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MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "Atul Life Phase I"

"Atul Life Phase I", Proposed Building on Sub – Plot A & B bearing C. T. S. No. 460/A, 460/B, 460/C, 460/E, 531/B, 531/C, 531/D, 531/E & 531/F of Village - Nahur, Guru Gobind Singh Marg, Mulund (West), Mumbai – 400 086, State – Maharashtra, Country – India

Latitude Longitude - 19°10'14.1"N 72°56'04.8"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 :

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|------------|--------|-----------|-----------|
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| Mumbai | Nashik | Rajkot | Raipur |
| Aurangabad | Pune | Indore | Jaipur |

Regd. Office

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

+91 2247495919

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Valuation Report Prepared For: State Bank of India/ Administrative Office South Mumbai / Atul Life Phase I Page 2 of 55

Vastu/SBI/Mumbai/03/2025/14968/2311140

20/14-337-V

Date: 20.03.2025

MASTER VALUATION REPORT OF "Atul Life Phase I"

"Atul Life Phase I", Proposed Building on Sub – Plot A & B bearing C. T. S. No. 460/A, 460/B, 460/C, 460/E, 531/B, 531/C, 531/D, 531/E & 531/F of Village - Nahur, Guru Gobind Singh Marg, Mulund (West), Mumbai – 400 086, State – Maharashtra, Country – India

Latitude Longitude: 19°10'14.1"N 72°56'04.8"E

NAME OF DEVELOPER: M/s. Atul Projects India Pvt. Ltd.

Pursuant to instructions from State Bank of India, Administrative Office South Mumbai, Main Branch, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on 17th March 2025 for approval of Advance Processing Facility.

1. Location Details:

The property is situated at "Atul Life Phase I", Proposed Building on Sub – Plot A & B bearing C. T. S. No. 460/A, 460/B, 460/C, 460/E, 531/B, 531/C, 531/D, 531/E & 531/F of Village - Nahur, Guru Gobind Singh Marg, Mulund (West), Mumbai – 400 086, State – Maharashtra, Country – India. It is about 3.1 Km travel distance from Mulund Station Central Railway line & 120.00 mtr. walking distance from Jay Shastri Nagar Bus stop. Surface transport to the property is by buses, Auto, taxis & private vehicles. The property is in developing locality. The property is in developed locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The locality is middle class & developed.

2. Developer Details:

Name of builder	M/s. Rushabh Developers		
Project Registration Number	Project	RERA Project Number	
	Atul Life Phase I	P51800055779	
Register office address	M/s. Atul Projects India Pvt. Ltd.		
	Address: Office at 5 th Floor, "Trade Avenue", Suren Road, Off Western Express Highway, Andheri (East), Mumbai – 400 093, State – Maharashtra, Country – India.		
Contact Numbers	Contact Person: Mr. Suresh Sable (Sales Person – Mobile No. 9930891456) Ankita Walkar (Builder Person – Mobile No. 93249 00067)		
E – mail ID and Website	crm@atulprojects.com , sales@atulprojects.com www.atulprojects.com		

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Billabong High International School - IGCSE Mulund
On or towards South	Open Plot
On or towards East	Bhagwati Marg & Sheth Montana
On or towards West	Guru Gobind Singh Marg



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📍 Aurangabad 📍 Pune 📍 Indore 📍 Jaipur

Regd. Office

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

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

To,

The Branch Manager,**State Bank of India****Administrative Office South Mumbai**

Mumbai Main Branch Building, Gate No: 1, Horniman Circle,

Mumbai Samachar Marg, Fort,

Mumbai, Pin – 400 001,

State - Maharashtra, Country - India

VALUATION REPORT (IN RESPECT OF MASTER VALUATION REPORT)

1. Introduction					
a)	Project Name (With address & phone nos.)				
	<p>“Atul Life Phase I”, Proposed Building on Sub – Plot A & B bearing C. T. S. No. 460/A, 460/B, 460/C, 460/E, 531/B, 531/C, 531/D, 531/E & 531/F of Village - Nahur, Guru Gobind Singh Marg, Mulund (West), Mumbai – 400 086, State – Maharashtra, Country – India.</p> <p><u>Contact Person:</u> Mr. Suresh Sable (Sales Person – Mobile No. 9930891456) Ankita Walkar (Builder Person – Mobile No. 93249 00067)</p>				
b)	Purpose of Valuation				
	As per request from State Bank of India, Administrative Office South Mumbai to assess fair market value of the property for bank loan purpose.				
c)	Date of Inspection of Property				
	17.03.2025				
d)	Date of Valuation Report				
	20.03.2025				
e)	Name of the Developer of Property (in case of developer built properties)				
	<p>M/s. Atul Projects India Pvt. Ltd.</p> <p><u>Address:</u> Office at 5th Floor, “Trade Avenue”, Suren Road, Off Western Express Highway, Andheri (East), Mumbai – 400 093, State – Maharashtra, Country – India.</p>				
2. Physical Characteristics of the Property					
a)	Location of the Property				
	<p>“Atul Life Phase I”, Proposed Building on Sub – Plot A & B bearing C. T. S. No. 460/A, 460/B, 460/C, 460/E, 531/B, 531/C, 531/D, 531/E & 531/F of Village - Nahur, Guru Gobind Singh Marg, Mulund (West), Mumbai – 400 086, State – Maharashtra, Country – India</p>				
	Brief description of the property				
	<p>About "Atul Life Phase I" Project: Atul Life Phase 1 Central Mumbai is a RERA-registered housing society, which means all projects details are also available on state RERA website for end-users and investors. The RERA registration number of this project is P51800055779.</p> <p>TYPE OF THE BUILDING:</p> <table border="1"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>A & B</td> <td>Proposed 2 Basements + Ground (part) + Stilt (part) + 1st to 5th Floors (Podiums) + 6th Floor (ECO Deck) + 7th to 47th Upper floors.</td> </tr> </tbody> </table>	Wing	Number of Floors	A & B	Proposed 2 Basements + Ground (part) + Stilt (part) + 1 st to 5 th Floors (Podiums) + 6 th Floor (ECO Deck) + 7 th to 47 th Upper floors.
Wing	Number of Floors				
A & B	Proposed 2 Basements + Ground (part) + Stilt (part) + 1 st to 5 th Floors (Podiums) + 6 th Floor (ECO Deck) + 7 th to 47 th Upper floors.				

LEVEL OF COMPLETION:

Wing	Present stage of Construction	Percentage of work completion
A	Excavation work is in progress.	0%
B	RCC work upto 6 th floor slab is in progress.	15%

DATE OF COMPLETION & FUTURE LIFE:

Expected completion date as informed by builder is **December - 2030 (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:

- Vitrified tiles flooring in all rooms
- Granite Kitchen platform with Stainless Steel Sink
- Powder coated aluminum sliding windows with M.S. Grills
- Laminated wooden flush doors with Safety door
- Concealed wiring
- Concealed plumbing
- Power Back Up
- Football Court
- Swimming Pool
- Kids Play Area
- Gymnasium
- Jogging Track
- **Badminton court**
- **Indoor Games Room**

Nearby landmark	Billabong High International School - IGCSE Mulund
Postal Address of the Property	"Atul Life Phase I", Proposed Building on Sub - Plot A & B bearing C. T. S. No. 460/A, 460/B, 460/C, 460/E, 531/B, 531/C, 531/D, 531/E & 531/F of Village - Nahur, Guru Gobind Singh Marg, Mulund (West), Mumbai - 400 086, State - Maharashtra, Country - India
Area of the plot/land (supported by a plan)	Total Plot Area: 25727.40 Sq. M. (Approved Plan) Plot Area: 9496.25 Sq. M. (As per RERA Certificate)
Type of Land: Solid, Rocky, Marsh land, reclaimed land, Water-logged, Land locked.	Solid land
Independent access/approach to the property etc.	Yes
Google Map Location of the Property with a neighborhood layout map	Provided
Details of roads abutting the property	18.30 M. wide D. P. Road
Description of adjoining property	Located in Middle class locality
Plot No. Survey No.	C. T. S. No. 460/A, 460/B, 460/C, 460/E, 531/B, 531/C, 531/D, 531/E & 531/F of Village - Nahur
Ward/Village/Taluka	T - Ward, Village - Nahur
Sub-Registry/Block	Slum Rehabilitation Authority
District	District - Mumbai
Any other aspect	Nil

b)	Plinth Area, Carpet Area, and Built-up area are to be mentioned separately and clarified		As per table attached to the report							
c)	Boundaries of the Plot	As per Sale Deed/TIR	As per MAHARERA	Actual						
	North	18 30Mtr wide DP Road	18 30Mtr wide DP Road	Billabong High International School - IGCSE Mulund						
	South	CTS No. 531Pt	CTS No. 531Pt	Open Plot						
	East	36.60 Mtr wide Tansa Pipeline	36.60 Mtr wide Tansa Pipeline	Bhagwati Marg & Sheth Montana						
	West	CTS No. 461 and 833	CTS No. 461 and 833	Guru Gobind Singh Marg						
3. Town Planning parameters										
a)	Master Plan provisions related to property in terms of land use		Residential building							
	FAR- Floor Area Rise/FSI- Floor Space Index permitted & consumed		FSI Consumed = 3.96 Balance Area = 19001.45							
	Ground coverage		As per Approved Plans							
	Comment on whether OC-Occupancy Certificate has been issued or not		N.A. Building Construction work is in progress							
	Comment on unauthorized constructions if any		Copy of Commencement Certificate No. T / PVT / 0125 / 20221014 / Ap / S dated 17.03.2023 issued by Executive Engineer Slum Rehabilitation Authority (Sale Building)							
	Transferability of developmental rights if any, Building by-laws provision as applicable to the property viz. setbacks, height restriction etc.		Nil							
	Planning area/zone		Residential Cum Commercial							
	Developmental controls		Copy of Approved Plan No. T / TVT / 0125 / 20221014 / Ap / S dated 17.03.2023 issued by Executive Engineer Slum Rehabilitation Authority (Number of Copies – Twenty Five - Sheet No. 1/25 to 25/25) Approved upto:							
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A	2 Basements + Ground (part) + Stilt (part) + 1 st to 5 th Floors (Podiums) + 6 th Floor (ECO Deck) + 7 th to 47 th Upper floors.									
B										
	Zoning regulations		Residential							
	Comment on the surrounding land uses and adjoining properties in terms of uses		Land used for Residential use.							
	Comment on demolition proceedings if any		No							
	Comment on compounding / regularization proceedings		Information not available							
	Any other Aspect		Nil							
4. Document Details and Legal Aspects of Property										
a)	Ownership Documents (Building Permission, Commencement Certificate & Status of Plan)									
	Sale Deed, Gift Deed, Lease Deed									
	1. Copy of Legal Title Report date 08.09.2023 issued by Adv. Dipali G. Mainkar									
	2. Copy of MAHARERA Registration Certificate of Project No. P51800055779 issued by Maharashtra Real Estate Regulatory Authority date 16.04.2024									

3. Copy of Engineer's Certificate date 21.12.2024 issued by Er. Suresh M. Sable (As per RERA Certificate)
4. Copy of Architect Certificate date 02.08.2024 issued by Rasik P. Hingo (As per RERA Certificate)
5. Copy of Deed of Confirmation dated 14.08.2012 b/w. Mr. Sumermal Mishrimal, Sureshkuma S. Bafna, Rajkumar S. Bafna & Vimala S. Navalakha (the Vendors) AND M/s. Atul project India Ltd. formerly known as Atul Builders & Estates Ltd. (the Purchasers)
6. Copy of Grant of Environmental Clearance (EC) No. SIA / MH / Infra2 / 418634 / 2023 date 06.06.2023 issued by State Level Environment Impact Assessment Authority
7. Copy of Fire-fighting & fire-protection NOC No. TDR / SRP / Eastern Suburb / SRA / T – Ward / 0385 / CFO / 2 / Amend date 25.01.2023 issued by Municipal Corporation of Greater Mumbai Fire Brigade
8. Copy of Consent to Establish for Residential Building Construction SRA Project date 07.01.2024 issued by Maharashtra Pollution Control Board
9. Copy of Letter of Intent (LOI) No. T / PVT / 0125 / 20221014 / LOI dated 28.12.2022 issued by Executive Engineer Slum Rehabilitation Authority
10. Copy of NOC for Height Clearance No. SNCR / WEST / B / 021919 / 372937 date 27.03.2019 issued by Airports Authority of India
11. Copy of IOA No. T / PVT / 0125 / 20221014 / AP / S date 20.01.2023 issued by Slum Rehabilitation Authority
12. Copy of Declaration cum Undertaking date 22.02.2024 issued by M/s. Atul Projects
13. Copy of Commencement Certificate No. T / PVT / 0125 / 20221014 / Ap / S dated 17.03.2023 issued by Executive Engineer Slum Rehabilitation Authority (Sale Building)

T/PVT/0125/20221014/AP/S 23 AUG 2024

This C.C is further extended upto 5th podium floor & 6th podium (Eco deck floor) as marked on plan 'A' to 'P' at page No 783 for sale building wing 'B' as per approved plans dated 20/01/2023.

D. J. J.
2018
Executive Engineer
Slum Rehabilitation Authority
Brihanmumbai

14. Declaration about Commencement Certificate date 15.02.2024 issued by M/s. Atul Projects
15. Copy of Approved Plan No. T / TVT / 0125 / 20221014 / Ap / S dated 17.03.2023 issued by Executive Engineer Slum Rehabilitation Authority (Number of Copies – Twenty Five - Sheet No. 1/25 to 25/25)

Approved upto:

Wing	Number of Floors
A	2 Basements + Ground (part) + Stilt (part) + 1 st to 5 th Floors (Podiums) + 6 th Floor (ECO Deck) + 7 th to 47 th Upper floors.
B	

	TIR of the Property	Yes
b)	Name of the Developer's / Owner/s	M/s. Atul Projects India Pvt. Ltd.
c)	Ordinary status of freehold or leasehold including restrictions on transfer	Freehold
d)	Agreement of easement if any	As per TIR
e)	Notification of acquisition if any	As per TIR
f)	Notification of road widening if any	As per approved plan
g)	Heritage restriction, if any	No
h)	Comment on transferability of the property ownership	As per TIR



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i)	Comment on existing mortgages/charges/encumbrances on the property, if any	As per TIR						
j)	Comment on whether the owners of the property have issued any guarantee (personal or corporate) as the case may be	Information not available						
k)	Building plan sanction: Authority approving the plan - Name of the office of the Authority - Any violation from the approved Building Plan	Copy of Approved Plan No. T / TVT / 0125 / 20221014 / Ap / S dated 17.03.2023 issued by Executive Engineer Slum Rehabilitation Authority (Number of Copies – Twenty Five - Sheet No. 1/25 to 25/25) Approved upto:						
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B								
l)	Whether Property is Agricultural Land if yes, any conversion is contemplated	No						
m)	Whether the property is SARFAESI compliant	As per TIR						
n)	a. All legal documents, receipts related to electricity, Water tax, Municipal tax and other building taxes to be verified and copies as applicable to be enclosed with the report. b. Observation on Dispute or Dues if any in payment of bills/taxes to be reported.	N.A. Building Construction work is in progress						
o)	Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged.	Proposed to be mortgaged to State Bank of India. Details about existing mortgage are not available with us.						
p)	Qualification in TIR/mitigation suggested if any.	As per TIR						
q)	Any other aspect	Nil						
5. Economic Aspects of the Property								
a)	Reasonable letting value	As per table attached to the report						
	If property is occupied by tenant	N.A. Building Construction work is in progress						
	Number of tenants	N.A. Building Construction work is in progress						
	Since how long (tenant- wise)	N.A. Building Construction work is in progress						
	Status of tenancy right	N.A. Building Construction work is in progress						
	Rent received per month (tenant-wise) with a comparison of existing market rent	N.A. Building Construction work is in progress						
	Taxes and other outings	N.A. Building Construction work is in progress						
	Property Insurance	N.A. Building Construction work is in progress						
	Monthly maintenance charges	N.A. Building Construction work is in progress						
	Security charges	N.A. Building Construction work is in progress						
	Any other aspect	Nil						
6. Socio-cultural Aspects of the Property								
a)	Descriptive account of the location of the property in terms of social structure of the area, population, social stratification,	Strategic Location						

	regional origin, economic level, location of slums, squatter settlements nearby, etc.	
b)	Whether property belongs to social infrastructure like hospital, school, old age homes etc.	No
7. Functional and Utilitarian Aspects of the Property		
a)	Description of the functionality and utility of the property in terms of:	
	Space allocation	Proposed As per Development Control Regulations of Slum Rehabilitation Authority
	Storage Spaces	Proposed As per Development Control Regulations of Slum Rehabilitation Authority
	Utility spaces provided within the building	Proposed As per Development Control Regulations of Slum Rehabilitation Authority
	Car Parking facility	Proposed As per Development Control Regulations of Slum Rehabilitation Authority
	Balconies, etc.	Proposed Yes
b)	Any other aspect	Nil
8. Infrastructure Availability		
a)	Description of aqua infrastructure availability in terms of i.	
	Water supply	Proposed Municipal Corporation
	Sewerage/sanitation System Underground or Open	To be connected to Municipal underground line
	Storm water drainage	Proposed
b)	Description of other physical infrastructure facilities viz.	
	Solid waste management	Proposed Treatment plants in project site
	Electricity	Available
	Road and public transport connectivity	All well connected with public transport like taxi, bus, private vehicles etc.
	Availability of other public utilities nearby	All available near by
c)	Social infrastructure in terms of i. School ii. Medical facilities iii. Recreational facility in terms of parks and open space	All available near by
9. Marketability of the Property		
a)	Marketability of the property in terms of	Location, development of surrounding area, type of construction, construction specifications, age of building, condition of the premises & building, facilities provided and its prevailing market rate
	Locational attributes	Developed Area
	Scarcity	Good
	Demand and supply of the kind of subject property	Good
	Comparable sale prices in the locality	Price Indicators from online property portals attached.
b)	Any other aspect which has relevance on the value or marketability of the property	Nil

10. Engineering and Technology Aspects of the Property		
a)	Type of construction	Proposed R.C.C. framed structures
b)	Material & technology used	Proposed good quality & latest technology for construction
c)	Specifications,	Standard
d)	Maintenance issues	N.A. Building Construction work is in progress
e)	Age of the building	Building Under Construction
f)	Total life of the building	60 years (after completion) Subject to proper, preventive periodic Maintenance & structural repairs.
g)	Extent of deterioration	N.A. Building Construction work is in progress
h)	Structural safety	Proposed as per IS Code requirements
i)	Protection against natural disaster viz. earthquakes,	Proposed as per IS Code requirements
j)	Visible damage in the building	N.A. Building Construction work is in progress
k)	System of air-conditioning	N.A. Building Construction work is in progress
l)	Provision of firefighting	Proposed
m)	Copies of the plan and elevation of the building to be included	Provided
11. Environmental Factors		
a)	Use of environment friendly building materials, Green Building techniques if any	Information not available
b)	Provision of rain water harvesting	Proposed
c)	Use of solar heating and lightening systems, etc.,	Information not available
d)	Presence of environmental pollution in the vicinity of the property in terms of industry, heavy traffic etc.	Normal pollution level in vicinity
12. Architectural and aesthetic quality of the Property		
a)	Descriptive account on whether the building is modern, old fashioned, plain looking or decorative, heritage value, presence of landscape elements etc.	Proposed Modern Looking building
13. Valuation		
a)	Methodology of valuation – Procedures adopted for arriving at the valuation. Valuers may consider various approaches and state explicitly the reason for adopting particular approach and assumptions made, basis adopted with supporting data, comparable sales, and reconciliation of various factors on which final value judgment is arrived at.	Composite Method is used for this valuation report.

b)	Prevailing Market Rate/Price trend of the Property in the locality/city from property search sites viz magickbricks.com, 99acres.com, makaan.com etc. if available	As per table attached to the report																		
c)	Guideline Rate obtained from Registrar's office / State Govt. Gazette / Income Tax Notification	₹ 1,48,420.00 per Sq. M. for Residential ₹ 69,140.00 per Sq. M. for Land <table border="1" style="margin-left: 20px;"> <thead> <tr> <th colspan="3">As per Approved Plan</th> </tr> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> </thead> <tbody> <tr> <td>25727.40</td> <td>69140</td> <td>177,87,92,436.00</td> </tr> </tbody> </table> <table border="1" style="margin-left: 20px;"> <thead> <tr> <th colspan="3">As per RERA Certificate</th> </tr> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> </thead> <tbody> <tr> <td>9496.25</td> <td>69140</td> <td>65,65,70,725.00</td> </tr> </tbody> </table>	As per Approved Plan			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	25727.40	69140	177,87,92,436.00	As per RERA Certificate			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	9496.25	69140	65,65,70,725.00
As per Approved Plan																				
Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)																		
25727.40	69140	177,87,92,436.00																		
As per RERA Certificate																				
Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)																		
9496.25	69140	65,65,70,725.00																		

d)	Summary of Valuation	
	i. Fair Market Value	As per table attached
CONFIGURATION OF PROJECT AS PER DEVELOPER'S INFORMATION & COPY OF APPROVED PLAN NO. T / TVT / 0125 / 20221014 / AP / S DATED 17.03.2023 ISSUED BY EXECUTIVE ENGINEER SLUM REHABILITATION AUTHORITY		

1) Wing - A:

Sr. No.	Flat No.	Floor No.	Comp.	Carpet Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Distress Sale Value in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	701	7	2 BHK	726	799	23000	1,66,98,000	1,85,34,780	1,33,58,400	46500	23,95,800
2	702	7	2 BHK	726	799	23000	1,66,98,000	1,85,34,780	1,33,58,400	46500	23,95,800
3	703	7	3 BHK	1000	1100	23000	2,30,00,000	2,55,30,000	1,84,00,000	64000	33,00,000
4	704	7	3 BHK	1000	1100	23000	2,30,00,000	2,55,30,000	1,84,00,000	64000	33,00,000
5	707	7	2 BHK	691	760	23000	1,58,93,000	1,76,41,230	1,27,14,400	44000	22,80,300
6	708	7	2 BHK	691	760	23000	1,58,93,000	1,76,41,230	1,27,14,400	44000	22,80,300
7	801	8	2 BHK	726	799	23000	1,66,98,000	1,85,34,780	1,33,58,400	46500	23,95,800
8	802	8	2 BHK	726	799	23000	1,66,98,000	1,85,34,780	1,33,58,400	46500	23,95,800
9	803	8	3 BHK	1000	1100	23000	2,30,00,000	2,55,30,000	1,84,00,000	64000	33,00,000
10	804	8	3 BHK	1000	1100	23000	2,30,00,000	2,55,30,000	1,84,00,000	64000	33,00,000
11	805	8	2 BHK	746	821	23000	1,71,58,000	1,90,45,380	1,37,26,400	47500	24,61,800
12	806	8	2 BHK	746	821	23000	1,71,58,000	1,90,45,380	1,37,26,400	47500	24,61,800
13	807	8	2 BHK	691	760	23000	1,58,93,000	1,76,41,230	1,27,14,400	44000	22,80,300
14	808	8	2 BHK	691	760	23000	1,58,93,000	1,76,41,230	1,27,14,400	44000	22,80,300
15	901	9	2 BHK	726	799	23080	1,67,56,080	1,85,99,249	1,34,04,864	46500	23,95,800
16	902	9	2 BHK	726	799	23080	1,67,56,080	1,85,99,249	1,34,04,864	46500	23,95,800
17	903	9	3 BHK	1000	1100	23080	2,30,80,000	2,56,18,800	1,84,64,000	64000	33,00,000

Sr. No.	Flat No.	Floor No.	Comp.	Carpet Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Distress Sale Value in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
18	904	9	3 BHK	1000	1100	23080	2,30,80,000	2,56,18,800	1,84,64,000	64000	33,00,000
19	905	9	2 BHK	746	821	23080	1,72,17,680	1,91,11,625	1,37,74,144	48000	24,61,800
20	906	9	2 BHK	746	821	23080	1,72,17,680	1,91,11,625	1,37,74,144	48000	24,61,800
21	907	9	2 BHK	691	760	23080	1,59,48,280	1,77,02,591	1,27,58,624	44500	22,80,300
22	908	9	2 BHK	691	760	23080	1,59,48,280	1,77,02,591	1,27,58,624	44500	22,80,300
23	1001	10	2 BHK	726	799	23160	1,68,14,160	1,86,63,718	1,34,51,328	46500	23,95,800
24	1002	10	2 BHK	726	799	23160	1,68,14,160	1,86,63,718	1,34,51,328	46500	23,95,800
25	1003	10	3 BHK	1000	1100	23160	2,31,60,000	2,57,07,600	1,85,28,000	64500	33,00,000
26	1004	10	3 BHK	1000	1100	23160	2,31,60,000	2,57,07,600	1,85,28,000	64500	33,00,000
27	1005	10	2 BHK	746	821	23160	1,72,77,360	1,91,77,870	1,38,21,888	48000	24,61,800
28	1006	10	2 BHK	746	821	23160	1,72,77,360	1,91,77,870	1,38,21,888	48000	24,61,800
29	1007	10	2 BHK	691	760	23160	1,60,03,560	1,77,63,952	1,28,02,848	44500	22,80,300
30	1008	10	2 BHK	691	760	23160	1,60,03,560	1,77,63,952	1,28,02,848	44500	22,80,300
31	1101	11	2 BHK	726	799	23240	1,68,72,240	1,87,28,186	1,34,97,792	47000	23,95,800
32	1102	11	2 BHK	726	799	23240	1,68,72,240	1,87,28,186	1,34,97,792	47000	23,95,800
33	1103	11	3 BHK	1000	1100	23240	2,32,40,000	2,57,96,400	1,85,92,000	64500	33,00,000
34	1104	11	3 BHK	1000	1100	23240	2,32,40,000	2,57,96,400	1,85,92,000	64500	33,00,000
35	1105	11	2 BHK	746	821	23240	1,73,37,040	1,92,44,114	1,38,69,632	48000	24,61,800
36	1106	11	2 BHK	746	821	23240	1,73,37,040	1,92,44,114	1,38,69,632	48000	24,61,800
37	1107	11	2 BHK	691	760	23240	1,60,58,840	1,78,25,312	1,28,47,072	44500	22,80,300
38	1108	11	2 BHK	691	760	23240	1,60,58,840	1,78,25,312	1,28,47,072	44500	22,80,300
39	1201	12	2 BHK	726	799	23320	1,69,30,320	1,87,92,655	1,35,44,256	47000	23,95,800
40	1202	12	2 BHK	726	799	23320	1,69,30,320	1,87,92,655	1,35,44,256	47000	23,95,800
41	1203	12	3 BHK	1000	1100	23320	2,33,20,000	2,58,85,200	1,86,56,000	64500	33,00,000
42	1204	12	3 BHK	1000	1100	23320	2,33,20,000	2,58,85,200	1,86,56,000	64500	33,00,000
43	1205	12	2 BHK	746	821	23320	1,73,96,720	1,93,10,359	1,39,17,376	48500	24,61,800
44	1206	12	2 BHK	746	821	23320	1,73,96,720	1,93,10,359	1,39,17,376	48500	24,61,800
45	1207	12	2 BHK	691	760	23320	1,61,14,120	1,78,86,673	1,28,91,296	44500	22,80,300
46	1208	12	2 BHK	691	760	23320	1,61,14,120	1,78,86,673	1,28,91,296	44500	22,80,300
47	1301	13	2 BHK	726	799	23400	1,69,88,400	1,88,57,124	1,35,90,720	47000	23,95,800
48	1302	13	2 BHK	726	799	23400	1,69,88,400	1,88,57,124	1,35,90,720	47000	23,95,800
49	1303	13	3 BHK	1000	1100	23400	2,34,00,000	2,59,74,000	1,87,20,000	65000	33,00,000
50	1304	13	3 BHK	1000	1100	23400	2,34,00,000	2,59,74,000	1,87,20,000	65000	33,00,000
51	1305	13	2 BHK	746	821	23400	1,74,56,400	1,93,76,604	1,39,65,120	48500	24,61,800
52	1306	13	2 BHK	746	821	23400	1,74,56,400	1,93,76,604	1,39,65,120	48500	24,61,800
53	1307	13	2 BHK	691	760	23400	1,61,69,400	1,79,48,034	1,29,35,520	45000	22,80,300
54	1308	13	2 BHK	691	760	23400	1,61,69,400	1,79,48,034	1,29,35,520	45000	22,80,300
55	1401	14	2 BHK	726	799	23480	1,70,46,480	1,89,21,593	1,36,37,184	47500	23,95,800
56	1402	14	2 BHK	726	799	23480	1,70,46,480	1,89,21,593	1,36,37,184	47500	23,95,800
57	1403	14	3 BHK	1000	1100	23480	2,34,80,000	2,60,62,800	1,87,84,000	65000	33,00,000
58	1404	14	3 BHK	1000	1100	23480	2,34,80,000	2,60,62,800	1,87,84,000	65000	33,00,000
59	1407	14	2 BHK	691	760	23480	1,62,24,680	1,80,09,395	1,29,79,744	45000	22,80,300

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60	1408	14	2 BHK	691	760	23480	1,62,24,680	1,80,09,395	1,29,79,744	45000	22,80,300
61	1501	15	2 BHK	726	799	23560	1,71,04,560	1,89,86,062	1,36,83,648	47500	23,95,800
62	1502	15	2 BHK	726	799	23560	1,71,04,560	1,89,86,062	1,36,83,648	47500	23,95,800
63	1503	15	3 BHK	1000	1100	23560	2,35,60,000	2,61,51,600	1,88,48,000	65500	33,00,000
64	1504	15	3 BHK	1000	1100	23560	2,35,60,000	2,61,51,600	1,88,48,000	65500	33,00,000
65	1505	15	2 BHK	746	821	23560	1,75,75,760	1,95,09,094	1,40,60,608	49000	24,61,800
66	1506	15	2 BHK	746	821	23560	1,75,75,760	1,95,09,094	1,40,60,608	49000	24,61,800
67	1507	15	2 BHK	691	760	23560	1,62,79,960	1,80,70,756	1,30,23,968	45000	22,80,300
68	1508	15	2 BHK	691	760	23560	1,62,79,960	1,80,70,756	1,30,23,968	45000	22,80,300
69	1601	16	2 BHK	726	799	23640	1,71,62,640	1,90,50,530	1,37,30,112	47500	23,95,800
70	1602	16	2 BHK	726	799	23640	1,71,62,640	1,90,50,530	1,37,30,112	47500	23,95,800
71	1603	16	3 BHK	1000	1100	23640	2,36,40,000	2,62,40,400	1,89,12,000	65500	33,00,000
72	1604	16	3 BHK	1000	1100	23640	2,36,40,000	2,62,40,400	1,89,12,000	65500	33,00,000
73	1605	16	2 BHK	746	821	23640	1,76,35,440	1,95,75,338	1,41,08,352	49000	24,61,800
74	1606	16	2 BHK	746	821	23640	1,76,35,440	1,95,75,338	1,41,08,352	49000	24,61,800
75	1607	16	2 BHK	691	760	23640	1,63,35,240	1,81,32,116	1,30,68,192	45500	22,80,300
76	1608	16	2 BHK	691	760	23640	1,63,35,240	1,81,32,116	1,30,68,192	45500	22,80,300
77	1701	17	2 BHK	726	799	23720	1,72,20,720	1,91,14,999	1,37,76,576	48000	23,95,800
78	1702	17	2 BHK	726	799	23720	1,72,20,720	1,91,14,999	1,37,76,576	48000	23,95,800
79	1703	17	3 BHK	1000	1100	23720	2,37,20,000	2,63,29,200	1,89,76,000	66000	33,00,000
80	1704	17	3 BHK	1000	1100	23720	2,37,20,000	2,63,29,200	1,89,76,000	66000	33,00,000
81	1705	17	2 BHK	746	821	23720	1,76,95,120	1,96,41,583	1,41,56,096	49000	24,61,800
82	1706	17	2 BHK	746	821	23720	1,76,95,120	1,96,41,583	1,41,56,096	49000	24,61,800
83	1707	17	2 BHK	691	760	23720	1,63,90,520	1,81,93,477	1,31,12,416	45500	22,80,300
84	1708	17	2 BHK	691	760	23720	1,63,90,520	1,81,93,477	1,31,12,416	45500	22,80,300
85	1801	18	2 BHK	726	799	23800	1,72,78,800	1,91,79,468	1,38,23,040	48000	23,95,800
86	1802	18	2 BHK	726	799	23800	1,72,78,800	1,91,79,468	1,38,23,040	48000	23,95,800
87	1803	18	3 BHK	1000	1100	23800	2,38,00,000	2,64,18,000	1,90,40,000	66000	33,00,000
88	1804	18	3 BHK	1000	1100	23800	2,38,00,000	2,64,18,000	1,90,40,000	66000	33,00,000
89	1805	18	2 BHK	746	821	23800	1,77,54,800	1,97,07,828	1,42,03,840	49500	24,61,800
90	1806	18	2 BHK	746	821	23800	1,77,54,800	1,97,07,828	1,42,03,840	49500	24,61,800
91	1807	18	2 BHK	691	760	23800	1,64,45,800	1,82,54,838	1,31,56,640	45500	22,80,300
92	1808	18	2 BHK	691	760	23800	1,64,45,800	1,82,54,838	1,31,56,640	45500	22,80,300
93	1901	19	2 BHK	726	799	23880	1,73,36,880	1,92,43,937	1,38,69,504	48000	23,95,800
94	1902	19	2 BHK	726	799	23880	1,73,36,880	1,92,43,937	1,38,69,504	48000	23,95,800
95	1903	19	3 BHK	1000	1100	23880	2,38,80,000	2,65,06,800	1,91,04,000	66500	33,00,000
96	1904	19	3 BHK	1000	1100	23880	2,38,80,000	2,65,06,800	1,91,04,000	66500	33,00,000
97	1905	19	2 BHK	746	821	23880	1,78,14,480	1,97,74,073	1,42,51,584	49500	24,61,800
98	1906	19	2 BHK	746	821	23880	1,78,14,480	1,97,74,073	1,42,51,584	49500	24,61,800
99	1907	19	2 BHK	691	760	23880	1,65,01,080	1,83,16,199	1,32,00,864	46000	22,80,300
100	1908	19	2 BHK	691	760	23880	1,65,01,080	1,83,16,199	1,32,00,864	46000	22,80,300
101	2001	20	2 BHK	726	799	23960	1,73,94,960	1,93,08,406	1,39,15,968	48500	23,95,800

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102	2002	20	2 BHK	726	799	23960	1,73,94,960	1,93,08,406	1,39,15,968	48500	23,95,800
103	2003	20	3 BHK	1000	1100	23960	2,39,60,000	2,65,95,600	1,91,68,000	66500	33,00,000
104	2004	20	3 BHK	1000	1100	23960	2,39,60,000	2,65,95,600	1,91,68,000	66500	33,00,000
105	2005	20	2 BHK	746	821	23960	1,78,74,160	1,98,40,318	1,42,99,328	49500	24,61,800
106	2006	20	2 BHK	746	821	23960	1,78,74,160	1,98,40,318	1,42,99,328	49500	24,61,800
107	2007	20	2 BHK	691	760	23960	1,65,56,360	1,83,77,560	1,32,45,088	46000	22,80,300
108	2008	20	2 BHK	691	760	23960	1,65,56,360	1,83,77,560	1,32,45,088	46000	22,80,300
109	2101	21	2 BHK	726	799	24040	1,74,53,040	1,93,72,874	1,39,62,432	48500	23,95,800
110	2102	21	2 BHK	726	799	24040	1,74,53,040	1,93,72,874	1,39,62,432	48500	23,95,800
111	2103	21	3 BHK	1000	1100	24040	2,40,40,000	2,66,84,400	1,92,32,000	66500	33,00,000
112	2104	21	3 BHK	1000	1100	24040	2,40,40,000	2,66,84,400	1,92,32,000	66500	33,00,000
113	2107	21	2 BHK	691	760	24040	1,66,11,640	1,84,38,920	1,32,89,312	46000	22,80,300
114	2108	21	2 BHK	691	760	24040	1,66,11,640	1,84,38,920	1,32,89,312	46000	22,80,300
115	2201	22	2 BHK	726	799	24120	1,75,11,120	1,94,37,343	1,40,08,896	48500	23,95,800
116	2202	22	2 BHK	726	799	24120	1,75,11,120	1,94,37,343	1,40,08,896	48500	23,95,800
117	2203	22	3 BHK	1000	1100	24120	2,41,20,000	2,67,73,200	1,92,96,000	67000	33,00,000
118	2204	22	3 BHK	1000	1100	24120	2,41,20,000	2,67,73,200	1,92,96,000	67000	33,00,000
119	2205	22	2 BHK	746	821	24120	1,79,93,520	1,99,72,807	1,43,94,816	50000	24,61,800
120	2206	22	2 BHK	746	821	24120	1,79,93,520	1,99,72,807	1,43,94,816	50000	24,61,800
121	2207	22	2 BHK	691	760	24120	1,66,66,920	1,85,00,281	1,33,33,536	46500	22,80,300
122	2208	22	2 BHK	691	760	24120	1,66,66,920	1,85,00,281	1,33,33,536	46500	22,80,300
123	2301	23	2 BHK	726	799	24200	1,75,69,200	1,95,01,812	1,40,55,360	49000	23,95,800
124	2302	23	2 BHK	726	799	24200	1,75,69,200	1,95,01,812	1,40,55,360	49000	23,95,800
125	2303	23	3 BHK	1000	1100	24200	2,42,00,000	2,68,62,000	1,93,60,000	67000	33,00,000
126	2304	23	3 BHK	1000	1100	24200	2,42,00,000	2,68,62,000	1,93,60,000	67000	33,00,000
127	2305	23	2 BHK	746	821	24200	1,80,53,200	2,00,39,052	1,44,42,560	50000	24,61,800
128	2306	23	2 BHK	746	821	24200	1,80,53,200	2,00,39,052	1,44,42,560	50000	24,61,800
129	2307	23	2 BHK	691	760	24200	1,67,22,200	1,85,61,642	1,33,77,760	46500	22,80,300
130	2308	23	2 BHK	691	760	24200	1,67,22,200	1,85,61,642	1,33,77,760	46500	22,80,300
131	2401	24	2 BHK	726	799	24280	1,76,27,280	1,95,66,281	1,41,01,824	49000	23,95,800
132	2402	24	2 BHK	726	799	24280	1,76,27,280	1,95,66,281	1,41,01,824	49000	23,95,800
133	2403	24	3 BHK	1000	1100	24280	2,42,80,000	2,69,50,800	1,94,24,000	67500	33,00,000
134	2404	24	3 BHK	1000	1100	24280	2,42,80,000	2,69,50,800	1,94,24,000	67500	33,00,000
135	2405	24	2 BHK	746	821	24280	1,81,12,880	2,01,05,297	1,44,90,304	50500	24,61,800
136	2406	24	2 BHK	746	821	24280	1,81,12,880	2,01,05,297	1,44,90,304	50500	24,61,800
137	2407	24	2 BHK	691	760	24280	1,67,77,480	1,86,23,003	1,34,21,984	46500	22,80,300
138	2408	24	2 BHK	691	760	24280	1,67,77,480	1,86,23,003	1,34,21,984	46500	22,80,300
139	2501	25	2 BHK	726	799	24360	1,76,85,360	1,96,30,750	1,41,48,288	49000	23,95,800
140	2502	25	2 BHK	726	799	24360	1,76,85,360	1,96,30,750	1,41,48,288	49000	23,95,800
141	2503	25	3 BHK	1000	1100	24360	2,43,60,000	2,70,39,600	1,94,88,000	67500	33,00,000
142	2504	25	3 BHK	1000	1100	24360	2,43,60,000	2,70,39,600	1,94,88,000	67500	33,00,000
143	2505	25	2 BHK	746	821	24360	1,81,72,560	2,01,71,542	1,45,38,048	50500	24,61,800

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144	2506	25	2 BHK	746	821	24360	1,81,72,560	2,01,71,542	1,45,38,048	50500	24,61,800
145	2507	25	2 BHK	691	760	24360	1,68,32,760	1,86,84,364	1,34,66,208	46500	22,80,300
146	2508	25	2 BHK	691	760	24360	1,68,32,760	1,86,84,364	1,34,66,208	46500	22,80,300
147	2601	26	2 BHK	726	799	24440	1,77,43,440	1,96,95,218	1,41,94,752	49000	23,95,800
148	2602	26	2 BHK	726	799	24440	1,77,43,440	1,96,95,218	1,41,94,752	49000	23,95,800
149	2603	26	3 BHK	1000	1100	24440	2,44,40,000	2,71,28,400	1,95,52,000	68000	33,00,000
150	2604	26	3 BHK	1000	1100	24440	2,44,40,000	2,71,28,400	1,95,52,000	68000	33,00,000
151	2605	26	2 BHK	746	821	24440	1,82,32,240	2,02,37,786	1,45,85,792	50500	24,61,800
152	2606	26	2 BHK	746	821	24440	1,82,32,240	2,02,37,786	1,45,85,792	50500	24,61,800
153	2607	26	2 BHK	691	760	24440	1,68,88,040	1,87,45,724	1,35,10,432	47000	22,80,300
154	2608	26	2 BHK	691	760	24440	1,68,88,040	1,87,45,724	1,35,10,432	47000	22,80,300
155	2701	27	2 BHK	726	799	24520	1,78,01,520	1,97,59,687	1,42,41,216	49500	23,95,800
156	2702	27	2 BHK	726	799	24520	1,78,01,520	1,97,59,687	1,42,41,216	49500	23,95,800
157	2703	27	3 BHK	1000	1100	24520	2,45,20,000	2,72,17,200	1,96,16,000	68000	33,00,000
158	2704	27	3 BHK	1000	1100	24520	2,45,20,000	2,72,17,200	1,96,16,000	68000	33,00,000
159	2705	27	2 BHK	746	821	24520	1,82,91,920	2,03,04,031	1,46,33,536	51000	24,61,800
160	2706	27	2 BHK	746	821	24520	1,82,91,920	2,03,04,031	1,46,33,536	51000	24,61,800
161	2707	27	2 BHK	691	760	24520	1,69,43,320	1,88,07,085	1,35,54,656	47000	22,80,300
162	2708	27	2 BHK	691	760	24520	1,69,43,320	1,88,07,085	1,35,54,656	47000	22,80,300
163	2801	28	2 BHK	726	799	24600	1,78,59,600	1,98,24,156	1,42,87,680	49500	23,95,800
164	2802	28	2 BHK	726	799	24600	1,78,59,600	1,98,24,156	1,42,87,680	49500	23,95,800
165	2803	28	3 BHK	1000	1100	24600	2,46,00,000	2,73,06,000	1,96,80,000	68500	33,00,000
166	2804	28	3 BHK	1000	1100	24600	2,46,00,000	2,73,06,000	1,96,80,000	68500	33,00,000
167	2807	28	2 BHK	691	760	24600	1,69,98,600	1,88,68,446	1,35,98,880	47000	22,80,300
168	2808	28	2 BHK	691	760	24600	1,69,98,600	1,88,68,446	1,35,98,880	47000	22,80,300
169	2901	29	2 BHK	726	799	24680	1,79,17,680	1,98,88,625	1,43,34,144	49500	23,95,800
170	2902	29	2 BHK	726	799	24680	1,79,17,680	1,98,88,625	1,43,34,144	49500	23,95,800
171	2903	29	3 BHK	1000	1100	24680	2,46,80,000	2,73,94,800	1,97,44,000	68500	33,00,000
172	2904	29	3 BHK	1000	1100	24680	2,46,80,000	2,73,94,800	1,97,44,000	68500	33,00,000
173	2905	29	2 BHK	746	821	24680	1,84,11,280	2,04,36,521	1,47,29,024	51000	24,61,800
174	2906	29	2 BHK	746	821	24680	1,84,11,280	2,04,36,521	1,47,29,024	51000	24,61,800
175	2907	29	2 BHK	691	760	24680	1,70,53,880	1,89,29,807	1,36,43,104	47500	22,80,300
176	2908	29	2 BHK	691	760	24680	1,70,53,880	1,89,29,807	1,36,43,104	47500	22,80,300
177	3001	30	2 BHK	726	799	24760	1,79,75,760	1,99,53,094	1,43,80,608	50000	23,95,800
178	3002	30	2 BHK	726	799	24760	1,79,75,760	1,99,53,094	1,43,80,608	50000	23,95,800
179	3003	30	3 BHK	1000	1100	24760	2,47,60,000	2,74,83,600	1,98,08,000	68500	33,00,000
180	3004	30	3 BHK	1000	1100	24760	2,47,60,000	2,74,83,600	1,98,08,000	68500	33,00,000
181	3005	30	2 BHK	746	821	24760	1,84,70,960	2,05,02,766	1,47,76,768	51500	24,61,800
182	3006	30	2 BHK	746	821	24760	1,84,70,960	2,05,02,766	1,47,76,768	51500	24,61,800
183	3007	30	2 BHK	691	760	24760	1,71,09,160	1,89,91,168	1,36,87,328	47500	22,80,300
184	3008	30	2 BHK	691	760	24760	1,71,09,160	1,89,91,168	1,36,87,328	47500	22,80,300
185	3101	31	2 BHK	726	799	24840	1,80,33,840	2,00,17,562	1,44,27,072	50000	23,95,800

Sr. No.	Flat No.	Floor No.	Comp.	Carpet Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Distress Sale Value in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
228	3606	36	2 BHK	746	821	25240	1,88,29,040	2,09,00,234	1,50,63,232	52500	24,61,800
229	3607	36	2 BHK	691	760	25240	1,74,40,840	1,93,59,332	1,39,52,672	48500	22,80,300
230	3608	36	2 BHK	691	760	25240	1,74,40,840	1,93,59,332	1,39,52,672	48500	22,80,300
231	3701	37	2 BHK	726	799	25320	1,83,82,320	2,04,04,375	1,47,05,856	51000	23,95,800
232	3702	37	2 BHK	726	799	25320	1,83,82,320	2,04,04,375	1,47,05,856	51000	23,95,800
233	3703	37	3 BHK	1000	1100	25320	2,53,20,000	2,81,05,200	2,02,56,000	70500	33,00,000
234	3704	37	3 BHK	1000	1100	25320	2,53,20,000	2,81,05,200	2,02,56,000	70500	33,00,000
235	3705	37	2 BHK	746	821	25320	1,88,88,720	2,09,66,479	1,51,10,976	52500	24,61,800
236	3706	37	2 BHK	746	821	25320	1,88,88,720	2,09,66,479	1,51,10,976	52500	24,61,800
237	3707	37	2 BHK	691	760	25320	1,74,96,120	1,94,20,693	1,39,96,896	48500	22,80,300
238	3708	37	2 BHK	691	760	25320	1,74,96,120	1,94,20,693	1,39,96,896	48500	22,80,300
239	3801	38	2 BHK	726	799	25400	1,84,40,400	2,04,68,844	1,47,52,320	51000	23,95,800
240	3802	38	2 BHK	726	799	25400	1,84,40,400	2,04,68,844	1,47,52,320	51000	23,95,800
241	3803	38	3 BHK	1000	1100	25400	2,54,00,000	2,81,94,000	2,03,20,000	70500	33,00,000
242	3804	38	3 BHK	1000	1100	25400	2,54,00,000	2,81,94,000	2,03,20,000	70500	33,00,000
243	3805	38	2 BHK	746	821	25400	1,89,48,400	2,10,32,724	1,51,58,720	52500	24,61,800
244	3806	38	2 BHK	746	821	25400	1,89,48,400	2,10,32,724	1,51,58,720	52500	24,61,800
245	3807	38	2 BHK	691	760	25400	1,75,51,400	1,94,82,054	1,40,41,120	48500	22,80,300
246	3808	38	2 BHK	691	760	25400	1,75,51,400	1,94,82,054	1,40,41,120	48500	22,80,300
247	3901	39	2 BHK	726	799	25480	1,84,98,480	2,05,33,313	1,47,98,784	51500	23,95,800
248	3902	39	2 BHK	726	799	25480	1,84,98,480	2,05,33,313	1,47,98,784	51500	23,95,800
249	3903	39	3 BHK	1000	1100	25480	2,54,80,000	2,82,82,800	2,03,84,000	70500	33,00,000
250	3904	39	3 BHK	1000	1100	25480	2,54,80,000	2,82,82,800	2,03,84,000	70500	33,00,000
251	3905	39	2 BHK	746	821	25480	1,90,08,080	2,10,98,969	1,52,06,464	52500	24,61,800
252	3906	39	2 BHK	746	821	25480	1,90,08,080	2,10,98,969	1,52,06,464	52500	24,61,800
253	3907	39	2 BHK	691	760	25480	1,76,06,680	1,95,43,415	1,40,85,344	49000	22,80,300
254	3908	39	2 BHK	691	760	25480	1,76,06,680	1,95,43,415	1,40,85,344	49000	22,80,300
255	4001	40	2 BHK	775	853	25560	1,98,09,000	2,19,87,990	1,58,47,200	55000	25,57,500
256	4002	40	2 BHK	775	853	25560	1,98,09,000	2,19,87,990	1,58,47,200	55000	25,57,500
257	4003	40	3 BHK	1045	1150	25560	2,67,10,200	2,96,48,322	2,13,68,160	74000	34,48,500
258	4004	40	3 BHK	1045	1150	25560	2,67,10,200	2,96,48,322	2,13,68,160	74000	34,48,500
259	4005	40	2 BHK	795	875	25560	2,03,20,200	2,25,55,422	1,62,56,160	56500	26,23,500
260	4006	40	2 BHK	795	875	25560	2,03,20,200	2,25,55,422	1,62,56,160	56500	26,23,500
261	4007	40	2 BHK	691	760	25560	1,76,61,960	1,96,04,776	1,41,29,568	49000	22,80,300
262	4008	40	2 BHK	691	760	25560	1,76,61,960	1,96,04,776	1,41,29,568	49000	22,80,300
263	4101	41	2 BHK	775	853	25640	1,98,71,000	2,20,56,810	1,58,96,800	55000	25,57,500
264	4102	41	2 BHK	775	853	25640	1,98,71,000	2,20,56,810	1,58,96,800	55000	25,57,500
265	4103	41	3 BHK	1045	1150	25640	2,67,93,800	2,97,41,118	2,14,35,040	74500	34,48,500
266	4104	41	3 BHK	1045	1150	25640	2,67,93,800	2,97,41,118	2,14,35,040	74500	34,48,500
267	4105	41	2 BHK	795	875	25640	2,03,83,800	2,26,26,018	1,63,07,040	56500	26,23,500
268	4106	41	2 BHK	795	875	25640	2,03,83,800	2,26,26,018	1,63,07,040	56500	26,23,500
269	4107	41	2 BHK	691	760	25640	1,77,17,240	1,96,66,136	1,41,73,792	49000	22,80,300

Sr. No.	Flat No.	Floor No.	Comp.	Carpet Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Distress Sale Value in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
270	4108	41	2 BHK	691	760	25640	1,77,17,240	1,96,66,136	1,41,73,792	49000	22,80,300
271	4201	42	2 BHK	775	853	25720	1,99,33,000	2,21,25,630	1,59,46,400	55500	25,57,500
272	4202	42	2 BHK	775	853	25720	1,99,33,000	2,21,25,630	1,59,46,400	55500	25,57,500
273	4203	42	3 BHK	1045	1150	25720	2,68,77,400	2,98,33,914	2,15,01,920	74500	34,48,500
274	4204	42	3 BHK	1045	1150	25720	2,68,77,400	2,98,33,914	2,15,01,920	74500	34,48,500
275	4207	42	2 BHK	691	760	25720	1,77,72,520	1,97,27,497	1,42,18,016	49500	22,80,300
276	4208	42	2 BHK	691	760	25720	1,77,72,520	1,97,27,497	1,42,18,016	49500	22,80,300
277	4301	43	2 BHK	775	853	25800	1,99,95,000	2,21,94,450	1,59,96,000	55500	25,57,500
278	4302	43	2 BHK	775	853	25800	1,99,95,000	2,21,94,450	1,59,96,000	55500	25,57,500
279	4303	43	3 BHK	1045	1150	25800	2,69,61,000	2,99,26,710	2,15,68,800	75000	34,48,500
280	4304	43	3 BHK	1045	1150	25800	2,69,61,000	2,99,26,710	2,15,68,800	75000	34,48,500
281	4305	43	2 BHK	795	875	25800	2,05,11,000	2,27,67,210	1,64,08,800	57000	26,23,500
282	4306	43	2 BHK	795	875	25800	2,05,11,000	2,27,67,210	1,64,08,800	57000	26,23,500
283	4307	43	2 BHK	691	760	25800	1,78,27,800	1,97,88,858	1,42,62,240	49500	22,80,300
284	4308	43	2 BHK	691	760	25800	1,78,27,800	1,97,88,858	1,42,62,240	49500	22,80,300
285	4401	44	2 BHK	804	884	25880	2,08,07,520	2,30,96,347	1,66,46,016	57500	26,53,200
286	4402	44	2 BHK	804	884	25880	2,08,07,520	2,30,96,347	1,66,46,016	57500	26,53,200
287	4403	44	3 BHK	1075	1183	25880	2,78,21,000	3,08,81,310	2,22,56,800	77000	35,47,500
288	4404	44	3 BHK	1075	1183	25880	2,78,21,000	3,08,81,310	2,22,56,800	77000	35,47,500
289	4405	44	2 BHK	828	911	25880	2,14,28,640	2,37,85,790	1,71,42,912	59500	27,32,400
290	4406	44	2 BHK	828	911	25880	2,14,28,640	2,37,85,790	1,71,42,912	59500	27,32,400
291	4407	44	2 BHK	691	760	25880	1,78,83,080	1,98,50,219	1,43,06,464	49500	22,80,300
292	4408	44	2 BHK	691	760	25880	1,78,83,080	1,98,50,219	1,43,06,464	49500	22,80,300
293	4501	45	2 BHK	804	884	25960	2,08,71,840	2,31,67,742	1,66,97,472	58000	26,53,200
294	4502	45	2 BHK	804	884	25960	2,08,71,840	2,31,67,742	1,66,97,472	58000	26,53,200
295	4503	45	3 BHK	1075	1183	25960	2,79,07,000	3,09,76,770	2,23,25,600	77500	35,47,500
296	4504	45	3 BHK	1075	1183	25960	2,79,07,000	3,09,76,770	2,23,25,600	77500	35,47,500
297	4505	45	2 BHK	828	911	25960	2,14,94,880	2,38,59,317	1,71,95,904	59500	27,32,400
298	4506	45	2 BHK	828	911	25960	2,14,94,880	2,38,59,317	1,71,95,904	59500	27,32,400
299	4507	45	2 BHK	691	760	25960	1,79,38,360	1,99,11,580	1,43,50,688	50000	22,80,300
300	4508	45	2 BHK	691	760	25960	1,79,38,360	1,99,11,580	1,43,50,688	50000	22,80,300
301	4601	46	2 BHK	804	884	26040	2,09,36,160	2,32,39,138	1,67,48,928	58000	26,53,200
302	4602	46	2 BHK	804	884	26040	2,09,36,160	2,32,39,138	1,67,48,928	58000	26,53,200
303	4603	46	3 BHK	1075	1183	26040	2,79,93,000	3,10,72,230	2,23,94,400	77500	35,47,500
304	4604	46	3 BHK	1075	1183	26040	2,79,93,000	3,10,72,230	2,23,94,400	77500	35,47,500
305	4605	46	2 BHK	828	911	26040	2,15,61,120	2,39,32,843	1,72,48,896	60000	27,32,400
306	4606	46	2 BHK	828	911	26040	2,15,61,120	2,39,32,843	1,72,48,896	60000	27,32,400
307	4607	46	2 BHK	691	760	26040	1,79,93,640	1,99,72,940	1,43,94,912	50000	22,80,300
308	4608	46	2 BHK	691	760	26040	1,79,93,640	1,99,72,940	1,43,94,912	50000	22,80,300
309	4701	47	2 BHK	804	884	26120	2,10,00,480	2,33,10,533	1,68,00,384	58500	26,53,200
310	4702	47	2 BHK	804	884	26120	2,10,00,480	2,33,10,533	1,68,00,384	58500	26,53,200
311	4703	47	3 BHK	1075	1183	26120	2,80,79,000	3,11,67,690	2,24,63,200	78000	35,47,500

Sr. No.	Flat No.	Floor No.	Comp.	Carpet Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Distress Sale Value in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
312	4704	47	3 BHK	1075	1183	26120	2,80,79,000	3,11,67,690	2,24,63,200	78000	35,47,500
313	4705	47	2 BHK	828	911	26120	2,16,27,360	2,40,06,370	1,73,01,888	60000	27,32,400
314	4706	47	2 BHK	828	911	26120	2,16,27,360	2,40,06,370	1,73,01,888	60000	27,32,400
315	4707	47	2 BHK	691	760	26120	1,80,48,920	2,00,34,301	1,44,39,136	50000	22,80,300
316	4708	47	2 BHK	691	760	26120	1,80,48,920	2,00,34,301	1,44,39,136	50000	22,80,300
Total				253340	278674		6,21,80,65,760	6,90,20,52,994	4,97,44,52,608		83,60,22,000

2) Wing - B:

Sr. No.	Flat No.	Floor No.	Comp.	Carpet Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Distress Sale Value in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	701	7	2 BHK	726	799	23000	1,66,98,000	1,85,34,780	1,33,58,400	46500	23,95,800
2	702	7	2 BHK	726	799	23000	1,66,98,000	1,85,34,780	1,33,58,400	46500	23,95,800
3	703	7	3 BHK	1000	1100	23000	2,30,00,000	2,55,30,000	1,84,00,000	64000	33,00,000
4	704	7	3 BHK	1000	1100	23000	2,30,00,000	2,55,30,000	1,84,00,000	64000	33,00,000
5	707	7	2 BHK	691	760	23000	1,58,93,000	1,76,41,230	1,27,14,400	44000	22,80,300
6	708	7	2 BHK	691	760	23000	1,58,93,000	1,76,41,230	1,27,14,400	44000	22,80,300
7	801	8	2 BHK	726	799	23000	1,66,98,000	1,85,34,780	1,33,58,400	46500	23,95,800
8	802	8	2 BHK	726	799	23000	1,66,98,000	1,85,34,780	1,33,58,400	46500	23,95,800
9	803	8	3 BHK	1000	1100	23000	2,30,00,000	2,55,30,000	1,84,00,000	64000	33,00,000
10	804	8	3 BHK	1000	1100	23000	2,30,00,000	2,55,30,000	1,84,00,000	64000	33,00,000
11	805	8	2 BHK	746	821	23000	1,71,58,000	1,90,45,380	1,37,26,400	47500	24,61,800
12	806	8	2 BHK	746	821	23000	1,71,58,000	1,90,45,380	1,37,26,400	47500	24,61,800
13	807	8	2 BHK	691	760	23000	1,58,93,000	1,76,41,230	1,27,14,400	44000	22,80,300
14	808	8	2 BHK	691	760	23000	1,58,93,000	1,76,41,230	1,27,14,400	44000	22,80,300
15	901	9	2 BHK	726	799	23080	1,67,56,080	1,85,99,249	1,34,04,864	46500	23,95,800
16	902	9	2 BHK	726	799	23080	1,67,56,080	1,85,99,249	1,34,04,864	46500	23,95,800
17	903	9	3 BHK	1000	1100	23080	2,30,80,000	2,56,18,800	1,84,64,000	64000	33,00,000
18	904	9	3 BHK	1000	1100	23080	2,30,80,000	2,56,18,800	1,84,64,000	64000	33,00,000
19	905	9	2 BHK	746	821	23080	1,72,17,680	1,91,11,625	1,37,74,144	48000	24,61,800
20	906	9	2 BHK	746	821	23080	1,72,17,680	1,91,11,625	1,37,74,144	48000	24,61,800
21	907	9	2 BHK	691	760	23080	1,59,48,280	1,77,02,591	1,27,58,624	44500	22,80,300
22	908	9	2 BHK	691	760	23080	1,59,48,280	1,77,02,591	1,27,58,624	44500	22,80,300
23	1001	10	2 BHK	726	799	23160	1,68,14,160	1,86,63,718	1,34,51,328	46500	23,95,800
24	1002	10	2 BHK	726	799	23160	1,68,14,160	1,86,63,718	1,34,51,328	46500	23,95,800
25	1003	10	3 BHK	1000	1100	23160	2,31,60,000	2,57,07,600	1,85,28,000	64500	33,00,000
26	1004	10	3 BHK	1000	1100	23160	2,31,60,000	2,57,07,600	1,85,28,000	64500	33,00,000
27	1005	10	2 BHK	746	821	23160	1,72,77,360	1,91,77,870	1,38,21,888	48000	24,61,800
28	1006	10	2 BHK	746	821	23160	1,72,77,360	1,91,77,870	1,38,21,888	48000	24,61,800
29	1007	10	2 BHK	691	760	23160	1,60,03,560	1,77,63,952	1,28,02,848	44500	22,80,300

Sr. No.	Flat No.	Floor No.	Comp.	Carpet Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Distress Sale Value in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
30	1008	10	2 BHK	691	760	23160	1,60,03,560	1,77,63,952	1,28,02,848	44500	22,80,300
31	1101	11	2 BHK	726	799	23240	1,68,72,240	1,87,28,186	1,34,97,792	47000	23,95,800
32	1102	11	2 BHK	726	799	23240	1,68,72,240	1,87,28,186	1,34,97,792	47000	23,95,800
33	1103	11	3 BHK	1000	1100	23240	2,32,40,000	2,57,96,400	1,85,92,000	64500	33,00,000
34	1104	11	3 BHK	1000	1100	23240	2,32,40,000	2,57,96,400	1,85,92,000	64500	33,00,000
35	1105	11	2 BHK	746	821	23240	1,73,37,040	1,92,44,114	1,38,69,632	48000	24,61,800
36	1106	11	2 BHK	746	821	23240	1,73,37,040	1,92,44,114	1,38,69,632	48000	24,61,800
37	1107	11	2 BHK	691	760	23240	1,60,58,840	1,78,25,312	1,28,47,072	44500	22,80,300
38	1108	11	2 BHK	691	760	23240	1,60,58,840	1,78,25,312	1,28,47,072	44500	22,80,300
39	1201	12	2 BHK	726	799	23320	1,69,30,320	1,87,92,655	1,35,44,256	47000	23,95,800
40	1202	12	2 BHK	726	799	23320	1,69,30,320	1,87,92,655	1,35,44,256	47000	23,95,800
41	1203	12	3 BHK	1000	1100	23320	2,33,20,000	2,58,85,200	1,86,56,000	64500	33,00,000
42	1204	12	3 BHK	1000	1100	23320	2,33,20,000	2,58,85,200	1,86,56,000	64500	33,00,000
43	1205	12	2 BHK	746	821	23320	1,73,96,720	1,93,10,359	1,39,17,376	48500	24,61,800
44	1206	12	2 BHK	746	821	23320	1,73,96,720	1,93,10,359	1,39,17,376	48500	24,61,800
45	1207	12	2 BHK	691	760	23320	1,61,14,120	1,78,86,673	1,28,91,296	44500	22,80,300
46	1208	12	2 BHK	691	760	23320	1,61,14,120	1,78,86,673	1,28,91,296	44500	22,80,300
47	1301	13	2 BHK	726	799	23400	1,69,88,400	1,88,57,124	1,35,90,720	47000	23,95,800
48	1302	13	2 BHK	726	799	23400	1,69,88,400	1,88,57,124	1,35,90,720	47000	23,95,800
49	1303	13	3 BHK	1000	1100	23400	2,34,00,000	2,59,74,000	1,87,20,000	65000	33,00,000
50	1304	13	3 BHK	1000	1100	23400	2,34,00,000	2,59,74,000	1,87,20,000	65000	33,00,000
51	1305	13	2 BHK	746	821	23400	1,74,56,400	1,93,76,604	1,39,65,120	48500	24,61,800
52	1306	13	2 BHK	746	821	23400	1,74,56,400	1,93,76,604	1,39,65,120	48500	24,61,800
53	1307	13	2 BHK	691	760	23400	1,61,69,400	1,79,48,034	1,29,35,520	45000	22,80,300
54	1308	13	2 BHK	691	760	23400	1,61,69,400	1,79,48,034	1,29,35,520	45000	22,80,300
55	1401	14	2 BHK	726	799	23480	1,70,46,480	1,89,21,593	1,36,37,184	47500	23,95,800
56	1402	14	2 BHK	726	799	23480	1,70,46,480	1,89,21,593	1,36,37,184	47500	23,95,800
57	1403	14	3 BHK	1000	1100	23480	2,34,80,000	2,60,62,800	1,87,84,000	65000	33,00,000
58	1404	14	3 BHK	1000	1100	23480	2,34,80,000	2,60,62,800	1,87,84,000	65000	33,00,000
59	1407	14	2 BHK	691	760	23480	1,62,24,680	1,80,09,395	1,29,79,744	45000	22,80,300
60	1408	14	2 BHK	691	760	23480	1,62,24,680	1,80,09,395	1,29,79,744	45000	22,80,300
61	1501	15	2 BHK	726	799	23560	1,71,04,560	1,89,86,062	1,36,83,648	47500	23,95,800
62	1502	15	2 BHK	726	799	23560	1,71,04,560	1,89,86,062	1,36,83,648	47500	23,95,800
63	1503	15	3 BHK	1000	1100	23560	2,35,60,000	2,61,51,600	1,88,48,000	65500	33,00,000
64	1504	15	3 BHK	1000	1100	23560	2,35,60,000	2,61,51,600	1,88,48,000	65500	33,00,000
65	1505	15	2 BHK	746	821	23560	1,75,75,760	1,95,09,094	1,40,60,608	49000	24,61,800
66	1506	15	2 BHK	746	821	23560	1,75,75,760	1,95,09,094	1,40,60,608	49000	24,61,800
67	1507	15	2 BHK	691	760	23560	1,62,79,960	1,80,70,756	1,30,23,968	45000	22,80,300
68	1508	15	2 BHK	691	760	23560	1,62,79,960	1,80,70,756	1,30,23,968	45000	22,80,300
69	1601	16	2 BHK	726	799	23640	1,71,62,640	1,90,50,530	1,37,30,112	47500	23,95,800
70	1602	16	2 BHK	726	799	23640	1,71,62,640	1,90,50,530	1,37,30,112	47500	23,95,800
71	1603	16	3 BHK	1000	1100	23640	2,36,40,000	2,62,40,400	1,89,12,000	65500	33,00,000

Sr. No.	Flat No.	Floor No.	Comp.	Carpet Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Distress Sale Value in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
72	1604	16	3 BHK	1000	1100	23640	2,36,40,000	2,62,40,400	1,89,12,000	65500	33,00,000
73	1605	16	2 BHK	746	821	23640	1,76,35,440	1,95,75,338	1,41,08,352	49000	24,61,800
74	1606	16	2 BHK	746	821	23640	1,76,35,440	1,95,75,338	1,41,08,352	49000	24,61,800
75	1607	16	2 BHK	691	760	23640	1,63,35,240	1,81,32,116	1,30,68,192	45500	22,80,300
76	1608	16	2 BHK	691	760	23640	1,63,35,240	1,81,32,116	1,30,68,192	45500	22,80,300
77	1701	17	2 BHK	726	799	23720	1,72,20,720	1,91,14,999	1,37,76,576	48000	23,95,800
78	1702	17	2 BHK	726	799	23720	1,72,20,720	1,91,14,999	1,37,76,576	48000	23,95,800
79	1703	17	3 BHK	1000	1100	23720	2,37,20,000	2,63,29,200	1,89,76,000	66000	33,00,000
80	1704	17	3 BHK	1000	1100	23720	2,37,20,000	2,63,29,200	1,89,76,000	66000	33,00,000
81	1705	17	2 BHK	746	821	23720	1,76,95,120	1,96,41,583	1,41,56,096	49000	24,61,800
82	1706	17	2 BHK	746	821	23720	1,76,95,120	1,96,41,583	1,41,56,096	49000	24,61,800
83	1707	17	2 BHK	691	760	23720	1,63,90,520	1,81,93,477	1,31,12,416	45500	22,80,300
84	1708	17	2 BHK	691	760	23720	1,63,90,520	1,81,93,477	1,31,12,416	45500	22,80,300
85	1801	18	2 BHK	726	799	23800	1,72,78,800	1,91,79,468	1,38,23,040	48000	23,95,800
86	1802	18	2 BHK	726	799	23800	1,72,78,800	1,91,79,468	1,38,23,040	48000	23,95,800
87	1803	18	3 BHK	1000	1100	23800	2,38,00,000	2,64,18,000	1,90,40,000	66000	33,00,000
88	1804	18	3 BHK	1000	1100	23800	2,38,00,000	2,64,18,000	1,90,40,000	66000	33,00,000
89	1805	18	2 BHK	746	821	23800	1,77,54,800	1,97,07,828	1,42,03,840	49500	24,61,800
90	1806	18	2 BHK	746	821	23800	1,77,54,800	1,97,07,828	1,42,03,840	49500	24,61,800
91	1807	18	2 BHK	691	760	23800	1,64,45,800	1,82,54,838	1,31,56,640	45500	22,80,300
92	1808	18	2 BHK	691	760	23800	1,64,45,800	1,82,54,838	1,31,56,640	45500	22,80,300
93	1901	19	2 BHK	726	799	23880	1,73,36,880	1,92,43,937	1,38,69,504	48000	23,95,800
94	1902	19	2 BHK	726	799	23880	1,73,36,880	1,92,43,937	1,38,69,504	48000	23,95,800
95	1903	19	3 BHK	1000	1100	23880	2,38,80,000	2,65,06,800	1,91,04,000	66500	33,00,000
96	1904	19	3 BHK	1000	1100	23880	2,38,80,000	2,65,06,800	1,91,04,000	66500	33,00,000
97	1905	19	2 BHK	746	821	23880	1,78,14,480	1,97,74,073	1,42,51,584	49500	24,61,800
98	1906	19	2 BHK	746	821	23880	1,78,14,480	1,97,74,073	1,42,51,584	49500	24,61,800
99	1907	19	2 BHK	691	760	23880	1,65,01,080	1,83,16,199	1,32,00,864	46000	22,80,300
100	1908	19	2 BHK	691	760	23880	1,65,01,080	1,83,16,199	1,32,00,864	46000	22,80,300
101	2001	20	2 BHK	726	799	23960	1,73,94,960	1,93,08,406	1,39,15,968	48500	23,95,800
102	2002	20	2 BHK	726	799	23960	1,73,94,960	1,93,08,406	1,39,15,968	48500	23,95,800
103	2003	20	3 BHK	1000	1100	23960	2,39,60,000	2,65,95,600	1,91,68,000	66500	33,00,000
104	2004	20	3 BHK	1000	1100	23960	2,39,60,000	2,65,95,600	1,91,68,000	66500	33,00,000
105	2005	20	2 BHK	746	821	23960	1,78,74,160	1,98,40,318	1,42,99,328	49500	24,61,800
106	2006	20	2 BHK	746	821	23960	1,78,74,160	1,98,40,318	1,42,99,328	49500	24,61,800
107	2007	20	2 BHK	691	760	23960	1,65,56,360	1,83,77,560	1,32,45,088	46000	22,80,300
108	2008	20	2 BHK	691	760	23960	1,65,56,360	1,83,77,560	1,32,45,088	46000	22,80,300
109	2101	21	2 BHK	726	799	24040	1,74,53,040	1,93,72,874	1,39,62,432	48500	23,95,800
110	2102	21	2 BHK	726	799	24040	1,74,53,040	1,93,72,874	1,39,62,432	48500	23,95,800
111	2103	21	3 BHK	1000	1100	24040	2,40,40,000	2,66,84,400	1,92,32,000	66500	33,00,000
112	2104	21	3 BHK	1000	1100	24040	2,40,40,000	2,66,84,400	1,92,32,000	66500	33,00,000
113	2107	21	2 BHK	691	760	24040	1,66,11,640	1,84,38,920	1,32,89,312	46000	22,80,300

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114	2108	21	2 BHK	691	760	24040	1,66,11,640	1,84,38,920	1,32,89,312	46000	22,80,300
115	2201	22	2 BHK	726	799	24120	1,75,11,120	1,94,37,343	1,40,08,896	48500	23,95,800
116	2202	22	2 BHK	726	799	24120	1,75,11,120	1,94,37,343	1,40,08,896	48500	23,95,800
117	2203	22	3 BHK	1000	1100	24120	2,41,20,000	2,67,73,200	1,92,96,000	67000	33,00,000
118	2204	22	3 BHK	1000	1100	24120	2,41,20,000	2,67,73,200	1,92,96,000	67000	33,00,000
119	2205	22	2 BHK	746	821	24120	1,79,93,520	1,99,72,807	1,43,94,816	50000	24,61,800
120	2206	22	2 BHK	746	821	24120	1,79,93,520	1,99,72,807	1,43,94,816	50000	24,61,800
121	2207	22	2 BHK	691	760	24120	1,66,66,920	1,85,00,281	1,33,33,536	46500	22,80,300
122	2208	22	2 BHK	691	760	24120	1,66,66,920	1,85,00,281	1,33,33,536	46500	22,80,300
123	2301	23	2 BHK	726	799	24200	1,75,69,200	1,95,01,812	1,40,55,360	49000	23,95,800
124	2302	23	2 BHK	726	799	24200	1,75,69,200	1,95,01,812	1,40,55,360	49000	23,95,800
125	2303	23	3 BHK	1000	1100	24200	2,42,00,000	2,68,62,000	1,93,60,000	67000	33,00,000
126	2304	23	3 BHK	1000	1100	24200	2,42,00,000	2,68,62,000	1,93,60,000	67000	33,00,000
127	2305	23	2 BHK	746	821	24200	1,80,53,200	2,00,39,052	1,44,42,560	50000	24,61,800
128	2306	23	2 BHK	746	821	24200	1,80,53,200	2,00,39,052	1,44,42,560	50000	24,61,800
129	2307	23	2 BHK	691	760	24200	1,67,22,200	1,85,61,642	1,33,77,760	46500	22,80,300
130	2308	23	2 BHK	691	760	24200	1,67,22,200	1,85,61,642	1,33,77,760	46500	22,80,300
131	2401	24	2 BHK	726	799	24280	1,76,27,280	1,95,66,281	1,41,01,824	49000	23,95,800
132	2402	24	2 BHK	726	799	24280	1,76,27,280	1,95,66,281	1,41,01,824	49000	23,95,800
133	2403	24	3 BHK	1000	1100	24280	2,42,80,000	2,69,50,800	1,94,24,000	67500	33,00,000
134	2404	24	3 BHK	1000	1100	24280	2,42,80,000	2,69,50,800	1,94,24,000	67500	33,00,000
135	2405	24	2 BHK	746	821	24280	1,81,12,880	2,01,05,297	1,44,90,304	50500	24,61,800
136	2406	24	2 BHK	746	821	24280	1,81,12,880	2,01,05,297	1,44,90,304	50500	24,61,800
137	2407	24	2 BHK	691	760	24280	1,67,77,480	1,86,23,003	1,34,21,984	46500	22,80,300
138	2408	24	2 BHK	691	760	24280	1,67,77,480	1,86,23,003	1,34,21,984	46500	22,80,300
139	2501	25	2 BHK	726	799	24360	1,76,85,360	1,96,30,750	1,41,48,288	49000	23,95,800
140	2502	25	2 BHK	726	799	24360	1,76,85,360	1,96,30,750	1,41,48,288	49000	23,95,800
141	2503	25	3 BHK	1000	1100	24360	2,43,60,000	2,70,39,600	1,94,88,000	67500	33,00,000
142	2504	25	3 BHK	1000	1100	24360	2,43,60,000	2,70,39,600	1,94,88,000	67500	33,00,000
143	2505	25	2 BHK	746	821	24360	1,81,72,560	2,01,71,542	1,45,38,048	50500	24,61,800
144	2506	25	2 BHK	746	821	24360	1,81,72,560	2,01,71,542	1,45,38,048	50500	24,61,800
145	2507	25	2 BHK	691	760	24360	1,68,32,760	1,86,84,364	1,34,66,208	46500	22,80,300
146	2508	25	2 BHK	691	760	24360	1,68,32,760	1,86,84,364	1,34,66,208	46500	22,80,300
147	2601	26	2 BHK	726	799	24440	1,77,43,440	1,96,95,218	1,41,94,752	49000	23,95,800
148	2602	26	2 BHK	726	799	24440	1,77,43,440	1,96,95,218	1,41,94,752	49000	23,95,800
149	2603	26	3 BHK	1000	1100	24440	2,44,40,000	2,71,28,400	1,95,52,000	68000	33,00,000
150	2604	26	3 BHK	1000	1100	24440	2,44,40,000	2,71,28,400	1,95,52,000	68000	33,00,000
151	2605	26	2 BHK	746	821	24440	1,82,32,240	2,02,37,786	1,45,85,792	50500	24,61,800
152	2606	26	2 BHK	746	821	24440	1,82,32,240	2,02,37,786	1,45,85,792	50500	24,61,800
153	2607	26	2 BHK	691	760	24440	1,68,88,040	1,87,45,724	1,35,10,432	47000	22,80,300
154	2608	26	2 BHK	691	760	24440	1,68,88,040	1,87,45,724	1,35,10,432	47000	22,80,300
155	2701	27	2 BHK	726	799	24520	1,78,01,520	1,97,59,687	1,42,41,216	49500	23,95,800

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156	2702	27	2 BHK	726	799	24520	1,78,01,520	1,97,59,687	1,42,41,216	49500	23,95,800
157	2703	27	3 BHK	1000	1100	24520	2,45,20,000	2,72,17,200	1,96,16,000	68000	33,00,000
158	2704	27	3 BHK	1000	1100	24520	2,45,20,000	2,72,17,200	1,96,16,000	68000	33,00,000
159	2705	27	2 BHK	746	821	24520	1,82,91,920	2,03,04,031	1,46,33,536	51000	24,61,800
160	2706	27	2 BHK	746	821	24520	1,82,91,920	2,03,04,031	1,46,33,536	51000	24,61,800
161	2707	27	2 BHK	691	760	24520	1,69,43,320	1,88,07,085	1,35,54,656	47000	22,80,300
162	2708	27	2 BHK	691	760	24520	1,69,43,320	1,88,07,085	1,35,54,656	47000	22,80,300
163	2801	28	2 BHK	726	799	24600	1,78,59,600	1,98,24,156	1,42,87,680	49500	23,95,800
164	2802	28	2 BHK	726	799	24600	1,78,59,600	1,98,24,156	1,42,87,680	49500	23,95,800
165	2803	28	3 BHK	1000	1100	24600	2,46,00,000	2,73,06,000	1,96,80,000	68500	33,00,000
166	2804	28	3 BHK	1000	1100	24600	2,46,00,000	2,73,06,000	1,96,80,000	68500	33,00,000
167	2807	28	2 BHK	691	760	24600	1,69,98,600	1,88,68,446	1,35,98,880	47000	22,80,300
168	2808	28	2 BHK	691	760	24600	1,69,98,600	1,88,68,446	1,35,98,880	47000	22,80,300
169	2901	29	2 BHK	726	799	24680	1,79,17,680	1,98,88,625	1,43,34,144	49500	23,95,800
170	2902	29	2 BHK	726	799	24680	1,79,17,680	1,98,88,625	1,43,34,144	49500	23,95,800
171	2903	29	3 BHK	1000	1100	24680	2,46,80,000	2,73,94,800	1,97,44,000	68500	33,00,000
172	2904	29	3 BHK	1000	1100	24680	2,46,80,000	2,73,94,800	1,97,44,000	68500	33,00,000
173	2905	29	2 BHK	746	821	24680	1,84,11,280	2,04,36,521	1,47,29,024	51000	24,61,800
174	2906	29	2 BHK	746	821	24680	1,84,11,280	2,04,36,521	1,47,29,024	51000	24,61,800
175	2907	29	2 BHK	691	760	24680	1,70,53,880	1,89,29,807	1,36,43,104	47500	22,80,300
176	2908	29	2 BHK	691	760	24680	1,70,53,880	1,89,29,807	1,36,43,104	47500	22,80,300
177	3001	30	2 BHK	726	799	24760	1,79,75,760	1,99,53,094	1,43,80,608	50000	23,95,800
178	3002	30	2 BHK	726	799	24760	1,79,75,760	1,99,53,094	1,43,80,608	50000	23,95,800
179	3003	30	3 BHK	1000	1100	24760	2,47,60,000	2,74,83,600	1,98,08,000	68500	33,00,000
180	3004	30	3 BHK	1000	1100	24760	2,47,60,000	2,74,83,600	1,98,08,000	68500	33,00,000
181	3005	30	2 BHK	746	821	24760	1,84,70,960	2,05,02,766	1,47,76,768	51500	24,61,800
182	3006	30	2 BHK	746	821	24760	1,84,70,960	2,05,02,766	1,47,76,768	51500	24,61,800
183	3007	30	2 BHK	691	760	24760	1,71,09,160	1,89,91,168	1,36,87,328	47500	22,80,300
184	3008	30	2 BHK	691	760	24760	1,71,09,160	1,89,91,168	1,36,87,328	47500	22,80,300
185	3101	31	2 BHK	726	799	24840	1,80,33,840	2,00,17,562	1,44,27,072	50000	23,95,800
186	3102	31	2 BHK	726	799	24840	1,80,33,840	2,00,17,562	1,44,27,072	50000	23,95,800
187	3103	31	3 BHK	1000	1100	24840	2,48,40,000	2,75,72,400	1,98,72,000	69000	33,00,000
188	3104	31	3 BHK	1000	1100	24840	2,48,40,000	2,75,72,400	1,98,72,000	69000	33,00,000
189	3105	31	2 BHK	746	821	24840	1,85,30,640	2,05,69,010	1,48,24,512	51500	24,61,800
190	3106	31	2 BHK	746	821	24840	1,85,30,640	2,05,69,010	1,48,24,512	51500	24,61,800
191	3107	31	2 BHK	691	760	24840	1,71,64,440	1,90,52,528	1,37,31,552	47500	22,80,300
192	3108	31	2 BHK	691	760	24840	1,71,64,440	1,90,52,528	1,37,31,552	47500	22,80,300
193	3201	32	2 BHK	726	799	24920	1,80,91,920	2,00,82,031	1,44,73,536	50000	23,95,800
194	3202	32	2 BHK	726	799	24920	1,80,91,920	2,00,82,031	1,44,73,536	50000	23,95,800
195	3203	32	3 BHK	1000	1100	24920	2,49,20,000	2,76,61,200	1,99,36,000	69000	33,00,000
196	3204	32	3 BHK	1000	1100	24920	2,49,20,000	2,76,61,200	1,99,36,000	69000	33,00,000
197	3205	32	2 BHK	746	821	24920	1,85,90,320	2,06,35,255	1,48,72,256	51500	24,61,800

Sr. No.	Flat No.	Floor No.	Comp.	Carpet Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Distress Sale Value in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
198	3206	32	2 BHK	746	821	24920	1,85,90,320	2,06,35,255	1,48,72,256	51500	24,61,800
199	3207	32	2 BHK	691	760	24920	1,72,19,720	1,91,13,889	1,37,75,776	48000	22,80,300
200	3208	32	2 BHK	691	760	24920	1,72,19,720	1,91,13,889	1,37,75,776	48000	22,80,300
201	3301	33	2 BHK	726	799	25000	1,81,50,000	2,01,46,500	1,45,20,000	50500	23,95,800
202	3302	33	2 BHK	726	799	25000	1,81,50,000	2,01,46,500	1,45,20,000	50500	23,95,800
203	3303	33	3 BHK	1000	1100	25000	2,50,00,000	2,77,50,000	2,00,00,000	69500	33,00,000
204	3304	33	3 BHK	1000	1100	25000	2,50,00,000	2,77,50,000	2,00,00,000	69500	33,00,000
205	3305	33	2 BHK	746	821	25000	1,86,50,000	2,07,01,500	1,49,20,000	52000	24,61,800
206	3306	33	2 BHK	746	821	25000	1,86,50,000	2,07,01,500	1,49,20,000	52000	24,61,800
207	3307	33	2 BHK	691	760	25000	1,72,75,000	1,91,75,250	1,38,20,000	48000	22,80,300
208	3308	33	2 BHK	691	760	25000	1,72,75,000	1,91,75,250	1,38,20,000	48000	22,80,300
209	3401	34	2 BHK	726	799	25080	1,82,08,080	2,02,10,969	1,45,66,464	50500	23,95,800
210	3402	34	2 BHK	726	799	25080	1,82,08,080	2,02,10,969	1,45,66,464	50500	23,95,800
211	3403	34	3 BHK	1000	1100	25080	2,50,80,000	2,78,38,800	2,00,64,000	69500	33,00,000
212	3404	34	3 BHK	1000	1100	25080	2,50,80,000	2,78,38,800	2,00,64,000	69500	33,00,000
213	3405	34	2 BHK	746	821	25080	1,87,09,680	2,07,67,745	1,49,67,744	52000	24,61,800
214	3406	34	2 BHK	746	821	25080	1,87,09,680	2,07,67,745	1,49,67,744	52000	24,61,800
215	3407	34	2 BHK	691	760	25080	1,73,30,280	1,92,36,611	1,38,64,224	48000	22,80,300
216	3408	34	2 BHK	691	760	25080	1,73,30,280	1,92,36,611	1,38,64,224	48000	22,80,300
217	3501	35	2 BHK	726	799	25160	1,82,66,160	2,02,75,438	1,46,12,928	50500	23,95,800
218	3502	35	2 BHK	726	799	25160	1,82,66,160	2,02,75,438	1,46,12,928	50500	23,95,800
219	3503	35	3 BHK	1000	1100	25160	2,51,60,000	2,79,27,600	2,01,28,000	70000	33,00,000
220	3504	35	3 BHK	1000	1100	25160	2,51,60,000	2,79,27,600	2,01,28,000	70000	33,00,000
221	3507	35	2 BHK	691	760	25160	1,73,85,560	1,92,97,972	1,39,08,448	48000	22,80,300
222	3508	35	2 BHK	691	760	25160	1,73,85,560	1,92,97,972	1,39,08,448	48000	22,80,300
223	3601	36	2 BHK	726	799	25240	1,83,24,240	2,03,39,906	1,46,59,392	51000	23,95,800
224	3602	36	2 BHK	726	799	25240	1,83,24,240	2,03,39,906	1,46,59,392	51000	23,95,800
225	3603	36	3 BHK	1000	1100	25240	2,52,40,000	2,80,16,400	2,01,92,000	70000	33,00,000
226	3604	36	3 BHK	1000	1100	25240	2,52,40,000	2,80,16,400	2,01,92,000	70000	33,00,000
227	3605	36	2 BHK	746	821	25240	1,88,29,040	2,09,00,234	1,50,63,232	52500	24,61,800
228	3606	36	2 BHK	746	821	25240	1,88,29,040	2,09,00,234	1,50,63,232	52500	24,61,800
229	3607	36	2 BHK	691	760	25240	1,74,40,840	1,93,59,332	1,39,52,672	48500	22,80,300
230	3608	36	2 BHK	691	760	25240	1,74,40,840	1,93,59,332	1,39,52,672	48500	22,80,300
231	3701	37	2 BHK	726	799	25320	1,83,82,320	2,04,04,375	1,47,05,856	51000	23,95,800
232	3702	37	2 BHK	726	799	25320	1,83,82,320	2,04,04,375	1,47,05,856	51000	23,95,800
233	3703	37	3 BHK	1000	1100	25320	2,53,20,000	2,81,05,200	2,02,56,000	70500	33,00,000
234	3704	37	3 BHK	1000	1100	25320	2,53,20,000	2,81,05,200	2,02,56,000	70500	33,00,000
235	3705	37	2 BHK	746	821	25320	1,88,88,720	2,09,66,479	1,51,10,976	52500	24,61,800
236	3706	37	2 BHK	746	821	25320	1,88,88,720	2,09,66,479	1,51,10,976	52500	24,61,800
237	3707	37	2 BHK	691	760	25320	1,74,96,120	1,94,20,693	1,39,96,896	48500	22,80,300
238	3708	37	2 BHK	691	760	25320	1,74,96,120	1,94,20,693	1,39,96,896	48500	22,80,300
239	3801	38	2 BHK	726	799	25400	1,84,40,400	2,04,68,844	1,47,52,320	51000	23,95,800

Sr. No.	Flat No.	Floor No.	Comp.	Carpet Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Distress Sale Value in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
240	3802	38	2 BHK	726	799	25400	1,84,40,400	2,04,68,844	1,47,52,320	51000	23,95,800
241	3803	38	3 BHK	1000	1100	25400	2,54,00,000	2,81,94,000	2,03,20,000	70500	33,00,000
242	3804	38	3 BHK	1000	1100	25400	2,54,00,000	2,81,94,000	2,03,20,000	70500	33,00,000
243	3805	38	2 BHK	746	821	25400	1,89,48,400	2,10,32,724	1,51,58,720	52500	24,61,800
244	3806	38	2 BHK	746	821	25400	1,89,48,400	2,10,32,724	1,51,58,720	52500	24,61,800
245	3807	38	2 BHK	691	760	25400	1,75,51,400	1,94,82,054	1,40,41,120	48500	22,80,300
246	3808	38	2 BHK	691	760	25400	1,75,51,400	1,94,82,054	1,40,41,120	48500	22,80,300
247	3901	39	2 BHK	726	799	25480	1,84,98,480	2,05,33,313	1,47,98,784	51500	23,95,800
248	3902	39	2 BHK	726	799	25480	1,84,98,480	2,05,33,313	1,47,98,784	51500	23,95,800
249	3903	39	3 BHK	1000	1100	25480	2,54,80,000	2,82,82,800	2,03,84,000	70500	33,00,000
250	3904	39	3 BHK	1000	1100	25480	2,54,80,000	2,82,82,800	2,03,84,000	70500	33,00,000
251	3905	39	2 BHK	746	821	25480	1,90,08,080	2,10,98,969	1,52,06,464	52500	24,61,800
252	3906	39	2 BHK	746	821	25480	1,90,08,080	2,10,98,969	1,52,06,464	52500	24,61,800
253	3907	39	2 BHK	691	760	25480	1,76,06,680	1,95,43,415	1,40,85,344	49000	22,80,300
254	3908	39	2 BHK	691	760	25480	1,76,06,680	1,95,43,415	1,40,85,344	49000	22,80,300
255	4001	40	2 BHK	775	853	25560	1,98,09,000	2,19,87,990	1,58,47,200	55000	25,57,500
256	4002	40	2 BHK	775	853	25560	1,98,09,000	2,19,87,990	1,58,47,200	55000	25,57,500
257	4003	40	3 BHK	1045	1150	25560	2,67,10,200	2,96,48,322	2,13,68,160	74000	34,48,500
258	4004	40	3 BHK	1045	1150	25560	2,67,10,200	2,96,48,322	2,13,68,160	74000	34,48,500
259	4005	40	2 BHK	795	875	25560	2,03,20,200	2,25,55,422	1,62,56,160	56500	26,23,500
260	4006	40	2 BHK	795	875	25560	2,03,20,200	2,25,55,422	1,62,56,160	56500	26,23,500
261	4007	40	2 BHK	691	760	25560	1,76,61,960	1,96,04,776	1,41,29,568	49000	22,80,300
262	4008	40	2 BHK	691	760	25560	1,76,61,960	1,96,04,776	1,41,29,568	49000	22,80,300
263	4101	41	2 BHK	775	853	25640	1,98,71,000	2,20,56,810	1,58,96,800	55000	25,57,500
264	4102	41	2 BHK	775	853	25640	1,98,71,000	2,20,56,810	1,58,96,800	55000	25,57,500
265	4103	41	3 BHK	1045	1150	25640	2,67,93,800	2,97,41,118	2,14,35,040	74500	34,48,500
266	4104	41	3 BHK	1045	1150	25640	2,67,93,800	2,97,41,118	2,14,35,040	74500	34,48,500
267	4105	41	2 BHK	795	875	25640	2,03,83,800	2,26,26,018	1,63,07,040	56500	26,23,500
268	4106	41	2 BHK	795	875	25640	2,03,83,800	2,26,26,018	1,63,07,040	56500	26,23,500
269	4107	41	2 BHK	691	760	25640	1,77,17,240	1,96,66,136	1,41,73,792	49000	22,80,300
270	4108	41	2 BHK	691	760	25640	1,77,17,240	1,96,66,136	1,41,73,792	49000	22,80,300
271	4201	42	2 BHK	775	853	25720	1,99,33,000	2,21,25,630	1,59,46,400	55500	25,57,500
272	4202	42	2 BHK	775	853	25720	1,99,33,000	2,21,25,630	1,59,46,400	55500	25,57,500
273	4203	42	3 BHK	1045	1150	25720	2,68,77,400	2,98,33,914	2,15,01,920	74500	34,48,500
274	4204	42	3 BHK	1045	1150	25720	2,68,77,400	2,98,33,914	2,15,01,920	74500	34,48,500
275	4207	42	2 BHK	691	760	25720	1,77,72,520	1,97,27,497	1,42,18,016	49500	22,80,300
276	4208	42	2 BHK	691	760	25720	1,77,72,520	1,97,27,497	1,42,18,016	49500	22,80,300
277	4301	43	2 BHK	775	853	25800	1,99,95,000	2,21,94,450	1,59,96,000	55500	25,57,500
278	4302	43	2 BHK	775	853	25800	1,99,95,000	2,21,94,450	1,59,96,000	55500	25,57,500
279	4303	43	3 BHK	1045	1150	25800	2,69,61,000	2,99,26,710	2,15,68,800	75000	34,48,500
280	4304	43	3 BHK	1045	1150	25800	2,69,61,000	2,99,26,710	2,15,68,800	75000	34,48,500
281	4305	43	2 BHK	795	875	25800	2,05,11,000	2,27,67,210	1,64,08,800	57000	26,23,500

Sr. No.	Flat No.	Floor No.	Comp.	Carpet Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Distress Sale Value in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
282	4306	43	2 BHK	795	875	25800	2,05,11,000	2,27,67,210	1,64,08,800	57000	26,23,500
283	4307	43	2 BHK	691	760	25800	1,78,27,800	1,97,88,858	1,42,62,240	49500	22,80,300
284	4308	43	2 BHK	691	760	25800	1,78,27,800	1,97,88,858	1,42,62,240	49500	22,80,300
285	4401	44	2 BHK	804	884	25880	2,08,07,520	2,30,96,347	1,66,46,016	57500	26,53,200
286	4402	44	2 BHK	804	884	25880	2,08,07,520	2,30,96,347	1,66,46,016	57500	26,53,200
287	4403	44	3 BHK	1075	1183	25880	2,78,21,000	3,08,81,310	2,22,56,800	77000	35,47,500
288	4404	44	3 BHK	1075	1183	25880	2,78,21,000	3,08,81,310	2,22,56,800	77000	35,47,500
289	4405	44	2 BHK	828	911	25880	2,14,28,640	2,37,85,790	1,71,42,912	59500	27,32,400
290	4406	44	2 BHK	828	911	25880	2,14,28,640	2,37,85,790	1,71,42,912	59500	27,32,400
291	4407	44	2 BHK	691	760	25880	1,78,83,080	1,98,50,219	1,43,06,464	49500	22,80,300
292	4408	44	2 BHK	691	760	25880	1,78,83,080	1,98,50,219	1,43,06,464	49500	22,80,300
293	4501	45	2 BHK	804	884	25960	2,08,71,840	2,31,67,742	1,66,97,472	58000	26,53,200
294	4502	45	2 BHK	804	884	25960	2,08,71,840	2,31,67,742	1,66,97,472	58000	26,53,200
295	4503	45	3 BHK	1075	1183	25960	2,79,07,000	3,09,76,770	2,23,25,600	77500	35,47,500
296	4504	45	3 BHK	1075	1183	25960	2,79,07,000	3,09,76,770	2,23,25,600	77500	35,47,500
297	4505	45	2 BHK	828	911	25960	2,14,94,880	2,38,59,317	1,71,95,904	59500	27,32,400
298	4506	45	2 BHK	828	911	25960	2,14,94,880	2,38,59,317	1,71,95,904	59500	27,32,400
299	4507	45	2 BHK	691	760	25960	1,79,38,360	1,99,11,580	1,43,50,688	50000	22,80,300
300	4508	45	2 BHK	691	760	25960	1,79,38,360	1,99,11,580	1,43,50,688	50000	22,80,300
301	4601	46	2 BHK	804	884	26040	2,09,36,160	2,32,39,138	1,67,48,928	58000	26,53,200
302	4602	46	2 BHK	804	884	26040	2,09,36,160	2,32,39,138	1,67,48,928	58000	26,53,200
303	4603	46	3 BHK	1075	1183	26040	2,79,93,000	3,10,72,230	2,23,94,400	77500	35,47,500
304	4604	46	3 BHK	1075	1183	26040	2,79,93,000	3,10,72,230	2,23,94,400	77500	35,47,500
305	4605	46	2 BHK	828	911	26040	2,15,61,120	2,39,32,843	1,72,48,896	60000	27,32,400
306	4606	46	2 BHK	828	911	26040	2,15,61,120	2,39,32,843	1,72,48,896	60000	27,32,400
307	4607	46	2 BHK	691	760	26040	1,79,93,640	1,99,72,940	1,43,94,912	50000	22,80,300
308	4608	46	2 BHK	691	760	26040	1,79,93,640	1,99,72,940	1,43,94,912	50000	22,80,300
309	4701	47	2 BHK	804	884	26120	2,10,00,480	2,33,10,533	1,68,00,384	58500	26,53,200
310	4702	47	2 BHK	804	884	26120	2,10,00,480	2,33,10,533	1,68,00,384	58500	26,53,200
311	4703	47	3 BHK	1075	1183	26120	2,80,79,000	3,11,67,690	2,24,63,200	78000	35,47,500
312	4704	47	3 BHK	1075	1183	26120	2,80,79,000	3,11,67,690	2,24,63,200	78000	35,47,500
313	4705	47	2 BHK	828	911	26120	2,16,27,360	2,40,06,370	1,73,01,888	60000	27,32,400
314	4706	47	2 BHK	828	911	26120	2,16,27,360	2,40,06,370	1,73,01,888	60000	27,32,400
315	4707	47	2 BHK	691	760	26120	1,80,48,920	2,00,34,301	1,44,39,136	50000	22,80,300
316	4708	47	2 BHK	691	760	26120	1,80,48,920	2,00,34,301	1,44,39,136	50000	22,80,300
Total				253340	278674		6,21,80,65,760	6,90,20,52,994	4,97,44,52,608		83,60,22,000

Summary of the Project:

Wing	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 ₹
A	2 BHK – 234 3 BHK – 82	316	253340	278674	6,21,80,65,760.00	6,90,20,52,994.00	4,97,44,52,608.00
B	2 BHK – 234 3 BHK – 82	316	253340	278674	6,21,80,65,760.00	6,90,20,52,994.00	4,97,44,52,608.00
Total		632	506680	557348	12,43,61,31,520.00	13,80,41,05,988.00	9,94,89,05,216.00

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	12,43,61,31,520.00
Final Realizable Value After Completion in ₹	13,80,41,05,988.00
Distress Sale Value as on date in ₹	9,94,89,05,216.00
Cost of Construction (Total Built up area x Rate) 557348 Sq. Ft. x ₹ 3000.00	1,67,20,44,000.00



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e)	In case of variation of 20% or more in the valuation proposed by the valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given.	Price Indicators Attached
	Details of last two transactions in the locality/area to be provided, if available.	No
	Remarks	

14. Declaration

I hereby declare that:

- i. The information provided is true and correct to the best of my knowledge and belief.
- ii. The analysis and conclusions are limited by the reported assumptions and conditions.
- iii. I have read the Handbook on Policy, Standard and Procedures for Real Estate Valuation by Banks and HFIs in India, 2011, issued by IBA and NHB, fully understood the provisions of the same and followed the provisions of the same to the best of my ability and this report is in conformity to the Standards of Reporting enshrined in the above Handbook.
- iv. I have no direct or indirect interest in the above property valued.
- v. I/ my authorized me / our representative, has inspected the subject property on 17.03.2025
- vi. I am a registered Valuer under Section 34AB of Wealth Tax Act, 1957, Category-I for valuing property up to no limit
- vii. I am an approved Valuer under SARFAESI ACT-2002 and am approved by the Bank.
- viii. I have not been depanelled or removed from any Bank/Financial Institution/Government Organization at any point of time in the past.
- ix. I have submitted the Valuation Report (s) directly to the Bank.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj
Chalikwar**
Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2025.03.20 16:17:18 +05'30'

Auth. Sign.

Manoj B. Chalikwar

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

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

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

Name of Valuer association of which I am a bonafide member in good standing: Institution of Valuers & Practicing Valuers Association of India.

Date 20.03.2025

Tel No. - +91 22 47495919

Mobile No. - +91 98195 97579

Email Id – info@vastukala.org

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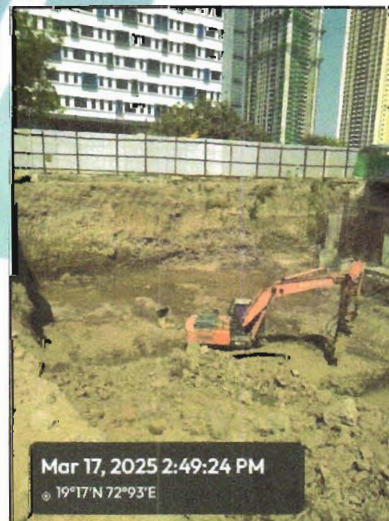
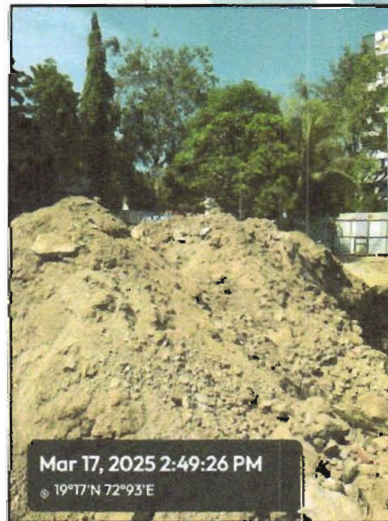
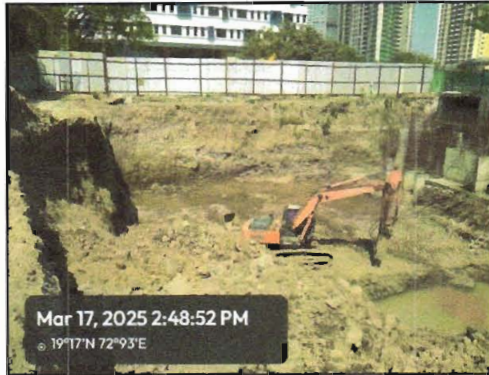
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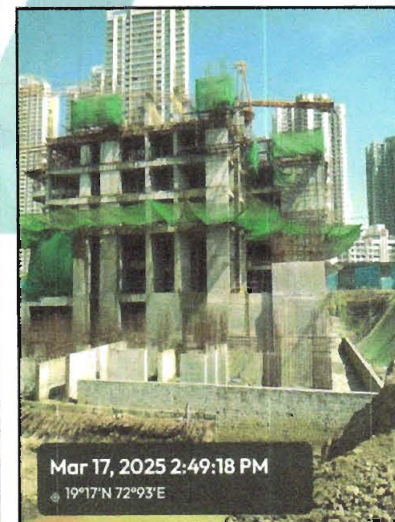
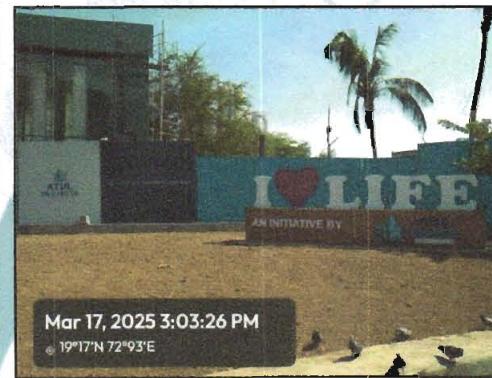


15. Enclosures		
a)	Layout plan sketch of the area in which the property is located with latitude and longitude	Latitude and longitude provided along with satellite image of the building
b)	Building Plan	Provided
c)	Floor Plan	Provided
d)	Site Photograph of the property	Site photographs of the property is provided
e)	Certified copy of the approved / sanctioned plan wherever applicable from the concerned office	Provided
f)	Google Map location of the property	Provided
g)	Price trend of the Property in the locality / city from property search sites viz Magickbricks.com, 99Acre.com, Makaan.com etc.	Provided
h)	Guideline rate mentioned in the valuation report must be supported by documentary evidence i.e. latest guideline rate published in district website, Registrar Office etc. should be printed and signed by the concerned valuer as an evidence of authenticity.	As per table attached Point No. 13 - C
i)	Any other relevant documents/ extracts	No

Actual site photographs

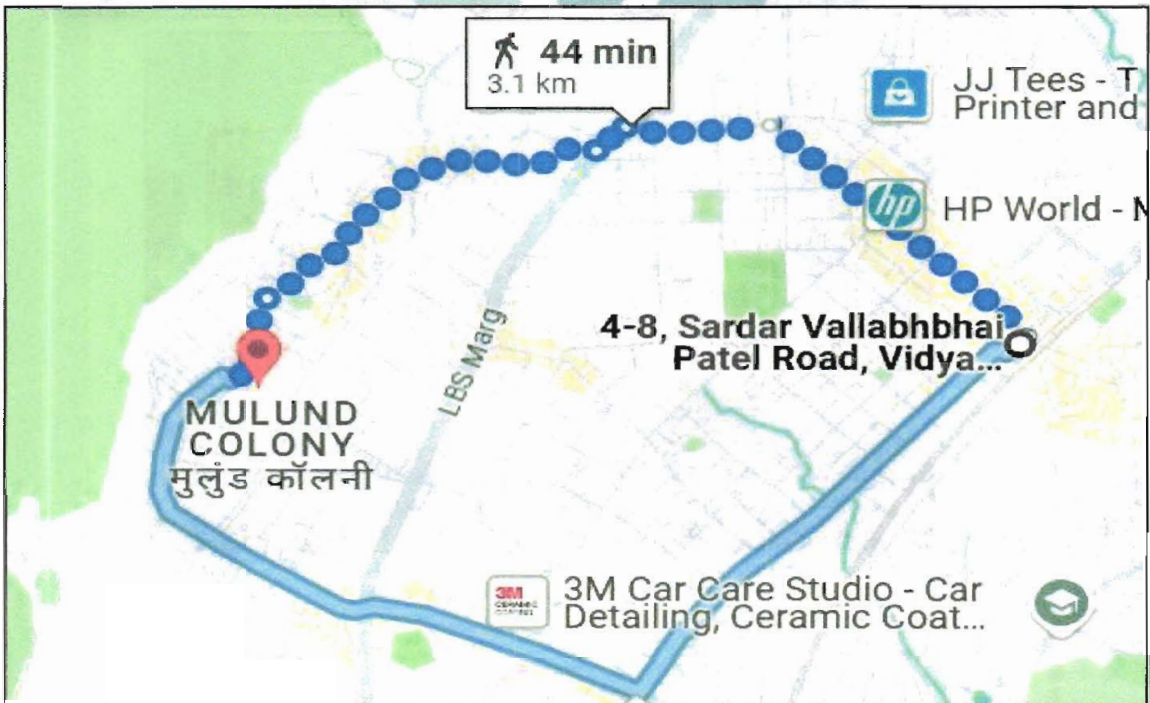


Actual site photographs



Route Map of the property

Site u/r



Latitude Longitude - 19°10'14.1"N 72°56'04.8"E

Note: The Blue line shows the route to site from nearest railway station (Mulund – 3.1 Km.)



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Sales Instance nearby

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate Per Sq. Ft.
4832/2025	15.03.2025	1,17,64,865.00	47.24	508.00	23,139.00

4832370 16-03-2025 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.		सूची क्र.2	दुय्यम निबंधक : सह दु.नि.मुंबई 28 दस्त क्रमांक : 4832/2025 नोंदणी : Regn:63m
गावाचे नाव : नाहूर			
(1) विलेखाचा प्रकार	करारनामा		
(2) मोबदला	11764865		
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	10231599.48		
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: मुंबई मनपाइतर वर्णन :सदनिका नं: 4803, माळा नं: 48 वा मजला, इमारतीचे नाव: टॉवर नं.3,रुणवाल पिनेकल, ब्लॉक नं: मुलुंड पश्चिम,मुंबई - 400080, रोड : मुलुंड गोरगाव लिंक रोड, इतर माहिती: दि 31 मार्च 2021 चे शासन आदेश क्र. मुद्रांक - 2021/अनौ. सं. क्र. 12/प्र. क्र. 107/म -1(धोरण)दि. 31/03/2021 अन्वये खरेदी घेणार महिला असल्यामुळे सदर दस्तास मुद्रांक शुल्कामध्ये 1% सवलत देण्यात आलेली आहे व सदर सवलतीत सुधारित आदेशानुसार महसूल आणि वन विभागाने जारी केलेल्या दिनांक 26 मे 2023 च्या नवीन परिपत्रकात सादर नवीन सुधारणानुसार सवलत देण्यात आलेली आहे. ((C.T.S. Number : 681/A3-A8,681/B) and new CTS Nos. 681A/7, 681 A/8 and 681A/9 ;))		
(5) क्षेत्रफळ	51.96 चौ.मीटर		
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.			
(7) दस्तऐवज करून देणा.या/लिहून ठेवणा.या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-रुणवाल इंटरग्रामझेस प्रा. लि.पुर्विचे नाव रुणवाल अपार्टमेंट्स प्रा. लि.चे ऑथोरिज्ड सिग्रेटरी - राधवेन्द्र महाबला गुजारी तर्फे मुखत्यार- गर्भेश शेटी वय: 64 पत्ता:-प्लॉट नं: ., माळा नं: 4 था मजला , इमारतीचे नाव: रुणवाल एंड ओमकार ईस्कॅअर, ब्लॉक नं: साधन वृनाभट्टी सिगनलच्यासमोर सधन पूर्व , रोड नं: ऑफ. ईस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, मुंबई. पिन कोड:-400022 पॅन नं:-AAICP4839P		
(8)दस्तऐवज करून देणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-फतेमा नजमी शम्सी वय:-48; पत्ता:-प्लॉट नं: 93/94, माळा नं: ., इमारतीचे नाव: हिल रेंज, ब्लॉक नं: देवळाळी, नाशिक , सँड नं: लॉरेन्स रोड , महाराष्ट्र, नास:ईकॉ. पिन कोड:-422401 पॅन नं:-BMJPS0619B		
(9) दस्तऐवज करून दिल्याचा दिनांक	15/03/2025		
(10)दस्त नोंदणी केल्याचा दिनांक	15/03/2025		
(11)अनुक्रमांक,खंड व पृष्ठ	4832/2025		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	588500		
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000		

Sales Instance nearby

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate Per Sq. Ft.
5531/2025	13.03.2025	1,51,23,269.00	57.91	623.00	24,262.00

3/20/25, 2:14 PM		igr_5631	
5531391 15-03-2025 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि.मुंबई 30 दस्त क्रमांक : 5531/2025 नोंदणी : Regn:63m	
गावाचे नाव : नाहूर			
(1) विलेखाचा प्रकार	करारनामा		
(2) प्रोबदला	15123269		
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	11385841.95		
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: एफ - 0205, माळा नं: 2 रा मजला, इमारतीचे नाव: टॉवर अझुर,अॅटमॉस्फियर ओ2, ब्लॉक नं: मुलुंड गोरेगाव लिंक रोड,फोर्टिस हॉस्पिटल जवळ, रोड : मुलुंड पश्चिम,मुंबई 400080, इतर माहिती: सद मौजे नाहूर सदनिकेचे क्षेत्रफळ 57.91 चौ.मी रेशा कारपेट,सोबत 1 कार पार्किंग स्पेस नं. पी3-33 पोडीयम लेवल पी3 सहित,दस्तात नमूद केल्याप्रमाणे((C.T.S. Number : 784,784/1, 785 to 788, 790, 791, 792-A (part), 793 and 848. ;)		
(5) क्षेत्रफळ	63.70 चौ.मीटर		
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.			
(7) दस्तावेज करून देणा-या तिहुन ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-अॅटमॉस्फियर रियल्टी प्रायव्हेट लिमिटेड चे सांचालक मनोहर छात्रिया तर्फे मुखत्यार जितेंद्र गायकवाड वय:-31 पत्ता:-प्लॉट नं: ऑफिस 1008, माळा नं: -, इमारतीचे नाव: कृषल कमर्शियल कॉम्प्लेक्स, ब्लॉक नं: शॉपर्स स्टॉपच्या वर, जी एम रोड, रोड नं: वेंबूर पश्चिम मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400089 पॅन नं:-AADCBI183B 2): नाव:-अॅटमॉस्फियर रियल्टी प्रायव्हेट लिमिटेड तर्फे प्राधिकृत व्यक्ती गिरधर दास मोहता तर्फे मुखत्यार जितेंद्र गायकवाड वय:-31 पत्ता:-प्लॉट नं: ऑफिस 1008, माळा नं: -, इमारतीचे नाव: कृषल कमर्शियल कॉम्प्लेक्स, ब्लॉक नं: शॉपर्स स्टॉपच्या वर, जी. एम. रोड, रोड नं: वेंबूर पश्चिम मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400089 पॅन नं:-AADCBI183B		
(8) दस्तावेज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-भूपेंद्र सुरेशचंद्र पांडेय वय:-34; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: रूम नं 706, बिल्डिंग टी-ए 1, ब्लॉक नं: पीएमजीपी कॉलनी, रोड नं: मुलुंड पूर्व, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400081 पॅन नं:-BVJPP5228E 2): नाव:-स्वाती अनिल झासिया वय:-35; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: रूम नं 706, बिल्डिंग टी-ए 1, ब्लॉक नं: पीएमजीपी कॉलनी, रोड नं: मुलुंड पूर्व, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400081 पॅन नं:-APOPJ9259H		
(9) दस्तावेज करून दिल्याचा दिनांक	13/03/2025		
(10) दस्त नोंदणी केल्याचा दिनांक	13/03/2025		
(11) अनुक्रमांक, खंड व पृष्ठ	5531/2025		
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	967400		
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000		
(14) शेषा			
मुल्यांकनासाठी विचारात घेतलेला तपशील:-			

Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	magicbricks.com	691.00	1,65,00,000.00	23,878.00

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

Posted on: Mar 18, 25

₹1.65 Cr EMI - ₹ 74k | Can I afford it?

2 BHK 691 Sq-ft Flat For Sale [Mulund Colony - Mulund West, Mumbai](#)

2 Beds
2 Baths
1 Covered Parking
Unfurnished

Carpet Area
691 sqft - ₹23,878/sqft

Floor
21 (Out of 47 Floors)

Lifts
4

Developer
[Atul Projects](#)

Transaction Type
New Property

Furnished Status
Unfurnished

Project
[Atul Life Phase I](#)

Facing
East

Car Parking
1 Covered

✔ East Facing Property

Contact Agent
Get Phone No.

Last contact made 3 days ago

More Details

Price Breakup	₹1.65 Cr ₹8,25,000 Approx. Registration Charges ₹10 Per sq. Unit Monthly
Booking Amount	₹5.0 Lac
RERA ID	P51800055779
Address	Mulund West, Mumbai, Mulund Colony - Mulund West, Mumbai - Central Mumbai, Maharashtra
Landmarks	Mulund West
Furnishing	Unfurnished
Flooring	Vitrified



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Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	nobroker.com	828.00	1,80,00,000.00	21,739.00

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

Posted on: Feb 23, 25

₹1.80 Cr EMI - ₹81k | [Get pre-approved loan](#)

2 BHK 1270 Sq-ft Flat For Sale [Mulund West, Mumbai](#)

2 Beds 2 Baths 1 Balcony 1 Covered Parking

Carpet Area: 828 sqft ~ ₹21,739/sqft

Floor: 10 (Out of 47 Floors)

Facing: East

Developer: [Atul Projects](#)

Transaction Type: New Property

Lifts: 5

Project: [Atul Life Phase I](#)

Additional Rooms: 1 Store Room

Furnished Status: Unfurnished

[Contact Agent](#)

[Get Phone No.](#)

Last contact made 3 days ago

More Details

Price Breakup	₹1.8 Cr ₹9,00,000 <small>Approx. Registration Charges ₹8 Monthly</small>
Booking Amount	₹5.0 Lac
RERA ID	51800055779
Address	Mulund Colony, Mulund West, Mumbai - Central Mumbai, Maharashtra
Landmarks	close to schools, cafes, malls and hospitals
Furnishing	Unfurnished
Flooring	Verified, Marble

Contact Agent

✓ RERA REGISTERED

Mandar Sonar

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Top Agent in this Loc

Jogin Val Spectraa P

RERA ID: 4

389 PROPERTIES FOR SALE

38 PROPERTIES FOR SALE

[View Profile](#)

Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	magicbricks.com	691.00	1,50,00,000.00	21,708.00

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

₹1.50 Cr

EMI - ₹ 68k | [Can I afford it?](#)

Posted on: Feb 23, 25

2 BHK 1090 Sq-ft Flat For Sale Mulund West, Mumbai

-6 Photos

2 Beds
2 Baths
1 Balcony
1 Covered Parking

<p>Carpet Area 691 sqft ₹21,708/sqft</p>	<p>Developer Atul Projects</p>	<p>Project Atul Life Phase I</p>
<p>Floor 13 (Out of 47 Floors)</p>	<p>Transaction Type New Property</p>	<p>Additional Rooms 1 Store Room</p>
<p>Facing East</p>	<p>Lifts 4</p>	<p>Furnished Status Unfurnished</p>

Contact Agent
Get Phone No.

👤 Last contact made 3 days ago

Contact Agent

✓ RERA REGISTERED

Mandar Sonar

Get Ph...

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Top Agent in this Loc...

Arjun Ash

Chhabria

RERA ID: A...

178

PROPERTIES FOR SALE

9

DOCS FOR SALE

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More Details

Price Breakup	₹1.5 Cr ₹ 7,50,000 Approx. Registration Charges ₹ 8 Monthly
Booking Amount	₹ 5.0 Lac
RERA ID	51800055779
Address	Mulund Colony, Mulund West, Mumbai - Central Mumbai, Maharashtra
Landmarks	Close to cafe, shops, schools, and hospitals
Furnishing	Unfurnished
Flooring	Vitrified, Marble



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Price Indicators

Comp.	Source	Built up Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
3BHK	magicbricks.com	1000.00	2,20,00,000.00	22,000.00


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Home » Property for Sale in Mumbai » Flats for Sale in Mumbai » Flats for Sale in Mulund Colony - Mulund West » 3 BHK Flats for Sale in Mulund Colony - Mulund West » 1000 Sq-ft

₹2.20 Cr

EMI - ₹99k | [Can I afford it?](#)

3 BHK 1000 Sq-ft Flat For Sale [Mulund Colony - Mulund West, Mumbai](#)



3 Beds 3 Baths 1 Balcony 1 Covered Parking
Island Kitch... Fireplace

Carpet Area 1000 sqft - ₹22,000/sqft	Developer Atul Projects	Project Atul Life Phase I	Floor 18(Out of 47 Floors)
Transaction Type New Property	Facing East	Lifts 4	Furnished Status Unfurnished

East Facing Property

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

Contact Agent

Certified Agent

Krishna -91-91XXXXX

Get Phone

Viewing next

View all

Download

More Details

Price Breakup	₹ 2.2 Cr ₹11,00,000 Approx. Registration Charges ₹10 Per sq. Unit Monthly
Booking Amount	₹5.0 Lac
RERA ID	PS1800055779
Address	Mulund West, Mumbai, Mulund Colony - Mulund West, Mumbai - Central Mumbai, Maharashtra
Landmarks	Mulund West on Guru Gobind Singh Marg



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Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	magicbricks.com	770.00	1,70,00,000.00	22,078.00

magicbricks Buy Rent Sell Home Loans Login Post Property

₹1.70 Cr EMI - ₹77k | [Get pre-approved loan](#)

2 BHK 1232 Sq-ft Flat For Sale [Mulund West, Mumbai](#)

2 Beds 2 Baths 1 Covered Parking Unfurnished

Carpet Area: 770 sqft - ₹22,078/sqft

Floor: 20 (Out of 47 Floors)

Lifts: 6

Developer: **Atul Projects**

Transaction Type: **New Property**

Furnished Status: **Unfurnished**

Project: **Atul Life Phase I**

Facing: **North - East**

Car Parking: **1 Covered**

Contact Agent
Get Phone No.

Posted on: Mar 18, 25

Contact Agent

● Certified Agent

Thakkar -91-77XXXXXX

[Get Phone No.](#)

[Download Brochure](#)

Top Agent in this Locality

Arjun Ashok C
Chhabria Housing
REERA ID: A51800

178 PROPERTIES FOR SALE

9 PROPERTIES FOR RENT

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More Details

Price Breakup	₹17 Cr ₹8,50,000 Approx. Registration Charges ₹7,000 Monthly
Booking Amount	₹2.0 Lac
Address	Mulund West, Mumbai, Mulund West, Mumbai - Central Mumbai, Maharashtra
Landmarks	This academy is close to friends academy.
Furnishing	Unfurnished
Flooring	Vitrified
Loan Offered	Estimated EMI: ₹76672 ⓘ Apply for Home Loan <div style="display: flex; align-items: center; margin-top: 5px;"> +4 </div>

[View all details](#) ▼

Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	housing.com	691.00	1,49,00,000.00	21,563.00
3 BHK	housing.com	1075.00	2,31,00,000.00	21,488.00

The screenshot shows a property listing on housing.com for 'Atul Life Phase I'. The listing details include:

- Price:** ₹1.49 Cr - 2.31 Cr | ₹21.49 K/sq.ft
- EMI:** starts at ₹73.73 K
- Configuration:** 2, 3 BHK Apartments
- Location:** Mulund West, Nahur East, Central Mumbai Suburbs, Mumbai
- Developer:** ATUL PROJECTS INDIA PVT LTD
- Possession:** Dec, 2030
- Avg. Price:** ₹21.49 K/sq.ft
- Carpet Area:** 691.00 - 1075.00 sq.ft

The interface also features a search bar with 'Nahur East' entered, a 'Request Photos' button, and a navigation menu at the bottom with options like 'Overview/Home', 'Around This Project', 'More About Project', 'Floor Plan', 'Tour This Project', and 'Amenities'.



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Price Indicators

Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
1 BHK	housing.com	439.00	1,32,00,000.00	20,891.00

The screenshot shows a real estate listing for 'Piramal Revanta' on the housing.com website. The listing includes the following details:

- Project Name:** Piramal Revanta (REERA)
- Location:** Behind Nirmal Lifestyle Mall, Goregaon Mulund Link Road, Mulund West, Central Mumbai Suburbs, Mumbai
- Price Range:** ₹1.32 Cr - 8.18 Cr
- EMI:** Starts at ₹65.7 K
- Rating:** 4.1 stars
- Configuration:** 1, 1.5, 2, 3, 3.5, 4, 5 BHK Apartments
- Possession Start:** Mar, 2023
- Price:** Price on request (Avg. Price)
- Carpet Area:** 439.00 - 2713.00 sq.ft.



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Price Indicators

Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
3 BHK	magicbricks.com	932.00	2,70,00,000.00	28,970.00

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Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Mulund Colony - Mulund West > 3 BHK Flats for Sale in Mulund Colony - Mulund West > 950 Sq-ft

₹ 2.70 Cr

EMI - ₹ 1,22L | [How much loan can I get?](#)

3 BHK 950 Sq-ft Flat For Sale in [Mulund Colony - Mulund West, Mumbai](#)

Photo not uploaded
by advertiser

Request Photos

3 Beds
3 Baths
1 Balcony
2 Covered Parking
Outdoor Te...
Service/Good...

Carpet Area 932 sqft ₹ 28,970/sqft	Floor 31(Out of 50 Floors)	Transaction Type New Property	Status Ready to Move
Facing South	Lifts 6	Furnished Status Unfurnished	Car Parking 2 Covered

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

Contact Agent

Manoj Prithian

Get Ph

More Details

Price Breakup	₹ 2.7 Cr ₹ 13,50,000 Approx. Registration Charges ₹ 15 Per sq. Unit Monthly
Booking Amount	₹ 5.0 Lac
RERA ID	PS1800006141
Address	Mulund West, Mumbai, Mulund Colony - Mulund West, Mumbai - Central Mumbai, Maharashtra
Landmarks	School, collage, market, office near by
Furnishing	Unfurnished
Flooring	Marble



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Price Indicators Projects nearby Locality


Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
3 BHK	magicbricks.com	1192.00	3,66,00,000.00	30,738.00

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Rent ▾
Sell ▾
Home Loans ▾

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Moti Nagar > 3 BHK Flats for Sale in Moti Nagar > 1280 Sq-ft





₹3.66 Cr
EMI - ₹1.65L
|
[How much loan can I get?](#)
PREMIUM PROJECT

3 BHK 1280 Sq-ft Flat For Sale [Moti Nagar, Mumbai](#)



Raynav

AT VANA - PIRAMAL REVANTA

3 Beds
 3 Baths
 1 Balcony
 1 Covered Parking
 Sea facing
 Full Glass Wall

Carpet Area 1192 sqft ~ ₹30,738/sqft	Developer Piramal Realty	Project Piramal Revanta	Floor 24(Out of 37 Floors)
Transaction Type New Property	Additional Rooms 1 Servant Room	Facing East	Lifts 7

Contact Agent
Get Phone No.

More Details

Price Breakup	₹3.66 Cr ₹18,32,000 Approx. Registration Charges ₹15,000 Monthly
Booking Amount	₹13.0 Lac
RERA ID	P51800054164
Address	Piramal Revanta, Behind Nirmal Lifestyle mall, Moti Nagar, Goregaon Mulund Link Road, Mulund West, Moti Nagar, Mumbai - Central Mumbai, Maharashtra
Landmarks	Piramal Revanta, near Nirmal Lifestyle Mall, Moti Nagar, Mulund west

Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	99acrs.com	618.00	1,55,00,000.00	25,000.00
3 BHK	99acrs.com	1007.00	2,66,00,000.00	26,415.00

99acres Buy Enter Locality / Project / Society / Landmark Post property

Home > Property in Mumbai > Flats in Mumbai > Flats in Mulund > Flats in Mulund West > 2 BHK Flats in Mulund West

Posted on Jan 26, 2025 | Under Construction

₹1.55 Cr @ 15,672 per sq.ft. **2BHK 2Baths** Contact Dealer FREE

Estimated EMI ₹ 1,23,799 Flat/Apartment for Sale Shortlist

in Arkade Nest, Mulund West, Mumbai

REGISTRATION STATUS REGISTERED Registration No: P51800050953 Website: https://maharera.maharashtra.gov.in/

Overview Society Dealer Details Price Trends Registry Record Society Reviews

Videos (1) Property (9) Society (28)

Area Super Built up area 989 sq.ft. (91.88 sq.m.) Configuration 2 Bedrooms , 2 Bathrooms, No Balcony

Built Up area: 865 sq.ft. (80.26 sq.m.) Carpet area: 618 sq.ft. (57.41 sq.m.)

Price ₹ 1.55 Crore+ Govt Charges & Tax @ 15,672 per sq.ft. View Price Details

Address Arkade Nest Mulund West, Mumbai

Floor Number 9th of 17 Floors Facing East

Overlooking Main Road Possession in Dec 2027

99acres Buy Enter Locality / Project / Society / Landmark Post property

Home > Property in Mumbai > Flats in Mumbai > Flats in Mulund > Flats in Mulund West > 3 BHK Flats in Mulund West

Posted on Jan 26, 2025 | Under Construction

₹2.66 Cr @ 16,511 per sq.ft. **3BHK 3Baths** Contact Dealer FREE

Estimated EMI ₹ 2,12,455 Flat/Apartment for Sale Shortlist

in Arkade Nest, Mulund West, Mumbai

REGISTRATION STATUS REGISTERED Registration No: P51800050953 Website: https://maharera.maharashtra.gov.in/

Overview Society Dealer Details Price Trends Registry Record Society Reviews

Videos (1) Property (10) Society (28)

Area Super Built up area 1611 sq.ft. (149.17 sq.m.) Configuration 3 Bedrooms , 3 Bathrooms, No Balcony

Built Up area: 1409 sq.ft. (130.94 sq.m.) Carpet area: 1007 sq.ft. (93.55 sq.m.)

Price ₹ 2.66 Crore+ Govt Charges & Tax @ 16,511 per sq.ft. View Price Details

Address Arkade Nest Mulund West, Mumbai

Floor Number 10th of 17 Floors Facing East

Overlooking Main Road Possession in Dec 2027



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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: 20.03.2025

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

**Manoj
Chalikwar
Director**

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2025.03.20 16:17:50 +05'30'

Auth. Sign.

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

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

Date

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

Countersigned
(BRANCH MANAGER)

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



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(Annexure-III)

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 20.03.2025 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. I/ my authorized representative have personally inspected the property on 17.03.2025. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty



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



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	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by M/s. Atul Projects India Pvt. Ltd.
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 Vaibhav Bhagat – Valuation Engineer 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 – 17.03.2025 Valuation Date – 20.03.2025 Date of Report – 20.03.2025
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 17.03.2025
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 **20th March 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. Atul Projects India Pvt. Ltd.** Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.



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Property Title

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

Environmental Conditions

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

Town Planning

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

Area

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

Condition & Repair

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

Valuation Methodology

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

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



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

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

Not a Structural Survey

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

Other

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

Legal

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

Property specific assumptions

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

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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



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(Annexure - XIV)

MODEL CODE OF CONDUCT FOR VALUERS

Integrity and Fairness

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

Professional Competence and Due Care

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

Independence and Disclosure of Interest

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



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

Confidentiality

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

Information Management

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



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Gifts and hospitality:

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

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

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

Remuneration and Costs.

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

Occupation, employability and restrictions.

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

Miscellaneous

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

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj
Chalikwar

Director

Manoj B. Chalikwar

Govt. Registered Valuer

Chartered Engineer (India)

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

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

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
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