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Vastukala Consultants (I) Pvt. Ltd.

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PROJECT VALUATION REPORT



Details of the property under consideration:

Name of Project: "Davakhar Sereno Phase 1"

"Davakhar Sereno Phase 1", Proposed building on Plot Bearing S. No. 35/1/1, S. No. 35/1/2, S. No. 36/1/1 (Pt),
At/Mouje – Adivali – Dhokali, Tehsil – Ambernath, Dist – Thane, Mumbai. Pin Code – 421 306.

Latitude Longitude: 19°12'25.9"N 73°08'01.7"E

Valuation Done for:
State Bank of India
Wagle Ind. Est. Branch

Regional Business Office, Region-II, Wagle Ind. Area, Plot No. B-35, 2nd Floor,
Wagle Circle, Thane (West) - 400 604, State - Maharashtra, Country - India.

Our Pan India Presence at :

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| Mumbai | Nashik | Rajkot | Raipur |
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Regd. Office

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

+91 2247495919

mumbai@vastukala.co.in

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Vastu/SBI/Mumbai/01/2025/10618/2309991
09/10-110-SSPPY
Date: 09.01.2025

To,
The Branch Manager,
State Bank of India
Wagle Ind. Est. Branch
Regional Business Office, Region-II,
Wagle Ind. Area, Plot No. B-35, 2nd Floor,
Wagle Circle, Thane (West) - 400 604,
State - Maharashtra, Country - India.

Sub: Project Valuation for "**Davakhar Sereno Phase 1**" at Kalyan (West), Pin Code – 421 306.

Dear Sir,

In accordance with your letter of engagement as stated above, we enclose our Report on Project Valuation for "**Davakhar Sereno Phase 1**", Proposed building on Plot Bearing S. No. 35/1/1, S. No. 35/1/2, S. No. 36/1/1 (Pt), At/Mouje – Adivali – Dhokali, Tehsil – Ambarnath, Dist – Thane, Mumbai. Pin Code – 421 306. M/s. Davakhar Infrastructure Private Limited is proposing Proposed building on Plot Bearing S. No. 35/1/1, S. No. 35/1/2, S. No. 36/1/1 (Pt), At/Mouje – Adivali – Dhokali, Tehsil – Ambarnath, Dist – Thane, Mumbai. Pin Code – 421 306. Project is comprising Rehab cum Sale Building.

Residential of Rehab cum Sale Building is proposed of Ground Floor + 1st to 4th Podium Floor + + 1st Floor to 10th Upper Floor with total RERA carpet area of 86,263.56 Sq. Ft. which consists 1 RK, 1 BHK, 2 BHK, with 121 nos. of Sell flats, 11 Landowner Flats, 18 Shops & 30 Offices providing with Society Office, & Other Amenities.

In this regard, SBI, Wagle Ind. Est. Branch Regional Business Office, Region-II, Wagle Ind. Area, Plot No. B-35, 2nd Floor, Wagle Circle, Thane (West) - 400 604, has approached Vastukala Consultants (I) Pvt. Ltd. (VCIPL) to conduct a Project Valuation of the said project.

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




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

Sale Realisation from the Project is ₹ 111.77 Cr. and Net Present Value of the project as on date is ₹ 23.11 Cr.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

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

Reg. No. CAT-I-F-1763

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

Auth. Sign.



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Valuation Report Prepared For: SBI / Wagle Estate Thane Branch / Davakhar Sereno Phase 1 (10618/2309991) Page 4 of 42

**PROJECT VALUATION REPORT
OF
" Davakhar Sereno Phase 1"**

"Davakhar Sereno Phase 1", Proposed building on Plot Bearing S. No. 35/1/1, S. No. 35/1/2, S. No. 36/1/1 (Pt), At/Mouje – Adivali – Dhokali, Tehsil – Ambernath, Dist – Thane, Mumbai. Pin Code – 421 306.

Latitude Longitude: 19°12'25.9"N 73°08'01.7"E

NAME OF DEVELOPER: M/s. Davakhar Infrastructure Private Limited.

Pursuant to instructions from State Bank of India, Wagle Ind. Est. Branch, Thane we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on **22nd August 2024** for approval of project finance purpose.

1. Location Details:

Proposed building on Plot Bearing S. No. 35/1/1, S. No. 35/1/2, S. No. 36/1/1 (Pt), At/Mouje – Adivali – Dhokali, Tehsil – Ambernath, Dist – Thane, Mumbai. Pin Code – 421 306. It is about 5.0 Km Travelling distance from Mulund Railway station. Surface transport to the property is by buses, taxis & private vehicles. The property is in developed locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The area is higher middle class & developed.

2. Developer Details:

Name of builder	M/s. Davakhar Infrastructure Private Limited.
Project Registration Number	P51800050999
Register office address	M/s. Davakhar Infrastructure Private Limited. Davakhar Corpora, Malang Road, Pisavali, Kalyan (East), Pin Code – 421 306.
Contact Numbers	<u>Contact Person:</u> Mr. Pravin Nirgun. Mb. No. +919819624456
E – mail ID and Website	

3. Boundaries of the Property:

Direction	
On or towards North	Talav Road
On or towards South	Commercial Units
On or towards East	Malang Road
On or towards West	Talav Road



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B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai, Andheri (East), Mumbai – 400 072

To,
The Branch Manager,
State Bank of India
Wagle Ind. Est. Branch
Regional Business Office, Region-II,
Wagle Ind. Area, Plot No. B-35, 2nd Floor,
Wagle Circle, Thane (West) - 400 604,
State - Maharashtra, Country – India.

VALUATION REPORT (IN RESPECT OF PROJECT FINANCE)

I	General	
1.	Purpose for which the valuation is made	: As per request from State Bank of India, Wagle Ind. Estate Branch, Thane to assess Fair Market value of the Project for bank loan purpose.
2.	a)	Date of inspection : 22.08.2024
	b)	Date on which the valuation is made : 09.01.2025
3.	List of documents produced for perusal	
	1.	Copy of Development Agreement between M/s. Davakhar Infrastructure Pvt. Ltd (Developer) and Mr. Jagannath Bajaram Alias Bajarang Alias Balaram Raut & 5 Family members (Land Owner) through registered Doc. UHN3/2506/2024, dated 26.02.2024.
	2.	Copy of Engineer's Certificate dated 17.10.2024 issued by Associated Structural Engineers LLP.
	3.	Copy of Property Card for S. No. 35/1/1, 35/1/2 & 36/1/1
	4.	Copy of Certificate of Title & Search report for S. No. 36/1/1, date 08.11.2023 issued by Mr. Anagha Sachin Kadam.
	5.	Copy of Certificate of Title & Search report for S. No. 35/1/2, date 08.11.2023 issued by Mr. Anagha Sachin Kadam.
	6.	Copy of Certificate of Title & Search report for S. No. 35/1/1, date 08.11.2023 issued by Mr. Anagha Sachin Kadam.
	7.	Copy of Approved Plan No. KDMC/TPD/BP/27Village/2024-25/08 dated 12.07.2024 issued by Kalyan Dombivali Municipal Corporation. Approved Upto: Ground Floor (Part Stilt) + 1st to 4th Podium Floor + 1st Floor to 9th Upper Floor + 10th (Part Residential / Part Commercial).
	8.	Copy of Commencement Certificate No. KDMC/TPD/BP/27Village/2024-25/08 dated 12.07.2024 issued by Kalyan Dombivali Municipal Corporation. Approved Plan: (This CC is endorsed for the work for up to Ground Floor + 1st to 4th Podium Floor + 1st Floor to 9th upper Floor + 10th (Part Residential / Part Commercial)
	9.	Copy of CA Certificate dated 22.10.2024 issued by Mayur K. Jain & Company
	10.	Copy of RERA Certificate No. P51700077564 dated 11.10.2024 issued by Maharashtra Real Estate Regulatory Authority (MAHRERA).
	Project Name (With address & phone nos.)	: "Davakhar Sereno Phase 1", Proposed building on Plot Bearing S. No. 35/1/1, S. No. 35/1/2, S. No. 36/1/1 (Pt), At/Mouje – Adivali – Dhokali, Tehsil – Ambarnath, Dist – Thane, Mumbai. Pin Code – 421 306.
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: M/s. Davakhar Infrastructure Private Limited. Davakhar Corpora, Malang Road, Pisavali, Kalyan (East), Pin Code – 421 306.



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		Contact Person: Mr. Pravin Nirgun. Mb. No. +919819624456																							
5.	Brief description of the property (Including Leasehold / freehold etc.): Freehold land																								
	<p>About Project: Davakhar Sereno an under-construction project by the well-known developer Davakhar Group is located in Kalyan East, adjacent to Kalamboli, Thane, and offers 1, 2 & 3 BHK residences. The possession timeline for this project is December 2028. Davakhar Sereno Kalyan East features an exclusive tower of G+30 storeys and is RERA-registered with the registration number P51700077564. The development includes over 20 modern amenities such as a Kids Play Area, Gymnasium, Garden, Club House, Senior Citizen Corner, Rain Water Harvesting Pond, Picnic Area, CCTV Cameras, Wi-Fi Connectivity, Designer Lobby, High Speed Elevators, Chess Play Lawn, Kids Pool, Car Parking. The internal features of Davakhar Sereno include anti-skid tiles, luxurious vitrified tiles, exquisite branded CP fittings, exhaust fan provisions, and granite kitchen platforms. 1 BHK apartments at Davakhar Sereno start at ₹25 - ₹36 Lakhs with a carpet area of 350 - 450+ sq. ft., while 2 BHK apartments begin at ₹37 - ₹45 Lakhs with a minimum carpet area of 500 - 630+sq. ft. The construction is progressing in full swing. For additional information, including floor plans, price sheets, RERA ID, reviews, possession timelines, construction status, location advantages, and specifications, visit our sales office, Address is - Davakhar Sereno Sales Office, Malanggad Road, Opp. Suman Hospital, Kalyan East - 421 306. A complete gallery showcasing sample photos and layouts is available.</p> <p>TYPE OF THE BUILDING:</p> <table border="1"> <thead> <tr> <th>Building</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Davakhar Sereno Phase 1</td> <td>Proposed Residential Building of Ground Floor + 1st to 4th Podium Floor + 1st Floor to 10th Upper Floors as per Approved Plan. As per information from developer & architect drawing Proposed Building of Ground Floor + 1st to 4th Podium Floor + 1st Floor to 28th Upper Floors</td> </tr> </tbody> </table> <p>LEVEL OF COMPLETEION:</p> <table border="1"> <thead> <tr> <th>Building</th> <th>Present stage of Construction</th> <th>% Of work completion</th> <th>% Of construction cost incurred till 22.08.2024</th> </tr> </thead> <tbody> <tr> <td>Davakhar Sereno Phase 1</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>PROPOSED DATE OF COMPLETION & FUTURE LIFE: Expected completion date as informed by builder is 31.12.2029 (As per RERA Certificate) Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance & Structural repairs.</p> <p>PROPOSED PROJECT AMENITIES:</p> <table border="1"> <tr><td>Vitrified flooring tiles in all rooms</td></tr> <tr><td>Granite Kitchen platform with Stainless Steel Sink</td></tr> <tr><td>Powder coated aluminum sliding windows with M.S. Grills</td></tr> <tr><td>Laminated wooden flush doors with Safety door</td></tr> <tr><td>Concealed wiring</td></tr> <tr><td>Concealed plumbing</td></tr> <tr><td>Fire Fighting System</td></tr> <tr><td>Closed Car Parking</td></tr> <tr><td>Gymnasium</td></tr> <tr><td>Power Backup</td></tr> </table>			Building	Number of Floors	Davakhar Sereno Phase 1	Proposed Residential Building of Ground Floor + 1st to 4th Podium Floor + 1 st Floor to 10 th Upper Floors as per Approved Plan. As per information from developer & architect drawing Proposed Building of Ground Floor + 1st to 4th Podium Floor + 1 st Floor to 28 th Upper Floors	Building	Present stage of Construction	% Of work completion	% Of construction cost incurred till 22.08.2024	Davakhar Sereno Phase 1				Vitrified flooring tiles in all rooms	Granite Kitchen platform with Stainless Steel Sink	Powder coated aluminum sliding windows with M.S. Grills	Laminated wooden flush doors with Safety door	Concealed wiring	Concealed plumbing	Fire Fighting System	Closed Car Parking	Gymnasium	Power Backup
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	24 x 7 water Supply		
	CCTV & Video Surveillance		
	Picnic Area		
	Club House		
	Wi-fi Connectivity		
	Storm water drains		
	Kids Pool Area		
	Recreation Facilities.		
6.	Location of property	:	
	a) Plot No. / Survey No.	:	S. No. 35/1/1, 35/1/2, 36/1/1
	b) Door No.	:	Not applicable
	c) C. T.S. No. / Village	:	S. No. 35/1/1, 35/1/2, 36/1/1, Village
	d) Ward / Taluka	:	Taluka – Ambemath
	e) Mandal / District	:	District – Thane
7.	Postal address of the property	:	" Davakhar Sereno Phase 1 ", Proposed building on Plot Bearing S. No. 35/1/1, S. No. 35/1/2, S. No. 36/1/1 (Pt), At/Mouje – Adivali – Dhokali, Tehsil – Ambemath, Dist – Thane, Mumbai. Pin Code – 421 306.
8.	City / Town	:	Kalyan, Thane
	Residential area	:	Yes
	Commercial area	:	No
	Industrial area	:	No
9.	Classification of the area	:	
	i) High / Middle / Poor	:	Middle Class
	ii) Urban / Semi Urban / Rural	:	Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Kalyan (west), Kalyan Dombivali Municipal Corporation.
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No
12.	In Case it is Agricultural land, any conversion to house site plots is contemplated	:	N.A.

13.	Boundaries of the property	North	South	East	West
	As per RERA Certificate	Information Not Available	Information Not Available	Information Not Available	Information Not Available
	As per Site	Talav Road	Commercial Units	Malangad Road	Talav Road
	As per Document S. No. 35/1/1	S. No. 36/9	S. No. 35/1/2	S. No. 36/1/1	S. No. 34/2
	S. No. 35/1/2	S. No. 35/1/1	S. No. 35/1/3	S. No. 36/1/1	S. No. 32/9
	S. No. 36/1/1	S. no. 36/1/2	S. No. 34/2	30-Meter-wide Road	S. No. 35/1/1

14.1	Dimensions of the site	:	N. A. as the land is irregular in shape	
			A (As per the Deed)	B (Actuals)
	North	:	-	-

	South	:	-	-
	East	:	-	-
	West	:	-	-
14.2	Latitude, Longitude & Co-ordinates of property	:	19°12'25.9"N 73°08'01.7"E	
14.	Extent of the site	:	Net Plot area = 3,522.75 Sq. M. (As per Approved Plan) Structure - As per table attached to the report	
15.	Extent of the site considered for Valuation (least of 14A& 14B)	:	Net Plot area = 3,522.75 Sq. M. (As per Approved Plan)	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	N.A. Building Construction work is in progress	
II	CHARACTERISTICS OF THE SITE			
1.	Classification of locality	:	Middle class	
2.	Development of surrounding areas	:	Good	
3.	Possibility of frequent flooding/ sub-merging	:	No	
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	:	All available near by	
5.	Level of land with topographical conditions	:	Plain	
6.	Shape of land	:	Irregular	
7.	Type of use to which it can be put	:	For residential & Commercial purpose	
8.	Any usage restriction	:	Residential	
9.	Is plot in town planning approved layout?	:	Copy of Approved Plan No. KDMC/TPD/BP/27Village/2024-25/08 dated 12.07.2024 issued by Kalyan Dombivali Municipal Corporation. Approved Upto: Ground Floor (Part Stilt) + 1st to 4th Podium Floor + 1st Floor to 9th Upper Floor + 10th (Part Residential / Part Commercial).	
10.	Corner plot or intermittent plot?	:	Intermediate Plot	
11.	Road facilities	:	Yes	
12.	Type of road available at present	:	Bituminous Road	
13.	Width of road – is it below 20 ft. or more than 20 ft.	:	20 M wide road	
14.	Is it a Land – Locked land?	:	No	
15.	Water potentiality	:	Municipal Water supply	
16.	Underground sewerage system	:	Connected to Municipal sewer	
17.	Is Power supply is available in the site	:	Yes	
18.	Advantages of the site	:	Located in developed area	
19.	Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-cost / tidal level must be incorporated)	:	No	
Part – A (Valuation of land)				
1	Size of plot	:	Net Plot area = 3,522.75 Sq. M. (As per Approved Plan)	

	North & South	:	-
	East & West	:	-
2	Total extent of the plot	:	As per table attached to the report
3	Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	As per table attached to the report Details of recent transactions/online listings are attached with the report.
4	Guideline rate obtained from the Register's Office (evidence thereof to be enclosed)	:	₹ 490.00 per Sq. M. for Land ₹ 23,800.00 per Sq. M. for Residential Flat ₹ 33,600.00 per Sq. M. for Shop ₹ 29,000.00 per Sq. M. for Office
5	Assessed / adopted rate of valuation	:	As per table attached to the report
6	Estimated value of land	:	As per table attached to the report
Part – B (Valuation of Building)			
1	Technical details of the building	:	
	a) Type of Building (Residential / Commercial / Industrial)	:	Residential
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	R.C.C. Framed structure
	c) Year of construction	:	Building Construction work is in progress
	d) Number of floors and height of each floor including basement, if any	:	
	Building		Number of Floors
	Davakhar Sereno Phase 1		Proposed Residential Building of Ground Floor + 1st to 4th Podium Floor + 1st Floor to 10 th Upper Floors as per Approved Plan. As per information from developer & architect drawing Proposed Building of Ground Floor + 1st to 4th Podium Floor + 1st Floor to 28 th Upper Floors
	e) Plinth area floor-wise	:	As per table attached to the report
	f) Condition of the building	:	
	i) Exterior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress
	ii) Interior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress
	g) Date of issue and validity of layout of approved map	:	1. Copy of Approved Plan No. KDMC/TPD/BP/27Village/2024-25/08 dated 12.07.2024 issued by Kalyan Dombivali Municipal Corporation. Approved Upto: Ground Floor (Part Stilt) + 1st to 4th Podium Floor + 1st Floor to 9th Upper Floor + 10th (Part Residential / Part Commercial). 2. Copy of Commencement Certificate No. KDMC/TPD/BP/27Village/2024-25/08 dated 12.07.2024 issued by Kalyan Dombivali Municipal Corporation. Approved Plan: (This CC is endorsed for the work for up to Ground Floor + 1st to 4th Podium Floor + 1st Floor to 9th upper Floor + 10th (Part Residential / Part Commercial))
	h) Approved map / plan issuing authority	:	Kalyan Dombivali Municipal Corporation.
	i) Whether genuineness or authenticity of approved map / plan is verified	:	Verified

	j) Any other comments by our empanelled valuers on authentic of approved plan	:	N.A.
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Specifications of construction (floor-wise) in respect of

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

Remarks:

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

Total abstract of the entire property

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

Area Statement as per Approved Plan

Sr. No.	Description	Area in Sq.M.
1	Area of Plot (minimum Area of a, b, c to be considered) (As per 7/12)	4,950.00
	a. As per ownership document	4,650.00
	b. As per measurement sheet	-
	c. as per site	-
2	deduction for	-
	a. proposed D.P. / D.P. Road widening Area / Service Road / Highway widening	1,127.25
	b. Any D.P. Reservation Area	-
	Total a + b	-
3	Balance Area of plot (1-2)	3,522.75
4	Amenity Space (if Applicable)	-
	a. Required	-
	b. Adjustment of 2(b), if any	-
	c. Balance proposed	-
5	Net Plot Area [3-4(e)]	3,522.75
6	Recreational open Space (if Applicable)	-
	a. Required	-
	b. Proposed	-
7	Internal Road area	-
8	Plotable Area (if applicable)	-
9	Built up Area with reference to Basic F.S.I. as per front road width (Sr. no. 5 x basic F.S.I) (3522.75 x 1.10)	3,875.02
10	Addition of FSI on payment of premium	-
	a. Maximum permissible premium FSI - Based on rod width / TOD zone	-
	b. Proposed FSI on payment of premium (0.50 x 4650.00) 2325.00	790.00
11	In-situ FSI/TDR loading	-
	a. In-situ area against D.P. road [2.0 x 1127.25]	2,254.50
	b. In-situ area against Amenity Space if Handed over [2.00 or 1.85 x Sr. No. 4 (b) and / or (c)]	-
	c. TDR area [1.4 x 4650.00]	-
	d. Total In-situ / TDR loading Proposal [11(a) +(b) +(c)]	-
12	Additional FSI area under Chapter No.7	-
13	Total entitlement of FSI in the proposal	-
	a. [9+10(b) + 11(d)] or 12 whichever is applicable (Comm. Area = 4316.07 / 1.80 = 2397.81)	6,919.52
	b. Ancillary Area FSI upto 60% with payment of charges	-
	80% of 2397.81 (Com)	1,918.25
	60% of 4521.71 (Res.)	2,713.02
	c. Total entitlement (a + b)	11,550.79
14	Maximum utilization limit of FSI (building potential) Permissible as per Road width [(as per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.6 or 1.8	-
15	Total Built-up area in proposal (excluding area at Sr. No. 17b)	-
	a. Existing Built-up Area	Nil
	b. Proposed Built-up Area (As per P-Line)	11,539.18
	c. Total (a + b)	-
16	FSI Consumed (15/13) (Should not be more than serial No. 14 above)	-
17	Area for Inclusive Housing, if Any	-
	a. Required (20% of Sr. No. 5)	-
	b. Proposed	-

Construction Area as per Approved Plan

Sr. No.	Floor	Built Up Area in Sq. M.	Lift Area in Sq. M.	E P Area in Sq. M.	Other Area in Sq. M.	Total Area in Sq. M.	Total Area in Sq. Ft.
1	Ground Floor	1,651.56	30.71	-	318.89	2,001.16	21,540.49
2	1st Podium Floor	1,574.54	30.71	-	395.91	2,001.16	21,540.49
3	2nd Podium Floor	1,123.55	30.71	-	846.90	2,001.16	21,540.49
4	3rd Podium Floor	-	30.71	-	1,970.45	2,001.16	21,540.49
5	4th Podium Floor	40.00	30.71	-	1,930.45	2,001.16	21,540.49
6	1st Floor	743.56	16.99	38.35	-	798.90	8,599.36
7	2nd Floor	712.83	16.99	38.35	30.73	798.90	8,599.36
8	3rd Floor	743.56	16.99	38.35	-	798.90	8,599.36
9	4th Floor	743.56	16.99	38.35	-	798.90	8,599.36
10	5th Floor	743.56	16.99	38.35	-	798.90	8,599.36
11	6th Floor	712.83	16.99	38.35	30.73	798.90	8,599.36
12	7th Floor	743.56	16.99	38.35	-	798.90	8,599.36
13	8th Floor	743.56	16.99	38.35	-	798.90	8,599.36
14	9th Floor	743.56	16.99	38.35	-	798.90	8,599.36
15	10th Floor	518.95	16.99	38.35	224.61	798.90	8,599.36
16	Terrace	-	38.59	38.35	-	76.94	828.18
TOTAL		11,539.18	362.04	421.85	5,748.67	18,071.74	1,94,524.21
No. of Stack Car Parking						100.00	

The floor wise Area Statement of the Project is as table below:

Sr. No	Unit no	Floor	Comp.	RERA Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.	Total Carpet Area in Sq. Ft.	Built Up Area in Sq. Ft.	Sold / Unsold / Landowner Inventory
1	Shop No. 1	Ground Floor	Shop	310.22	-	310.22	341.24	Unsold
2	Shop No. 2	Ground Floor	Shop	673.61	-	673.61	740.97	Unsold
3	Shop No. 3	Ground Floor	Shop	489.22	-	489.22	538.15	Unsold
4	Shop No. 4	Ground Floor	Shop	441.11	-	441.11	485.22	Unsold
5	Shop No. 5	Ground Floor	Shop	801.92	-	801.92	882.11	Unsold
6	Shop No. 6	Ground Floor	Shop	2,343.86	-	2,343.86	2,578.25	Unsold
7	Shop No. 7	Ground Floor	Shop	570.92	-	570.92	628.01	Unsold
8	Shop No. 8	Ground Floor	Shop	310.97	-	310.97	342.07	Unsold
9	Shop No. 9	Ground Floor	Shop	375.45	-	375.45	412.99	Unsold
10	Shop No. 10	Ground Floor	Shop	310.97	-	310.97	342.07	Unsold
11	Shop No. 11	Ground Floor	Shop	793.95	-	793.95	873.35	Unsold
12	Shop No. 12	Ground Floor	Shop	513.23	-	513.23	564.55	Unsold
13	Shop No. 13	Ground Floor	Shop	737.76	-	737.76	811.54	Unsold
14	Shop No. 14	Ground Floor	Shop	713.76	-	713.76	785.14	Unsold
15	Shop No. 15	Ground Floor	Shop	433.04	-	433.04	476.34	Unsold
16	Shop No. 16	Ground Floor	Shop	441.11	-	441.11	485.22	Unsold
17	Shop No. 17	Ground Floor	Shop	777.91	-	777.91	855.71	Unsold
18	Shop No. 18	Ground Floor	Shop	4,388.91	-	4,388.91	4,827.80	Unsold
19	Office No. 101	1st Podium Floor	Office	310.22	-	310.22	341.24	Unsold
20	Office No. 102	1st Podium Floor	Office	498.70	-	498.70	548.57	Unsold
21	Office No. 103	1st Podium Floor	Office	371.04	-	371.04	408.14	Unsold
22	Office No. 104	1st Podium Floor	Office	334.55	-	334.55	368.00	Unsold
23	Office No. 105	1st Podium Floor	Office	608.17	-	608.17	668.98	Unsold
24	Office No. 106	1st Podium Floor	Office	382.34	-	382.34	420.57	Unsold

Sr. No	Unit no	Floor	Comp.	RERA Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.	Total Carpet Area in Sq. Ft.	Built Up Area in Sq. Ft.	Sold / Unsold / Landowner Inventory
25	Office No. 107	1st Podium Floor	Office	241.01	-	241.01	265.11	Unsold
26	Office No. 108	1st Podium Floor	Office	375.45	-	375.45	412.99	Unsold
27	Office No. 109	1st Podium Floor	Office	310.97	-	310.97	342.07	Unsold
28	Office No. 110	1st Podium Floor	Office	793.95	-	793.95	873.35	Unsold
29	Office No. 111	1st Podium Floor	Office	513.23	-	513.23	564.55	Unsold
30	Office No. 112	1st Podium Floor	Office	737.76	-	737.76	811.54	Unsold
31	Office No. 113	1st Podium Floor	Office	713.76	-	713.76	785.14	Unsold
32	Office No. 114	1st Podium Floor	Office	433.04	-	433.04	476.34	Unsold
33	Office No. 115	1st Podium Floor	Office	441.11	-	441.11	485.22	Unsold
34	Office No. 116	1st Podium Floor	Office	212.59	-	212.59	233.85	Unsold
35	Office No. 201	2nd Podium Floor	Office	310.22	-	310.22	341.24	Unsold
36	Office No. 202	2nd Podium Floor	Office	498.70	-	498.70	548.57	Unsold
37	Office No. 203	2nd Podium Floor	Office	371.04	-	371.04	408.14	Unsold
38	Office No. 204	2nd Podium Floor	Office	334.55	-	334.55	368.00	Unsold
39	Office No. 205	2nd Podium Floor	Office	608.17	-	608.17	668.98	Unsold
40	Office No. 206	2nd Podium Floor	Office	382.44	-	382.44	420.69	Unsold
41	Office No. 207	2nd Podium Floor	Office	241.01	-	241.01	265.11	Unsold
42	Office No. 208	2nd Podium Floor	Office	700.09	-	700.09	770.10	Unsold
43	Office No. 209	2nd Podium Floor	Office	591.48	-	591.48	650.63	Unsold
44	Office No. 210	2nd Podium Floor	Office	579.53	-	579.53	637.49	Unsold
45	Office No. 211	2nd Podium Floor	Office	639.27	-	639.27	703.20	Unsold
46	Office No. 212	2nd Podium Floor	Office	609.35	-	609.35	670.29	Unsold
47	Office No. 213	2nd Podium Floor	Office	436.16	-	436.16	479.77	Unsold
48	Office No. 214	2nd Podium Floor	Office	483.95	-	483.95	532.34	Unsold
49		3rd Podium Floor	Parking	-	-	-	-	Parking
50		4th Podium Floor	Parking	-	-	-	-	Parking
51	101	1st Floor	2BHK	491.91	31.65	523.56	575.92	Landowner
52	102	1st Floor	1BHK	368.56	26.05	394.61	434.07	Landowner
53	103	1st Floor	1BHK	368.56	26.05	394.61	434.07	Landowner
54	104	1st Floor	1BHK	368.56	26.05	394.61	434.07	Landowner
55	105	1st Floor	1BHK	368.56	26.05	394.61	434.07	Unsold
56	106	1st Floor	2BHK	491.91	31.65	523.56	575.92	Unsold
57	107	1st Floor	2BHK	491.91	31.65	523.56	575.92	Unsold
58	108	1st Floor	1BHK	368.56	26.05	394.61	434.07	Unsold
59	109	1st Floor	1BHK	375.45	19.27	394.72	434.19	Unsold
60	110	1st Floor	1RK	294.40	23.14	317.54	349.29	Unsold
61	111	1st Floor	1RK	294.40	23.14	317.54	349.29	Unsold
62	112	1st Floor	1BHK	398.05	17.65	415.71	457.28	Unsold
63	113	1st Floor	1BHK	410.11	28.20	438.31	482.14	Unsold
64	114	1st Floor	2BHK	536.05	31.97	568.02	624.82	Unsold
65	201	2nd Floor	2BHK	491.91	31.65	523.56	575.92	Unsold
66	202	2nd Floor	1BHK	368.56	26.05	394.61	434.07	Unsold
67	203	2nd Floor	1BHK	368.56	26.05	394.61	434.07	Landowner
68	204	2nd Floor	1BHK	368.56	26.05	394.61	434.07	Unsold
69	205	2nd Floor	1BHK	368.56	26.05	394.61	434.07	Unsold
70	206	2nd Floor	2BHK	491.91	31.65	523.56	575.92	Unsold
71	207	2nd Floor	2BHK	491.91	31.65	523.56	575.92	Unsold
72	208	2nd Floor	1BHK	368.56	26.05	394.61	434.07	Unsold

Sr. No	Unit no	Floor	Comp.	RERA Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.	Total Carpet Area in Sq. Ft.	Built Up Area in Sq. Ft.	Sold / Unsold / Landowner Inventory
73	209	2nd Floor	1BHK	375.45	19.27	394.72	434.19	Unsold
74	210	2nd Floor	Refuge	-	-	-	-	Refuge
75	211	2nd Floor	1RK	294.40	23.14	317.54	349.29	Unsold
76	212	2nd Floor	1BHK	398.05	17.65	415.71	457.28	Unsold
77	213	2nd Floor	1BHK	410.11	28.20	438.31	482.14	Unsold
78	214	2nd Floor	2BHK	536.05	31.97	568.02	624.82	Unsold
79	301	3rd Floor	2BHK	491.91	31.65	523.56	575.92	Unsold
80	302	3rd Floor	1BHK	368.56	26.05	394.61	434.07	Unsold
81	303	3rd Floor	1BHK	368.56	26.05	394.61	434.07	Unsold
82	304	3rd Floor	1BHK	368.56	26.05	394.61	434.07	Unsold
83	305	3rd Floor	1BHK	368.56	26.05	394.61	434.07	Unsold
84	306	3rd Floor	2BHK	491.91	31.65	523.56	575.92	Unsold
85	307	3rd Floor	2BHK	491.91	31.65	523.56	575.92	Unsold
86	308	3rd Floor	1BHK	368.56	26.05	394.61	434.07	Unsold
87	309	3rd Floor	1BHK	375.45	19.27	394.72	434.19	Unsold
88	310	3rd Floor	1RK	294.40	23.14	317.54	349.29	Unsold
89	311	3rd Floor	1RK	294.40	23.14	317.54	349.29	Unsold
90	312	3rd Floor	1BHK	398.05	17.65	415.71	457.28	Unsold
91	313	3rd Floor	1BHK	410.11	28.20	438.31	482.14	Unsold
92	314	3rd Floor	2BHK	536.05	31.97	568.02	624.82	Unsold
93	401	4th Floor	2BHK	491.91	31.65	523.56	575.92	Unsold
94	402	4th Floor	1BHK	368.56	26.05	394.61	434.07	Unsold
95	403	4th Floor	1BHK	368.56	26.05	394.61	434.07	Unsold
96	404	4th Floor	1BHK	368.56	26.05	394.61	434.07	Unsold
97	405	4th Floor	1BHK	368.56	26.05	394.61	434.07	Unsold
98	406	4th Floor	2BHK	491.91	31.65	523.56	575.92	Unsold
99	407	4th Floor	2BHK	491.91	31.65	523.56	575.92	Unsold
100	408	4th Floor	1BHK	368.56	26.05	394.61	434.07	Unsold
101	409	4th Floor	1BHK	375.45	19.27	394.72	434.19	Unsold
102	410	4th Floor	1RK	294.40	23.14	317.54	349.29	Unsold
103	411	4th Floor	1RK	294.40	23.14	317.54	349.29	Unsold
104	412	4th Floor	1BHK	398.05	17.65	415.71	457.28	Unsold
105	413	4th Floor	1BHK	410.11	28.20	438.31	482.14	Unsold
106	414	4th Floor	2BHK	536.05	31.97	568.02	624.82	Unsold
107	501	5th Floor	2BHK	491.91	31.65	523.56	575.92	Unsold
108	502	5th Floor	1BHK	368.56	26.05	394.61	434.07	Unsold
109	503	5th Floor	1BHK	368.56	26.05	394.61	434.07	Unsold
110	504	5th Floor	1BHK	368.56	26.05	394.61	434.07	Unsold
111	505	5th Floor	1BHK	368.56	26.05	394.61	434.07	Unsold
112	506	5th Floor	2BHK	491.91	31.65	523.56	575.92	Unsold
113	507	5th Floor	2BHK	491.91	31.65	523.56	575.92	Unsold
114	508	5th Floor	1BHK	368.56	26.05	394.61	434.07	Unsold
115	509	5th Floor	1BHK	375.45	19.27	394.72	434.19	Unsold
116	510	5th Floor	1RK	294.40	23.14	317.54	349.29	Unsold
117	511	5th Floor	1RK	294.40	23.14	317.54	349.29	Unsold
118	512	5th Floor	1BHK	398.05	17.65	415.71	457.28	Unsold
119	513	5th Floor	1BHK	410.11	28.20	438.31	482.14	Unsold
120	514	5th Floor	2BHK	536.05	31.97	568.02	624.82	Unsold

Sr. No	Unit no	Floor	Comp.	RERA Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.	Total Carpet Area in Sq. Ft.	Built Up Area in Sq. Ft.	Sold / Unsold / Landowner Inventory
121	601	6th Floor	2BHK	491.91	31.65	523.56	575.92	Landowner
122	602	6th Floor	1BHK	368.56	26.05	394.61	434.07	Unsold
123	603	6th Floor	1BHK	368.56	26.05	394.61	434.07	Unsold
124	604	6th Floor	1BHK	368.56	26.05	394.61	434.07	Unsold
125	605	6th Floor	1BHK	368.56	26.05	394.61	434.07	Unsold
126	606	6th Floor	2BHK	491.91	31.65	523.56	575.92	Unsold
127	607	6th Floor	2BHK	491.91	31.65	523.56	575.92	Unsold
128	608	6th Floor	1BHK	368.56	26.05	394.61	434.07	Unsold
129	609	6th Floor	1BHK	375.45	19.27	394.72	434.19	Unsold
130	610	6th Floor	Refuge	-	-	-	-	Refuge
131	611	6th Floor	1RK	294.40	23.14	317.54	349.29	Landowner
132	612	6th Floor	1BHK	398.05	17.65	415.71	457.28	Landowner
133	613	6th Floor	1BHK	410.11	28.20	438.31	482.14	Landowner
134	614	6th Floor	2BHK	536.05	31.97	568.02	624.82	Landowner
135	701	7th Floor	2BHK	491.91	31.65	523.56	575.92	Unsold
136	702	7th Floor	1BHK	368.56	26.05	394.61	434.07	Landowner
137	703	7th Floor	1BHK	368.56	26.05	394.61	434.07	Unsold
138	704	7th Floor	1BHK	368.56	26.05	394.61	434.07	Unsold
139	705	7th Floor	1BHK	368.56	26.05	394.61	434.07	Unsold
140	706	7th Floor	2BHK	491.91	31.65	523.56	575.92	Unsold
141	707	7th Floor	2BHK	491.91	31.65	523.56	575.92	Unsold
142	708	7th Floor	1BHK	368.56	26.05	394.61	434.07	Unsold
143	709	7th Floor	1BHK	375.45	19.27	394.72	434.19	Unsold
144	710	7th Floor	1RK	294.40	23.14	317.54	349.29	Unsold
145	711	7th Floor	1RK	294.40	23.14	317.54	349.29	Unsold
146	712	7th Floor	1BHK	398.05	17.65	415.71	457.28	Unsold
147	713	7th Floor	1BHK	410.11	28.20	438.31	482.14	Unsold
148	714	7th Floor	2BHK	536.05	31.97	568.02	624.82	Unsold
149	801	8th Floor	2BHK	491.91	31.65	523.56	575.92	Unsold
150	802	8th Floor	1BHK	368.56	26.05	394.61	434.07	Unsold
151	803	8th Floor	1BHK	368.56	26.05	394.61	434.07	Unsold
152	804	8th Floor	1BHK	368.56	26.05	394.61	434.07	Unsold
153	805	8th Floor	1BHK	368.56	26.05	394.61	434.07	Unsold
154	806	8th Floor	2BHK	491.91	31.65	523.56	575.92	Unsold
155	807	8th Floor	2BHK	491.91	31.65	523.56	575.92	Unsold
156	808	8th Floor	1BHK	368.56	26.05	394.61	434.07	Unsold
157	809	8th Floor	1BHK	375.45	19.27	394.72	434.19	Unsold
158	810	8th Floor	1RK	294.40	23.14	317.54	349.29	Unsold
159	811	8th Floor	1RK	294.40	23.14	317.54	349.29	Unsold
160	812	8th Floor	1BHK	398.05	17.65	415.71	457.28	Unsold
161	813	8th Floor	1BHK	410.11	28.20	438.31	482.14	Unsold
162	814	8th Floor	2BHK	536.05	31.97	568.02	624.82	Unsold
163	901	9th Floor	2BHK	491.91	31.65	523.56	575.92	Unsold
164	902	9th Floor	1BHK	368.56	26.05	394.61	434.07	Unsold
165	903	9th Floor	1BHK	368.56	26.05	394.61	434.07	Unsold
166	904	9th Floor	1BHK	368.56	26.05	394.61	434.07	Unsold
167	905	9th Floor	1BHK	368.56	26.05	394.61	434.07	Unsold
168	906	9th Floor	2BHK	491.91	31.65	523.56	575.92	Unsold

Sr. No	Unit no	Floor	Comp.	RERA Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.	Total Carpet Area in Sq. Ft.	Built Up Area in Sq. Ft.	Sold / Unsold / Landowner Inventory
169	907	9th Floor	2BHK	491.91	31.65	523.56	575.92	Unsold
170	908	9th Floor	1BHK	368.56	26.05	394.61	434.07	Unsold
171	909	9th Floor	1BHK	375.45	19.27	394.72	434.19	Unsold
172	910	9th Floor	1RK	294.40	23.14	317.54	349.29	Unsold
173	911	9th Floor	1RK	294.40	23.14	317.54	349.29	Unsold
174	912	9th Floor	1BHK	398.05	17.65	415.71	457.28	Unsold
175	913	9th Floor	1BHK	410.11	28.20	438.31	482.14	Unsold
176	914	9th Floor	2BHK	536.05	31.97	568.02	624.82	Unsold
177	1001	10th Floor	2BHK	491.91	31.65	523.56	575.92	Unsold
178	1002	10th Floor	1BHK	368.56	26.05	394.61	434.07	Unsold
179	1003	10th Floor	1BHK	368.56	26.05	394.61	434.07	Unsold
180	1004	10th Floor	1BHK	368.56	26.05	394.61	434.07	Unsold
181	1005	10th Floor	Terrace	-	-	-	-	Terrace
182	1006	10th Floor	Terrace	-	-	-	-	Terrace
183	1007	10th Floor	Terrace	-	-	-	-	Terrace
184	1008	10th Floor	Terrace	-	-	-	-	Terrace
185	1009	10th Floor	Terrace	-	-	-	-	Terrace
186	1010	10th Floor	Terrace	-	-	-	-	Terrace
187	1011	10th Floor	1RK	294.40	23.14	317.54	349.29	Unsold
188	1012	10th Floor	1BHK	398.05	17.65	415.71	457.28	Unsold
189	1013	10th Floor	1BHK	410.11	28.20	438.31	482.14	Unsold
190	1014	10th Floor	2BHK	536.05	31.97	568.02	624.82	Unsold
TOTAL				82,782.05	3,481.51	86,263.56	94,889.91	

Unsold Flats Inventory

Sr. No	Unit no	Floor	Comp.	RERA Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.	Total Carpet Area in Sq. Ft.	Built Up Area in Sq. Ft.	Rate per Sq. Ft. on Carpet Area	Value in ₹
1	105	1st Floor	1BHK	368.56	26.05	394.61	434.07	11,500.00	45,37,995.00
2	106	1st Floor	2BHK	491.91	31.65	523.56	575.92	11,500.00	60,20,951.00
3	107	1st Floor	2BHK	491.91	31.65	523.56	575.92	11,500.00	60,20,951.00
4	108	1st Floor	1BHK	368.56	26.05	394.61	434.07	11,500.00	45,37,995.00
5	109	1st Floor	1BHK	375.45	19.27	394.72	434.19	11,500.00	45,39,233.00
6	110	1st Floor	1RK	294.40	23.14	317.54	349.29	11,500.00	36,51,687.00
7	111	1st Floor	1RK	294.40	23.14	317.54	349.29	11,500.00	36,51,687.00
8	112	1st Floor	1BHK	398.05	17.65	415.71	457.28	11,500.00	47,80,615.00
9	113	1st Floor	1BHK	410.11	28.20	438.31	482.14	11,500.00	50,40,566.00
10	114	1st Floor	2BHK	536.05	31.97	568.02	624.82	11,500.00	65,32,187.00
11	201	2nd Floor	2BHK	491.91	31.65	523.56	575.92	11,500.00	60,20,951.00
12	202	2nd Floor	1BHK	368.56	26.05	394.61	434.07	11,500.00	45,37,995.00
13	204	2nd Floor	1BHK	368.56	26.05	394.61	434.07	11,500.00	45,37,995.00
14	205	2nd Floor	1BHK	368.56	26.05	394.61	434.07	11,500.00	45,37,995.00
15	206	2nd Floor	2BHK	491.91	31.65	523.56	575.92	11,500.00	60,20,951.00
16	207	2nd Floor	2BHK	491.91	31.65	523.56	575.92	11,500.00	60,20,951.00
17	208	2nd Floor	1BHK	368.56	26.05	394.61	434.07	11,500.00	45,37,995.00
18	209	2nd Floor	1BHK	375.45	19.27	394.72	434.19	11,500.00	45,39,233.00

Sr. No	Unit no	Floor	Comp.	RERA Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.	Total Carpet Area in Sq. Ft.	Built Up Area in Sq. Ft.	Rate per Sq. Ft. on Carpet Area	Value in ₹
19	211	2nd Floor	1RK	294.40	23.14	317.54	349.29	11,500.00	36,51,687.00
20	212	2nd Floor	1BHK	398.05	17.65	415.71	457.28	11,500.00	47,80,615.00
21	213	2nd Floor	1BHK	410.11	28.20	438.31	482.14	11,500.00	50,40,566.00
22	214	2nd Floor	2BHK	536.05	31.97	568.02	624.82	11,500.00	65,32,187.00
23	301	3rd Floor	2BHK	491.91	31.65	523.56	575.92	11,500.00	60,20,951.00
24	302	3rd Floor	1BHK	368.56	26.05	394.61	434.07	11,500.00	45,37,995.00
25	303	3rd Floor	1BHK	368.56	26.05	394.61	434.07	11,500.00	45,37,995.00
26	304	3rd Floor	1BHK	368.56	26.05	394.61	434.07	11,500.00	45,37,995.00
27	305	3rd Floor	1BHK	368.56	26.05	394.61	434.07	11,500.00	45,37,995.00
28	306	3rd Floor	2BHK	491.91	31.65	523.56	575.92	11,500.00	60,20,951.00
29	307	3rd Floor	2BHK	491.91	31.65	523.56	575.92	11,500.00	60,20,951.00
30	308	3rd Floor	1BHK	368.56	26.05	394.61	434.07	11,500.00	45,37,995.00
31	309	3rd Floor	1BHK	375.45	19.27	394.72	434.19	11,500.00	45,39,233.00
32	310	3rd Floor	1RK	294.40	23.14	317.54	349.29	11,500.00	36,51,687.00
33	311	3rd Floor	1RK	294.40	23.14	317.54	349.29	11,500.00	36,51,687.00
34	312	3rd Floor	1BHK	398.05	17.65	415.71	457.28	11,500.00	47,80,615.00
35	313	3rd Floor	1BHK	410.11	28.20	438.31	482.14	11,500.00	50,40,566.00
36	314	3rd Floor	2BHK	536.05	31.97	568.02	624.82	11,500.00	65,32,187.00
37	401	4th Floor	2BHK	491.91	31.65	523.56	575.92	11,500.00	60,20,951.00
38	402	4th Floor	1BHK	368.56	26.05	394.61	434.07	11,500.00	45,37,995.00
39	403	4th Floor	1BHK	368.56	26.05	394.61	434.07	11,500.00	45,37,995.00
40	404	4th Floor	1BHK	368.56	26.05	394.61	434.07	11,500.00	45,37,995.00
41	405	4th Floor	1BHK	368.56	26.05	394.61	434.07	11,500.00	45,37,995.00
42	406	4th Floor	2BHK	491.91	31.65	523.56	575.92	11,500.00	60,20,951.00
43	407	4th Floor	2BHK	491.91	31.65	523.56	575.92	11,500.00	60,20,951.00
44	408	4th Floor	1BHK	368.56	26.05	394.61	434.07	11,500.00	45,37,995.00
45	409	4th Floor	1BHK	375.45	19.27	394.72	434.19	11,500.00	45,39,233.00
46	410	4th Floor	1RK	294.40	23.14	317.54	349.29	11,500.00	36,51,687.00
47	411	4th Floor	1RK	294.40	23.14	317.54	349.29	11,500.00	36,51,687.00
48	412	4th Floor	1BHK	398.05	17.65	415.71	457.28	11,500.00	47,80,615.00
49	413	4th Floor	1BHK	410.11	28.20	438.31	482.14	11,500.00	50,40,566.00
50	414	4th Floor	2BHK	536.05	31.97	568.02	624.82	11,500.00	65,32,187.00
51	501	5th Floor	2BHK	491.91	31.65	523.56	575.92	11,500.00	60,20,951.00
52	502	5th Floor	1BHK	368.56	26.05	394.61	434.07	11,500.00	45,37,995.00
53	503	5th Floor	1BHK	368.56	26.05	394.61	434.07	11,500.00	45,37,995.00
54	504	5th Floor	1BHK	368.56	26.05	394.61	434.07	11,500.00	45,37,995.00
55	505	5th Floor	1BHK	368.56	26.05	394.61	434.07	11,500.00	45,37,995.00
56	506	5th Floor	2BHK	491.91	31.65	523.56	575.92	11,500.00	60,20,951.00
57	507	5th Floor	2BHK	491.91	31.65	523.56	575.92	11,500.00	60,20,951.00
58	508	5th Floor	1BHK	368.56	26.05	394.61	434.07	11,500.00	45,37,995.00
59	509	5th Floor	1BHK	375.45	19.27	394.72	434.19	11,500.00	45,39,233.00
60	510	5th Floor	1RK	294.40	23.14	317.54	349.29	11,500.00	36,51,687.00
61	511	5th Floor	1RK	294.40	23.14	317.54	349.29	11,500.00	36,51,687.00
62	512	5th Floor	1BHK	398.05	17.65	415.71	457.28	11,500.00	47,80,615.00
63	513	5th Floor	1BHK	410.11	28.20	438.31	482.14	11,500.00	50,40,566.00
64	514	5th Floor	2BHK	536.05	31.97	568.02	624.82	11,500.00	65,32,187.00
65	602	6th Floor	1BHK	368.56	26.05	394.61	434.07	11,500.00	45,37,995.00
66	603	6th Floor	1BHK	368.56	26.05	394.61	434.07	11,500.00	45,37,995.00

Sr. No	Unit no	Floor	Comp.	RERA Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.	Total Carpet Area in Sq. Ft.	Built Up Area in Sq. Ft.	Rate per Sq. Ft. on Carpet Area	Value in ₹
67	604	6th Floor	1BHK	368.56	26.05	394.61	434.07	11,500.00	45,37,995.00
68	605	6th Floor	1BHK	368.56	26.05	394.61	434.07	11,500.00	45,37,995.00
69	606	6th Floor	2BHK	491.91	31.65	523.56	575.92	11,500.00	60,20,951.00
70	607	6th Floor	2BHK	491.91	31.65	523.56	575.92	11,500.00	60,20,951.00
71	608	6th Floor	1BHK	368.56	26.05	394.61	434.07	11,500.00	45,37,995.00
72	609	6th Floor	1BHK	375.45	19.27	394.72	434.19	11,500.00	45,39,233.00
73	701	7th Floor	2BHK	491.91	31.65	523.56	575.92	11,500.00	60,20,951.00
74	703	7th Floor	1BHK	368.56	26.05	394.61	434.07	11,500.00	45,37,995.00
75	704	7th Floor	1BHK	368.56	26.05	394.61	434.07	11,500.00	45,37,995.00
76	705	7th Floor	1BHK	368.56	26.05	394.61	434.07	11,500.00	45,37,995.00
77	706	7th Floor	2BHK	491.91	31.65	523.56	575.92	11,500.00	60,20,951.00
78	707	7th Floor	2BHK	491.91	31.65	523.56	575.92	11,500.00	60,20,951.00
79	708	7th Floor	1BHK	368.56	26.05	394.61	434.07	11,500.00	45,37,995.00
80	709	7th Floor	1BHK	375.45	19.27	394.72	434.19	11,500.00	45,39,233.00
81	710	7th Floor	1RK	294.40	23.14	317.54	349.29	11,500.00	36,51,687.00
82	711	7th Floor	1RK	294.40	23.14	317.54	349.29	11,500.00	36,51,687.00
83	712	7th Floor	1BHK	398.05	17.65	415.71	457.28	11,500.00	47,80,615.00
84	713	7th Floor	1BHK	410.11	28.20	438.31	482.14	11,500.00	50,40,566.00
85	714	7th Floor	2BHK	536.05	31.97	568.02	624.82	11,500.00	65,32,187.00
86	801	8th Floor	2BHK	491.91	31.65	523.56	575.92	11,500.00	60,20,951.00
87	802	8th Floor	1BHK	368.56	26.05	394.61	434.07	11,500.00	45,37,995.00
88	803	8th Floor	1BHK	368.56	26.05	394.61	434.07	11,500.00	45,37,995.00
89	804	8th Floor	1BHK	368.56	26.05	394.61	434.07	11,500.00	45,37,995.00
90	805	8th Floor	1BHK	368.56	26.05	394.61	434.07	11,500.00	45,37,995.00
91	806	8th Floor	2BHK	491.91	31.65	523.56	575.92	11,500.00	60,20,951.00
92	807	8th Floor	2BHK	491.91	31.65	523.56	575.92	11,500.00	60,20,951.00
93	808	8th Floor	1BHK	368.56	26.05	394.61	434.07	11,500.00	45,37,995.00
94	809	8th Floor	1BHK	375.45	19.27	394.72	434.19	11,500.00	45,39,233.00
95	810	8th Floor	1RK	294.40	23.14	317.54	349.29	11,500.00	36,51,687.00
96	811	8th Floor	1RK	294.40	23.14	317.54	349.29	11,500.00	36,51,687.00
97	812	8th Floor	1BHK	398.05	17.65	415.71	457.28	11,500.00	47,80,615.00
98	813	8th Floor	1BHK	410.11	28.20	438.31	482.14	11,500.00	50,40,566.00
99	814	8th Floor	2BHK	536.05	31.97	568.02	624.82	11,500.00	65,32,187.00
100	901	9th Floor	2BHK	491.91	31.65	523.56	575.92	11,500.00	60,20,951.00
101	902	9th Floor	1BHK	368.56	26.05	394.61	434.07	11,500.00	45,37,995.00
102	903	9th Floor	1BHK	368.56	26.05	394.61	434.07	11,500.00	45,37,995.00
103	904	9th Floor	1BHK	368.56	26.05	394.61	434.07	11,500.00	45,37,995.00
104	905	9th Floor	1BHK	368.56	26.05	394.61	434.07	11,500.00	45,37,995.00
105	906	9th Floor	2BHK	491.91	31.65	523.56	575.92	11,500.00	60,20,951.00
106	907	9th Floor	2BHK	491.91	31.65	523.56	575.92	11,500.00	60,20,951.00
107	908	9th Floor	1BHK	368.56	26.05	394.61	434.07	11,500.00	45,37,995.00
108	909	9th Floor	1BHK	375.45	19.27	394.72	434.19	11,500.00	45,39,233.00
109	910	9th Floor	1RK	294.40	23.14	317.54	349.29	11,500.00	36,51,687.00
110	911	9th Floor	1RK	294.40	23.14	317.54	349.29	11,500.00	36,51,687.00
111	912	9th Floor	1BHK	398.05	17.65	415.71	457.28	11,500.00	47,80,615.00
112	913	9th Floor	1BHK	410.11	28.20	438.31	482.14	11,500.00	50,40,566.00
113	914	9th Floor	2BHK	536.05	31.97	568.02	624.82	11,500.00	65,32,187.00
114	1001	10th Floor	2BHK	491.91	31.65	523.56	575.92	11,500.00	60,20,951.00

Sr. No	Unit no	Floor	Comp.	RERA Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.	Total Carpet Area in Sq. Ft.	Built Up Area in Sq. Ft.	Rate per Sq. Ft. on Carpet Area	Value in ₹
115	1002	10th Floor	1BHK	368.56	26.05	394.61	434.07	11,500.00	45,37,995.00
116	1003	10th Floor	1BHK	368.56	26.05	394.61	434.07	11,500.00	45,37,995.00
117	1004	10th Floor	1BHK	368.56	26.05	394.61	434.07	11,500.00	45,37,995.00
118	1011	10th Floor	1RK	294.40	23.14	317.54	349.29	11,500.00	36,51,687.00
119	1012	10th Floor	1BHK	398.05	17.65	415.71	457.28	11,500.00	47,80,615.00
120	1013	10th Floor	1BHK	410.11	28.20	438.31	482.14	11,500.00	50,40,566.00
121	1014	10th Floor	2BHK	536.05	31.97	568.02	624.82	11,500.00	65,32,187.00
TOTAL				48,825.07	3,187.01	52,012.08	57,213.29		59,81,38,912.00

Unsold Office Inventory

Sr. No	Unit no	Floor	Comp.	RERA Carpet Area in Sq. Ft.	Total Carpet Area in Sq. Ft.	Built Up Area in Sq. Ft.	Rate per Sq. Ft. on Carpet Area	Value in ₹
1	Office No. 101	1st Podium Floor	Office	310.22	310.22	341.24	15,000.00	46,53,277.00
2	Office No. 102	1st Podium Floor	Office	498.70	498.70	548.57	15,000.00	74,80,442.00
3	Office No. 103	1st Podium Floor	Office	371.04	371.04	408.14	15,000.00	55,65,526.00
4	Office No. 104	1st Podium Floor	Office	334.55	334.55	368.00	15,000.00	50,18,177.00
5	Office No. 105	1st Podium Floor	Office	608.17	608.17	668.98	15,000.00	91,22,490.00
6	Office No. 106	1st Podium Floor	Office	382.34	382.34	420.57	15,000.00	57,35,059.00
7	Office No. 107	1st Podium Floor	Office	241.01	241.01	265.11	15,000.00	36,15,089.00
8	Office No. 108	1st Podium Floor	Office	375.45	375.45	412.99	15,000.00	56,31,725.00
9	Office No. 109	1st Podium Floor	Office	310.97	310.97	342.07	15,000.00	46,64,579.00
10	Office No. 110	1st Podium Floor	Office	793.95	793.95	873.35	15,000.00	1,19,09,290.00
11	Office No. 111	1st Podium Floor	Office	513.23	513.23	564.55	15,000.00	76,98,413.00
12	Office No. 112	1st Podium Floor	Office	737.76	737.76	811.54	15,000.00	1,10,66,468.00
13	Office No. 113	1st Podium Floor	Office	713.76	713.76	785.14	15,000.00	1,07,06,413.00
14	Office No. 114	1st Podium Floor	Office	433.04	433.04	476.34	15,000.00	64,95,536.00
15	Office No. 115	1st Podium Floor	Office	441.11	441.11	485.22	15,000.00	66,16,631.00
16	Office No. 116	1st Podium Floor	Office	212.59	212.59	233.85	15,000.00	31,88,835.00
17	Office No. 201	2nd Podium Floor	Office	310.22	310.22	341.24	15,000.00	46,53,277.00
18	Office No. 202	2nd Podium Floor	Office	498.70	498.70	548.57	15,000.00	74,80,442.00
19	Office No. 203	2nd Podium Floor	Office	371.04	371.04	408.14	15,000.00	55,65,526.00
20	Office No. 204	2nd Podium Floor	Office	334.55	334.55	368.00	15,000.00	50,18,177.00
21	Office No. 205	2nd Podium Floor	Office	608.17	608.17	668.98	15,000.00	91,22,490.00
22	Office No. 206	2nd Podium Floor	Office	382.44	382.44	420.69	15,000.00	57,36,674.00
23	Office No. 207	2nd Podium Floor	Office	241.01	241.01	265.11	15,000.00	36,15,089.00
24	Office No. 208	2nd Podium Floor	Office	700.09	700.09	770.10	15,000.00	1,05,01,358.00
25	Office No. 209	2nd Podium Floor	Office	591.48	591.48	650.63	15,000.00	88,72,227.00
26	Office No. 210	2nd Podium Floor	Office	579.53	579.53	637.49	15,000.00	86,93,006.00
27	Office No. 211	2nd Podium Floor	Office	639.27	639.27	703.20	15,000.00	95,89,109.00
28	Office No. 212	2nd Podium Floor	Office	609.35	609.35	670.29	15,000.00	91,40,251.00
29	Office No. 213	2nd Podium Floor	Office	436.16	436.16	479.77	15,000.00	65,42,359.00
30	Office No. 214	2nd Podium Floor	Office	483.95	483.95	532.34	15,000.00	72,59,242.00
TOTAL				14,063.81	14,063.81	15,470.19		21,09,57,177.00

Unsold Shops Inventory

Sr. No	Unit no	Floor	Comp.	RERA Carpet Area in Sq. Ft.	Total Carpet Area in Sq. Ft.	Built Up Area in Sq. Ft.	Rate per Sq. Ft. on Carpet Area	Value in ₹
1	Shop No. 1	Ground Floor	Shop	310.22	310.22	341.24	20,000.00	62,04,370.00
2	Shop No. 2	Ground Floor	Shop	673.61	673.61	740.97	20,000.00	1,34,72,222.00
3	Shop No. 3	Ground Floor	Shop	489.22	489.22	538.15	20,000.00	97,84,476.00
4	Shop No. 4	Ground Floor	Shop	441.11	441.11	485.22	20,000.00	88,22,174.00
5	Shop No. 5	Ground Floor	Shop	801.92	801.92	882.11	20,000.00	1,60,38,360.00
6	Shop No. 6	Ground Floor	Shop	2,343.86	2,343.86	2,578.25	20,000.00	4,68,77,220.00
7	Shop No. 7	Ground Floor	Shop	570.92	570.92	628.01	20,000.00	1,14,18,451.00
8	Shop No. 8	Ground Floor	Shop	310.97	310.97	342.07	20,000.00	62,19,439.00
9	Shop No. 9	Ground Floor	Shop	375.45	375.45	412.99	20,000.00	75,08,966.00
10	Shop No. 10	Ground Floor	Shop	310.97	310.97	342.07	20,000.00	62,19,439.00
11	Shop No. 11	Ground Floor	Shop	793.95	793.95	873.35	20,000.00	1,58,79,053.00
12	Shop No. 12	Ground Floor	Shop	513.23	513.23	564.55	20,000.00	1,02,64,550.00
13	Shop No. 13	Ground Floor	Shop	737.76	737.76	811.54	20,000.00	1,47,55,291.00
14	Shop No. 14	Ground Floor	Shop	713.76	713.76	785.14	20,000.00	1,42,75,217.00
15	Shop No. 15	Ground Floor	Shop	433.04	433.04	476.34	20,000.00	86,60,714.00
16	Shop No. 16	Ground Floor	Shop	441.11	441.11	485.22	20,000.00	88,22,174.00
17	Shop No. 17	Ground Floor	Shop	777.91	777.91	855.71	20,000.00	1,55,58,286.00
18	Shop No. 18	Ground Floor	Shop	4,388.91	4,388.91	4,827.80	20,000.00	8,77,78,267.00
TOTAL				15,427.93	15,427.93	16,970.73		30,85,58,669.00

Landowner Flats Inventory

Sr. No.	Flat No.	Floor	Comp.	RERA Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.	Total Carpet Area in Sq. Ft.	Built Up Area in Sq. Ft.
1	101	1st Floor	2BHK	491.91	31.65	523.56	575.92
2	102	1st Floor	1BHK	368.56	26.05	394.61	434.07
3	103	1st Floor	1BHK	368.56	26.05	394.61	434.07
4	104	1st Floor	1BHK	368.56	26.05	394.61	434.07
5	203	2nd Floor	1BHK	368.56	26.05	394.61	434.07
6	601	6th Floor	2BHK	491.91	31.65	523.56	575.92
7	611	6th Floor	1RK	294.40	23.14	317.54	349.29
8	612	6th Floor	1BHK	398.05	17.65	415.71	457.28
9	613	6th Floor	1BHK	410.11	28.20	438.31	482.14
10	614	6th Floor	2BHK	536.05	31.97	568.02	624.82
11	702	7th Floor	1BHK	368.56	26.05	394.61	434.07
TOTAL				4,465.23	294.50	4,759.73	5,235.71

TOTAL SUMMARY

Particulars	Carpet Area in Sq. Ft.	No. of Units	Rate in ₹	Market Value in ₹
Unsold Flat	52,012.08	121.00	11,500.00	59,81,38,912.00
Unsold office	14,063.81	30.00	15,000.00	21,09,57,177.00
Unsold Shops	15,427.93	18.00	20,000.00	30,85,58,669.00
Landowner Flats	4,759.73	11.00		-
Total	86,253.56	180.00		111,76,54,758.00
Total Income from Sale in Cr.				

COST OF PROJECT

Project expenses	Incurred Cost in ₹	To be Incurred Cost in ₹	Total (₹ in Cr.)
Land & Stamp Duty Cost	0.91	0.30	1.21
Construction Cost of Building	-	50.18	50.18
Approval Cost	1.06	0.07	1.13
Architect Cost, RCC & other Professional fees	-	2.51	2.51
Administrative Expenses	-	3.01	3.01
Marketing Expenses	-	3.35	3.35
Interest Cost	-	4.50	4.50
Contingency Cost	-	1.51	1.51
TOTAL COST	1.97	65.43	67.40

➤ **Land Cost:**

As per Present Ready Reckoner rate the Project Land Value is ₹ 0.17 Cr. considering Land Rate @ ₹ 490.00 per Sq. M. & Net Plot Area of 3,522.75 Sq. M.

As per document cost of land & stamp duty cost is ₹ 1,21,08,800.00 i.e., ₹ 1.21 Cr. which is 1.80% of Total Project Cost.

Sr. No.	Date	Document Name	Description	Total Cost	Incurred Cost
1	26/02/2024	Developer Agreement	Purchase Cost	70,00,000.00	40,00,000.00
2			Stamp Duty	50,77,200.00	50,77,200.00
3			Reg. Fees	30,000.00	30,000.00
4				1,600.00	1,600.00
Total				1,21,08,800.00	91,08,800.00

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

Construction Area of Sale Building = 18,071.74 Sq. M. i.e., 1,94,524.21 Sq. Ft.

No. of Stack Car Parking = 100 Nos.

Total estimated cost for construction of Building (includes cost of RCC work, manpower, lift, material, painting, finishing work, site development, etc.) is ₹ 45,17,93,500.00 i.e., ₹ 45.18 Cr. which comes ₹ 25,000.00 per Sq. M. on construction area for building.

The total construction area is 18,071.74 Sq. M. i.e., 1,94,524.21 Sq. Ft., projected cost of ₹ 45.18 Cr is 72.41% of total project cost

VC IPL opinion the construction cost of 25,000/- Per Sq. M. which is in line with Market-Trend.

Particulars	Rate per Sq. M.
Excavation Work	2,000.00
Total RCC Work	11,000.00
Final Finishing Work	6,500.00
Other Work	5,500.00
Cost of Construction	25,000.00

➤ **Approval Charges:**

The Total Approval Cost (Fungible Cost & Development Cess Premium & TDR Cost) as per challan provided by the developer will be ₹ 1,12,81,436.00 i.e., ₹ 1.13 Cr. which is 1.67% of Total Project Cost.

As per information provided by developer.

Sr. No.	Particulars	Total Amount in ₹
1	KDMC Charges	56,84,308.00
2	KDMC Charges	50,97,128.00
3	OC Cost	5,00,000.00
Total		1,12,81,436.00

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

The total Architect charges of ₹ 2,50,89,675.00 i.e., ₹ 2.51Cr. is 3.72% of total construction cost building & it is line up with Market trend.

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

➤ **Administrative Expenses:**

Salaries, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), cost of machineries and equipment including its hire and maintenance cost, consumables etc. All costs directly incurred to complete the construction of the entire phase of the project registered is estimated 4% of total construction cost Building which comes to ₹ 3,01,07,610.00 i.e., ₹ 3.01Cr.

The admin charges which in market is in the range of 4% - 6% of Total Construction cost of the project.

➤ **Marketing Expenses:**

Marketing costs directly incurred to complete the construction of the entire phase of the project registered is estimated at 4.97% of total Sale income from the project which comes to ₹ 3,35,29,643.00 i.e., ₹ 3.35 Cr.

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

➤ **Interest Costs:**

The Interest cost for the term loan is ₹ 4,50,00,000.00 i.e., ₹ 4.50 Cr., which is 6.68% of total project cost.

As per information provided by the client.

➤ **Contingency Costs:**

The contingency charges estimated at 2.23% of total cost of construction which comes to ₹ 1,50,53,805.00 i.e., ₹ 1.5 Cr.

PROFIT FROM THE PROJECT:

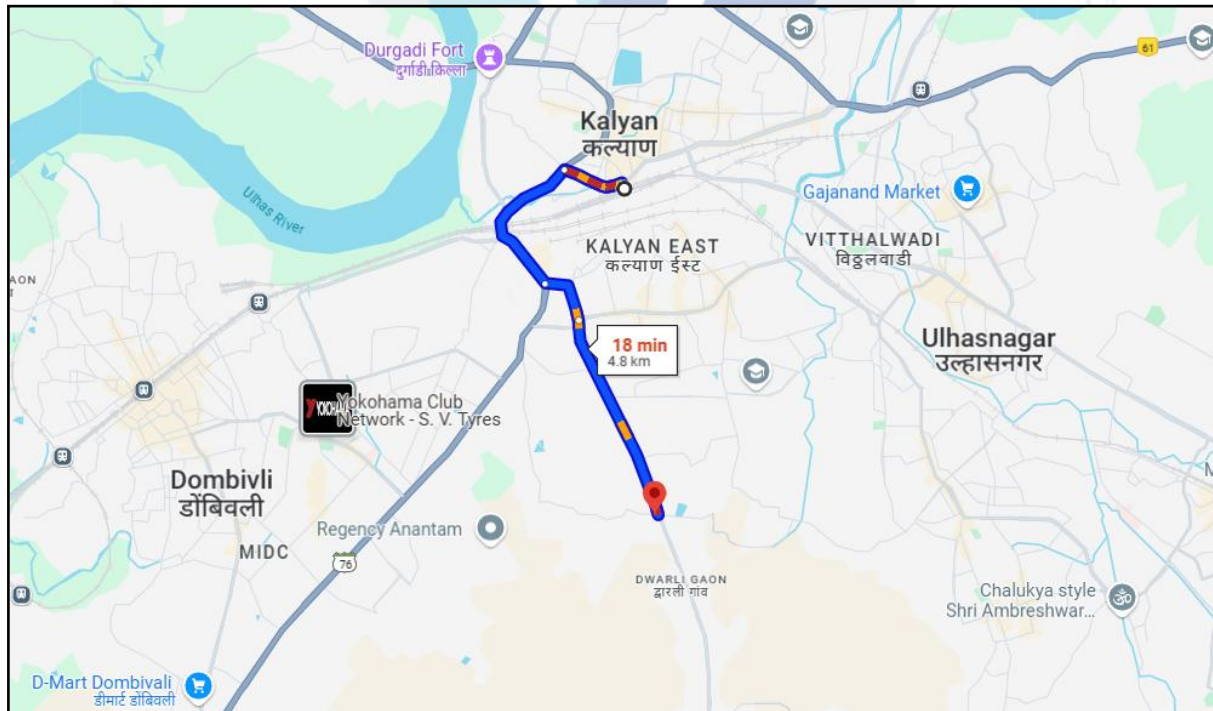
Particulars	Amount (₹ in Cr.)
Gross Estimated Revenue	111.77
Less: Total projected Expenses	67.40
Estimated Surplus	44.37
Project Cost and Developer Profit	
Developer Profit @ 30% of estimated surplus	13.31
Net Surplus (3-4)	31.06
PV (discounted @ 8% for 3 years)	21.14
Add:	
Expenses already incurred as on date (As per the certified Trial Balance Sheet of the project)	1.97
Less:	
Present Value of the project potential/ Land Value as on Date	₹ 23.11
The realizable value of the property	₹ 20.80
Distress value of the property	₹ 18.49

Actual Site Photographs



Route Map of the property

Site u/r



Latitude Longitude: 19°12'25.9"N 73°08'01.7"E

Note: The Blue line shows the route to site from nearest railway station (Kalyan Junction – 4.8 KM)



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Ready Reckoner 2024 – 2025

Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन

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

Home Valuation Guidelines | User Manual

Year: 2024-2025 Language: English

Selected District: Thane

Select Taluka: Kalyan

Select Village: Adivali

Vibhag Number: 2

Assesment Type	Assesment Range	Rate Rs/-	Unit
दुकाने	0-0	33600	चौरस मीटर
कार्यालये	0-0	29000	चौरस मीटर
गावठाणातील मिळकती	0-0.00	660	चौरस मीटर
हायवेवरील जमिनी	0-0	580	चौरस मीटर
विनशेती जमीनी/पूबंड	0-0	490	चौरस मीटर
औद्योगिक विनशेती जमिनी	0-0.00	510	चौरस मीटर
	12		

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Annual Statement of Rates Ver. 2.0
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Home Valuation Guidelines | User Manual

Year: 2024-2025 Language: English

Selected District: Thane

Select Taluka: Kalyan

Select Village: Adivali

Vibhag Number: 2

Assesment Type	Assesment Range	Rate Rs/-	Unit
जिरायत शेत जमीन	0-1.25	238000	हेक्टर
जिरायत शेत जमीन	1.26-2.50	266100	हेक्टर
जिरायत शेत जमीन	2.51-5.00	302000	हेक्टर
जिरायत शेत जमीन	5.01-7.50	383700	हेक्टर
जिरायत शेत जमीन	7.51-10.00	427400	हेक्टर
जिरायत शेत जमीन	10.01-12.50	480800	हेक्टर
जिरायत शेत जमीन	12.51-च्या पुढे	547500	हेक्टर
निवासी	0-0.00	23800	चौरस मीटर
	12		

Registered Sales Instances

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate / Sq. Ft. on Carpet Area
14905/2024	18.10.2024	35,60,000.00	28.85	310.54	11,464.00

सूची क्र.2		दुय्यम निबंधक : सह दु.नि. कल्याण 5
14905507	24-10-2024	दस्ता क्रमांक : 14905/2024
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोंदणी : Regn:63m
गावाचे नाव : पिसवली		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	3560000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2597500	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवलीइतर वर्णन : इतर माहिती: मौजे पिसवली येथील स नं 33/11,34/9,10,11,12 आणि स नं 34/14,15 आणि मौजे आडिवली-ढोकळी येथील स नं 24/1,2,3 यावरील सिझन्स सहारा या प्रोजेक्टच्या टॉवर नं 05 या बिल्डींगमधील फ्लॉट नं 2105,21 वा मजला,क्षेत्र 28.85 चौ. मी. कारपेट + बालकणी क्षेत्र 10.32 चौ. मी. ((Survey Number : स नं ३३/११,३४/९,१०,११,१२ आणि स नं ३४/१४,१५.))	
(5) क्षेत्रफळ	28.85 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तावेज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. समर्थ साई बिल्डर्स अँड डेव्हलपर्स तर्फे भागीदार श्री. दिनेश रामदास म्हात्रे यांचे स्वाक्षरी कुलमुखत्यार धारक म्हणुन श्री. नितेश एल. लोखंडे वय:-33 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: सर्व्हे नं 33/11 आणि इतर, 50-50 ढाब्यामार्गे, मलंगगड रोड, एस्सार पेद्रोलीयम, पिसवली, कल्याण पूर्व, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-421306 पॅन नं:- ACBFS0635A 2): नाव:-मे. समर्थ साई बिल्डर्स अँड डेव्हलपर्स तर्फे भागीदार श्री. राजेश चंदेरलाल मेठवानी यांचे स्वाक्षरी कुलमुखत्यार धारक म्हणुन श्री. नितेश एल. लोखंडे वय:-33 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: सर्व्हे नं 33/11 आणि इतर, 50-50 ढाब्यामार्गे, मलंगगड रोड, एस्सार पेद्रोलीयम, पिसवली, कल्याण पूर्व, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-421306 पॅन नं:- ACBFS0635A	
(8)दस्तावेज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:- - श्याम कुमार सिंह वय:-42; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: रूम न ७ बी, अर्चना बिल्डिंग, नोफ्रा नेव्ही नगर, शाहीद भगत सिंग रोड, आर.सी.चर्च जवळ, कफ, रेत कुलाबा, मुंबई, महाराष्ट्र, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुम्बई. पिन कोड:-400005 पॅन नं:- BLGPS92607 2): नाव:- - अनामिका सिंह वय:-43; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: फेस ४, सी/२ ध्रुव कस्ट्रक्शन्स गणेश नगर, विसर कल्याण-डोंबिवली (एम कॉर्प.), व्हीटीसी कल्याण, काटेमानिवली, ठाणे, महाराष्ट्र, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-421306 पॅन नं:- GXQPS4482F	
(9) दस्तावेज करुन दिल्याचा दिनांक	18/10/2024	
(10)दस्ता नोंदणी केल्याचा दिनांक	18/10/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	14905/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	249200	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		

Registered Sales Instances

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. Ft.	Rate / Sq. Ft. on Carpet Area
10610/2024	16.07.2024	57,40,642.00	508.00	11,300.00

10610507 16-07-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		सूची क्र.2	दुय्यम निबंधक : सह दु.नि. कल्याण 5 दस्त क्रमांक : 10610/2024 नोंदणी : Regn:63m
गावाचे नाव : पिसवली			
(1)विलेखाचा प्रकार	करारनामा		
(2)मोबदला	5740642		
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3770500		
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवलीइतर वर्णन : , इतर माहिती: मौजे पिसवली येथील स नं 33/11,34/9,10,11,12 आणि स नं 34/14,15 आणि मौजे आडिवली-ढोकळी येथील स नं 24/1,2,3 यावरील सिझन्स सहारा या प्रोजेक्टच्या टॉवर नं 02 या बिल्डींगमधील फ्लॅट नं 1508,15 वा मजला,क्षेत्र 47.27 चौ. मी. कारपेट + बालकणी क्षेत्र 3.71 चौ. मी. + ओपी क्षेत्र 7.20 चौ. मी.((Survey Number : स नं ३३/११,३४/९,१०,११,१२ आणि स नं ३४/१४,१५ ;))		
(5) क्षेत्रफळ	47.27 चौ.मीटर		
(6)आकारणी किंवा जुळी देण्यात असेल तेव्हा.			
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:- - दत्ता अर्जुन गवळी वय:-49 पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: गोपाळ कृष्णा नगर, गवळी चाळ, रूम न ५, चवकी नाका, कल्याण पूर्व, जिल्हा ठाणे , ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, ठाणे. पिन कोड:-421306 पॅन नं:-ADZPG0735A 2): नाव:-मान्यता देणार मे. समर्थ साई बिल्डर्स अँड डेव्हलपर्स तर्फे भागीदार श्री. दिनेश रामदास म्हात्रे यांचे स्वोक्षरी कुलमुखत्यार धारक म्हणून श्री. नितेश एल. लोखंडे वय:-33 पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: सर्व्हे नं 33/11 आणि इतर, 50-50 दाब्यामार्गे, मलंगगड रोड, एस्सार पेद्रोलीयम, पिसवली, कल्याण पूर्व , ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, ठाणे. पिन कोड:-421306 पॅन नं:-ACBFS0635A 3): नाव:-मान्यता देणार मे. समर्थ साई बिल्डर्स अँड डेव्हलपर्स तर्फे भागीदार श्री. राजेश चंदेरलाल मेठवानी यांचे स्वोक्षरी कुलमुखत्यार धारक म्हणून श्री. नितेश एल. लोखंडे वय:-33 पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: सर्व्हे नं 33/11 आणि इतर, 50-50 दाब्यामार्गे, मलंगगड रोड, एस्सार पेद्रोलीयम, पिसवली, कल्याण पूर्व , ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, ठाणे. पिन कोड:-421306 पॅन नं:-ACBFS0635A		
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:- - शुभम संजय चव्हाण वय:-28; पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: १/३, तांबोळी निवास, न्यू पोस्ट ऑफिस रोड, नितीन राज हॉटेल लक्ष्मीबाग मार्गे, कल्याण पूर्व , काटेमानिवली, ठाणे, महाराष्ट्र , ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, ठाणे. पिन कोड:-421306 पॅन नं:-AWIPC6774B 2): नाव:- - चव्हाण दिपेश संजय वय:-30; पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: १/३, तांबोळी निवास, न्यू पोस्ट ऑफिस रोड, नितीन राज हॉटेल लक्ष्मीबाग मार्गे, कल्याण पूर्व , काटेमानिवली, ठाणे, महाराष्ट्र , ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, ठाणे. पिन कोड:-421306 पॅन नं:-AWGPC4797E		
(9) दस्तऐवज करून दिल्याचा दिनांक	16/07/2024		
(10)दस्त नोंदणी केल्याचा दिनांक	16/07/2024		
(11)अनुक्रमांक,खंड व पृष्ठ	10610/2024		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	401900		
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000		

Price Indicators for Flats

Sr. No.	Project Name	Developer Name	RERA No.	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
1	Yash Yashraj Paradise	Yash Infra	P51700024174	298.00	29,80,000.00	10,000.00
2	Season Sahara Building No 4 & 5	Samarth Sai Builders & Developers	P51700031568	307.00	38,75,000.00	12,622.00
3	Davakhar Elegance	Davakhar Infrastructure Pvt. Ltd.	P51700016124	534.00	66,15,000.00	12,388.00

The screenshot shows the 'square yards' website interface. The main heading is 'Yash Yashraj Paradise' located in Kalyan East, Thane. The price range is listed as ₹29.80 Lac - 55.70 Lac. Key features include 'Mid Stage Construction', '1, 2 BHK Flats', and a carpet area range of '298 Sq. Ft. to 557 Sq. Ft. (Carpet)'. There are buttons for 'Request More Information or a Callback' and 'Share'.

The screenshot shows the 'HOUSING.COM' website interface for 'Season Sahara Building No 4 And 5'. The price range is ₹38.75 L - 55.65 L. The average price is ₹12.62 K/sq.ft. The project is located in Kalyan East, Beyond Thane, Thane. Key features include '1, 2 BHK Apartments Configurations', 'Dec, 2025 Possession Starts', and '307 - 507 sq.ft. (Carpet Area) Sizes'. There are buttons for 'Contact Developer', 'SHARE', and 'SAVE'.





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Price Indicators for Flats



[Home](#) > [Projects In Kalyan Dombivli](#) > [Davakhar Elegance Kalyan](#)

Davakhar Elegance Kalyan

 Kalyan Maharashtra ([show on map](#)) 

2 BHK Apartment	534 Sqft Carpet Area 	₹ 66.15L Price Range 	June, 2024 Possession Start Date
0.69 Acre Project Area	1 Tower - 22 Storeys Project Size	Under construction Construction Status	

P51700016124
RERA Number

Justification for price /rate

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

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

We hope this will satisfy your requirements.



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Valuation Report Prepared For: SBI / Wagle Estate Thane Branch / Davakhar Sereno Phase 1 (10618/2309991) Page 33 of 42
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: 09.01.2025

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

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

Reg. No. CAT-I-F-1763

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

Auth. Sign.



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



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(Annexure-I)

DECLARATION-CUM-UNDERTAKING

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

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 09.01.2025 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. I/ my authorized representative have personally inspected the property on 22.08.2024. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty
- n. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- o. My PAN Card number as applicable is AERPC9086P
- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- r. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for



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

	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration is developed by M/s. Davakhar Infrastructure Private Limited.
2.	Purpose of valuation and appointing authority	As per request from State Bank of India, SME Chembur Branch to assess Fair Market value of the Project for bank loan purpose.
3.	Identity of the Valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Umang Ashwin Patel – Regd. Valuer Prayush P. Parekh – Senior Valuation Engineer Chandan Singh – Valuation Engineer Saiprasad Patil – Valuation Engineer
4.	Disclosure of Valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment – 20.08.2024 Valuation Date – 09.01.2025 Date of Report – 09.01.2025
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 22.08.2024
7.	Nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> • Market Survey at the time of site visit • Ready Reckoner rates / Circle rates • Online search for Registered Transactions • Online Price Indicators on real estate portals • Enquiries with Real estate consultants • Existing data of Valuation assignments carried out by us
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparative Method
9.	Restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	Major factors that were taken into account during the valuation;	Current market conditions, demand and supply position, residential land size, location, sustained demand for residential land, all round development of commercial and residential application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **09th January 2025** and does not take into account any unforeseeable developments which could impact the same in the future.

Our Investigations

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

Assumptions

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

Information Supplied by Others

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

Future Matters

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

Map and Plans

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

Site Details

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

Property Title

Based on our discussion with the Client, we understand that the subject property is owned by **M/s. Davakhar Infrastructure Private Limited**. 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.



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Town Planning

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

Area

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

Condition & Repair

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

Valuation Methodology

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

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

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

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

Not a Structural Survey

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

Other

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

Legal

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

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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MODEL CODE OF CONDUCT FOR VALUERS

Integrity and Fairness

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

Professional Competence and Due Care

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

Independence and Disclosure of Interest

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



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Confidentiality

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

Information Management

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

Gifts and hospitality:

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

Remuneration and Costs.

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

Occupation, employability and restrictions.

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

Miscellaneous

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

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Master Valuation** of the property under reference as on **09th January 2025**.

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

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

Fundamental assumptions and conditions presumed in this definition are:

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

DECLARATION OF PROFESSIONAL FEES CHARGED

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

VALUATION OF THE PROPERTY PREMISES

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

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

Director

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

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

Reg. No. CAT-I-F-1763

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