	16100	1,05,77,700	1,18,47,024	84,62,160	29500	19,51,290
174	2302	23	2 BHK	612	45	657	723	16100	1,05,77,700	1,18,47,024	84,62,160	29500	19,51,290
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	1 BHK	429	27	456	502	16100	73,41,600	82,22,592	58,73,280	20500	13,54,320
178	2306	23	1 BHK	429	27	456	502	16100	73,41,600	82,22,592	58,73,280	20500	13,54,320
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	2 BHK	612	45	657	723	16150	1,06,10,550	1,18,83,816	84,88,440	29500	19,51,290
182	2402	24	2 BHK	612	45	657	723	16150	1,06,10,550	1,18,83,816	84,88,440	29500	19,51,290
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	1 BHK	429	27	456	502	16150	73,64,400	82,48,128	58,91,520	20500	13,54,320
186	2406 2407	24	1 BHK 2 BHK	429 634	27 53	456 687	502 756	16150 16150	73,64,400	82,48,128 1,24,26,456	58,91,520 88,76,040	20500 31000	13,54,320
187	2407	24	2 BHK	634	53	687	756	16150	1,10,95,050 1,10,95,050	1,24,26,456	88,76,040	31000	20,40,390
188	2501	25	2 BHK	612	45	657	723	16200	1,06,43,400	1,19,20,608	85,14,720	30000	19,51,290
190	2502	25	2 BHK	612	45	657	723	16200	1,06,43,400	1,19,20,608	85,14,720	30000	19,51,290
191	2502	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	1 BHK	429	27	456	502	16200	73,87,200	82,73,664	59,09,760	20500	13,54,320
193	2506	25	1 BHK	429	27	456	502	16200	73,87,200	82,73,664	59,09,760	20500	13,54,320
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	2 BHK	612	45	657	723	16250	1,06,76,250	1,19,57,400	85,41,000	30000	19,51,290
198	2602	26	2 BHK	612	45	657	723	16250	1,06,76,250	1,19,57,400	85,41,000	30000	19,51,290
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	1 BHK	429	27	456	502	16250	74,10,000	82,99,200	59,28,000	20500	13,54,320
202	2606	26	1 BHK	429	27	456	502	16250	74,10,000	82,99,200	59,28,000	20500	13,54,320





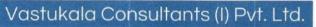
An ISO 9001 : 2015 Certified Company



Sr. No.	Flat No.	Floor No.	Comp.	Carpet Area in Sq. ft.	Other Area (Deck + Utility Area) in Sq. ft.	Total Area in Sq. ht.	Built up Area in Sq. ft.	Rate por Sq. ft. on Total Area in T	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 ®
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	2 BHK	612	45	657	723	16300	1,07,09,100	1,19,94,192	85,67,280	30000	19,51,290
206	2702	27	2 BHK	612	45	657	723	16300	1,07,09,100	1,19,94,192	85,67,280	30000	19,51,290
207	2703	27	2 BHK	634	53	687	756	16300	1,11,98,100	1,25,41,872	89,58,480	31500	20,40,390
208	2704	27	2 BHK	634	53	687	756	16300	1,11,98,100	1,25,41,872	89,58,480	31500	20,40,390
209	2706	27	1 BHK	429	27	456	502	16300	74,32,800	83,24,736	59,46,240	21000	13,54,320
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	2 BHK	612	45	657	723	16350	1,07,41,950	1,20,30,984	85,93,560	30000	19,51,290
213	2802	28	2 BHK	612	45	657	723	16350	1,07,41,950	1,20,30,984	85,93,560	30000	19,51,290
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	1 BHK	429	27	456	502	16350	74,55,600	83,50,272	59,64,480	21000	13,54,320
217	2806	28	1 BHK	429	27	456	502	16350	74,55,600	83,50,272	59,64,480	21000	13,54,320
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 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	2 BHK	612 612	45 45	657 657	723 723	16400	1,07,74,800	1,20,67,776	86,19,840	30000	19,51,290
222	2902	29	2 BHK	634	53	687	756	16400 16400	1,07,74,800	1,20,67,776	86,19,840	30000	19,51,290
223	2903	29	2 BHK	634	53	687	756	16400	1,12,66,800 1,12,66,800	1,26,18,816 1,26,18,816	90,13,440	31500 31500	20,40,390
224	2905	29	1 BHK	429	27	456	502	16400	74,78,400	83,75,808	90,13,440 59,82,720	21000	20,40,390
225	2906	29	1 BHK	429	27	456	502	16400	74,78,400	83,75,808	59,82,720	21000	13,54,320 13,54,320
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	2 BHK	612	45	657	723	16450	1,08,07,650	1,21,04,568	86,46,120	30500	19,51,290
229	3002	30	2 BHK	612	45	657	723	16450	1,08,07,650	1,21,04,568	86,46,120	30500	19,51,290
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	1 BHK	429	27	456	502	16450	75,01,200	84,01,344	60,00,960	21000	13,54,320
233	3006	30	1 BHK	429	27	458	502	16450	75,01,200	84,01,344	60,00,960	21000	13,54,320
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	2 BHK	612	45	657	723	16500	1,08,40,500	1,21,41,360	86,72,400	30500	19,51,290
237	3102	31	2 BHK	612	45	657	723	16500	1,08,40,500	1,21,41,360	86,72,400	30500	19,51,290
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	1 BHK	429	27	456	502	16500	75,24,000	84,26,880	60,19,200	21000	13,54,320
241	3106	31	1 BHK	429	27	456	502	16500	75,24,000	84,26,880	60,19,200	21000	13,54,320
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	2 BHK	612	45	657	723	16550	1,08,73,350	1,21,78,152	86,98,680	30500	19,51,290



Since 1,989



Countries Engineers

Sr. No.	Flat No.	Fluor No.	Comp.	Carpet Area in Sq. ft.	Other Area (Deck+	Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total	Resilizable Value / Fair Market Value as on date in T	Final Realizable Value after completion of flat	Distress Sale Value in ₹	Expected Rent per	Cost of Construction
					Utility Area) in Sq. ft	34. R	SQ IL	Area in ₹	as on date in t	(Including Car parking, GST & Other Charges) in		month (After Completion) in T	
245	3202	32	2 BHK	612	45	657	723	16550	1,08,73,350	1,21,78,152	86,98,680	30500	19,51,290
246	3203	32	2 BHK	634	53	687	756	16550	1,13,69,850	1,27,34,232	90,95,880	32000	20,40,390
247	3204	32	2 BHK	634	53	687	756	16550	1,13,69,850	1,27,34,232	90,95,880	32000	20,40,390
248	3206	32	1 BHK	429	27	456	502	16550	75,46,800	84,52,416	60,37,440	21000	13,54 ,320
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	2 BHK	612	45	657	723	16600	1,09,06,200	1,22,14,944	87,24,960	30500	19,51,290
252	3302	33	2 BHK	612	45	657	723	16600	1,09,06,200	1,22,14,944	87,24,960	30500	19,51,290
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	1 BHK	429	27	456	502	16600	75,69,600	84,77,952	60,55,680	21000	13,54,320
256	3306	33	1 BHK	429	27	456	502	16600	75,69,600	84,77,952	60,55,680	21000	13,54,320
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	2 BHK	612	45	657	723	16650	1,09,39,050	1,22,51,736	87,51,240	30500	19,51,290
260	3402	34	2 BHK	612	45	657	723	16650	1,09,39,050	1,22,51,736	87,51,240	30500	19,51,290
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	1 BHK	429	27	456	502	16650	75,92,400	85,03,488	60,73,920	21500	13,54,320
264	3406	34	1 BHK	429	27	456	502	16650	75,92,400	85,03,488	60,73,920	21500	13,54,320
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
267	3501	35	2 BHK	612	45	657	723	16700	1,09,71,900	1,22,88,528	87,77,520	30500	19,51,290
268	3502	35	2 BHK	612	45	657	723	16700	1,09,71,900	1,22,88,528	87,77,520	30500	19,51,290
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	1 BHK	429	27	456	502	16700	76,15,200	85,29,024	60,92,160	21500	13,54,320
272	3506	35	1 BHK	429	27	456	502	16700	76,15,200	85,29,024	60,92,160	21500	13,54,320
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	2 BHK	612	45	657	723	16750	1,10,04,750	1,23,25,320	88,03,800	31000	19,51,290
276	3602	36	2 BHK	612	45	657	723	16750	1,10,04,750	1,23,25,320	88,03,800	31000	19,51,290
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	1 BHK	429	27	456	502	16750	76,38,000	85,54,560	61,10,400	21500	13,54,320
280	3606	36	1 BHK	429	27	456	502	16750	76,38,000	85,54,560	61,10,400	21500	13,54,320
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	2 BHK	612	45	657	723	16800	1,10,37,600	1,23,62,112	88,30,080	31000	19,51,290
284	3702	37	2 BHK	612	45	657	723	16800	1,10,37,600	1,23,62,112	88,30,080	31000	19,51,290
285	3703	37	2 BHK	634	53	687	756	16800	1,15,41,600	1,29,26,592	92,33,280	32500	20,40,390
286	3704	37	2 BHK	634	53	687	756	16800	1,15,41,600	1,29,26,592	92,33,280	32500	20,40,390



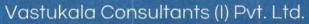


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		valuat	,							e, Godrej City / (144/8/2		2 17 01 48	
Sr. No.	Flat No.	Floor No.	Comp.	Carpet Area in Sq. ft.	Other Area (Deck + Utility Area) in Sq. ft	Total Area in Sq. It.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car perking, GST & Other Charges) in	Distress Sale Value in €	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
287	3706	37	1 BHK	429	27	456	502	16800	76,60,800	85,80,096	61,28,640	21500	13,54,320
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	2 BHK	612	45	657	723	16850	1,10,70,450	1,23,98,904	88,56,360	31000	19,51,290
291	3802	38	2 BHK	612	45	657	723	16850	1,10,70,450	1,23,98,904	88,56,360	31000	19,51,290
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	1 BHK	429	27	456	502	16850	76,83,600	86,05,632	61,46,880 61,46,880	21500 21500	13,54,320 13,54,320
295	3806 3807	38 38	2 BHK	429 634	27 53	456 687	502 756	16850 16850	76,83,600 1,15,75,950	86,05,632 1,29,65,064	92,60,760	32500	20,40,390
296 297	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	2 BHK	612	45	657	723	16900	1,11,03,300	1,24,35,696	88,82,640	31000	19,51,290
299	3902	39	2 BHK	612	45	657	723	16900	1,11,03,300	1,24,35,696	88,82,640	31000	19,51,290
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	1 BHK	429	27	456	502	16900	77,06,400	86,31,168	61,65,120	21500	13,54,320
303	3906	39	1 BHK	429	27	456	502	16900	77,06,400	86,31,168	61,65,120	21500	13,54,320
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	2 BHK	612	45	657	723	16950	1,11,36,150	1,24,72,488	89,08,920	31000	19,51,290
307	4002	40	2 BHK	612	45	657	723	16950	1,11,36,150	1,24,72,488	89,08,920	31000	19,51,290
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
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	1 BHK	429	27	456	502	16950	77,29,200	86,56,704	61,83,360	21500	13,54,320
311	4006	40	1 BHK	429	27	456	502	16950	77,29,200	86,56,704	61,83,360	21500	13,54,320
312	4007	40	2 BHK 2 BHK	634	53	687	756 756	16950 16950	1,16,44,650	1,30,42,008	93,15,720	32500 32500	20,40,390
313 314	4008	40	2 BHK	634 612	53 45	687 657	723	17000	1,16,44,650	1,30,42,008 1,25,09,280	93,15,720 89,35,200	31500	20,40,390 19,51,290
315	4101	41	2 BHK	612	45	657	723	17000	1,11,69,000 1,11,69,000	1,25,09,280	89,35,200	31500	19,51,290
316	4102	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	1 BHK	429	27	456	502	17000	77,52,000	86,82,240	62,01,600	21500	13,54,320
319	4106	41	1 BHK	429	27	456	502	17000	77,52,000	86,82,240	62,01,600	21500	13,54,320
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	2 BHK	612	45	657	723	17050	1,12,01,850	1,25,46,072	89,61,480	31500	19,51,290
323	4202	42	2 BHK	612	45	657	723	17050	1,12,01,850	1,25,46,072	89,61,480	31500	19,51,290
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	1 BHK	429	27	456	502	17050	77,74,800	87,07,776	62,19,840	22000	13,54,320
327	4206	42	1 BHK	429	27	456	502	17050	77,74,800	87,07,776	62,19,840	22000	13,54,320
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





Constant Engine (1)

Page	18	of	4
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Sr. No.	Flat No.	Ploor No.	Comp.	Carpet Area in Sq. ft.	Other Area (Deck + Utility Area) in Sq. R.	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 T	Expected Rent per month (After Completion) in ₹	Cost of Construction in C
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
	T	otal		190953	14763	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 ₹
4	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
		Typical Refu	ge Floors	- 7th, 12th, 17th	, 22 nd , 27 th , 32 nd , 37 th	floors - Flat No. 5	

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	3,29,65,19,100.00
Final Realizable Value After Completion in ₹	3,69,21,01,392.00
Distress Sale Value as on date in ₹	2,63,72,15,280.00
Cost of Construction (Total Built up area x Rate) 226228 Sq. Ft. x₹ 2700.00	61,09,76,520.00

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

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

Part – E (Miscellaneous)	:	Amount in ₹
Separate toilet room	:	N.A. Building Construction work not yet started



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

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

Total abstract of the entire property

Part – A	Land	;			
Part – B	Building	:			
	Land development				
Part – C	Compound wall	:	As per table attached to the report		
Part - D	Amenities	;	ASSESSMENT		
Part – E	Pavement	:			
Part – F	Services	1			
Realizabl	e Value / Fair Market Value as on		₹ 3,29,65,19,100.00		
date in ₹					
Final Realizable Value After Completion in ₹			₹ 3,69,21,01,392.00		
Distress	Sale Value as on date in ₹		₹ 2,63,72,15,280.00		

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 attadhed 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



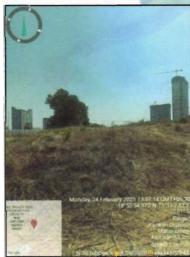


















Route Map of the property





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.)



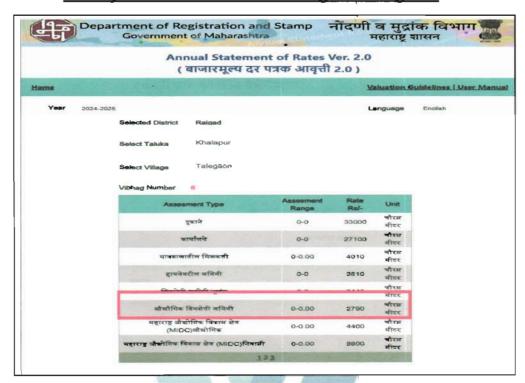
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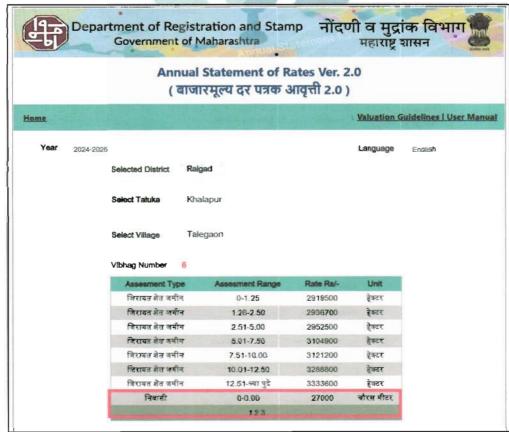
Vastukala Consultants (I) Pvt. Ltd.

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Ready Reckoner Rate - Village - Talegaon







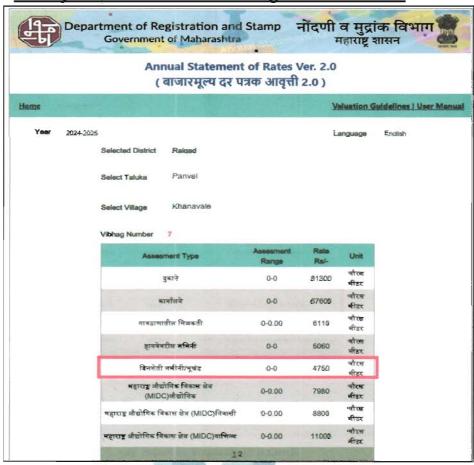
Since 1989

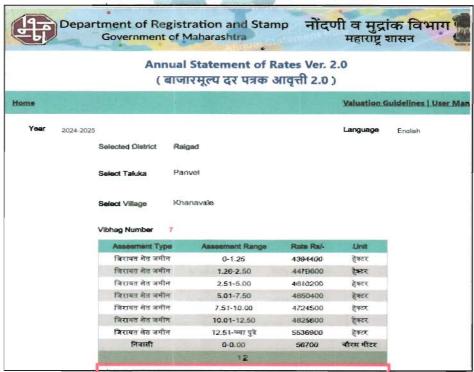


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Ready Reckoner Rate - Village - Khanavale







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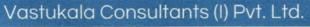


Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Çarpet Area in Sq. Ft.	Rate Per Sq. Ft.
2898 / 2025	13.02.2025	95,19,998.00	61.00	657.00	14,499.00

02/2025, 16:04 2898529	ग्राची का १					
14-02-2025	सूची क्र.2	दुव्यम निबंधक : सह दु.नि.पनवेल 5				
Note:-Generated Through eSearch		दस्त क्रमांक : 2898/2025				
Module, For original report please		नोदंणी :				
contact concern SRO office.		Regn.63m				
गावाचे नाव: खानावळे						
(।)विलेखाचा प्रकार	करारनामा					
(2)मोबदला	9519998					
(3) बाजारभाव(भाडेपटटयच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	4382626.5					
(४) भू मापन्,पोटहिस्सा व घरक्रमोक(असल्यास)	पनवेल,जिल्हा रायगड येथील सर्व 41/1(pt),42/2(pt),42/3,42/4(pt), मधील जमीन मिळकतीवर बीधण गृह संकुलामधील टॉवर नं 2 मधी क्षेत्रफळासह 4.09 ची. मी. लगतः क्षेत्रफळाच्या सदिनिकच्या सोबत पार्किंग स्पेस अशी सुविधा असले विषय आहे.(महाराष्ट्र शासन,असा 148/म-1(धीरण)दिनांक 20 जून डेळ्लपमेंट कॉपरेशन लिमिटेड करण्याबाबतचे प्रमाणपत्र क्र. Ms दिनांक 17/12/2024 नुसार एकां	,43(pt),44/4(pt)येथील रहिवास झोन क्र3 यात येणाऱ्या ग्रीन टेरेस.गोदरेज सिटी,पनवेल य ाल 29व्या मजल्यावरील 56.91 चौ. मी. कारपेट वे क्षेत्रफळ असलेली एकूण 61.00 चौ. मी. दस्तात नमुद केल्याप्रमाणे एक कवर्ड कार ली निवासी सदिनका क्र. 2901 हा या कराराचा १थारण क्र. 238,मुद्रांक – 2020/ अनौ. 20/ प्र. ब्रं 2023 च्या अनुषंगाने महाराष्ट्र स्टेट रोड यांच्याकडील मुद्रांक शुल्क कमी SRDC/SPA/ITP-3/Stamp duty/2024/2142 लेकृत नगर वसाहत प्रकल्प करिता असलेली त सदर दस्तावर घेण्यात आलेली आहे). विभाग /cy Number: सर्वे नं.				
(5) क्षेत्रफळ	61.00 ची.मीटर					
(6)आकारणी किवा जुडी देण्यात असेल तेव्हा.						
(7) दस्तऐदज करून देणा-याः सिहन ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायात्पाचा हुकुमनामा किंवा आदेश असल्यास.प्रतिवादिचे नाव व पता.	जबाबाकरिता कु. मू. म्हजून लक्ष्मण म्हारे स्वीक ने हों व. ने गोदरेज वन, पाचवा मुंबई, महाराष्ट्र, मुम्बई, चिन कोठ:-4000 2): नाव-रियांज बाटलीवाला, जहान पर ति: , आवर्तेजवर मान, अमर्राजित हिंगा, यु प्रॉपटींज एलएलची वे ऑधोराइज सिमेटर म्हजून लक्ष्मण स्वादे व्य:-57 पदा:-जॉट	राजगिर (पूर्वीचे जहान बाटलीवाला). स्वरुप एजन्सीज प्रा. राज बहल, रवि खुबबदानी तर्फ कु. मू. म्हणून करोअ। ग्रै-गॅरबर्ट मॅडेस यांच्यातर्फ कबुली जबाबकरिता हो. नं: , माळा नं: , इमारतीये नाव: , ब्लॉक नं: , रोड नं: र. इस्टर्न एक्सप्रेस हाय्वे, विकोळी पूर्व मुंबई, महाराष्ट्र,				
(४)दस्तर्यक्ज करून घेणाऱ्या पश्चकाराचे व किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता		.म्बॉट नं: , माळा नं: , इमारतीये नाव: , ब्लॉक नं: , रीट स. डीएलएफ फेज़ 3. गुड़गांव, हरियाणा, गुरगाव. पिन				
(9) दस्तऐवज करुन दिल्याचा दिनांक	13/02/2025					
(10)दस्त नोंदणी केल्याचा दिनांक	13/02/2025					
pe.//api.real-value.co.in:5001/lgrSearch/67aeb		79.95				
(11)अनुक्रमांक,श्रंड व पृष्ठ	2898/2025	-				
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	285600					



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Control of Inquest (i) TY Company (ii) TY Company (ii) TY Company (ii) Ty Company (iii) Interest (iii) Interest

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

2065529	सची क.2	दुव्यम निबंधक : सह दू.नि.पनवेल 5
04-02-2025	यूपा मन्द्र	दस्य क्रमांक : 2065/2025
Note:-Generated Through eSearch		नोदंगी :
Module, For original report please contact concern SRO office.		Regn:63m
THE CHARLEST HE CANADA		
ा विलेखाचा प्रकार	गावाचे नाव: खानावः	100
(2)मोबदला	8950000	
(३) बाजारभावः भाडेपटटचाच्या		
(३) बाजारभावः भाडपटटयाच्या बाबतितपटटाकार आकारणी देती की पटटेदार ते नमुद करावे)	4192398	
(४) भू.मापन,पोटहिस्सा व घरक्रमांकः असल्यासः	1) पालिकेचे नाव:रायगडइतर वण् पनवेल,जिल्हा रायगड येथील सर्व	नि :, इतर माहिती: मौजे खानावळे,तालुका ई ने.
	मधील जमीन मिळकतीवर बांधण गृह संकुलामधील टाॅवर नं. 3 मधी क्षेत्रफळासह 4.09 थी. मी. लगतं क्षेत्रफळास्या सदिनिकच्या सोबत । पार्किंग स्पेत्र अशी सुविधा असले विषय आहे. महाराष्ट्र शासन, असा 148.47-1 (थोरण)दिनांक 20 जून 2 डेव्हलपमेंट कॉपरिशन लिमिटेड करण्याबाबतचे प्रमाणपत्र क्र. MS दिनांक 17/12/2024 नुसार एकार्ति 50 टक्के मुद्रांक सुलकार्वी सत्तरत दर 56700/ प्रती ची. मी. (Surv 42/3, 42/4 (pt), 43 (pt), 44/4 (p	RDC/SPA/ITP-3/Stump duty/2024/2142 मेकृत नगर तसाहत प्रकल्प करिता असलेली । झदर दस्तावर घेण्यात आलेली आहे), विभाग ey Number : सर्वें नै. 41/1 (pt), 42/2 (pt),
(5) खेत्रपास	61.00 ची.मीटर	
(६)आकारणी किंवा जुडी देण्यात असेल तेवा.		
(७) दसारेवज करून देणा.मा.सिहन देवणा.मा पहकाराचे नाव किया दिवाणी न्यामालगावा हुकुन्मनात किया आदेश असत्यास.प्रतिवादिये नाव व पता.	जवाबाकरिता कुं. मु. म्हणून सक्ष्मण महावे ब्लॉक नं ., रोड नं: गोदरेज वन, पाथवा म मुंबई, महाराष्ट्र, मुन्बई, िंपन करेड: 4000 2): नाव: रिपाज बाटलीवाला, जहान धन- रित., आवरोजंबर मान, अमरविका सिंग, पुत्र मुंपटीज एलएलपी चे आंधीराइज सिंग्रेटरी म्हणून सक्ष्मण महावे वय: -57 पत्ता: -वर्षिटरी	राजगिर (भूवींचे जहान बाटलीवाला), स्वरुप एजन्सीज प्रा. राज बहल, रवि सुक्चवंदानी तर्के कु. मू. म्हणून करोआ १ नॉरबर्ट मेडेस योज्यातर्के कबुली जबाबाकरिता कु. मू. १ -, माळा नं: , हमारतीचे नाव: , खाँक नं: -, रोड नं: २. इस्टर्न एकसप्रेस हाम्ये, विकोकी पूर्व मुंबई, महाराष्ट्र
(४) दस्तऐवज करून घेणा.या पक्षकाराचे व किया दिवाणी न्यायालयाचा हुकुमनामा किया आदेश असत्यास,प्रतिवादिचे नाव व पता		ताः प्टॉट नेः , माळा नेः , इमारतीचे नावः , क्वॉक नेः , ट ब्रेवियर्स स्कूलच्या मागै. मुद्रा, गुजरात, क्वक्ःकःः पि-
(१) दसापेवज करून दिल्याचा दिनांक	02/02/2025	
(10)दस्त नोंदणी केल्याचा दिनांक	02/02/2025	
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(11)अनुक्रमांक,श्रंड व पृष्ठ	2065/2025	
(12)बाजारभवाप्रमाणे मुद्रोक शुल्क	268500	
(13)बाजारभावाप्रमाणे नौंदणी शतक	30000	



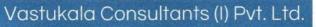


Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate Per Sq. Ft.
2607/2025	09.02.2025	99,10,001.00	63.80	687.00	14,430.00

2607529	igr_26	11.3
13-02-2025	सूची क्र.2	दुष्पम निबंधक : सह दु.नि.पनवेल ५
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sonaci concern orto once.		2000 TOLEN CTV
	गावाचे नावः खानावर्व	8
(1)विलेखाचा प्रकार	करारनामा	
(2)मीबदला	9910001	
(3) बाजारभाव(भाडेपटटपाच्या बाबतितपटटाकार आकारणी देती की पटटेदार ते नमुद करावे)	4475210.86	
(४) भू.मापन,पोटहिस्सा व घरक्रमांकः असल्यास)	पनवेल,जिल्हा रायगड येथील सर्व्हें	
	मधील जमीन मिळकतीवर बांधण्य गृह संकुलामधील टाँवर नं. 3 मधील क्षेत्रफळासह ४,92 चौ. मी. लगतचे क्षेत्रफळाच्या सदिनिकच्या सोबत व पार्किंग स्पेस अशी सुविधा असलेर विषय आहे.(महाराष्ट्र शासन,असा १४८,म-१(धौरण)दिनांक २० जून २० डेव्हलपमेंट कॉपरिशन लिमिटेड ४ करण्याबाबतचे प्रमाणपत्र क्र. MSI दिनांक 17/12/2024 नुसार एकारि	RDC/SPA/ITP-3/Stamp duty/2024/2142 मेकृत नगर वसाहत प्रकल्प करिता असलेली सदर दस्तावर घेण्यात आलेली आहे). विभाग : :y Number : सर्व्हें नं.
(5) क्षेत्रफळ	63.80 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(१) दस्तऐवज करून देणा-या लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यापालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिबादिवे नाव व पत्ता.	जबाबाकरिता कृ. मु. म्हणून लक्ष्मण महात्रे ब्लॉक न्हे रोड ने- गोदरिज बन, पाववा म मुंबई, महाराष्ट्र, मुम्बई, चिन कोट4000 र 21: नाव-रियाज बाटलीवाला, जहान धनर लि आवरोजवंदर मान, अमर्यवित सिंग, पुर प्रॉपर्टीज एलएलपी ये औधीराइज सिरोटरी म्हणून लक्ष्मण महात्रे वय57 पता-व्हाट-न	ाजगिर (पूर्वीचे जहान बाटलीवाला). स्वरूप एजन्सीज प्रा. ाज बहल. रवि सुबर्वदानी तर्फ कु. मू. म्हणून करोआ नौरबर्ट मेंडेस यांच्यात्रफ कबुती जबाबाकरिता कु. मू. ! माळा नं इमारतीचे नात ब्लॉक नं रोड न r. इस्टर्न एक्सप्रेस हायवे. विक्रोजी पूर्व मुंबई. महाराष्ट्र.
(४)दस्तऐवज करून घेणा.या पक्षकाराचे व किवा दिवाणी न्यायालयाचा हुकुमनामा किवा आदेश असल्यास.प्रतिवादिचे नाव व पत्ता		ॉट ने -, माळा नं -, इमारतीचे नाव: -, ब्लॉक नं -, रोड न त्ती, दिल्ली, पश्चिम दिल्ली. पिन कोड:-110059 पॅन नं-
(९) दस्तऐवज करून दिल्याचा दिनांक	09/02/2025	
(10)दस्त नोंदणी केल्याचा दिनांक	09/02/2025	
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2/2025, 16 10	φ_26	107
(11)अनुक्रमांक,खंड व पृष्ठ	2607/2025	
(12)बाजारभावाप्रमाणे गृहांक शुल्क	297400	



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COMPANDATION OF THE PROPERTY O

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

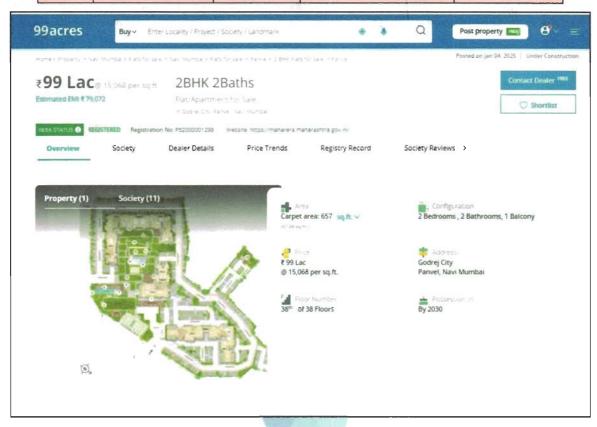
176529	सची क्र.2	was foliar para formala.
09-02-2025	लूचा क्र.2	दुष्यम निबंधक : सह दु.नि.पनवेल ५
lote:-Generated Through eSearch		दस्त क्रमांक : 2176/2025
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		Thought School I
	गावाचे नाव: खानावव	<u> </u>
(।)विलेखाचा प्रकार	करारनामा	
(2)मीबदला	10449999	
(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	4776555.42	
(४) भू.मापन्,पोटहिस्सा व घरक्रमांक(असल्यास)	पनवेल,जिल्हा रायगड येथील सर्व्हें 41/1(pt),42/2(pt),42/3,42/4(pt),	43(pt),44/4(pt)येथील रहिवास झोन क. 3
	गृह संकुलामधील टॉवर नं. 2 मधीर क्षेत्रफळासह 5.45 चौ. मी. लगतचे क्षेत्रफळाच्या सदनिकेच्या सोबत द पार्किंग स्पेस अश्री सुविधा असलेले विषय आहे.(महाराष्ट्र शास्त्र-असाध 148/म-1(धोरण)दिनांक 20 जून 20 डेव्हलपमेंट कॉपीरेशन लिमिटेड ट करण्याबाबतचे प्रमाणपत्र क. MSI दिनांक 17/12/2024 नुसार एकालि 50 टबके मुद्रांक शुल्काची सवलत दर 56700/- प्रती चौ. मी.((Surve 41/1(pt),42/2(pt),42/3,42/4(pt),	RDC/SPA/ITP-3/Stamp duty/2024/2142 भेकृत नगर वसाहत प्रकल्प करिता असलेली सदर दस्तावर घेण्यात आलेली आहे). विभाग ry Number : सर्व्हें नं.
(5) क्षेत्रफळ	69.92 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		_
(७) दस्तऐरका करून देणा-याःसिद्धन ठेवणा-या पश्चकाराचे नाव किया दिवाणी न्यायास्याचा हुकुमनाम्या किया आदेश असत्यास, प्रतिवादिचे नाव व पसा	जवाबाकरिता कु. मु. ग्हणून लक्ष्मण महावे । ब्लॉक नं: . रोड नं: गोदरेज वन, पाचवा म मुंबई, महाराष्ट्र, मुम्बई, फिन कोड:-40007 2): नाव-रियाज बाटलीवाला, जहान धनर हिस, आवरोजंदर मान, अमर्यजित सिंग, युरा प्रीयर्टीज एलएलपी चे ऑपोराइज सिप्नेटरी म्हणून लक्ष्मण महात्रे वय:-57 पला-प्सीट नं	ाजिंगर (पूर्वीचे जहान बाटलीवाला), स्वरूप एजन्सीज प्रा. 10 बहुत, रवि खुबर्चदानी तर्फे कृ. मू. म्हणून करोआ नौरबर्ट मेंडेस यां व्यातर्फे कबुली जबाबाकरिता कु. मू. 5., माळा नं: , इमारतीचे नाव: , ब्लॉक नं: , रोड नं: इस्टर्न एक्सप्रेस हायवे. विकोळी पूर्व मुबद्ध, महाराष्ट्र,
(s)दस्तऐवज करून घेणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनाम किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	इमारतीचे नाव: -, ब्लॉक न: -, रोड न: सी-	निरमित गुप्ता वष:-३५; पता:-प्लॉट न:-, माळा न:-, १ऽ५: ईस्ट ऑफ केलारा श्रीनिवासपुरी, कालकाजी, दक्षिण न कोड:-110065 पॅन नं:-AAAPG5085D
(9) दस्तऐवज करुन दित्याचा दिनांक	05/02/2025	
(10)दस्त नोंदणी केल्याचा दिनांक	05/02/2025	
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THE THINK AND INCOME THE OWNERS OF ROAD		
	Thomas Call Carlo Landers	
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(11)अनुक्रमांक,खंड व पृष्ठ	2176/2025	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	313500	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)योरा		
मुल्यांकनासाठी विचारात घेतलेला		







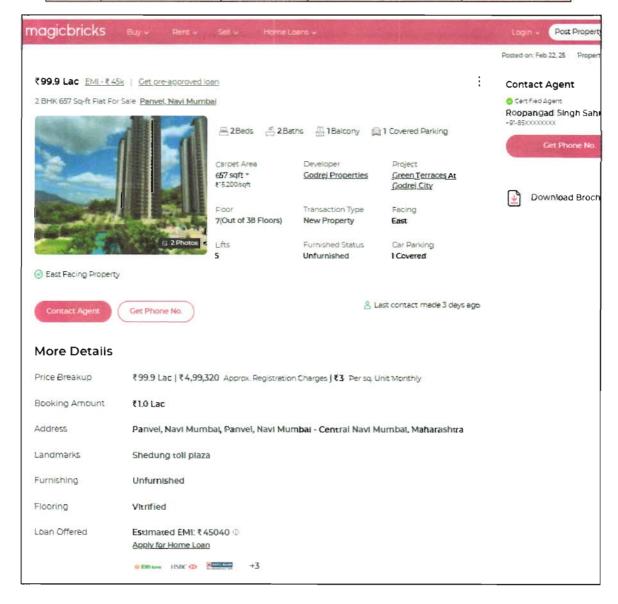
Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
23 BHK	99acres.com	657.00	99,00,000.00	15,000.00







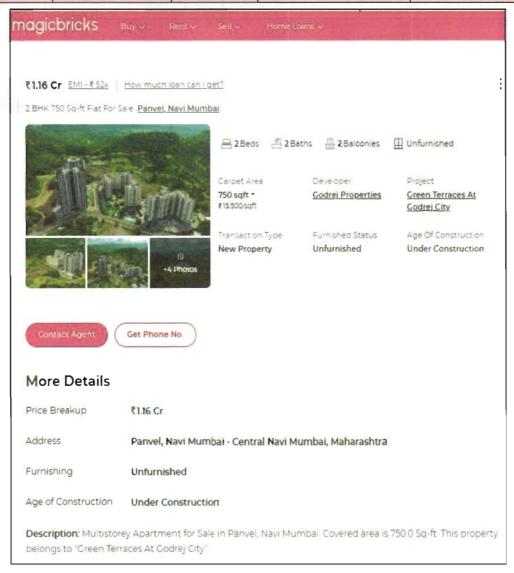
Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	magicbricks.com	657.00	99,90,000.00	15,200.00







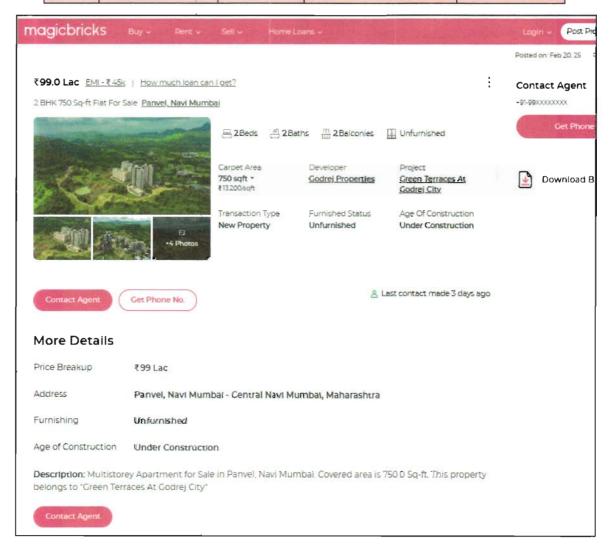
Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	magicbricks.com	750.00	1,16,00,000.00	15,466.00







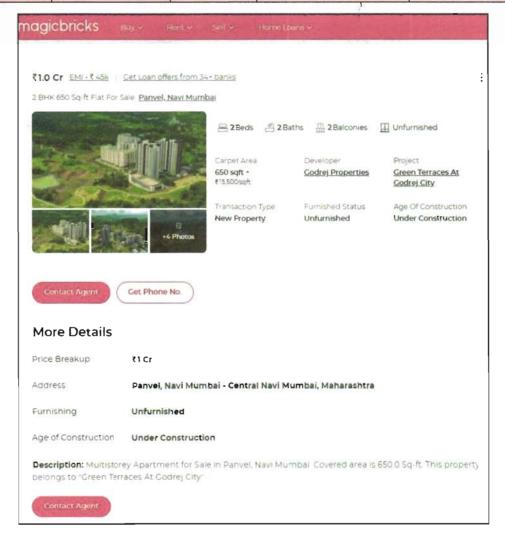
Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	magicbricks.com	750.00	99,00,000.00	13,200.00







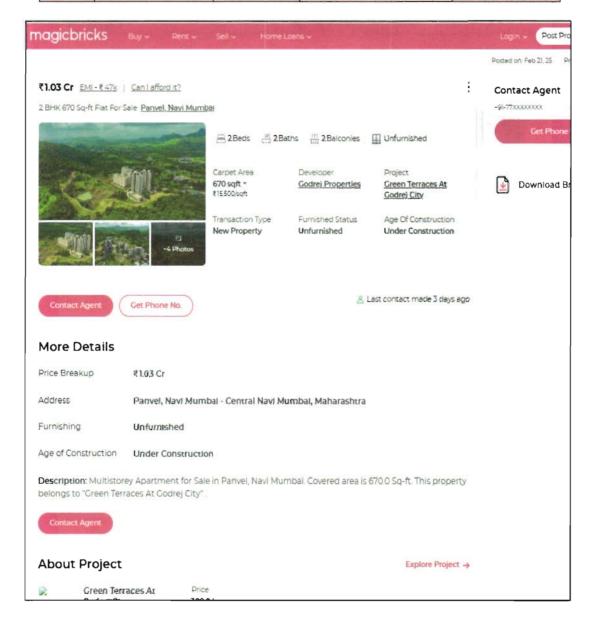
Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	magicbricks.com	650.00	1,00,00,000.00	15,385.00







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

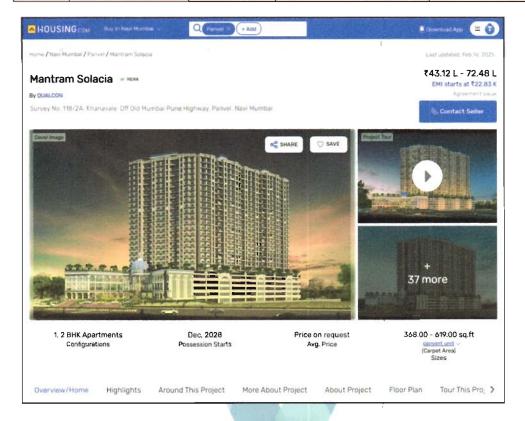






Price Indicators Projects nearby Locality

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

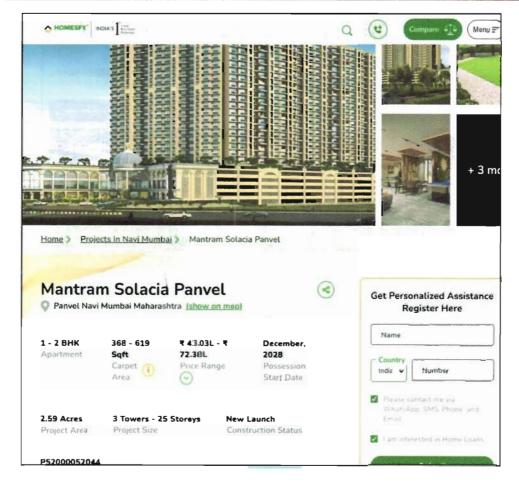






Price Indicators Projects nearby Locality

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



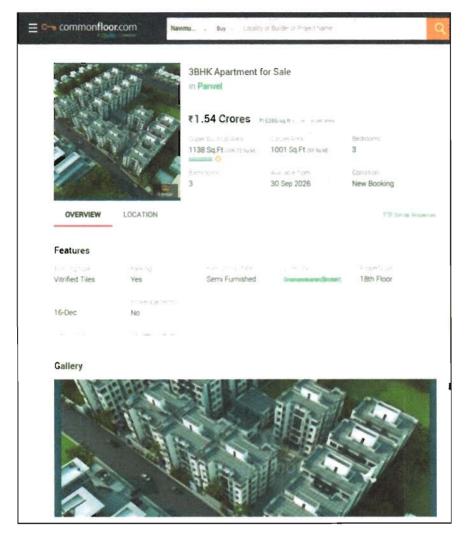




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Price Indicators Projects nearby Locality

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



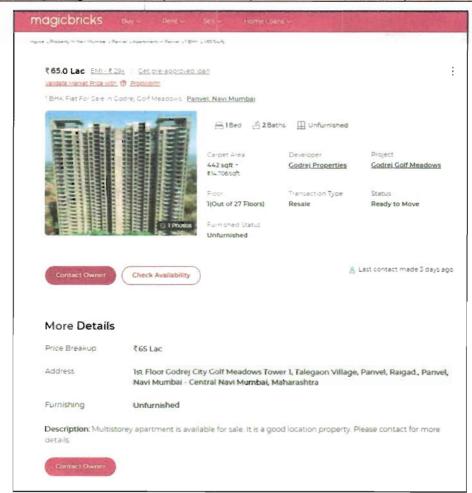




Price Indicators

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

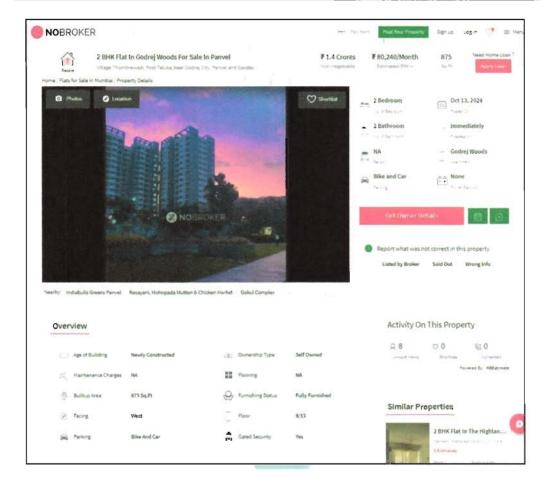






Price Indicators Projects nearby Locality

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







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: 24.02.2025

For VASTUKALA	CONSULTANTS	(I) PVT. LTD
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Manoj Chalikwar Digitally signed by Manoj Chalikwar DN: cn=Manoj Chalikwar, o=Vastukali Consultants (I) PVI. Ltd., ou=Mumbal email=manoj@vastukala.org, c=IN Date: 2025.02.24 17:54:43 +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 insp	ected the property d	letailed 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)		

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





(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 24.02.2025 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.
- 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;
- I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty





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





	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by M/s. 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 – 24.02.2025 Date of Report – 24.02.2025
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 **24**th **February 2025** and does not take into account any unforeseeable developments which could impact the same in the future.

Our Investigations

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

Assumptions

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

Information Supplied by Others

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

Future Matters

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

Map and Plans

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

Site Details

Based on 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.





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.



CONSTITUTE OF THE PROPERTY OF

- 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.



Vastukala Consultants (I) Pvt. Ltd.
An ISO 9001: 2015 Certified Company



- 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.
- 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.

Auth. Sign.

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: 2025.02.24 17:54:56 +05'30'

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



