

PROFORMA INVOICE

Vastukala Consultants (I) Pvt Ltd B1-001,U/B FLOOR, BOOMERANG,CHANDIVALI FARM ROAD, ANDHERI-EAST 400072 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org Buyer (Bill to) STATE BANK OF INDIA - HLST BKC HOME LOAN SALES Project Approval Cell, Local Head Office, Synergy, 5th Floor, C-6, G Block, Bandra Kurla Complex, Bandra East, Mumbai 400 051 GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Invoice No. PG-1233/23-24 Dated 23-Jun-23 Delivery Note Mode/Terms of Payment AGAINST REPORT Reference No. & Date. Other References Buyer's Order No. Dated Dispatch Doc No. 31878 / 2301236 Delivery Note Date Dispatched through Destination Terms of Delivery
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SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	MASTER VALUATION		18 %	10,500.00
	CGST			945.00
	SGST			945.00
Total				In ₹ 12,390.00

Amount Chargeable (in words) E. & O.E

Indian Rupee Twelve Thousand Three Hundred Ninety Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
	10,500.00	9%	945.00	9%	945.00	1,890.00
Total	10,500.00		945.00		945.00	1,890.00

Tax Amount (in words) : **Indian Rupee One Thousand Eight Hundred Ninety Only**

Remarks:
 "Aralia", Residential Building Special Township Scheme
 Plot No. E, Survey No. 55/8, 56/9, & 320 at Village –
 Kolshet & Kavesar, Ghodbunder Road, Hiranandani
 Estate, Taluka & Dist. – Thane, Pin Code - 400 607,
 State - Maharashtra, Country – India -M/s. Roma
 Builders Pvt. Ltd. (Project Valuation)

Company's PAN : **AADCV4303R**

Declaration

**NOTE – AS PER MSME RULES INVOICE NEED TO
 BE CLEARED WITHIN 45 DAYS OR INTEREST
 CHARGES APPLICABLE AS PER THE RULE.
 MSME Registration No. - 27222201137**

Company's Bank Details

Bank Name : **State Bank of India**

A/c No. : **32632562114**

Branch & IFS Code : **MIDC Andheri (E) & SBIN0007074**



UPI Virtual ID : **vastukala@icici**

for Vastukala Consultants (I) Pvt Ltd

Rattor
 Authorised Signatory

This is a Computer Generated Invoice



Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org



ASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "Aralia"

"Aralia", Residential Building Special Township Scheme Plot No. E, Survey No. 55/8, 56/9, & 320 at Village – Kolshet & Kavesar, Ghodbunder Road, Hiranandani Estate, Taluka & Dist. – Thane, Pin Code - 400 607, State - Maharashtra, Country – India

Latitude Longitude: 19°15'46.1"N 72°59'05.1"E



Valuation Done for: **State Bank of India**

Home Loans Sales, Project Approval Cell, Local Head Office, "Synergy",
5th Floor, C-6, 'G' Block, Bandra Kurla Complex, Bandra (East),
Mumbai – 400 051 State - Maharashtra, Country - India



Our Pan India Presence at :

- | | | | |
|---|--|---|--|
|  Mumbai |  Aurangabad |  Pune |  Rajkot |
|  Thane |  Nanded |  Indore |  Raipur |
|  Delhi NCR |  Nashik |  Ahmedabad |  Jaipur |

 **Regd. Office :** B1-001, U/B Floor, Boomerang,
Chandivali Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA
 TeleFax : +91 22 28371325/24
 mumbai@vastukala.org

MASTER VALUATION REPORT OF "Aralia"

"Aralia", Residential Building Special Township Scheme Plot No. E, Survey No. 55/8, 56/9, & 320 at Village – Kolshet & Kavesar, Ghodbunder Road, Hiranandani Estate, Taluka & Dist. – Thane, Pin Code - 400 607, State - Maharashtra, Country – India.

Latitude Longitude: 19°15'46.1"N 72°59'05.1"E

NAME OF DEVELOPER: M/s. Roma Builders Pvt. Ltd.

Pursuant to instructions from State Bank of India, Home Loan Sales, Project Approval Cell, BKC, Mumbai, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on **15th June 2023** for approval of Advance Processing Facility.

1. Location Details:

The property is situated at **"Aralia"**, Residential Building Special Township Scheme Plot No. E, Survey No. 55/8, 56/9, & 320 at Village – Kolshet & Kavesar, Ghodbunder Road, Hiranandani Estate, Taluka & Dist. – Thane, Pin Code - 400 607, State - Maharashtra, Country – India. It is about 11.2 Km. travel distance from Thane Railway Station of Central Railway line. Surface transport to the property is by buses, Auto, taxis & private vehicles. The property is in developed locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The locality is middle class & developed.

2. Developer Details:

Name of builder	M/s. Roma Builders Pvt. Ltd.
Register office address	M/s. Roma Builders Pvt. Ltd. Office No. 514, 1st Floor, "Olympia", Central Avenue, Hiranandani Business Park, Powai, Mumbai, Pin Code - 400 076, State - Maharashtra, Country - India
Contact Numbers	Contact Person : Mr. Darshali Pawar (Sales Person - Mobile No. 49125757) Mr. Arun Jha (Builder Person - Mobile No. 9137579801) Mr. Lourenco Cewal Antao (DGM Person – Mobile No. 9920472709)
E – mail ID & Website	arun.jha@houseofhianandani.com www.hiranandani.com

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Open Plot & Regent Street
On or towards South	Solus Building
On or towards East	Regent Street & Open Plot
On or towards West	Open Plot



Our Pan India Presence at :

Mumbai Aurangabad Pune Rajkot
Thane Nanded Indore Raipur
Delhi NCR Nashik Ahmedabad Jaipur

Regd. Office : B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA
TeleFax : +91 22 28371325/24
mumbai@vastukala.org

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**Home Loans Sales, Project Approval Cell, Local Head Office, "Synergy",
5th Floor, C-6, 'G' Block,
Bandra Kuria Complex, Bandra (East),
Mumbai – 400 051, State - Maharashtra, Country - India**VALUATION REPORT (IN RESPECT OF MASTER VALUATION REPORT)**

I	General	
1.	Purpose for which the valuation is made	: As per request from State Bank of India, Home Loans Sales, Project Approval Cell, BKC to assess fair market value of the property for bank loan purpose.
2.	a)	Date of inspection : 15.06.2023
	b)	Date on which the valuation is made : 23.06.2023
3.	List of documents produced for perusal	
	1.	Copy of Legal Title Report from Adv. S. M. Karnik dated 17.04.2023
	2.	Copy of Seach Report date 17.04.2023 issued by Mr. Sagar R. Sapte
	3.	Copy of Agreement for Occupancy Rights date 31.12.2010 b/w. Government of Maharashtra (the Granter) And M/s. Roma Builders Pvt. Ltd. (the Garentee)
	4.	Copy of Deed of Conveyance date 12.06.2012 b/w.Smt. Manjula K. Thanawala & Others (the Vendors) AND M/s. Roma Builders Pvt. Ltd. (the Purchaser)
	5.	Copy of Regarding Environment Clearance (EC) Certificate No. date 14.03.2007 issued by Government of India Ministry of Enviornment & Forests
	6.	Copy of NOC for Fire Brigade for the Occupancy compliance certificate No. TMC / CFO / M / HR / 264 / date 24.01.2023 issued by Thane Municipal Corporation, Thane.
		Copy of Amended Commencement Certificate No. S06 / 0063 / 2010 / TMC / TDD / 2137 / 17 date 11.04.2017 issued by Thane Municipal Corporation, Thane
	7.	Copy of Occupancy Certificate No. S06 / 0063 / 2010 / TMC / TDD / OCC / 1148 / 23 date 11.04.2023 issued by Thane Municipal Corporation, Thane
	8.	Copy of Approved Plan No. OCC / 1148 / 23 / TMC / TD-DP / TPS / V. P. No. S06 / 0063110 date 11.04.2023 issued by Thane Municipal Corporation, Thane. (Number of Copies - Seven - Sheet No. 1/7 to 07/07)
	Approved upto:	
	Building	Number of Floors
	Aralia	Lower Basement + Upper Basement + Parking / Ground + 1st to 35th Upper Floors.
	Project Name (with address & phone nos.)	: "Aralia" , Residential Building Special Township Scheme Plot No. E, Survey No. 55/8, 56/9, & 320 at Village – Kolshet & Kavesar, Ghodbunder Road, Hiranandani Estate, Taluka & Dist. – Thane, Pin Code - 400 607, State - Maharashtra,

		Country – India																					
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	<p>M/s. Roma Builders Pvt. Ltd.</p> <p>Address: Office No. 101, 1st Floor, "Sainath House", B P Cross Road No. 1, Near Sharon School, Mulund (West), Mumbai, Pin Code - 400 080, State - Maharashtra, Country - India</p> <p>Contact Person : Mr. Darshali Pawar (Sales Person - Mobile No. 49125757) Mr. Arun Jha (Builder Person - Mobile No. 9137579801) Mr. Lourenco Cewal Antao (DGM Person – Mobile No. 9920472709)</p>																					
5.	Brief description of the property (Including Leasehold / freehold etc.)																						
<p>About "Aralia" Project: The Residential complex is equipped with top-of-the-line amenities that are ideal for people of all ages. All the units in the property are Under Construction. The units offered are Flat, which have been developed to provide complete satisfaction. The residential units are available in different sizes from 3 BHK Flat and are adequately suitable for a spacious living. The project comprises of 1 towers, each of which has been carefully constructed. The launch date of this beautiful project is 01 March 2018. The possession date of this beautifully designed project is 01 March 2023.</p> <p>TYPE OF THE BUILDING</p> <table border="1"> <thead> <tr> <th>Building</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Aralia</td> <td>Lower Basement + Upper Basement + Parking / Ground + 1st to 35th Upper Floors.</td> </tr> </tbody> </table> <p>LEVEL OF COMPLETEION:</p> <table border="1"> <thead> <tr> <th>Building</th> <th>Present stage of Construction</th> <th>Percentage of work completion</th> </tr> </thead> <tbody> <tr> <td>Aralia</td> <td>Building works are fully completed</td> <td>100%</td> </tr> </tbody> </table> <p>Year of construction 2023 - (As per Occupancy Certificate)</p> <p>Future estimated life of the Structure is 60 years Subject to proper, preventive periodic maintenance & Structural repairs.</p> <p>PROJECT AMENITIES:</p> <table border="1"> <tbody> <tr><td>➤ Vitrified tiles flooring in all rooms</td></tr> <tr><td>➤ Granite Kitchen platform with Stainless Steel Sink</td></tr> <tr><td>➤ Powder coated aluminum sliding windows with M.S. Grills</td></tr> <tr><td>➤ Laminated wooden flush doors with Safety door</td></tr> <tr><td>➤ Concealed wiring</td></tr> <tr><td>➤ Concealed plumbing</td></tr> <tr><td>➤ Gymnasium</td></tr> <tr><td>➤ Yoga Area</td></tr> <tr><td>➤ Garden</td></tr> <tr><td>➤ Club House</td></tr> <tr><td>➤ Swimming Pool</td></tr> </tbody> </table>			Building	Number of Floors	Aralia	Lower Basement + Upper Basement + Parking / Ground + 1st to 35th Upper Floors.	Building	Present stage of Construction	Percentage of work completion	Aralia	Building works are fully completed	100%	➤ 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	➤ Gymnasium	➤ Yoga Area	➤ Garden	➤ Club House	➤ Swimming Pool
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	➤ Senior Citizen Corner Area		
	➤ Jogging Track		
	➤ Fitness Centre		
	➤ Jacuzzi		
	➤ Mini Theater		
	➤ Business Centre		
	➤ Kids Play Area		
	➤ Multipurpose Court		
	➤ Tennis Court		
	➤ Banquet Hall		
	➤ Squash		
	➤ Library		
	➤ Party Lounge		
6.	Location of property	:	
a)	Plot No. / Survey No.	:	Survey No. 55/8, 56/9, & 320, Sector 6
b)	Door No.	:	Not applicable
c)	C. T.S. No. / Village	:	Survey No. 55/8, 56/9, & 320, Sector 6, Village - Kolshet & Kavesar
d)	Ward / Taluka	:	Taluka – Thane
e)	Mandal / District	:	Ghodbunder Road, Hiranandani Estate, Taluka & Dist. – Thane
7.	Postal address of the property	:	"Aralia", Residential Building Special Township Scheme Survey No. 55/8, 56/9, & 320, Sector 6 at Village – Kolshet & Kavesar, Ghodbunder Road, Hiranandani Estate, Taluka & Dist. – Thane, Pin Code - 400 607, State - Maharashtra, Country - India
8.	City / Town	:	Ghodbunder Road, Thane
	Residential area	:	Yes
	Commercial area	:	No
	Industrial area	:	No
9.	Classification of the area	:	
	i) High / Middle / Poor	:	Middle Class
	ii) Urban / Semi Urban / Rural	:	Urban
10	Coming under Corporation limit / Village Panchayat / Municipality	:	Thane Municipal Corporation, Village - Kolshet & Kavesar
11	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No
12	In Case it is Agricultural land, any conversion to house site plots is contemplated	:	N.A.
13.	Boundaries of the property		As per Site
	North		Open Plot & Regent Street
	South		Solus Building
	East		Regent Street & Open Plot

	West	Open Plot					
14.1	Dimensions of the site	N. A. as the land is irregular in shape					
		A As per the Deed	B Actuals				
	North	:	-				
	South	:	-				
	East	:	-				
	West	:	-				
14.2	Latitude, Longitude & Co-ordinates of property	:	19°15'46.1"N 72°59'05.1"E				
14.	Extent of the site	:	Plot area – Individual Plot area not available Structure - As per table attached to the report				
15.	Extent of the site considered for Valuation (least of 14A & 14B)	:	Plot area - Individual Plot area not available Structure - As per table attached to the report				
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	N.A.				
II	CHARACTERISTICS OF THE SITE						
1.	Classification of locality	:	Middle class				
2.	Development of surrounding areas	:	Good				
3.	Possibility of frequent flooding/ sub-merging	:	No				
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	:	All available near by				
5.	Level of land with topographical conditions	:	Plain				
6.	Shape of land	:	Irregular				
7.	Type of use to which it can be put	:	For residential purpose				
8.	Any usage restriction	:	Residential				
9.	Is plot in town planning approved layout?	:	1. Copy of Approved Plan No. OCC / 1148 / 23 / TMC / TD-DP / TPS / V. P. No. S06 / 0063110 date 11.04.2023 issued by Thane Municipal Corporation, Thane. (Number of Copies - Seven - Sheet No. 1/7 to 07/07) Approved upto: <table border="1"> <thead> <tr> <th>Building</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Aralia</td> <td>Lower Basement + Upper Basement + Parking / Gound + 1st to 35th Upper Floors.</td> </tr> </tbody> </table> 2. Copy of Occupancy Certificate No. S06 / 0063 / 2010 / TMC / TDD / OCC / 1148 / 23 date 11.04.2023 issued by Thane Municipal Corporation, Thane.	Building	Number of Floors	Aralia	Lower Basement + Upper Basement + Parking / Gound + 1st to 35th Upper Floors.
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3.	Corner plot or intermittent plot?	:	Intermittent				



4.	Road facilities	:	Yes
5.	Type of road available at present	:	B. T. Road
6.	Width of road – is it below 20 ft. or more than 20 ft.	:	18.00 M. wide Road
7.	Is it a Land – Locked land?	:	No
8.	Water potentiality	:	Municipal Water supply
9.	Underground sewerage system	:	Connected to Municipal sewer
10	Is Power supply is available in the site	:	Yes
11	Advantages of the site	:	Located in developed area
12	Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc.(Distance from sea-coast / tidal level must be incorporated)	:	No
Part – A (Valuation of land)			
1	Size of plot	:	Plot area - Individual Plot area not available
	North & South	:	-
	East & West	:	-
2	Total extent of the plot	:	As per table attached to the report
3	Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	As per table attached to the report Details of recent transactions/online listings are attached with the report.
4	Guideline rate obtained from the Register's Office (an evidence thereof to be enclosed)	:	₹ 1,49,800.00 per Sq. M. for Residential ₹ 38,300.00 per Sq. M. for Land
5	Assessed / adopted rate of valuation	:	As per table attached to the report
6	Estimated value of land	:	
Part – B (Valuation of Building)			
1	Technical details of the building	:	
	a) Type of Building (Residential / Commercial / Industrial)	:	Residential
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	R.C.C. Framed structure
	c) Year of construction	:	2023 (As per Occupancy Certificate)
	d) Number of floors and height of each floor including basement, if any	:	
	Building	Number of Floors	
	Aralia	Lower Basement + Upper Basement + Parking / Ground + 1st to 35th Upper Floors.	
	e) Plinth area floor-wise	:	As per table attached to the report
	f) Condition of the building	:	
	i) Exterior – Excellent, Good, Normal, Poor	:	Good
	ii) Interior – Excellent, Good, Normal, Poor	:	Good
	g) Date of issue and validity of layout of approved map	:	1. Copy of Approved Plan No. OCC / 1148 / 23 / TMC / TD-DP / TPS / V. P. No. S06 / 0063110 date 11.04.2023 issued by Thane Municipal Corporation, Thane.
	h) Approved map / plan issuing authority	:	(Number of Copies - Seven - Sheet No.

		1/7 to 07/07) Approved upto:				
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		2. Copy of Occupancy Certificate No. S06 / 0063 / 2010 / TMC / TDD / OCC / 1148 / 23 date 11.04.2023 issued by Thane Municipal Corporation, Thane.				
	i) Whether genuineness or authenticity of approved map / plan is verified	: Yes				
	j) Any other comments by our empanelled valuers on authentic of approved plan	: No.				

Specifications of construction (floor-wise) in respect of

Sr. No.	Description	
1.	Foundation	: R.C.C. Footing
2.	Basement	: Yes
3.	Superstructure	: As per IS Code requirements
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber	: Powder coated Alluminum sliding windows with M.S. Grills & Teak Wood
5.	RCC Works	: Yes
6.	Plastering	: Yes
7.	Flooring, Skirting, dado	: Vitrified tiles flooring
8.	Special finish as marble, granite, wooden paneling, grills etc.	: Teak Wood door frame with Flush doors with safety door
9.	Roofing including weather proof course	: Yes
10.	Drainage	: Yes
2.	Compound Wall	:
	Height	: N.A.
	Length	:
	Type of construction	:
3.	Electrical installation	: Concealed wiring & plumbing
	Type of wiring	:
	Class of fittings (superior / ordinary / poor)	:
	Number of light points	: Provided as per requirement
	Fan points	:
	Spare plug points	:
	Any other item	: -
4.	Plumbing installation	:
	a) No. of water closets and their type	:
	b) No. of wash basins	: Provided as per requirement
	c) No. of urinals	:

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

CONFIGURATION OF PROJECT AS PER DEVELOPER'S INFORMATION:**1) Aralia:**

Sr. No.	Flat No.	Floor No.	Comp.	RERA Carpet Area in Sq. Ft.	Encl. Balcony Area in Sq. Ft.	Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total area in ₹	Realizable Value / Fair Market Value date in ₹	Final Realizable Value of Flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month in ₹
1	102	1	3 BHK	1084	62	58	1204	1324	27500	3,31,10,000.00	3,41,03,300.00	71000
2	103	1	3 BHK	1084	62	58	1204	1324	27500	3,31,10,000.00	3,41,03,300.00	71000
3	104	1	3 BHK	1112	29	58	1199	1319	27500	3,29,72,500.00	3,39,61,675.00	71000
4	201	2	3 BHK	1084	62	58	1204	1324	27550	3,31,70,200.00	3,41,65,306.00	71000
5	202	2	3 BHK	1084	62	58	1204	1324	27550	3,31,70,200.00	3,41,65,306.00	71000
6	203	2	3 BHK	1112	29	58	1199	1319	27550	3,30,32,450.00	3,40,23,424.00	71000
7	204	2	3 BHK	1112	29	58	1199	1319	27550	3,30,32,450.00	3,40,23,424.00	71000
8	301	3	3 BHK	1084	62	58	1204	1324	27600	3,32,30,400.00	3,42,27,312.00	71500
9	302	3	3 BHK	1084	62	58	1204	1324	27600	3,32,30,400.00	3,42,27,312.00	71500
10	303	3	3 BHK	1112	29	58	1199	1319	27600	3,30,92,400.00	3,40,85,172.00	71000
11	304	3	3 BHK	1112	29	58	1199	1319	27600	3,30,92,400.00	3,40,85,172.00	71000
12	401	4	3 BHK	1084	62	58	1204	1324	27650	3,32,90,600.00	3,42,89,318.00	71500
13	402	4	3 BHK	1084	62	58	1204	1324	27650	3,32,90,600.00	3,42,89,318.00	71500
14	403	4	3 BHK	1112	29	58	1199	1319	27650	3,31,52,350.00	3,41,46,921.00	71000
15	404	4	3 BHK	1112	29	58	1199	1319	27650	3,31,52,350.00	3,41,46,921.00	71000
16	501	5	3 BHK	1084	62	58	1204	1324	27700	3,33,50,800.00	3,43,51,324.00	71500
17	502	5	3 BHK	1084	62	58	1204	1324	27700	3,33,50,800.00	3,43,51,324.00	71500
18	503	5	3 BHK	1112	29	58	1199	1319	27700	3,32,12,300.00	3,42,08,669.00	71500
19	504	5	3 BHK	1112	29	58	1199	1319	27700	3,32,12,300.00	3,42,08,669.00	71500
20	601	6	3 BHK	1084	62	58	1204	1324	27750	3,34,11,000.00	3,44,13,330.00	71500
21	602	6	3 BHK	1084	62	58	1204	1324	27750	3,34,11,000.00	3,44,13,330.00	71500
22	603	6	3 BHK	1112	29	58	1199	1319	27750	3,32,72,250.00	3,42,70,418.00	71500
23	604	6	3 BHK	1112	29	58	1199	1319	27750	3,32,72,250.00	3,42,70,418.00	71500
24	701	7	3 BHK	1084	62	58	1204	1324	27800	3,34,71,200.00	3,44,75,336.00	72000
25	702	7	3 BHK	1084	62	58	1204	1324	27800	3,34,71,200.00	3,44,75,336.00	72000
26	703	7	3 BHK	1112	29	58	1199	1319	27800	3,33,32,200.00	3,43,32,166.00	71500
27	704	7	3 BHK	1112	29	58	1199	1319	27800	3,33,32,200.00	3,43,32,166.00	71500
28	802	8	3 BHK	1084	62	58	1204	1324	27850	3,35,31,400.00	3,45,37,342.00	72000
29	803	8	3 BHK	1112	29	58	1199	1319	27850	3,33,92,150.00	3,43,93,915.00	71500
30	804	8	3 BHK	1112	29	58	1199	1319	27850	3,33,92,150.00	3,43,93,915.00	71500

Sr. No.	Fiat No.	Floor No.	Comp.	RERA Carpet Area in Sq. Ft.	Encl. Balcony Area in Sq. Ft.	Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total area in ₹	Realizable Value / Fair Market Value date in ₹	Final Realizable Value of Flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month in ₹
31	901	9	3 BHK	1084	62	58	1204	1324	27900	3,35,91,600.00	3,45,99,348.00	72000
32	902	9	3 BHK	1084	62	58	1204	1324	27900	3,35,91,600.00	3,45,99,348.00	72000
33	903	9	3 BHK	1112	29	58	1199	1319	27900	3,34,52,100.00	3,44,55,663.00	72000
34	904	9	3 BHK	1112	29	58	1199	1319	27900	3,34,52,100.00	3,44,55,663.00	72000
35	1001	10	3 BHK	1084	62	58	1204	1324	27950	3,36,51,800.00	3,46,61,354.00	72000
36	1002	10	3 BHK	1084	62	58	1204	1324	27950	3,36,51,800.00	3,46,61,354.00	72000
37	1003	10	3 BHK	1112	29	58	1199	1319	27950	3,35,12,050.00	3,45,17,412.00	72000
38	1004	10	3 BHK	1112	29	58	1199	1319	27950	3,35,12,050.00	3,45,17,412.00	72000
39	1101	11	3 BHK	1084	62	58	1204	1324	28000	3,37,12,000.00	3,47,23,360.00	72500
40	1102	11	3 BHK	1084	62	58	1204	1324	28000	3,37,12,000.00	3,47,23,360.00	72500
41	1103	11	3 BHK	1112	29	58	1199	1319	28000	3,35,72,000.00	3,45,79,160.00	72000
42	1104	11	3 BHK	1112	29	58	1199	1319	28000	3,35,72,000.00	3,45,79,160.00	72000
43	1202	12	3 BHK	1084	62	58	1204	1324	28050	3,37,72,200.00	3,47,85,366.00	72500
44	1203	12	3 BHK	1112	29	58	1199	1319	28050	3,36,31,950.00	3,46,40,909.00	72000
45	1204	12	3 BHK	1112	29	58	1199	1319	28050	3,36,31,950.00	3,46,40,909.00	72000
46	1301	13	3 BHK	1084	62	58	1204	1324	28100	3,38,32,400.00	3,48,47,372.00	72500
47	1302	13	3 BHK	1084	62	58	1204	1324	28100	3,38,32,400.00	3,48,47,372.00	72500
48	1303	13	3 BHK	1112	29	58	1199	1319	28100	3,36,91,900.00	3,47,02,657.00	72500
49	1304	13	3 BHK	1112	29	58	1199	1319	28100	3,36,91,900.00	3,47,02,657.00	72500
50	1401	14	3 BHK	1084	62	58	1204	1324	28150	3,38,92,600.00	3,49,09,378.00	72500
51	1402	14	3 BHK	1084	62	58	1204	1324	28150	3,38,92,600.00	3,49,09,378.00	72500
52	1403	14	3 BHK	1112	29	58	1199	1319	28150	3,37,51,850.00	3,47,64,406.00	72500
53	1404	14	3 BHK	1112	29	58	1199	1319	28150	3,37,51,850.00	3,47,64,406.00	72500
54	1502	15	3 BHK	1084	62	58	1204	1324	28200	3,39,52,800.00	3,49,71,384.00	73000
55	1503	15	3 BHK	1112	29	58	1199	1319	28200	3,38,11,800.00	3,48,26,154.00	72500
56	1504	15	3 BHK	1112	29	58	1199	1319	28200	3,38,11,800.00	3,48,26,154.00	72500
57	1601	16	3 BHK	1084	62	58	1204	1324	28250	3,40,13,000.00	3,50,33,390.00	73000
58	1602	16	3 BHK	1084	62	58	1204	1324	28250	3,40,13,000.00	3,50,33,390.00	73000
59	1603	16	3 BHK	1112	29	58	1199	1319	28250	3,38,71,750.00	3,48,87,903.00	72500
60	1604	16	3 BHK	1112	29	58	1199	1319	28250	3,38,71,750.00	3,48,87,903.00	72500
61	1701	17	3 BHK	1084	62	58	1204	1324	28300	3,40,73,200.00	3,50,95,396.00	73000
62	1702	17	3 BHK	1084	62	58	1204	1324	28300	3,40,73,200.00	3,50,95,396.00	73000
63	1703	17	3 BHK	1112	29	58	1199	1319	28300	3,39,31,700.00	3,49,49,651.00	73000
64	1704	17	3 BHK	1112	29	58	1199	1319	28300	3,39,31,700.00	3,49,49,651.00	73000
65	1802	18	3 BHK	1084	62	58	1204	1324	28350	3,41,33,400.00	3,51,57,402.00	73000



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Sr. No.	Flat No.	Floor No.	Comp.	RERA Carpet Area in Sq. Ft.	Encl. Balcony Area in Sq. Ft.	Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total area in ₹	Realizable Value / Fair Market Value date in ₹	Final Realizable Value of Flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month in ₹
66	1803	18	3 BHK	1112	29	58	1199	1319	28350	3,39,91,650.00	3,50,11,400.00	73000
67	1804	18	3 BHK	1112	29	58	1199	1319	28350	3,39,91,650.00	3,50,11,400.00	73000
68	1901	19	3 BHK	1084	62	58	1204	1324	28400	3,41,93,600.00	3,52,19,408.00	73500
69	1902	19	3 BHK	1084	62	58	1204	1324	28400	3,41,93,600.00	3,52,19,408.00	73500
70	1903	19	3 BHK	1112	29	58	1199	1319	28400	3,40,51,600.00	3,50,73,148.00	73000
71	1904	19	3 BHK	1112	29	58	1199	1319	28400	3,40,51,600.00	3,50,73,148.00	73000
72	2001	20	3 BHK	1084	62	58	1204	1324	28450	3,42,53,800.00	3,52,81,414.00	73500
73	2002	20	3 BHK	1084	62	58	1204	1324	28450	3,42,53,800.00	3,52,81,414.00	73500
74	2003	20	3 BHK	1112	29	58	1199	1319	28450	3,41,11,550.00	3,51,34,897.00	73000
75	2004	20	3 BHK	1112	29	58	1199	1319	28450	3,41,11,550.00	3,51,34,897.00	73000
76	2102	21	3 BHK	1084	62	58	1204	1324	28500	3,43,14,000.00	3,53,43,420.00	73500
77	2103	21	3 BHK	1112	29	58	1199	1319	28500	3,41,71,500.00	3,51,96,645.00	73500
78	2104	21	3 BHK	1112	29	58	1199	1319	28500	3,41,71,500.00	3,51,96,645.00	73500
79	2201	22	3 BHK	1084	62	58	1204	1324	28550	3,43,74,200.00	3,54,05,426.00	74000
80	2202	22	3 BHK	1084	62	58	1204	1324	28550	3,43,74,200.00	3,54,05,426.00	74000
81	2203	22	3 BHK	1112	29	58	1199	1319	28550	3,42,31,450.00	3,52,58,394.00	73500
82	2204	22	3 BHK	1112	29	58	1199	1319	28550	3,42,31,450.00	3,52,58,394.00	73500
83	2301	23	3 BHK	1084	62	58	1204	1324	28600	3,44,34,400.00	3,54,67,432.00	74000
84	2302	23	3 BHK	1084	62	58	1204	1324	28600	3,44,34,400.00	3,54,67,432.00	74000
85	2303	23	3 BHK	1112	29	58	1199	1319	28600	3,42,91,400.00	3,53,20,142.00	73500
86	2304	23	3 BHK	1112	29	58	1199	1319	28600	3,42,91,400.00	3,53,20,142.00	73500
87	2402	24	3 BHK	1084	62	58	1204	1324	28650	3,44,94,600.00	3,55,29,438.00	74000
88	2403	24	3 BHK	1112	29	58	1199	1319	28650	3,43,51,350.00	3,53,81,891.00	73500
89	2404	24	3 BHK	1112	29	58	1199	1319	28650	3,43,51,350.00	3,53,81,891.00	73500
90	2501	25	3 BHK	1084	62	58	1204	1324	28700	3,45,54,800.00	3,55,91,444.00	74000
91	2502	25	3 BHK	1084	62	58	1204	1324	28700	3,45,54,800.00	3,55,91,444.00	74000
92	2503	25	3 BHK	1112	29	58	1199	1319	28700	3,44,11,300.00	3,54,43,639.00	74000
93	2504	25	3 BHK	1112	29	58	1199	1319	28700	3,44,11,300.00	3,54,43,639.00	74000
94	2601	26	3 BHK	1084	62	58	1204	1324	28750	3,46,15,000.00	3,56,53,450.00	74500
95	2602	26	3 BHK	1084	62	58	1204	1324	28750	3,46,15,000.00	3,56,53,450.00	74500
96	2603	26	3 BHK	1112	29	58	1199	1319	28750	3,44,71,250.00	3,55,05,388.00	74000
97	2604	26	3 BHK	1112	29	58	1199	1319	28750	3,44,71,250.00	3,55,05,388.00	74000
98	2702	27	3 BHK	1084	62	58	1204	1324	28800	3,46,75,200.00	3,57,15,456.00	74500
99	2703	27	3 BHK	1112	29	58	1199	1319	28800	3,45,31,200.00	3,55,67,136.00	74000
100	2704	27	3 BHK	1112	29	58	1199	1319	28800	3,45,31,200.00	3,55,67,136.00	74000

Sr. No.	Flat No.	Floor No.	Comp.	RERA Carpet Area in Sq. Ft.	Encl. Balcony Area in Sq. Ft.	Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total area in ₹	Realizable Value / Fair Market Value date in ₹	Final Realizable Value of Flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month in ₹
101	2801	28	3 BHK	1084	62	58	1204	1324	28850	3,47,35,400.00	3,57,77,462.00	74500
102	2802	28	3 BHK	1084	62	58	1204	1324	28850	3,47,35,400.00	3,57,77,462.00	74500
103	2803	28	3 BHK	1112	29	58	1199	1319	28850	3,45,91,150.00	3,56,28,885.00	74000
104	2804	28	3 BHK	1112	29	58	1199	1319	28850	3,45,91,150.00	3,56,28,885.00	74000
105	2901	29	3 BHK	1084	62	58	1204	1324	28900	3,47,95,600.00	3,58,39,468.00	74500
106	2902	29	3 BHK	1084	62	58	1204	1324	28900	3,47,95,600.00	3,58,39,468.00	74500
107	2903	29	3 BHK	1112	29	58	1199	1319	28900	3,46,51,100.00	3,56,90,633.00	74500
108	2904	29	3 BHK	1112	29	58	1199	1319	28900	3,46,51,100.00	3,56,90,633.00	74500
109	3002	30	3 BHK	1084	62	58	1204	1324	28950	3,48,55,800.00	3,59,01,474.00	75000
110	3003	30	3 BHK	1112	29	58	1199	1319	28950	3,47,11,050.00	3,57,52,382.00	74500
111	3004	30	3 BHK	1112	29	58	1199	1319	28950	3,47,11,050.00	3,57,52,382.00	74500
112	3101	31	3 BHK	1084	62	58	1204	1324	29000	3,49,16,000.00	3,59,63,480.00	75000
113	3102	31	3 BHK	1084	62	58	1204	1324	29000	3,49,16,000.00	3,59,63,480.00	75000
114	3103	31	3 BHK	1112	29	58	1199	1319	29000	3,47,71,000.00	3,58,14,130.00	74500
115	3104	31	3 BHK	1112	29	58	1199	1319	29000	3,47,71,000.00	3,58,14,130.00	74500
116	3201	32	3 BHK	1084	62	58	1204	1324	29050	3,49,76,200.00	3,60,25,486.00	75000
117	3202	32	3 BHK	1084	62	58	1204	1324	29050	3,49,76,200.00	3,60,25,486.00	75000
118	3203	32	3 BHK	1112	29	58	1199	1319	29050	3,48,30,950.00	3,58,75,879.00	74500
119	3204	32	3 BHK	1112	29	58	1199	1319	29050	3,48,30,950.00	3,58,75,879.00	74500
120	3302	33	3 BHK	1084	62	58	1204	1324	29100	3,50,36,400.00	3,60,87,492.00	75000
121	3303	33	3 BHK	1112	29	58	1199	1319	29100	3,48,90,900.00	3,59,37,627.00	75000
122	3304	33	3 BHK	1112	29	58	1199	1319	29100	3,48,90,900.00	3,59,37,627.00	75000
123	3401	34	3 BHK	1084	62	58	1204	1324	29150	3,50,96,600.00	3,61,49,498.00	75500
124	3402	34	3 BHK	1084	62	58	1204	1324	29150	3,50,96,600.00	3,61,49,498.00	75500
125	3403	34	3 BHK	1112	29	58	1199	1319	29150	3,49,50,850.00	3,59,99,376.00	75000
126	3404	34	3 BHK	1112	29	58	1199	1319	29150	3,49,50,850.00	3,59,99,376.00	75000
127	3501	35	3 BHK	1084	62	58	1204	1324	29200	3,51,56,800.00	3,62,11,504.00	75500
128	3502	35	3 BHK	1084	62	58	1204	1324	29200	3,51,56,800.00	3,62,11,504.00	75500
129	3503	35	3 BHK	1112	29	58	1199	1319	29200	3,50,10,800.00	3,60,61,124.00	75000
130	3504	35	3 BHK	1112	29	58	1199	1319	29200	3,50,10,800.00	3,60,61,124.00	75000
Total				142852	5783	7540	156175	171793		4,42,70,15,200.00	4,55,98,25,673.00	

Summary of the Project:

Building	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 ₹
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Aralia	3 BHK - 130	130	156175	171793	4,42,70,15,200.00	4,55,98,25,673.00
Typical Refuge Floor – 8th, 12th, 15th, 18th, 21nd, 24th, 27th, 30th, 33rd Upper Floors (Flat No. 1)						

Particulars	Market Value (₹)
Full Fair Market Value in ₹	4,42,70,15,200.00
Realizable Value in ₹	4,55,98,25,673.00
Cost of Construction (Total Built up area x Rate) 171793 Sq. Ft. x ₹ 2800.00	48,10,19,000.00

Part – C (Extra Items)	Amount in ₹
1. Portico	Provided as per requirement
2. Ornamental front door	
3. Sit out / Verandah with steel grills	
4. Overhead water tank	
5. Extra steel / collapsible gates	
Total	

Part – D (Amenities)	Amount in ₹
1. Wardrobes	Provided as per requirement
2. Glazed tiles	
3. Extra sinks and bath tub	
4. Marble / ceramic tiles flooring	
5. Interior decorations	
6. Architectural elevation works	
7. Paneling works	
8. Aluminum works	
9. Aluminum hand rails	
10. False ceiling	
Total	

Part – E (Miscellaneous)	Amount in ₹
1. Separate toilet room	Provided as per requirement
2. Separate lumber room	
3. Separate water tank / sump	
4. Trees, gardening	
Total	

Part – F (Services)	Amount in ₹
1. Water supply arrangements	Provided as per requirement
2. Drainage arrangements	
3. Compound wall	
4. C.B. deposits, fittings etc.	
5. Pavement	
Total	

Total abstract of the entire property

Part – A	Land	:	As per table attached to the report
Part – B	Building	:	
	Land development	:	
Part – C	Compound wall	:	
Part - D	Amenities	:	
Part – E	Pavement	:	
Part – F	Services	:	
Total Fair Market Value in ₹		:	₹ 4,42,70,15,200.00
Total Realizable Value in ₹		:	₹ 4,55,98,25,673.00

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparable, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a residential flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 27,000 to ₹ 30,000.00 per Sq. Ft. on Carpet area Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc. We estimate ₹ 27,500.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.

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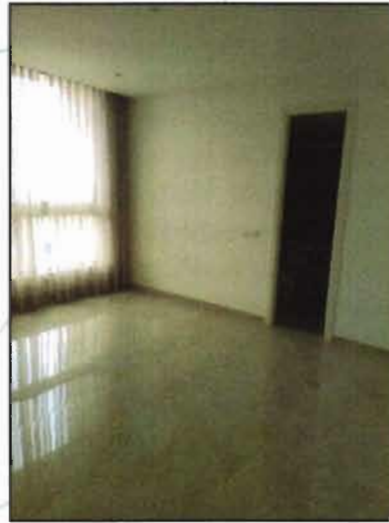
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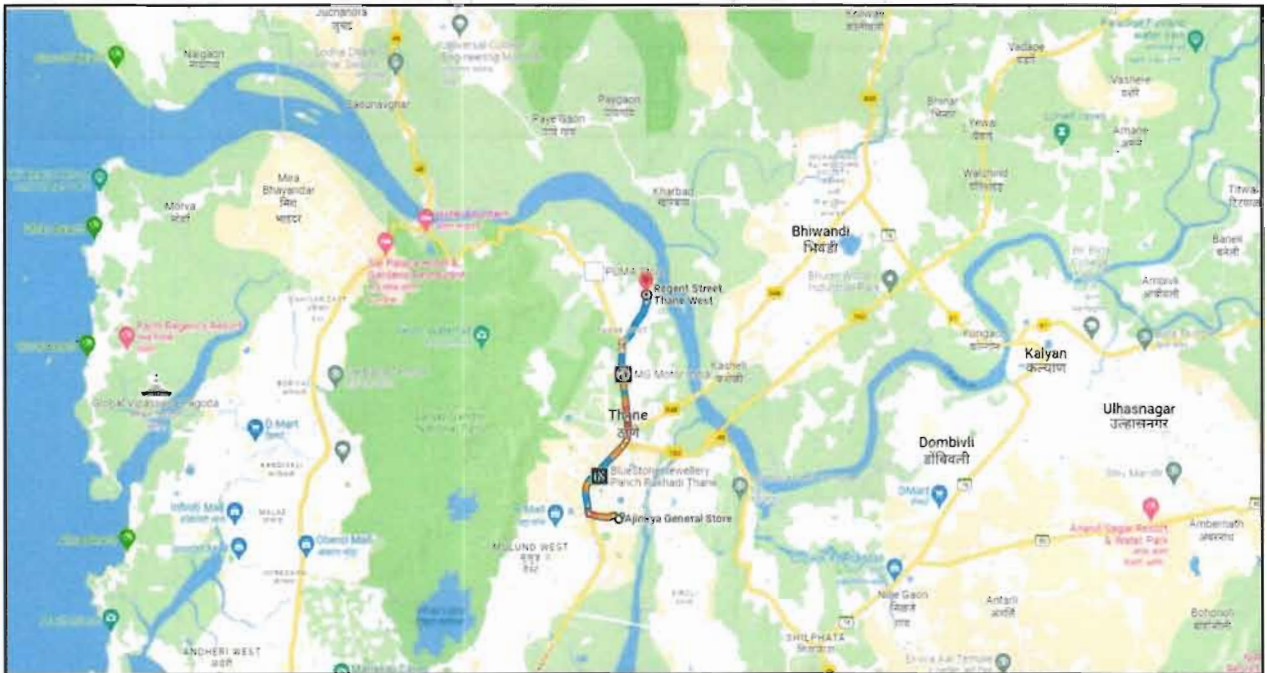


Actual Site Photographs



Route Map of the property

Site u/r



Latitude Longitude: 19°15'46.1"N 72°59'05.1"E

Note: The Blue line shows the route to site from nearest railway station (Thane – 11.2 Km.)

Ready Reckoner Rate


Department of Registration & Stamps
 Government of Maharashtra

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 महाराष्ट्र शासन

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Year	Annual Statement of Rates						Language
20232024							English
Selected District: <input type="text" value="ठाणे"/>							
Select Taluka: <input type="text" value="ठाणे"/>							
Select Village: <input type="text" value="गावाचे नाव : फोलशेत"/>							
Search By: <input type="radio"/> Survey No <input checked="" type="radio"/> Location							
Select	उपविभाग	कुनी बमील	निवासी बदलिका	बंभीस	दुकाने	औद्योगिक	एकक (Rs./)
SurveyNo	10/41/ अ - हिरानेश्वरी इस्टेट विकसित वॉले तबल / मिटीएस ने	38300	149800	172900	227900	172900	चौ. मीटर
SurveyNo	10/41/ इ-फोलशेत रम्याच्या वधीणे वडील भुवावः	12300	59900	67600	75100	67600	चौ. मीटर
SurveyNo	10/41/ व-फोलशेत गावाच्या विकसित भागाच्या पूर्वेकडीलः	10860	61000	70300	76900	70300	चौ. मीटर
SurveyNo	10/41/ इ-फोलशेत रम्याच्या उत्तरेकडील अकबर कॅम्प मधील भागः	12300	62200	71300	77500	71300	चौ. मीटर
12							

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3 Beds
 3 Baths
 1 Balcony
 2 Covered Parking


Carpet Area 1200 sqft ~ ₹28.47/sqft	Developer Hiranandani Group	Project Aralia	Floor 14 (Out of 35 Floors)
Transaction Type New Property	Status Ready to Move	Additional Rooms 1 Store Room	Facing North





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Home > Property for Sale in Thane > Flats for Sale in Thane > Flats for Sale in Hiranandani Estate > 3 BHK Flats for Sale in Hiranandani Estate > 1200 Sq-ft

₹3.0 Cr
Get ₹90,000 cashback on Home Loan
PREMIUM PROJECT

3 BHK 1200 Sq-ft Flat For Sale [Hiranandani Estate, Thane](#)



3 Beds
 3 Baths
 1 Balcony
 1 Covered Parking
 Outdoor Terrace
 Service/Cooling

Carpet Area 1000 sqft ~ ₹30,000/sqft	Developer Hiranandani Group	Project Aralia	Floor 12 (Out of 30 Floors)
Transaction Type Resale	Status Ready to Move	Additional Rooms 1 Store Room	Facing East




Price Indicators



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Vastukala
https://app.vastukala.org/index.php?module=Users&action=Login&login_module=vas_request&login_action=index

Home > Property for sale in Thane > Flats for sale in Thane > Flats for sale in Hiranandani Estate > 3 BHK Flats for sale in Hiranandani Estate > 1450 Sq-ft

₹3.15 Cr
Get ₹94,500 cashback on Home Loan
PREMIUM PROJECT
⋮

3 BHK 1450 Sq-ft Flat For Sale [Hiranandani Estate, Thane](#)

3 Beds
3 Baths
2 Covered Parking
Unfurnished
Fireplace
Outdoor Ten...

Carpet Area 1203 sqft ₹26.155/sqft	Developer Hiranandani Group	Project Aralia	Floor 6 (Out of 35 Floors)
Transaction Type New Property	Status Ready to Move	Additional Rooms 1 Store Room	Facing East




✔ East Facing Property
✔ Newly Constructed Property



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Home > Property for sale in Thane > Flats for sale in Thane > Flats for sale in Hiranandani Estate > 3 BHK Flats for sale in Hiranandani Estate > 1882 Sq-ft

₹3.59 Cr
Get ₹1,07,700 cashback on Home Loan
PREMIUM PROJECT
✔ VERIFIED ON SITE
⋮

3 BHK 1882 Sq-ft Flat For Sale [Hiranandani Estate, Thane](#)

3 Beds
3 Baths
1 Balcony
2 Covered Parking
Jogging an...
Outdoor Ten...

Carpet Area 1203 sqft ₹29.842/sqft	Developer Hiranandani Group	Project Aralia	Floor 23 (Out of 35 Floors)
Transaction Type New Property	Status Ready to Move	Facing South -West	Lifts 4

Price Indicators

magicbricks Buy Rent Sell Home Loans

Home > Property for Sale in Thane > Flats for Sale in Thane > Flats for Sale in Hiranandani Estate > 3 BHK Flats for Sale in Hiranandani Estate > 1800 Sq-ft

₹3.45 Cr [Get ₹1,03,500 cashback on Home Loan](#) **PREMIUM PROJECT**

3 BHK 1800 Sq-ft Flat For Sale **Hiranandani Estate, Thane**

3 Beds **2 Baths** **1 Balcony** **1 Covered Parking** **Skydeck** **Private jaccuzi**

Carpet Area 1200 sqft ₹28750/sqft	Developer Hiranandani Group	Project Aralia	Floor 11 (Out of 35 Floors)
Transaction Type New Property	Status Ready to Move	Additional Rooms 1 Store Room	Facing East

East Facing Property Newly Constructed Property **OFFER** With Air Conditioning, Washing Machine, Fridge, Pop, Curtains and Wall Papers etc.

99acres Buy 2nd Locality / Flats / Society / Landmark

₹3.25 Cr **₹18,640 per sq.ft.** **3BHK 3Baths**

Estimated EM ₹2,58,575 **₹14,143/sq.ft. for Sale**

RERA STATUS: NOT AVAILABLE Website: <https://maharera.com/maharera.gov.in/>

Overview Dealer Details Price Trends Registry Report Explore Locality Recomm

Property (9)

- Area: Built up area: 1725 sq.ft. **1725 sq.ft.**
- Configuration: 3 Bedrooms, 3 Bathrooms, 1 Balcony with Servent room, Study Room
- Price: ₹3.25 Crore **₹18,640 per sq.ft.** [View Price Details](#)
- Address: Hiranandani estate Aralia Hiranandani Estate, Thane
- Plot Type: 120' x 35' Flood
- Facing: West
- Property Age: 0 to 1 Year Old
- Club Park/Garden Pool/Main Road

[Request Photos](#)

Price Indicators Projects nearby Locality



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Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home > Property for Sale in Thane > Flats for Sale in Thane > Flats for Sale in Hiranandani Estate > 3 BHK Flats for Sale in Hiranandani Estate > 1035 Sq-ft

₹2.09 Cr

Get ₹ 62,700 cashback on Home Loan

3 BHK 1035 Sq-ft Flat For Sale in [Hiranandani Estate, Thane](#)

3 Beds
3 Baths
3 Balconies
1 Covered Parking
Water Front
Hilltop

Carpet Area 910 sqft ₹ 22,967/sqft	Developer Rosa Group	Project Rosa Manhattan	Floor 19 (Out of 39 Floors)
Transaction Type New Property	Facing East	Lifts 3	Furnished Status Unfurnished




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Home > Property for Sale in Thane > Flats for Sale in Thane > Flats for Sale in Hiranandani Estate > 3 BHK Flats for Sale in Hiranandani Estate > 1800 Sq-ft

₹3.10 Cr

Get ₹ 93,000 cashback on Home Loan

3 BHK 1800 Sq-ft Flat For Sale in [Hiranandani Estate, Thane](#)

3 Beds
3 Baths
1 Balcony
Furnished
Outdoor Tennis

Carpet Area 1300 sqft ₹ 23,846/sqft	Floor 21 (Out of 24 Floors)	Transaction Type Resale	Status Ready to Move
Additional Rooms 1 Store Room	Facing North - East	Furnished Status Furnished	Type Of Ownership Co-operative Society


Price Indicators Projects nearby Locality

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Home > Property for Sale in Thane > Flats for Sale in Thane > Flats for Sale in Hiranandani Estate > 3 BHK Flats for Sale in Hiranandani Estate > 1912 sq-ft

₹ 3.15 Cr [Get ₹ 94,500 cashback on Home Loan](#) PREMIUM PROJECT

3 BHK 1912 Sq-ft Flat For Sale **Hiranandani Estate, Thane**



3 Beds 3 Baths 1 Balcony 2 Covered Parking Fingerprint Jogging and


Carpet Area 1195 sqft * ₹ 26,360/sqft	Developer House of Hiranandani	Project Hiranandani Lake Enclave	Floor 7 (Out of 28 Floors)
Transaction Type Resale	Status Ready to Move	Facing East	Lifts 4

magicbricks Buy Rent Sell Home Loans

Home > Property for Sale in Thane > Flats for Sale in Thane > Flats for Sale in Hiranandani Estate > 3 BHK Flats for Sale in Hiranandani Estate > 1912 sq-ft

₹ 3.45 Cr [Get ₹ 1,03,500 cashback on Home Loan](#) PREMIUM PROJECT

3 BHK 1912 Sq-ft Flat For Sale **Hiranandani Estate, Thane**



3 Beds 3 Baths 1 Balcony 2 Covered Parking Fingerprint Jogging and

Carpet Area 1200 sqft * ₹ 28,750/sqft	Developer House of Hiranandani	Project Hiranandani Lake Enclave	Floor 12 (Out of 32 Floors)
Transaction Type New Property	Additional Rooms 1 Study Room	Facing North - West	Lifts 4

Price Indicators Projects nearby Locality


magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾


Home > Property for Sale in Thane > Flats for Sale in Thane > Flats for Sale in Hiranandani Estate > 3 BHK Flats for Sale in Hiranandani Estate > 1912 Sq-ft

₹3.15 Cr

Get ₹24,500 cashback on Home Loan
PREMIUM PROJECT

3 BHK 1912 Sq-ft Flat For Sale [Hiranandani Estate, Thane](#)





3 Beds 3 Baths 1 Balcony 2 Covered Parking

Fingerprint ... Jogging and ...

Carpet Area 1195 sqft ₹26,360/sqft	Developer House of Hiranandani	Project Hiranandani Lake Enclave	Floor 14 (Out of 28 Floors)
Transaction Type Resale	Status Ready to Move	Facing East	Lifts 4


magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾


Home > Property for Sale in Thane > Flats for Sale in Thane > Flats for Sale in Hiranandani Estate > 3 BHK Flats for Sale in Hiranandani Estate > 1912 Sq-ft

₹3.55 Cr

Get ₹1,06,500 cashback on Home Loan
PREMIUM PROJECT

3 BHK 1912 Sq-ft Flat For Sale [Hiranandani Estate, Thane](#)





3 Beds 3 Baths 1 Balcony 2 Covered Parking

Concierge S... Theme base...

Carpet Area 1250 sqft ₹28,400/sqft	Developer House of Hiranandani	Project Hiranandani Lake Enclave	Floor 9 (Out of 33 Floors)
Transaction Type Resale	Additional Rooms 1 Store Room	Facing North	Lifts 4

Price Indicators Projects nearby Locality

This screenshot shows a real estate listing on the 99acres website. The listing is for a 3BHK 2Baths apartment with a price of ₹2.3 Cr. The estimated EMI is ₹1,83,702. The listing includes a photo of the apartment's interior, showing a bright room with large windows. Key details include a carpet area of 890 sq.ft., 3 bedrooms, 2 bathrooms, and a study room. The property is located in Hiranandani Rodas Enclave Eva, Hiranandani Estate, Thane. The listing is 0 to 1 year old and is on the 8th floor of 18 floors. It also features a swimming pool and garden. The listing was posted on May 17, 2023, and 2 people have already contacted since last week.

This screenshot shows another real estate listing on the 99acres website. The listing is for a 3BHK 3Baths apartment with a price of ₹2.7 Cr. The estimated EMI is ₹2,15,600. The listing includes a photo of the apartment's entrance. Key details include a carpet area of 1011 sq.ft., 3 bedrooms, 3 bathrooms, and a study room. The property is located in Hiranandani Rodas Enclave, Hiranandani Estate, Thane. The listing is 1 to 5 years old and is on the 5th floor of 26 floors. It also features a swimming pool. The listing was posted on May 19, 2023, and 2 people viewed this property yesterday.

(Annexure-I)

DECLARATION-CUM-UNDERTAKING

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

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 23.06.2023 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 15.06.2023. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty
- n. I have not been convicted of an offence connected with any proceeding under the

Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and

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

	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by M/s. Roma Builders Pvt. Ltd.
2.	Purpose of valuation and appointing authority	As per request from State Bank of India, Home Loans Sales, Project Approval Cell, BKC 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 Suraj Zore – Valuation Engineer Vinita Surve – Processing Officer
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.		
6.	10.5	Date of Appointment - 15.06.2023. Valuation Date - 23.06.2023 Date of Report - 23.06.2023
7.	Inspections and/or investigations undertaken;	Physical Inspection done on date 15.06.2023
8.	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
9.	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparative Method
10.	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.
11.	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.
12.	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 **23rd June 2023** 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. Roma Builders Pvt. Ltd.** Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

Property Title

Based on our discussion with the Client, we understand that the subject property is owned by **M/s. Roma Builders 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



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properties in an open and competitive market and is particularly useful in estimating the value of the land and properties that are typically traded on a unit basis.

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

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

Not a Structural Survey

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

Other

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

Legal

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

Property specific assumptions

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

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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

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

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

Professional Competence and Due Care

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

Independence and Disclosure of Interest

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

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

Confidentiality

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

Information Management

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

Gifts and hospitality:

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

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

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

Remuneration and Costs.

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

Occupation, employability and restrictions.

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

Miscellaneous

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

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PVT. LTD., email=manoj@vastukala.com, c=IN, postalCode=400001, serialNumber=1, telephoneNumber=+912022222222, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.08.23 15:57:15 +05'30'

Auth. Sign.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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