

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-1971/23-24 Delivery Note Reference No. & Date. Buyer's Order No. Dispatch Doc No. 002602 / 2302031 Dispatched through Terms of Delivery	Dated 12-Aug-23 Mode/Terms of Payment AGAINST REPORT Other References Dated Delivery Note Date Destination
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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			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**

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

Remarks:
 "Sheth Avalon- Phase 2". Proposed Building on Land Bearing Survey No. 85/1A, 85/1B, S.No.-81/1C, 81/1D, 81/1E, S.NO.-79/4A, 79/4B, S.NO-82/1, 82/2 S.NO-77/2A, 77/2B, 77/1A, 77/1B, 77/10, S.NO.-78/2A, 78/2C, 78/2E, 78/1A, 78/3A, 78/3B, S.NO.-74 PT, S.NO.-73/1A, 73/1D, 73/1E, 73/1F, 73/1G, 73/3B, 73/6B, 73/6C, 73/4B, 73/2, S.NO-48/1/5, S.NO -48/2A, 48/3, 48/4A, 48/4B, 48/5A, 48/5B, 48/7, S.NO -49/2A, 49/2B, 49/2E, 49/2C, 49/2D, 49/1A, 49/1B, 49/4A, 49/4B, 49/5, 49/3A, 49/3B, S NO. 51/38/2, 51/3A, 51/5B, 51/4B, 51/1/2B, S.NO.-35/10A, 35/5C, 35/5A, 35/9PT, 35/8B, 35/4B, S.NO.-526 at Village - PanchPakhadi, Next Jupiter Hospital, Near Viviana Mall, Off. Eastern Express Highway, Pokkharan Road No. 2, Majiwada, Thane (West), Taluka- Thane, Dist.- Thane, Pin- 400601, State - Maharashtra, Country - India - M/s Sheth Developers Private Limited (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

for Vastukala Consultants (I) Pvt Ltd

 Authorised Signatory

This is a Computer Generated Invoice

MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "Sheth Avalon- Phase 2"

"Sheth Avalon- Phase 2", Proposed Building on Land Bearing Survey No. 85/1A, 85/1B, S. No.-81/1C, 81/10/81/1E, S.NO.-79/4A, 79/4B, S.NO-82/1, 82/2 S.NO-77/2A, 77/2B, 77/1A, 77/1B, 77/10, S.NO -78/2A, 78/2C, 78/2E, 78/1A, 78/3A, 78/38 S.NO.-74 PT, S.NO -73/1A, 73/1D, 73/1E, 73/1F, 73/1G, 73/3B, 73/6B, 73/6C, 73/4B, 73/2, S.NO-48/1/5, S.NO -48/2A, 48/3, 48/4A, 48/4B, 48/5A, 48/5B, 48/7, S.NO -49/2A, 49/2B, 49/2E, 49/2C, 49/2D, 49/1A, 49/1B, 49/4A, 49/4B, 49/5, 49/3A, 49/38, S.NO. 51/38/2, 51/3A, 51/5B, 51/4B, 51/1/2B, S.NO-35/10A, 35/5C, 35/5A, 35/9PT, 35/8B, 35/4B, S.NO.-526 at Village – PanchPakhadi, Next Jupiter Hospital, Near Viviana Mall, Off. Eastern Express Highway, Pokkharan Road No. 2, Majiwada, Thane (West), Taluka– Thane, Dist.– Thane, Pin– 400601, State - Maharashtra, Country - India

Latitude Longitude: 19°12'35.7"N 72°58'25.1"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 | Roipur |
| 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
email: mumbai@vastukala.org

MASTER VALUATION REPORT OF "Sheth Avalon- Phase 2"

"Sheth Avalon- Phase 2", Proposed Building on Land Bearing Survey No. 85/1A, 85/1B, S. No.-81/1C, 81/10/81/1E, S.NO.-79/4A, 79/4B, S.NO-82/1, 82/2 S.NO-77/2A, 77/2B, 77/1A, 77/1B, 77/10, S.NO -78/2A, 78/2C, 78/2E, 78/1A, 78/3A, 78/38 S.NO.-74 PT, S.NO -73/1A, 73/1D, 73/1E, 73/1F, 73/1G, 73/3B, 73/6B, 73/6C, 73/4B, 73/2, S.NO-48/1/5, S.NO -48/2A, 48/3, 48/4A, 48/4B, 48/5A, 48/58, 48/7, S.NO -49/2A, 49/2B, 49/2E, 49/2C, 49/2D, 49/1A, 49/1B, 49/4A, 49/4B, 49/5, 49/3A, 49/38, S.NO. 51/38/2, 51/3A, 51/5B, 51/4B, 51/1/2B, S.NO-35/10A, 35/5C, 35/5A, 35/9PT, 35/8B, 35/4B, S.NO.-526 at Village – PanchPakhadi, Next Jupiter Hospital, Near Viviana Mall. Off. Eastern Express Highway, Pokkharan Road No. 2, Majiwada, Thane (West), Taluka– Thane, Dist.– Thane, Pin– 400601, State - Maharashtra, Country - India

Latitude Longitude: 19°12'35.7"N 72°58'25.1"E

NAME OF DEVELOPER: M/s Sheth Developers Private Limited

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 **18th July 2023** for approval of Advance Processing Facility.

1. Location Details:

The property is situated at "Sheth Avalon- Phase 2", Proposed Building on Land Bearing Survey No. 85/1A, 85/1B, S. No.-81/1C, 81/10/81/1E, S.NO.-79/4A, 79/4B, S.NO-82/1, 82/2 S.NO-77/2A etc. at Village – PanchPakhadi, Next Jupiter Hospital, Near Viviana Mall, Off. Eastern Express Highway, Pokkharan Road No. 2, Majiwada, Thane (West), Taluka– Thane, Dist.– Thane, Pin– 400601, State - Maharashtra, Country - India. It is about 3.5 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 Sheth Developers Private Limited	
Project Registration Number	Project	RERA Project Number
	Sheth Avalon- Phase 2",	P51700015517
Register office address	M/s. Sheth Developers Private Limited Ground & 3 rd floor, "Prius Infinity", Paranjape B scheme, Subhash Road, Vile Parle (East), Mumbai, Pin– 400057, State- Maharashtra, Country - India	
Contact Numbers	Contact Person : Mr. Rajesh (Mobile No. 9152004960) Mr. Ashok Adep (Builder Person – Mobile No. 8879975782)	
E – mail ID & Website	sales@shethdevelopers.com , ashok.adept@shethdevelopers.com https://www.ashwinshethgroup.com	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Thane Municipal Corporation Parking Plaza
On or towards South	Jupiter Hospital
On or towards East	Eastern Express Highway
On or towards West	Sheth Avalon Phase 1



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 Kurla 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 : 18.07.2023
	b) Date on which the valuation is made : 12.08.2023
3.	List of documents produced for perusal
	1. Copy of Legal Title Report from Adv. Dhaval Vussonji dated 28.09.2017
	2. Copy of Report on Title from Adv. Mrs. Vaidehi D. Deshmukh date 25.07.2017
	3. Copy of Development Agreement date 01.10.2003 b/w. Voltas Ltd., a Public Ltd. Company (the Owners) AND Sheth Developers Pvt. Ltd. (the Developers)
	4. Copy of Environment Clearance Certificate No. SEAC -2014 / CR -09 / TC-1 date 16.12.2014 issued by Government of Maharashtra
	5. Copy of Revalidation of Consent to Established for Residential cum Commercial Project Letter date 17.04.2022 issued by Maharashtra Pollution Control Board
	6. Copy of Deed of Simple Mortgage in favour of IDBI Trusteeship Services Ltd. (the Security Trustee / Mortgagee) AND Tata Capital Housing Finance Ltd. (the Lender)
	7. Copy of NOC date 15.11.2014 issued by TMC
	8. Copy of Fire Fighting NOC No.TMC / HQ / FIR / HR / 85 / 113 date 21.07.2022 issued by Thane Municipal Corporation
	9. Copy of N.A. Order date 01.12.2020 issued by District Collector Thane
	10. Copy of Certificate of Percentage of Completion date 04.07.2023 issued by Architect Bipin Nannaware (As per RERA Certificate)
	11. Copy of Engineer's Certificate date 14.07.2023 issued by Smarty Lachhwani (As per RERA Certificate)
	12. Copy of Engineer's Certificate for Quality Assurance date 30.03.2022 issued by Amol R. Deshpande
	13. Copy of Annual Report on Statement of Accounts Chartered Accountant's Certificate date 07.07.2022 issued by S. M. Gupta & Co. Chartered Accountants (As per RERA Certificate)
	14. Copy of MAHARERA Registration Certificate of Project No. P51700015517 issued by Maharashtra Real Estate Regulatory Authority date 07.03.2018. Last Modified date 19.07.2023
	15. Copy of Affidavit Cum Declaration of of Mr. Ashwin N. Sheth, Managing Director of Sheth Developers Pvt. Ltd. date 20.02.2018 (As per RERA Certificate)
	16. Copy of Commencement Certificate No. S04 / 0098 / 16 / 2007 / 60 TMC / TD- DP / TPS / 4232 / 22 dated

20.10.2022 issued by Deputy Engineer and Executive Engineer of Thane Municipal Corporation	
Approved upto:	
Type	Number of Floors
A	Basement + Ground (part) + Stilt (part) + 1 st to 4 th Floors (Podium) + Upper Stilt floor + 1 st to 11 th Upper Floors.
B	Basement + Ground (part) + Stilt (part) + 1 st to 4 th Floors (Podium) + Upper Stilt floor + 1 st to 10 th Upper Floors.
C	Stilt + 1 st to 4 th floors (Podium) + Upper Stilt floor + 1 st to 15 th Upper Floors.
17. Copy of Approved Plan No. S04 / 0098 / 16 / 2007 / 60 TMC / TD- DP / TPS / 4232 / 22 dated 20.10.2022 issued by Deputy Engineer and Executive Engineer of Thane Municipal Corporation (Number of Copies – Twenty Four – Sheet No. 1 to 24)	
Approved upto:	
Type	Number of Floors
A	Basement + Ground (part) + Stilt (part) + 1 st to 4 th Floors (Podium) + Upper Stilt floor + 1 st to 32 nd Upper Floors.
B	Basement + Ground (part) + Stilt (part) + 1 st to 4 th Floors (Podium) + Upper Stilt floor + 1 st to 32 nd Upper Floors.
C	Proposed Stilt + 1 st to 4 th floors (Podium) + Upper Stilt floor + 1 st to 28 th Upper Floors.
Project Name (with address & phone nos.)	: "Sheth Avalon- Phase 2" , Proposed Building on Land Bearing Survey No. 85/1A, 85/1B, S. No.- 81/1C, 81/10/81/1E, S.NO.-79/4A, 79/4B, S.NO- 82/1, 82/2 S.NO-77/2A, 77/2B, 77/1A, 77/1B, 77/10, S.NO -78/2A, 78/2C, 78/2E, 78/1A, 78/3A, 78/38 S.NO.-74 PT, S.NO -73/1A, 73/1D, 73/1E, 73/1F, 73/1G, 73/3B, 73/6B, 73/6C, 73/4B, 73/2, S.NO-48/1/5, S.NO -48/2A, 48/3, 48/4A, 48/4B, 48/5A, 48/58, 48/7, S.NO -49/2A, 49/2B, 49/2E, 49/2C, 49/2D, 49/1A, 49/1B, 49/4A, 49/4B, 49/5, 49/3A, 49/38, S.NO. 51/38/2, 51/3A, 51/5B, 51/4B, 51/1/2B, S.NO-35/10A, 35/5C, 35/5A, 35/9PT, 35/8B, 35/4B, S.NO.-526 at Village – PanchPakhadi, Next Jupiter Hospital, Near Viviana Mall, Off. Eastern Express Highway, Pokkharan Road No. 2, Majiwada, Thane (West), Taluka– Thane, Dist.– Thane, Pin– 400601, 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)	: M/s Sheth Developers Private Limited Address: Ground & 3rd floor, Prius Infinity, Paranjape B scheme, Subhash Road, Vile Parle (East), Mumbai, Pin– 400057, State- Maharashtra, Country - India Contact Person :

		Mr. Rajesh (CRM - Mobile No. 9152004960) Mr. Ashok Adep (Builder Person – Mobile No. 8879975782)																										
5.	Brief description of the property (Including Leasehold / freehold etc.)																											
<p>About "Sheth Avalon - Phase 2" Project: Sheth Avalon Phase 2 is a luxurious and contemporary township that offers 230 units spread over 1.52 acres in Bhiwandi, Thane. The township offers 3BHK to 5BHK residences that come with smart home automation and premium specifications with sizes ranging from 1205 sqft to 2360 sqft. The project features apartments having Maximum Living area and comes with extensive views of hills, open green spaces and a riverside too. This provides a perfect escape from the hustle and bustle of the city. The township is close proximity to Viviana Mall and Jupiter Hospital, making it a perfect place for those who want to stay connected. The township is easy access to Thane railway station, making it a perfect place for those who want to commute to Mumbai. The township is well connected to Eastern Express highway, making it a perfect place for those who want to commute to the metros.</p> <p>TYPE OF THE BUILDING</p> <table border="1"> <thead> <tr> <th>Type</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>Proposed Basement + Ground (part) / Stilt (part) + 1st to 4th Floors Podium + Upper Stilt floor + 1st to 44th Upper Floors as per information provided by builder. The building permission as on date is received till Basement + Ground (part) / Stilt (part) + 1st to 4th Floors Podium + Upper Stilt floor + 1st to 32nd Upper Floors.</td> </tr> <tr> <td>B</td> <td>Proposed Basement + Ground (part) / Stilt (part) + 1st to 4th Floors Podium + Upper Stilt floor + 1st to 44th Upper Floors as per information provided by builder. The building permission as on date is received till Basement + Ground (part) / Stilt (part) + 1st to 4th Floors Podium + Upper Stilt floor + 1st to 32nd Upper Floors.</td> </tr> <tr> <td>C</td> <td>Proposed Stilt + 1st to 4th floors (Podium) + Upper Stilt floor + 1st to 28th Upper Floors.</td> </tr> </tbody> </table> <p>LEVEL OF COMPLETEION:</p> <table border="1"> <thead> <tr> <th>Type</th> <th>Present stage of Construction</th> <th>Percentage of work completion</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>RCC work upto 6th Floor slab is completed. Brick work upto 6th floor is completed.</td> <td>16%</td> </tr> <tr> <td>B</td> <td>RCC work upto 9th Floor slab is completed. Brick work upto 9th floor is completed.</td> <td>20%</td> </tr> <tr> <td>C</td> <td>RCC work upto 15th Floor slab is completed. Brick work upto 15th floor is completed.</td> <td>42%</td> </tr> </tbody> </table> <p>DATE OF COMPLETION & FUTURE LIFE: Expected completion date as informed by builder is December - 2024 (As per MAHARERA Certificate) Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance & Structural repairs.</p> <p>PROPOSED PROJECT AMENITIES:</p> <table border="1"> <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> </tbody> </table>			Type	Number of Floors	A	Proposed Basement + Ground (part) / Stilt (part) + 1 st to 4 th Floors Podium + Upper Stilt floor + 1 st to 44 th Upper Floors as per information provided by builder. The building permission as on date is received till Basement + Ground (part) / Stilt (part) + 1 st to 4 th Floors Podium + Upper Stilt floor + 1 st to 32 nd Upper Floors.	B	Proposed Basement + Ground (part) / Stilt (part) + 1 st to 4 th Floors Podium + Upper Stilt floor + 1 st to 44 th Upper Floors as per information provided by builder. The building permission as on date is received till Basement + Ground (part) / Stilt (part) + 1 st to 4 th Floors Podium + Upper Stilt floor + 1 st to 32 nd Upper Floors.	C	Proposed Stilt + 1 st to 4 th floors (Podium) + Upper Stilt floor + 1 st to 28 th Upper Floors.	Type	Present stage of Construction	Percentage of work completion	A	RCC work upto 6 th Floor slab is completed. Brick work upto 6 th floor is completed.	16%	B	RCC work upto 9 th Floor slab is completed. Brick work upto 9 th floor is completed.	20%	C	RCC work upto 15 th Floor slab is completed. Brick work upto 15 th floor is completed.	42%	➤ 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
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	<ul style="list-style-type: none"> ➤ Gymnasium ➤ Garden ➤ Club House ➤ Kids Play Area ➤ Children's Play Zone ➤ Eco Deck ➤ Café ➤ Mini Theatre ➤ Library ➤ Swimming Pool ➤ Kids' Gym and Pool ➤ Badminton Court ➤ Volleyball Court ➤ Banquet Hall ➤ Spa and Salon ➤ Central Lawn 	
6.	Location of property	:
	a) Plot No. / Survey No.	:
		Survey No. 85/1A, 85/1B, S. No.-81/1C, 81/10/81/1E, S.NO.-79/4A, 79/4B, S.NO-82/1, 82/2 S.NO-77/2A, 77/2B, 77/1A, 77/1B, 77/10, S.NO -78/2A, 78/2C, 78/2E, 78/1A, 78/3A, 78/38 S.NO.-74 PT, S.NO -73/1A, 73/1D, 73/1E, 73/1F, 73/1G, 73/3B, 73/6B, 73/6C, 73/4B, 73/2, S.NO-48/1/5, S.NO -48/2A, 48/3, 48/4A, 48/4B, 48/5A, 48/58, 48/7, S.NO -49/2A, 49/2B, 49/2E, 49/2C, 49/2D, 49/1A, 49/1B, 49/4A, 49/4B, 49/5, 49/3A, 49/38, S.NO. 51/38/2, 51/3A, 51/5B, 51/4B, 51/1/2B, S.NO-35/10A, 35/5C,, 35/5A, 35/9PT, 35/8B. 35/4B, S.NO.-526
	b) Door No.	:
		Not applicable
	c) C. T.S. No. / Village	:
		Survey No. 85/1A, 85/1B, S. No.-81/1C, 81/10/81/1E, S.NO.-79/4A, 79/4B, S.NO-82/1, 82/2 S.NO-77/2A, 77/2B, 77/1A, 77/1B, 77/10, S.NO -78/2A, 78/2C, 78/2E, 78/1A, 78/3A, 78/38 S.NO.-74 PT, S.NO -73/1A, 73/1D, 73/1E, 73/1F, 73/1G, 73/3B, 73/6B, 73/6C, 73/4B, 73/2, S.NO-48/1/5, S.NO -48/2A, 48/3, 48/4A, 48/4B, 48/5A, 48/58, 48/7, S.NO -49/2A, 49/2B, 49/2E, 49/2C, 49/2D, 49/1A, 49/1B, 49/4A, 49/4B, 49/5, 49/3A, 49/38, S.NO. 51/38/2, 51/3A, 51/5B, 51/4B, 51/1/2B, S.NO-35/10A, 35/5C,, 35/5A, 35/9PT, 35/8B. 35/4B, S.NO.-526 at Village – Panchpakhadi
	d) Ward / Taluka	:
		Taluka – Thane
	e) Mandal / District	:
		District – Thane
7.	Postal address of the property	:
		"Sheth Avalon- Phase 2", Proposed Building on Land Bearing Survey No. 85/1A, 85/1B, S. No.-81/1C, 81/10/81/1E, S.NO.-79/4A, 79/4B, S.NO-82/1, 82/2 S.NO-77/2A, 77/2B, 77/1A, 77/1B,

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8.	City / Town	:	Thane (West)		
	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	:	Deputy Engineer and Executive Engineer of Thane Municipal Corporation		
11	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No		
12	In Case it is Agricultural land, any conversion to house site plots is contemplated	:	N.A.		
13.	Boundaries of the property	As per Documents	As per RERA Certificate	As per Site	
	North	Amenity Open Plot	Thane Municipal Corporation Parking Plaza	Thane Municipal Corporation Parking Plaza	
	South	Jupiter Hospital	Sheth Avalon Phase 1	Jupiter Hospital	
	East	15 Mtr Wide Service Road	15 Mtr Wide Service Road	Eastern Express Highway	
	West	12.00 Mtr. Road	Sheth Avalon Phase 1	Sheth Avalon Phase 1	
14.1	Dimensions of the site	N. A. as the land is irregular in shape			
			A As per the Deed	B Actuals	
	North	:	-	-	
	South	:	-	-	
	East	:	-	-	

	West	:	-	-
14.2	Latitude, Longitude & Co-ordinates of property	:	19°15'13.1"N 73°08'32.8"E	
14.	Extent of the site	:	Total Plot area – 126193.00 (As per 7/12 Extract) Plot area – 6147.04 Sq. M. (As per RERA Certificate) Structure - As per table attached to the report	
15.	Extent of the site considered for Valuation (least of 14A& 14B)	:	Total Plot area – 126193.00 (As per 7/12 Extract) Plot area – 6147.04 Sq. M. (As per RERA Certificate) Structure - As per table attached to the report	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	N.A. Building Construction work is in progress	
II	CHARACTERSTICS OF THE SITE			
1.	Classification of locality	:	Middle class	
2.	Development of surrounding areas	:	Good	
3.	Possibility of frequent flooding/ sub-merging	:	No	
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	:	All available near by	
5.	Level of land with topographical conditions	:	Plain	
6.	Shape of land	:	Irregular	
7.	Type of use to which it can be put	:	For residential purpose	
8.	Any usage restriction	:	Residential	
9.	Is plot in town planning approved layout?	:	Copy of Approved Plan No. S04 / 0098 / 16 / 2007 / 60 TMC / TD- DP / TPS / 4232 / 22 dated 20.10.2022 issued by Deputy Engineer and Executive Engineer of Thane Municipal Corporation Approved upto:	
			Wing	Number of Floors
			A	Basement + Ground (part) + Stilt (part) + 1st to 4th Floors (Podium) + Upper Stilt floor + 1st to 32nd Upper Floors.
			B	Basement + Ground (part) + Stilt (part) + 1st to 4th Floors (Podium) + Upper Stilt floor + 1st to 32nd Upper Floors.
			C	Stilt + 1st to 4th floors (Podium) + Upper Stilt floor + 1st to 28th Upper Floors.
10.	Corner plot or intermittent plot?	:	Intermittent	
11.	Road facilities	:	Yes	
12.	Type of road available at present	:	Pokkharan Road	



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13.	Width of road – is it below 20 ft. or more than 20 ft.	:	15 Mtr. Wide Road																		
14.	Is it a Land – Locked land?	:	No																		
15.	Water potentiality	:	Municipal Water supply																		
16.	Underground sewerage system	:	Connected to Municipal sewer																		
17.	Is Power supply is available in the site	:	Yes																		
18.	Advantages of the site	:	Located in developed area																		
19.	Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-cost / tidal level must be incorporated).	:	No																		
Part – A (Valuation of land)																					
1	Size of plot	:	Total Plot area – 126193.00 (As per 7/12 Extract) Plot area – 6147.04 Sq. M. (As per RERA Certificate)																		
	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)	:	₹ 1,40,900.00 per Sq. M. for Residential ₹ 52,600.00 per Sq. M. for Land																		
5	Assessed / adopted rate of valuation	:	As per table attached to the report																		
6	Estimated value of land	:	<table border="1"> <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>126193</td> <td>52600</td> <td>6,63,77,51,800.00</td> </tr> <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> <tr> <td>6147.04</td> <td>52600</td> <td>3233,34,304.00</td> </tr> </tbody> </table>	As per Approved Plan			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	126193	52600	6,63,77,51,800.00	As per RERA Certificate			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	6147.04	52600	3233,34,304.00
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As per RERA Certificate																					
Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)																			
6147.04	52600	3233,34,304.00																			
Part – B (Valuation of Building)																					
1	Technical details of the building	:																			
	a) Type of Building (Residential / Commercial / Industrial)	:	Residential																		
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	N.A. Building Construction work is in progress																		
	c) Year of construction	:	N.A. Building Construction work is in progress																		
	d) Number of floors and height of each floor including basement, if any	:																			
	Type	Number of Floors																			
	A	Proposed Basement + Ground (part) / Stilt (part) + 1 st to 4 th Floors Podium + Upper Stilt floor + 1 st to 44 th Upper Floors as per information provided by builder. The building permission as on date is received till Basement + Ground (part) / Stilt (part) + 1st to 4th Floors. Podium + Upper Stilt floor + 1st to 32nd Upper Floors.																			

	B	Proposed Basement + Ground (part) / Stilt (part) + 1 st to 4 th Floors Podium + Upper Stilt floor + 1 st to 44 th Upper Floors as per information provided by builder. The building permission as on date is received till Basement + Ground (part) / Stilt (part) + 1st to 4th Floors Podium + Upper Stilt floor + 1st to 32nd Upper Floors.								
	C	Proposed Stilt + 1st to 4th floors (Podium) + Upper Stilt floor + 1st to 28th Upper Floors.								
e)	Plinth area floor-wise	: As per table attached to the report								
f)	Condition of the building	:								
i)	Exterior – Excellent, Good, Normal, Poor	: N.A. Building Construction work is in progress								
ii)	Interior – Excellent, Good, Normal, Poor	: N.A. Building Construction work is in progress								
g)	Date of issue and validity of layout of approved map	: Copy of Approved Plan No. S04 / 0098 / 16 / 2007 / 60 TMC / TD- DP / TPS / 4232 / 22 dated 20.10.2022 issued by Deputy Engineer and Executive Engineer of Thane Municipal Corporation								
h)	Approved map / plan issuing authority	: Approved upto:								
		<table border="1"> <thead> <tr> <th>Type</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>Basement + Ground (part) + Stilt (part) + 1st to 4th Floors (Podium) + Upper Stilt floor + 1st to 32nd Upper Floors.</td> </tr> <tr> <td>B</td> <td>Basement + Ground (part) + Stilt (part) + 1st to 4th Floors (Podium) + Upper Stilt floor + 1st to 32nd Upper Floors.</td> </tr> <tr> <td>C</td> <td>Stilt + 1st to 4th floors (Podium) + Upper Stilt floor + 1st to 28th Upper Floors.</td> </tr> </tbody> </table>	Type	Number of Floors	A	Basement + Ground (part) + Stilt (part) + 1st to 4th Floors (Podium) + Upper Stilt floor + 1st to 32nd Upper Floors.	B	Basement + Ground (part) + Stilt (part) + 1st to 4th Floors (Podium) + Upper Stilt floor + 1st to 32nd Upper Floors.	C	Stilt + 1st to 4th floors (Podium) + Upper Stilt floor + 1st to 28th Upper Floors.
Type	Number of Floors									
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C	Stilt + 1st to 4th floors (Podium) + Upper Stilt floor + 1st to 28th Upper Floors.									
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	: Proposed R.C.C. Footing
2.	Basement	: N.A. Building Construction work is in progress
3.	Superstructure	: Proposed as per IS Code requirements
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber	: Proposed
5.	RCC Works	: N.A. Building Construction work is in progress
6.	Plastering	: N.A. Building Construction work is in progress
7.	Flooring, Skirting, dado	: N.A. Building Construction work is in progress
8.	Special finish as marble, granite, wooden paneling, grills etc.	: N.A. Building Construction work is in progress
9.	Roofing including weather proof course	: N.A. Building Construction work is in progress

10.	Drainage	:	Proposed
2.	Compound Wall	:	
	Height	:	N.A. Building Construction work is in progress
	Length	:	
	Type of construction	:	
3.	Electrical installation	:	N.A. Building Construction work is in progress
	Type of wiring	:	
	Class of fittings (superior / ordinary / poor)	:	
	Number of light points	:	N.A. Building Construction work is in progress
	Fan points	:	
	Spare plug points	:	
	Any other item	:	
4.	Plumbing installation	:	
	a) No. of water closets and their type	:	
	b) No. of wash basins	:	
	c) No. of urinals	:	N.A. Building Construction work is in progress
	d) No. of bath tubs	:	
	e) Water meters, taps etc.	:	
	f) Any other fixtures	:	

CONFIGURATION OF PROJECT AS PER DEVELOPER'S INFORMATION:**Remarks:**

Proposed as per site information		As per Sanctioned Approval Plan
Type	Number of Floors	Copy of Approved Plan No. S04 / 0098 / 16 / 2007 / 60 TMC / TD- DP / TPS / 4232 / 22 dated 20.10.2022 issued by Deputy Engineer and Executive Engineer of Thane Municipal Corporation.
A & B	Proposed Basement + Ground (part) / Stilt (part) + 1 st to 4 th Floors Podium + Upper Stilt floor + 1 st to 44 th Upper Floors.	
Approval upto:		
Type	Number of Floors	
A & B	Basement + Ground (part) / Stilt (part) + 1 st to 4 th Floors Podium + Upper Stilt floor + 1 st to 32 nd Upper Floors.	

We have done the valuation of entire proposed construction, however the Market Values of the flats assessed in the reports which are not yet sanctioned are realized only after the approval of said plans by Competent Authority i.e. Executive Engineer of Thane Municipal Corporation. Accordingly we have given the separate valuation of approved and proposed construction given by Builder only.

1a) Type – A (Approved Inventory):

Sr. No.	Flat No.	Floor No.	Comp	As per RERA Approved Plan Carpet Area in Sq. Ft.	As per Builder Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built Up area	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 ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	101	1	4 BHK	1675	171	1846	2031	22000	4,06,12,000.00	4,38,60,960.00	91500	56,85,680
2	102	1	3 BHK	1323	146	1469	1616	22000	3,23,18,000.00	3,49,03,440.00	72500	45,24,520
3	201	2	4 BHK	1675	171	1846	2031	22060	4,07,22,760.00	4,39,80,581.00	91500	56,85,680
4	202	2	2 BHK	1016	93	1109	1220	22060	2,44,64,540.00	2,64,21,703.00	55000	34,15,720

Sr. No.	Flat No.	Floor No.	Comp	As per RERA Approved Plan Carpet Area in Sq. Ft.	As per Builder Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built Up area	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 ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
5	301	3	4 BHK	1675	171	1846	2031	22120	4,08,33,520.00	4,41,00,202.00	92000	56,85,680
6	302	3	3 BHK	1323	146	1469	1616	22120	3,24,94,280.00	3,50,93,822.00	73000	45,24,520
7	401	4	4 BHK	1675	171	1846	2031	22180	4,09,44,280.00	4,42,19,822.00	92000	56,85,680
8	402	4	3 BHK	1323	146	1469	1616	22180	3,25,82,420.00	3,51,89,014.00	73500	45,24,520
9	501	5	4 BHK	1675	171	1846	2031	22240	4,10,55,040.00	4,43,39,443.00	92500	56,85,680
10	502	5	3 BHK	1323	146	1469	1616	22240	3,26,70,560.00	3,52,84,205.00	73500	45,24,520
11	601	6	4 BHK	1675	171	1846	2031	22300	4,11,65,800.00	4,44,59,064.00	92500	56,85,680
12	602	6	3 BHK	1323	146	1469	1616	22300	3,27,58,700.00	3,53,79,396.00	73500	45,24,520
13	701	7	4 BHK	1675	171	1846	2031	22360	4,12,76,560.00	4,45,78,685.00	93000	56,85,680
14	702	7	2 BHK	1016	93	1109	1220	22360	2,47,97,240.00	2,67,81,019.00	56000	34,15,720
15	801	8	4 BHK	1675	171	1846	2031	22420	4,13,87,320.00	4,46,98,306.00	93000	56,85,680
16	802	8	3 BHK	1323	146	1469	1616	22420	3,29,34,980.00	3,55,69,778.00	74000	45,24,520
17	901	9	4 BHK	1675	171	1846	2031	22480	4,14,98,080.00	4,48,17,926.00	93500	56,85,680
18	902	9	3 BHK	1323	146	1469	1616	22480	3,30,23,120.00	3,56,64,970.00	74500	45,24,520
19	1001	10	4 BHK	1675	171	1846	2031	22540	4,16,08,840.00	4,49,37,547.00	93500	56,85,680
20	1002	10	3 BHK	1323	146	1469	1616	22540	3,31,11,260.00	3,57,60,161.00	74500	45,24,520
21	1101	11	4 BHK	1675	171	1846	2031	22600	4,17,19,600.00	4,50,57,168.00	94000	56,85,680
22	1102	11	2 BHK	1016	93	1109	1220	22600	2,50,63,400.00	2,70,68,472.00	56500	34,15,720
23	1201	12	4 BHK	1675	171	1846	2031	22660	4,18,30,360.00	4,51,76,789.00	94000	56,85,680
24	1202	12	3 BHK	1323	146	1469	1616	22660	3,32,87,540.00	3,59,50,543.00	75000	45,24,520
25	1301	13	4 BHK	1675	171	1846	2031	22720	4,19,41,120.00	4,52,96,410.00	94500	56,85,680
26	1302	13	3 BHK	1323	146	1469	1616	22720	3,33,75,680.00	3,60,45,734.00	75000	45,24,520
27	1401	14	4 BHK	1675	171	1846	2031	22780	4,20,51,880.00	4,54,16,030.00	94500	56,85,680
28	1402	14	3 BHK	1323	146	1469	1616	22780	3,34,63,820.00	3,61,40,926.00	75500	45,24,520
29	1501	15	4 BHK	1675	171	1846	2031	22840	4,21,62,640.00	4,55,35,651.00	95000	56,85,680
30	1502	15	3 BHK	1323	146	1469	1616	22840	3,35,51,960.00	3,62,36,117.00	75500	45,24,520
31	1601	16	4 BHK	1675	171	1846	2031	22900	4,22,73,400.00	4,56,55,272.00	95000	56,85,680
32	1602	16	2 BHK	1016	93	1109	1220	22900	2,53,96,100.00	2,74,27,788.00	57000	34,15,720
33	1701	17	4 BHK	1675	171	1846	2031	22960	4,23,84,160.00	4,57,74,893.00	95500	56,85,680
34	1702	17	3 BHK	1323	146	1469	1616	22960	3,37,28,240.00	3,64,26,499.00	76000	45,24,520
35	1801	18	4 BHK	1675	171	1846	2031	23020	4,24,94,920.00	4,58,94,514.00	95500	56,85,680
36	1802	18	3 BHK	1323	146	1469	1616	23020	3,38,16,380.00	3,65,21,690.00	76000	45,24,520
37	1901	19	4 BHK	1675	171	1846	2031	23080	4,26,05,680.00	4,60,14,134.00	96000	56,85,680
38	1902	19	3 BHK	1323	146	1469	1616	23080	3,39,04,520.00	3,66,16,882.00	76500	45,24,520

Sr. No.	Flat No.	Floor No.	Comp.	As per RERA Approved Plan Carpet Area in Sq. Ft.	As per Builder Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built Up area	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 ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹	
39	2001	20	4 BHK	1675	171	1846	2031	23140	4,27,16,440.00	4,61,33,755.00	96000	56,85,680	
40	2002	20	3 BHK	1323	146	1469	1616	23140	3,39,92,660.00	3,67,12,073.00	76500	45,24,520	
41	2101	21	4 BHK	1675	171	1846	2031	23200	4,28,27,200.00	4,62,53,376.00	96500	56,85,680	
42	2102	21	2 BHK	1016	93	1109	1220	23200	2,57,28,800.00	2,77,87,104.00	58000	34,15,720	
43	2201	22	4 BHK	1675	171	1846	2031	23260	4,29,37,960.00	4,63,72,997.00	96500	56,85,680	
44	2202	22	3 BHK	1323	146	1469	1616	23260	3,41,68,940.00	3,69,02,455.00	77000	45,24,520	
45	2301	23	4 BHK	1675	171	1846	2031	23320	4,30,48,720.00	4,64,92,618.00	97000	56,85,680	
46	2302	23	3 BHK	1323	146	1469	1616	23320	3,42,57,080.00	3,69,97,646.00	77000	45,24,520	
47	2401	24	4 BHK	1675	171	1846	2031	23380	4,31,59,480.00	4,66,12,238.00	97000	56,85,680	
48	2402	24	3 BHK	1323	146	1469	1616	23380	3,43,45,220.00	3,70,92,838.00	77500	45,24,520	
49	2501	25	4 BHK	1675	171	1846	2031	23440	4,32,70,240.00	4,67,31,859.00	97500	56,85,680	
50	2502	25	3 BHK	1323	146	1469	1616	23440	3,44,33,360.00	3,71,88,029.00	77500	45,24,520	
51	2601	26	4 BHK	1675	171	1846	2031	23500	4,33,81,000.00	4,68,51,480.00	97500	56,85,680	
52	2602	26	2 BHK	1016	93	1109	1220	23500	2,60,61,500.00	2,81,46,420.00	58500	34,15,720	
53	2701	27	4 BHK	1675	171	1846	2031	23560	4,34,91,760.00	4,69,71,101.00	98000	56,85,680	
54	2702	27	3 BHK	1323	146	1469	1616	23560	3,46,09,640.00	3,73,78,411.00	78000	45,24,520	
55	2801	28	4 BHK	1675	171	1846	2031	23620	4,36,02,520.00	4,70,90,722.00	98000	56,85,680	
56	2802	28	3 BHK	1323	146	1469	1616	23620	3,46,97,780.00	3,74,73,602.00	78000	45,24,520	
57	2901	29	4 BHK	1675	171	1846	2031	23680	4,37,13,280.00	4,72,10,342.00	98500	56,85,680	
58	2902	29	3 BHK	1323	146	1469	1616	23680	3,47,85,920.00	3,75,68,794.00	78500	45,24,520	
59	3001	30	4 BHK	1675	171	1846	2031	23740	4,38,24,040.00	4,73,29,963.00	98500	56,85,680	
60	3002	30	3 BHK	1323	146	1469	1616	23740	3,48,74,060.00	3,76,63,985.00	78500	45,24,520	
61	3101	31	4 BHK	1675	171	1846	2031	23800	4,39,34,800.00	4,74,49,584.00	99000	56,85,680	
62	3102	31	2 BHK	1016	93	1109	1220	23800	2,63,94,200.00	2,85,05,736.00	59500	34,15,720	
63	3201	32	4 BHK	1675	171	1846	2031	23860	4,40,45,560.00	4,75,69,205.00	99000	56,85,680	
64	3202	32	3 BHK	1323	146	1469	1616	23860	3,50,50,340.00	3,78,54,367.00	79000	45,24,520	
Total				93787	9773	103560	113916			2,37,46,63,200.00	2,56,46,36,256.00		31,89,64,800

1b) Type -A (Proposed Inventory):

Sr. No.	Flat No.	Floor No.	Comp.	As per Builder RERA Carpet Area in Sq. Ft.	As per Builder Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built Up area	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 ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
65	3301	33	4 BHK	1675	171	1846	2031	23920	4,41,56,320.00	4,76,88,826.00	99500	56,85,680
66	3302	33	3 BHK	1323	146	1469	1616	23920	3,51,38,480.00	3,79,49,558.00	79000	45,24,520

67	3401	34	4 BHK	1675	171	1846	2031	23980	4,42,67,080.00	4,78,08,446.00	99500	56,85,680
68	3402	34	3 BHK	1323	146	1469	1616	23980	3,52,26,620.00	3,80,44,750.00	79500	45,24,520
69	3501	35	4 BHK	1675	171	1846	2031	24040	4,43,77,840.00	4,79,28,067.00	100000	56,85,680
70	3502	35	3 BHK	1323	146	1469	1616	24040	3,53,14,760.00	3,81,39,941.00	79500	45,24,520
71	3601	36	4 BHK	1675	171	1846	2031	24100	4,44,88,600.00	4,80,47,688.00	100000	56,85,680
72	3602	36	2 BHK	1016	93	1109	1220	24100	2,67,26,900.00	2,88,65,052.00	60000	34,15,720
73	3701	37	4 BHK	1675	171	1846	2031	24160	4,45,99,360.00	4,81,67,309.00	100500	56,85,680
74	3702	37	3 BHK	1323	146	1469	1616	24160	3,54,91,040.00	3,83,30,323.00	80000	45,24,520
75	3801	38	4 BHK	1675	171	1846	2031	24220	4,47,10,120.00	4,82,86,930.00	100500	56,85,680
76	3802	38	3 BHK	1323	146	1469	1616	24220	3,55,79,180.00	3,84,25,514.00	80000	45,24,520
77	3901	39	4 BHK	1675	171	1846	2031	24280	4,48,20,880.00	4,84,06,550.00	101000	56,85,680
78	3902	39	3 BHK	1323	146	1469	1616	24280	3,56,67,320.00	3,85,20,706.00	80500	45,24,520
79	4001	40	4 BHK	1675	171	1846	2031	24340	4,49,31,640.00	4,85,26,171.00	101000	56,85,680
80	4002	40	3 BHK	1323	146	1469	1616	24340	3,57,55,460.00	3,86,15,897.00	80500	45,24,520
81	4101	41	4 BHK	1675	171	1846	2031	24400	4,50,42,400.00	4,86,45,792.00	101500	56,85,680
82	4102	41	2 BHK	1016	93	1109	1220	24400	2,70,59,600.00	2,92,24,368.00	61000	34,15,720
83	4201	42	4 BHK	1675	171	1846	2031	24460	4,51,53,160.00	4,87,65,413.00	101500	56,85,680
84	4202	42	3 BHK	1323	146	1469	1616	24460	3,59,31,740.00	3,88,06,279.00	81000	45,24,520
85	4301	43	4 BHK	1675	171	1846	2031	24520	4,52,63,920.00	4,88,85,034.00	102000	56,85,680
86	4302	43	3 BHK	1323	146	1469	1616	24520	3,60,19,880.00	3,89,01,470.00	81000	45,24,520
87	4401	44	4 BHK	1675	171	1846	2031	24580	4,53,74,680.00	4,90,04,654.00	102000	56,85,680
88	4402	44	3 BHK	1323	146	1469	1616	24580	3,61,08,020.00	3,89,96,662.00	81000	45,24,520
Total				35362	3698	39060	42966		94,72,05,000.00	1,02,29,81,400.00		12,03,04,800

2a) Type – B (Approved Inventory):

Sr. No.	Flat No.	Floor No.	Comp	As per RERA Approved Plan Carpet Area in Sq. Ft.	As per Builder Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built Up area	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 ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	101	1	3 BHK	1333	122	1455	1601	22000	3,20,10,000.00	3,45,70,800.00	72000	44,81,400
2	102	1	4 BHK	1674	173	1847	2032	22000	4,06,34,000.00	4,38,84,720.00	91500	56,88,760
3	201	2	2 BHK	1038	85	1123	1235	22060	2,47,73,380.00	2,67,55,250.00	55500	34,58,840
4	202	2	4 BHK	1674	173	1847	2032	22060	4,07,44,820.00	4,40,04,406.00	91500	56,88,760
5	301	3	3 BHK	1333	122	1455	1601	22120	3,21,84,600.00	3,47,59,368.00	72500	44,81,400
6	302	3	4 BHK	1674	173	1847	2032	22120	4,08,55,640.00	4,41,24,091.00	92000	56,88,760
7	401	4	3 BHK	1333	122	1455	1601	22180	3,22,71,900.00	3,48,53,652.00	72500	44,81,400
8	402	4	4 BHK	1674	173	1847	2032	22180	4,09,66,460.00	4,42,43,777.00	92000	56,88,760
9	501	5	3 BHK	1333	122	1455	1601	22240	3,23,59,200.00	3,49,47,936.00	73000	44,81,400
10	502	5	4 BHK	1674	173	1847	2032	22240	4,10,77,280.00	4,43,63,462.00	92500	56,88,760

Sr. No.	Flat No.	Floor No.	Comp	As per RERA Approved Plan Carpet Area in Sq. Ft.	As per Builder Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built Up area	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 ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
11	601	6	3 BHK	1333	122	1455	1601	22300	3,24,46,500.00	3,50,42,220.00	73000	44,81,400
12	602	6	4 BHK	1674	173	1847	2032	22300	4,11,88,100.00	4,44,83,148.00	92500	56,88,760
13	701	7	2 BHK	1038	85	1123	1235	22360	2,51,10,280.00	2,71,19,102.00	56500	34,58,840
14	702	7	4 BHK	1674	173	1847	2032	22360	4,12,98,920.00	4,46,02,834.00	93000	56,88,760
15	801	8	3 BHK	1333	122	1455	1601	22420	3,26,21,100.00	3,52,30,788.00	73500	44,81,400
16	802	8	4 BHK	1674	173	1847	2032	22420	4,14,09,740.00	4,47,22,519.00	93000	56,88,760
17	901	9	3 BHK	1333	122	1455	1601	22480	3,27,08,400.00	3,53,25,072.00	73500	44,81,400
18	902	9	4 BHK	1674	173	1847	2032	22480	4,15,20,560.00	4,48,42,205.00	93500	56,88,760
19	1001	10	3 BHK	1333	122	1455	1601	22540	3,27,95,700.00	3,54,19,356.00	74000	44,81,400
20	1002	10	4 BHK	1674	173	1847	2032	22540	4,16,31,380.00	4,49,61,890.00	93500	56,88,760
21	1101	11	2 BHK	1038	85	1123	1235	22600	2,53,79,800.00	2,74,10,184.00	57000	34,58,840
22	1102	11	4 BHK	1674	173	1847	2032	22600	4,17,42,200.00	4,50,81,576.00	94000	56,88,760
23	1201	12	3 BHK	1333	122	1455	1601	22660	3,29,70,300.00	3,56,07,924.00	74000	44,81,400
24	1202	12	4 BHK	1674	173	1847	2032	22660	4,18,53,020.00	4,52,01,262.00	94000	56,88,760
25	1301	13	3 BHK	1333	122	1455	1601	22720	3,30,57,600.00	3,57,02,208.00	74500	44,81,400
26	1302	13	4 BHK	1674	173	1847	2032	22720	4,19,63,840.00	4,53,20,947.00	94500	56,88,760
27	1401	14	3 BHK	1333	122	1455	1601	22780	3,31,44,900.00	3,57,96,492.00	74500	44,81,400
28	1402	14	4 BHK	1674	173	1847	2032	22780	4,20,74,660.00	4,54,40,633.00	94500	56,88,760
29	1501	15	3 BHK	1333	122	1455	1601	22840	3,32,32,200.00	3,58,90,776.00	75000	44,81,400
30	1502	15	4 BHK	1674	173	1847	2032	22840	4,21,85,480.00	4,55,60,318.00	95000	56,88,760
31	1601	16	2 BHK	1038	85	1123	1235	22900	2,57,16,700.00	2,77,74,036.00	58000	34,58,840
32	1602	16	4 BHK	1674	173	1847	2032	22900	4,22,96,300.00	4,56,80,004.00	95000	56,88,760
33	1701	17	3 BHK	1333	122	1455	1601	22960	3,34,06,800.00	3,60,79,344.00	75000	44,81,400
34	1702	17	4 BHK	1674	173	1847	2032	22960	4,24,07,120.00	4,57,99,690.00	95500	56,88,760
35	1801	18	3 BHK	1333	122	1455	1601	23020	3,34,94,100.00	3,61,73,628.00	75500	44,81,400
36	1802	18	4 BHK	1674	173	1847	2032	23020	4,25,17,940.00	4,59,19,375.00	95500	56,88,760
37	1901	19	3 BHK	1333	122	1455	1601	23080	3,35,81,400.00	3,62,67,912.00	75500	44,81,400
38	1902	19	4 BHK	1674	173	1847	2032	23080	4,26,28,760.00	4,60,39,061.00	96000	56,88,760
39	2001	20	3 BHK	1333	122	1455	1601	23140	3,36,68,700.00	3,63,62,196.00	76000	44,81,400
40	2002	20	4 BHK	1674	173	1847	2032	23140	4,27,39,580.00	4,61,58,746.00	96000	56,88,760
41	2101	21	2 BHK	1038	85	1123	1235	23200	2,60,53,600.00	2,81,37,888.00	58500	34,58,840
42	2102	21	4 BHK	1674	173	1847	2032	23200	4,28,50,400.00	4,62,78,432.00	96500	56,88,760
43	2201	22	3 BHK	1333	122	1455	1601	23260	3,38,43,300.00	3,65,50,764.00	76000	44,81,400
44	2202	22	4 BHK	1674	173	1847	2032	23260	4,29,61,220.00	4,63,98,118.00	96500	56,88,760

Sr. No.	Flat No.	Floor No.	Comp	As per RERA Approved Plan Carpet Area in Sq. Ft.	As per Builder Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built Up area	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 ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
45	2301	23	3 BHK	1333	122	1455	1601	23320	3,39,30,600.00	3,66,45,048.00	76500	44,81,400
46	2302	23	4 BHK	1674	173	1847	2032	23320	4,30,72,040.00	4,65,17,803.00	97000	56,88,760
47	2401	24	3 BHK	1333	122	1455	1601	23380	3,40,17,900.00	3,67,39,332.00	76500	44,81,400
48	2402	24	4 BHK	1674	173	1847	2032	23380	4,31,82,860.00	4,66,37,489.00	97000	56,88,760
49	2501	25	3 BHK	1333	122	1455	1601	23440	3,41,05,200.00	3,68,33,616.00	76500	44,81,400
50	2502	25	4 BHK	1674	173	1847	2032	23440	4,32,93,680.00	4,67,57,174.00	97500	56,88,760
51	2601	26	2 BHK	1038	85	1123	1235	23500	2,63,90,500.00	2,85,01,740.00	59500	34,58,840
52	2602	26	4 BHK	1674	173	1847	2032	23500	4,34,04,500.00	4,68,76,860.00	97500	56,88,760
53	2701	27	3 BHK	1333	122	1455	1601	23560	3,42,79,800.00	3,70,22,184.00	77000	44,81,400
54	2702	27	4 BHK	1674	173	1847	2032	23560	4,35,15,320.00	4,69,96,546.00	98000	56,88,760
55	2801	28	3 BHK	1333	122	1455	1601	23620	3,43,67,100.00	3,71,16,468.00	77500	44,81,400
56	2802	28	4 BHK	1674	173	1847	2032	23620	4,36,26,140.00	4,71,16,231.00	98000	56,88,760
57	2901	29	3 BHK	1333	122	1455	1601	23680	3,44,54,400.00	3,72,10,752.00	77500	44,81,400
58	2902	29	4 BHK	1674	173	1847	2032	23680	4,37,36,960.00	4,72,35,917.00	98500	56,88,760
59	3001	30	3 BHK	1333	122	1455	1601	23740	3,45,41,700.00	3,73,05,036.00	77500	44,81,400
60	3002	30	4 BHK	1674	173	1847	2032	23740	4,38,47,780.00	4,73,55,602.00	98500	56,88,760
61	3101	31	2 BHK	1038	85	1123	1235	23800	2,67,27,400.00	2,88,65,592.00	60000	34,58,840
62	3102	31	4 BHK	1674	173	1847	2032	23800	4,39,58,600.00	4,74,75,288.00	99000	56,88,760
63	3201	32	3 BHK	1333	122	1455	1601	23860	3,47,16,300.00	3,74,93,604.00	78000	44,81,400
64	3202	32	4 BHK	1674	173	1847	2032	23860	4,40,69,420.00	4,75,94,974.00	99000	56,88,760
Total				94159	9181	103340	113674		2,36,96,16,080.00	2,55,91,85,366.00		31,82,87,200

2b) Type - B (Proposed Inventory):

Sr. No.	Flat No.	Floor No.	Comp	As per Builder RERA Carpet Area in Sq. Ft.	As per Builder Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built Up area	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 ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
65	3301	33	3 BHK	1333	171	1504	1654	23920	3,59,75,680.00	3,88,53,734.00	81000	46,32,320
66	3302	33	4 BHK	1674	146	1820	2002	23920	4,35,34,400.00	4,70,17,152.00	98000	56,05,600
67	3401	34	3 BHK	1333	171	1504	1654	23980	3,60,65,920.00	3,89,51,194.00	81000	46,32,320
68	3402	34	4 BHK	1674	146	1820	2002	23980	4,36,43,600.00	4,71,35,088.00	98000	56,05,600
69	3501	35	3 BHK	1333	171	1504	1654	24040	3,61,56,160.00	3,90,48,653.00	81500	46,32,320
70	3502	35	4 BHK	1674	146	1820	2002	24040	4,37,52,800.00	4,72,53,024.00	98500	56,05,600
71	3601	36	2 BHK	1038	171	1209	1330	24100	2,91,36,900.00	3,14,67,852.00	65500	37,23,720
72	3602	36	4 BHK	1674	93	1767	1944	24100	4,25,84,700.00	4,59,91,476.00	96000	54,42,360
73	3701	37	3 BHK	1333	171	1504	1654	24160	3,63,36,640.00	3,92,43,571.00	82000	46,32,320

74	3702	37	4 BHK	1674	146	1820	2002	24160	4,39,71,200.00	4,74,88,896.00	99000	56,05,600
75	3801	38	3 BHK	1333	171	1504	1654	24220	3,64,26,880.00	3,93,41,030.00	82000	46,32,320
76	3802	38	4 BHK	1674	146	1820	2002	24220	4,40,80,400.00	4,76,06,832.00	99000	56,05,600
77	3901	39	3 BHK	1333	171	1504	1654	24280	3,65,17,120.00	3,94,38,490.00	82000	46,32,320
78	3902	39	4 BHK	1674	146	1820	2002	24280	4,41,89,600.00	4,77,24,768.00	99500	56,05,600
79	4001	40	3 BHK	1333	171	1504	1654	24340	3,66,07,360.00	3,95,35,949.00	82500	46,32,320
80	4002	40	4 BHK	1674	146	1820	2002	24340	4,42,98,800.00	4,78,42,704.00	99500	56,05,600
81	4101	41	2 BHK	1038	171	1209	1330	24400	2,94,99,600.00	3,18,59,568.00	66500	37,23,720
82	4102	41	4 BHK	1674	93	1767	1944	24400	4,31,14,800.00	4,65,63,984.00	97000	54,42,360
83	4201	42	3 BHK	1333	171	1504	1654	24460	3,67,87,840.00	3,97,30,867.00	83000	46,32,320
84	4202	42	4 BHK	1674	146	1820	2002	24460	4,45,17,200.00	4,80,78,576.00	100000	56,05,600
85	4301	43	3 BHK	1333	171	1504	1654	24520	3,68,78,080.00	3,98,28,326.00	83000	46,32,320
86	4302	43	4 BHK	1674	146	1820	2002	24520	4,46,26,400.00	4,81,96,512.00	100500	56,05,600
87	4401	44	3 BHK	1333	171	1504	1654	24580	3,69,68,320.00	3,99,25,786.00	83000	46,32,320
88	4402	44	4 BHK	1674	146	1820	2002	24580	4,47,35,600.00	4,83,14,448.00	100500	56,05,600
Total				35494	3698	39192	43111		95,04,06,000.00	1,02,64,38,480.00		12,07,11,360

3) Type – C:

Sr. No.	Flat No.	Flo or No.	Comp	As per Approved Plan Carpet Area in Sq. Ft.	As per Builder Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet 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 ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	101	1	4 BHK	2019	222	2241	2465	22000	4,93,02,000.00	5,32,46,160.00	111000	69,02,280
2	102	1	5 BHK	2470	252	2722	2994	22000	5,98,84,000.00	6,46,74,720.00	134500	83,83,760
3	201	2	4 BHK	2019	222	2241	2465	22060	4,94,36,460.00	5,33,91,377.00	111000	69,02,280
4	202	2	5 BHK	2470	252	2722	2994	22060	6,00,47,320.00	6,48,51,106.00	135000	83,83,760
5	301	3	3 BHK	1786	190	1976	2174	22120	4,37,09,120.00	4,72,05,850.00	98500	60,86,080
6	302	3	5 BHK	2470	252	2722	2994	22120	6,02,10,640.00	6,50,27,491.00	135500	83,83,760
7	401	4	4 BHK	2019	222	2241	2465	22180	4,97,05,380.00	5,36,81,810.00	112000	69,02,280
8	402	4	5 BHK	2470	252	2722	2994	22180	6,03,73,960.00	6,52,03,877.00	136000	83,83,760
9	501	5	4 BHK	2019	222	2241	2465	22240	4,98,39,840.00	5,38,27,027.00	112000	69,02,280
10	502	5	5 BHK	2470	252	2722	2994	22240	6,05,37,280.00	6,53,80,262.00	136000	83,83,760
11	601	6	3 BHK	1786	190	1976	2174	22300	4,40,64,800.00	4,75,89,984.00	99000	60,86,080
12	602	6	5 BHK	2470	252	2722	2994	22300	6,07,00,600.00	6,55,56,648.00	136500	83,83,760
13	701	7	4 BHK	2019	222	2241	2465	22360	5,01,08,760.00	5,41,17,461.00	112500	69,02,280
14	702	7	5 BHK	2470	252	2722	2994	22360	6,08,63,920.00	6,57,33,034.00	137000	83,83,760
15	801	8	4 BHK	2019	222	2241	2465	22420	5,02,43,220.00	5,42,62,678.00	113000	69,02,280
16	802	8	5 BHK	2470	252	2722	2994	22420	6,10,27,240.00	6,59,09,419.00	137500	83,83,760
17	901	9	4 BHK	2019	222	2241	2465	22480	5,03,77,680.00	5,44,07,894.00	113500	69,02,280

Sr. No.	Flat No.	Flo or No.	Comp	As per Approved Plan Carpet Area in Sq. Ft.	As per Builder Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet 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 ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
18	902	9	5 BHK	2470	252	2722	2994	22480	6,11,90,560.00	6,60,85,805.00	137500	83,83,760
19	1001	10	4 BHK	2019	222	2241	2465	22540	5,05,12,140.00	5,45,53,111.00	113500	69,02,280
20	1002	10	5 BHK	2470	252	2722	2994	22540	6,13,53,880.00	6,62,62,190.00	138000	83,83,760
21	1101	11	3 BHK	1786	190	1976	2174	22600	4,46,57,600.00	4,82,30,208.00	100500	60,86,080
22	1102	11	5 BHK	2470	252	2722	2994	22600	6,15,17,200.00	6,64,38,576.00	138500	83,83,760
23	1201	12	4 BHK	2019	222	2241	2465	22660	5,07,81,060.00	5,48,43,545.00	114500	69,02,280
24	1202	12	5 BHK	2470	252	2722	2994	22660	6,16,80,520.00	6,66,14,962.00	139000	83,83,760
25	1301	13	4 BHK	2019	222	2241	2465	22720	5,09,15,520.00	5,49,88,762.00	114500	69,02,280
26	1302	13	5 BHK	2470	252	2722	2994	22720	6,18,43,840.00	6,67,91,347.00	139000	83,83,760
27	1401	14	4 BHK	2019	222	2241	2465	22780	5,10,49,980.00	5,51,33,978.00	115000	69,02,280
28	1402	14	5 BHK	2470	252	2722	2994	22780	6,20,07,160.00	6,69,67,733.00	139500	83,83,760
29	1501	15	4 BHK	2019	222	2241	2465	22840	5,11,84,440.00	5,52,79,195.00	115000	69,02,280
30	1502	15	5 BHK	2470	252	2722	2994	22840	6,21,70,480.00	6,71,44,118.00	140000	83,83,760
31	1601	16	3 BHK	1786	190	1976	2174	22900	4,52,50,400.00	4,88,70,432.00	102000	60,86,080
32	1602	16	5 BHK	2470	252	2722	2994	22900	6,23,33,800.00	6,73,20,504.00	140500	83,83,760
33	1701	17	4 BHK	2019	222	2241	2465	22960	5,14,53,360.00	5,55,69,629.00	116000	69,02,280
34	1702	17	5 BHK	2470	252	2722	2994	22960	6,24,97,120.00	6,74,96,890.00	140500	83,83,760
35	1801	18	4 BHK	2019	222	2241	2465	23020	5,15,87,820.00	5,57,14,846.00	116000	69,02,280
36	1802	18	5 BHK	2470	252	2722	2994	23020	6,26,60,440.00	6,76,73,275.00	141000	83,83,760
37	1901	19	4 BHK	2019	222	2241	2465	23080	5,17,22,280.00	5,58,60,062.00	116500	69,02,280
38	1902	19	5 BHK	2470	252	2722	2994	23080	6,28,23,760.00	6,78,49,661.00	141500	83,83,760
39	2001	20	4 BHK	2019	222	2241	2465	23140	5,18,56,740.00	5,60,05,279.00	116500	69,02,280
40	2002	20	5 BHK	2470	252	2722	2994	23140	6,29,87,080.00	6,80,26,046.00	141500	83,83,760
41	2101	21	3 BHK	1786	190	1976	2174	23200	4,58,43,200.00	4,95,10,656.00	103000	60,86,080
42	2102	21	5 BHK	2470	252	2722	2994	23200	6,31,50,400.00	6,82,02,432.00	142000	83,83,760
43	2201	22	4 BHK	2019	222	2241	2465	23260	5,21,25,660.00	5,62,95,713.00	117500	69,02,280
44	2202	22	5 BHK	2470	252	2722	2994	23260	6,33,13,720.00	6,83,78,818.00	142500	83,83,760
45	2301	23	4 BHK	2019	222	2241	2465	23320	5,22,60,120.00	5,64,40,930.00	117500	69,02,280
46	2302	23	5 BHK	2470	252	2722	2994	23320	6,34,77,040.00	6,85,55,203.00	143000	83,83,760
47	2401	24	4 BHK	2019	222	2241	2465	23380	5,23,94,580.00	5,65,86,146.00	118000	69,02,280
48	2402	24	5 BHK	2470	252	2722	2994	23380	6,36,40,360.00	6,87,31,589.00	143000	83,83,760
49	2501	25	4 BHK	2019	222	2241	2465	23440	5,25,29,040.00	5,67,31,363.00	118000	69,02,280
50	2502	25	5 BHK	2470	252	2722	2994	23440	6,38,03,680.00	6,89,07,974.00	143500	83,83,760
51	2601	26	3 BHK	1786	190	1976	2174	23500	4,64,36,000.00	5,01,50,880.00	104500	60,86,080
52	2602	26	5 BHK	2470	252	2722	2994	23500	6,39,67,000.00	6,90,84,360.00	144000	83,83,760

Sr. No.	Flat No.	Flo or No.	Comp	As per Approved Plan Carpet Area in Sq. Ft.	As per Builder Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet 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 ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
53	2701	27	4 BHK	2019	222	2241	2465	23560	5,27,97,960.00	5,70,21,797.00	119000	69,02,280
54	2702	27	5 BHK	2470	252	2722	2994	23560	6,41,30,320.00	6,92,60,746.00	144500	83,83,760
55	2801	28	4 BHK	2019	222	2241	2465	23620	5,29,32,420.00	5,71,67,014.00	119000	69,02,280
56	2802	28	5 BHK	2470	252	2722	2994	23620	6,42,93,640.00	6,94,37,131.00	144500	83,83,760
Total				124294	13080	137374	151111		3,13,35,64,540.00	3,38,42,49,704.00		42,31,11,920

Summary of the Project:

Particulars	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 ₹
A -Approved	2 BHK - 07 3 BHK - 25 4 BHK - 32	64	103560	113916	2,37,46,63,200.00	2,56,46,36,256.00
A -Proposed	2 BHK - 02 3 BHK - 10 4 BHK - 12	24	39060	42966	94,72,05,000.00	1,02,29,81,400.00
Total (a)		88	142620	156882	3,32,18,68,200.00	3,58,76,17,656.00
B -Approved	2 BHK - 07 3 BHK - 25 4 BHK - 32	64	103340	113674	2,36,96,16,080.00	2,55,91,85,366.00
B -Proposed	2 BHK - 02 3 BHK - 10 4 BHK - 12	24	39192	43111	95,04,06,000.00	1,02,64,38,480.00
Total (b)		88	142532	156785	3,32,00,22,080.00	3,58,56,23,846.00
C	3 BHK - 06 4 BHK - 22 5 BHK - 28	56	137374	151111	3,13,35,64,540.00	3,38,42,49,704.00
Total		232	422526	464778	9,77,54,54,820.00	10,55,74,91,206.00

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Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	9,77,54,54,820.00
Final Realizable Value After Completion in ₹	10,55,74,91,206.00
Cost of Construction (Total Built up area x Rate) 464778 Sq. Ft. x ₹ 2800.00	1,30,13,78,400.00

Type	Percentage of work done as on date	Built up area in Sq. Ft.	Total Cost Of Construction	Cost of construction as of today
A	16	156882	43,92,69,600.00	7,02,83,136.00
B	20	156785	43,89,98,000.00	8,77,99,600.00
C	42	151111	42,31,10,800.00	17,77,06,536.00
Total		464778	1,30,13,78,400.00	33,57,89,272.00

Part – C (Extra Items)		Amount in ₹
1.	Portico	N.A. Building Construction work is in progress
2.	Ornamental front door	
3.	Sit out / Verandah with steel grills	
4.	Overhead water tank	
5.	Extra steel / collapsible gates	
Total		

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

Part – E (Miscellaneous)		Amount in ₹
1.	Separate toilet room	N.A. Building Construction work is in progress
2.	Separate lumber room	
3.	Separate water tank / sump	
4.	Trees, gardening	
Total		

Part – F (Services)		Amount in ₹
1.	Water supply arrangements	N.A. Building Construction work is in progress
2.	Drainage arrangements	
3.	Compound wall	
4.	C.B. deposits, fittings etc.	
5.	Pavement	
Total		

Total abstract of the entire property

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

Part – F	Services	:	
Realizable Value / Fair Market Value as on date in ₹		:	₹ 9,77,54,54,820.00
Final Realizable Value After Completion in ₹		:	₹ 10,55,74,91,206.00

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 ₹ 21,000 to ₹ 25,000.00 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 ₹ 22,000.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.

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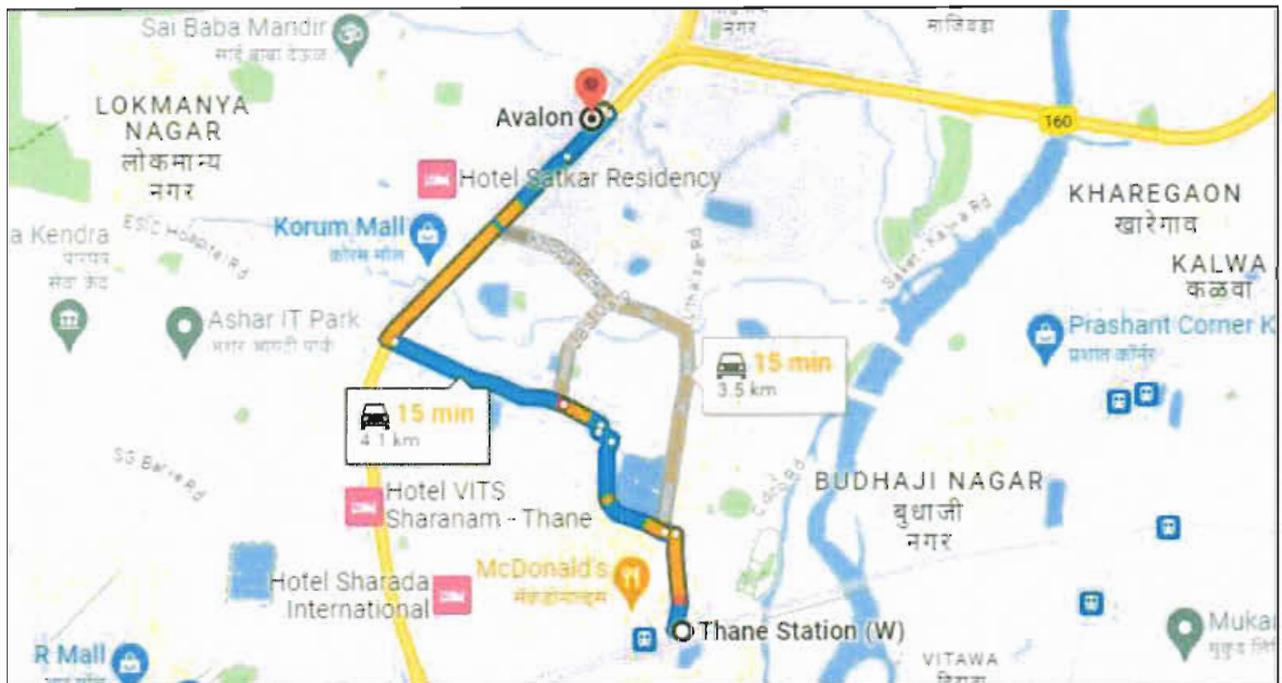
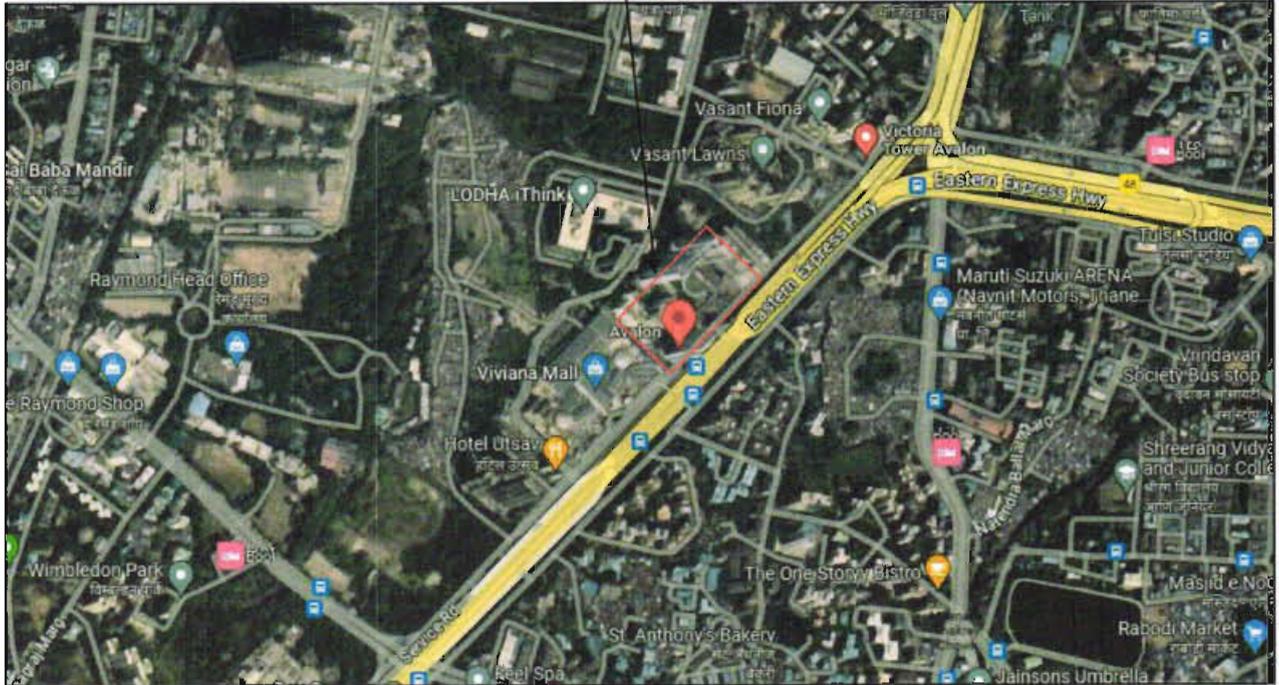
Actual Site Photographs



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Route Map of the property

Site u/r



Latitude Longitude: 19°12'35.7"N 72°58'25.1"E

Note: The Blue line shows the route to site from nearest railway station (Thane – 3.5 Km.)

Ready Reckoner Rate


Department of Registration & Stamps
 Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
बाजारमूल्य दर पत्रक

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Annual Statement of Rates

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Selected District: ठाणे
 Select Taluka: ठाणे
 Select Village: गावाचे नाव : पांचपाखाडी
 Search By: Survey No Location
 Enter Survey No: 48

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs.)	Attribute
5/15(A-5ब) वागळे औद्योगिक वसाहतीतील भुखंड क्रमांक अ-टाईप	46000	101800	117500	137200	117500	चौ मीटर	प्लॉट नंबर
5/16(B-5क) वागळे औद्योगिक वसाहत भुखंड बी-टाईप	45100	130100	143000	161400	143000	चौ मीटर	प्लॉट नंबर
5/17-5ड) मुंबई आंध्रा द्रुतगति महामार्ग व तानसा पाईप लाईन यांच्या मधील भूभाग नगर रचना योजना क्रमांक 1 अंतिम भुखंड / सर्वे नंबर	52100	124100	142800	155000	142800	चौ मीटर	अंतीम प्लॉट नंबर
5/18-5ई) मुंबई आंध्रा द्रुतगति महामार्गाच्या दोन्ही बाजूत दर्शनी असलेल्या मिळकती नगर रचना योजना क्रमांक अंतिम भुखंड क्रमांक / सर्वे नंबर	52600	140900	160600	190100	160600	चौ मीटर	सर्वे नंबर

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Sales Instance

541973 11-08-2023 Note:-Generated Through eDisplay v2.1 Module.For original report please contact concern SRO office.	सूची क्र. २	दुधम निबंधक दु.नि. ठाणे । दस्तावेजांक क्रमांक: 5419/2023 नोंदणी : Regn:63m
गाव : पांचपाखाडी		
(1)दस्तावेजा प्रकार	करारनामा	
(2)प्रोबदला	32200000	
(3)वाजाराभाव (भाडेपट्ट्याच्या वाचनीपट्ट्याकर आकारणी वता कि पट्ट्यात न समुच कराचे)	22730802.76	
(4)भूभाग -पेट्टीहस्ता व परकमाक (अपन्यास)	1) इतर माहिती : सदनिका क्रमांक ए-1502,15 वा मजला विल्डींग नं. ए.शेठ अंबलान फ्ल-2,विद्याना मॉल जवळ,इस्टन एक्सप्रेस हायवे,पांचपाखाडी,ठाणे सदनिकेचे क्षेत्रफळ 1322 चौ.फुट कार्पेट म्हणजे 122.81 चौ. मी. कार्पेट(रंग प्रमाण),वाल्कनीचे क्षेत्रफळ 146 चौ.फुट कार्पेट म्हणजे 13.56 चौ.मिटर(सध्याच्या एंफ्लिकेशन डेव्हलपमेंटच्या नियमानुसार)122.81 चौ.मी. कार्पेट म्हणजे 1322 चौ.फुट कार्पेट	
(5)क्षेत्रफळ	1) 136.43 चौ.मीटर	
(6)आकारणी किंवा नुडी शेवटला अंमल ठेवण		
(7)दस्तावेजा करार देणाऱ्या / निवून देणाऱ्या पक्षकारांचे नाव किंवा विद्यापी न्यायालयका इ.कुमुनामा किंवा अर्पण आमलघाम प्रतियोगीचे नाव व रत्न	1) मान्यता देणार -- व्होल्टास लि तर्फे कु मु म्हणून मे.शेठ डेव्हलपमें प्रालि.चे संचालक आश्विन एन शेठ यांचे तर्फे कु मु म्हणून दिलिपकुमार यादव - 52 प्लॉट नं : - माळा नं : - इमारतीचे नाव : व्होल्टास हाऊस ए ब्लॉक नं : डॉ. बाबासाहेब आंबेडकर रोड रोड नं : चिंचपोकळी मुंबई महाराष्ट्र मुम्बई. 400033 2) मे.शेठ डेव्हलपमें प्रालि.चे संचालक आश्विन एन शेठ यांचे तर्फे कु मु म्हणून दिलीपकुमार यादव -- 52 प्लॉट नं : - माळा नं : तळमजला व 3 रा मजला इमारतीचे नाव : प्री अस् इफिनीटी ब्लॉक नं : विलेपार्ले रोड नं : मुंबई महाराष्ट्र मुम्बई. 400057	
(8)दस्तावेजा करार देणाऱ्या पक्षकारांचे नाव किंवा विद्यापी न्यायालयका इ.कुमुनामा किंवा अर्पण आमलघाम प्रतियोगीचे नाव व रत्न	1) अनंग प्रेम उपाध्याय -- 30 प्लॉट नं : सदनिका क्र ए2/301 माळा नं : 3रा मजला इमारतीचे नाव : कॉसमॉस रेसिडेन्सी ब्लॉक नं : विजय नगरी समोर रोड नं : वाघवीळ ठाणे महाराष्ट्र ठाणे. 400615 2) प्रेम प्रकाश उपाध्याय -- 54 प्लॉट नं : सदनिका क्र ए2/301 माळा नं : 3रा मजला इमारतीचे नाव : कॉसमॉस रेसिडेन्सी ब्लॉक नं : विजय नगरी समोर रोड नं : वाघवीळ ठाणे महाराष्ट्र ठाणे. 400615 3) उषा प्रेम उपाध्याय -- 52 प्लॉट नं : सदनिका क्र ए2/301 माळा नं : 3रा मजला इमारतीचे नाव : कॉसमॉस रेसिडेन्सी ब्लॉक नं : विजय नगरी समोर रोड नं : वाघवीळ ठाणे महाराष्ट्र ठाणे. 400615	
(9)दस्तावेजा करार दिव्याका दिनांक	13/07/2023	
(10)दस्त नोंदणी केल्याका दिनांक	13/07/2023	
(11)बनु करारक तप व रूच	5419/2023	
(12)वाजाराभावप्रमाणे सुचक गुन्क	2254000	
(13)वाजाराभावप्रमाणे नोंदणी गुन्क	30000	
(14)शेरा		
गुन्कालासाठी विचारात घेतलेला तपजीला :-		

Sales Instance

गाव : पांचपाखाडी	
(1)दस्तावेज प्रकार	करारनामा
(2)सोबदला	34134177
(3)बाजारभाव (भाडेपट्ट्याच्या बाबतीतपट्टेकार आकारणी देतो कि पट्टेदार ते नमुद करावे)	22523291.6
(4)भूमापन, पॉटहिस्सा व घरकमांक (असल्यास)	1) इतर माहिती : सदनिका क्रमांक बी-1901,19वा मजला,बिल्डींग नं. बी.शेट अँवर्लॉन,फेज-2,विधियाना मॉल जवळ,इस्टन एक्सप्रेस हायवे,पांचपाखाडी,ठाणे सदनिकेचे क्षेत्रफळ 1333 चौ.फुट कार्पेट म्हणजे 123.85 चौ.मी कार्पेट(रेग प्रमाणे),वाल्कनीचे क्षेत्रफळ 122 चौ.फुट कार्पेट म्हणजे 11.33 चौ.मीटर(सध्याच्या एंफ्लिकेशन डेव्हलपमेंटच्या नियमानुसार)135.18 चौ.मी. कार्पेट म्हणजे 1455 चौ.फुट. कार्पेट
(5)क्षेत्रफळ	1) 135.18 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असलेले तब्दा	
(7)दस्तावेज करून देणाऱ्या / लिहून देवणाऱ्या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) मान्यता देणार व्होल्टास लि तर्फे कु.मु. म्हणून मे.शेट डेव्हलपर्स प्रा.लि.चे संचालक आश्विन एन शेट यांचे तर्फे कु.मु. म्हणून दिलीपकुमार यादव - 52 प्लॉट नं : - माळा नं : - इमारतीचे नाव : व्होल्टास हाऊस ए ब्लॉक नं : डॉ. बाबासाहेब आंबेडकर रोड रोड नं : चिंचपोकळी मुंबई महाराष्ट्र मुम्बई, 400033 2) मे.शेट डेव्हलपर्स प्रा.लि.चे संचालक आश्विन एन शेट यांचे तर्फे कु.मु. म्हणून दिलीपकुमार यादव - 52 प्लॉट नं : - माळा नं : तळमजला व 3 रा मजला इमारतीचे नाव : प्रीअस इफिनीटी ब्लॉक नं : विलेपार्ले रोड नं : मुंबई महाराष्ट्र मुम्बई, 400057
(8)दस्तावेज करून घेणाऱ्या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) सुषमा गौतम रणदिवे - 57 प्लॉट नं : सदनिका क्र. 403 माळा नं : - इमारतीचे नाव : स्कायपिलर बिल्डींग ब्लॉक नं : टिजेएसबी बँकेच्या मागे रोड नं : कळवा नाका ठाणे प. महाराष्ट्र ठाणे, 400605 2) स्वप्नील गौतम रणदिवे - 33 प्लॉट नं : सदनिका क्र. 403 माळा नं : - इमारतीचे नाव : स्कायपिलर बिल्डींग ब्लॉक नं : टिजेएसबी बँकेच्या मागे रोड नं : कळवा नाका ठाणे प. महाराष्ट्र ठाणे, 400605
(9)दस्तावेज करून दिल्याचा दिनांक	11/01/2023
(10)दस्त नोंदणी केल्याचा दिनांक	11/01/2023
(11)अनुक्रमांक,शेड व पृष्ठ	233/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	2389500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	
मूल्यांकनासाठी विचारात घेतलेला तपशील :-	



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Price Indicators

Sheth Avalon Phase 2
 By **ADARSH SETHI GROUP**
 Location: Viena Mall, 5B, Thane Platinum Bldg, Thane West, Eastern (Express) Highway, Thane, Thane West

₹2.77 Cr - 5.32 Cr | ₹13.00 K/sq.ft
 EMI starts at ₹1.57 Lacs

₹13.00 K/sq.ft
 Avg. Price

Jun. 2025
 Possession Starts

3, 4, 5 BHK Apartments
 Configurations

1205.00 sq.ft. - 2360.00 sq.ft.
 (Carpet Area)
 Sizes

₹4.04 Cr [How much loan can I get?](#)

↳ BHK Flat For Sale in Sheth Avalon, **Thane West, Thane**

4 Beds **4 Baths** **4 Balconies** **2 Covered Parking** **Water Front** **Hilltop**

Super Built-Up Area: 2115 sq.ft ~ ₹19,102/sq.ft	Developer: Adarsh Sethi Group	Project: Sheth Avalon	Floor: 21 (Out of 32 Floors)
Transaction Type: Resale	Facing: East	Furnished Status: Unfurnished	Car Parking: 2 Covered

✓ East Facing Property

Price Indicators

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

₹3.2 Cr. @ 20,000 per sq.ft. 3BHK 3Baths

Estimated EMI ₹2,55,985

Registration No: P115001129 Website: shethavalon.com

Overview Society Owner Details Price Trends Registry Record Society Reviews

Property / Society (28)

Area
Built Up area: 1600 sq.ft.
Carpet area: 1405 sq.ft.

Price
₹ 3.2 Crise
@ 20,000 per sq.ft. (all inclusive, negotiable)

Floor Number
20th of 24 Floors

Configuration
3 Bedrooms, 3 Bathrooms, 1 Balcony with Servant Room

Address
Sheth Avalon
Laxmi Nagar, Thane

Facing
East

Jun 2025

square yards Thane ▾ Buy ▾ Rent ▾ Projects ▾ Agents ▾ Services ▾ Resources ▾ Intelligence Sell or Rent Prop

Home Property for Sale in Thane Property for Sale in Majiwada Property for Sale in Sheth Avalon Phase 2, Thane 4 Bedroom 1845 Sq.Ft. Apartment in Majiwada Thane

Sheth Avalon Phase 2
4 Bedroom 1845 Sq.Ft. Apartment in Majiwada Thane
Listing ID #5220634

4.04 Cr.

Need Loan? Get Free Credit Score!

4 Bedrooms
Semi-Furnished
1 Bathroom
1845 Sq Ft. (Built-up Area)

2 Buyers Interested in this Property

Get Instant Home Loan Request for Call

Overview Furnishing Amenities Agent Overview About Project Data Intelligence Commute Time Majiwada Reviews



Price Indicators

magicbricks Buy Rent Sell Home Loans

Home > Property for sale in Thane > Flats for Sale in Thane > Flats for Sale in Thane (West) > 2 BHK Flats for Sale in Thane (West) > 1200 sq.ft

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

2 BHK Flat For Sale in Sheth Avalon, **Thane West, Thane**



2 Beds 2 Baths 1 Balcony Unfurnished

Carpet Area	Developer	Project
800 sqft ~ ₹ 21,250/sqft	Ashwin Sheth Group	Sheth Avalon
Floor	Transaction Type	Furnished Status
10 (Out of 30 Floors)	Resale	Unfurnished

+7 Photos

magicbricks Buy Rent Sell Home Loans

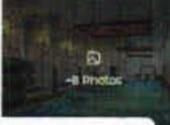
Home > Property in Thane > Flats for Sale in Thane > Flats for Sale in Thane (West) > 4 BHK > 2115 sq.ft

₹4.04 Cr EMI - ₹ NaN | [Get pre-approved loan](#)

4 BHK Flat For Sale in Sheth Avalon, **Thane West, Thane**







4 Beds 4 Baths 4 Balconies 2 Covered Parking Skyline View Sea facing

Super Built-Up Area	Developer	Project	Floor
2115 sqft ~ ₹ 19,102/sqft	Ashwin Sheth Group	Sheth Avalon	21 (Out of 32 Floors)
Transaction Type	Facing	Furnished Status	Car Parking
Resale	East	Unfurnished	2 Covered

+8 Photos

Price Indicators

HOUSING.com Buy or Rent Now

Home / State / Thane West / Apartment for Sale in Thane West / 3 BHK Flat

3 BHK Flat ₹2.6 Cr EMI starts at ₹1.29 Lacs

By **Sheth's Real Estate Group**

North-East, Laxmi Nagar, Thane West, Thane

[Contact Seller](#)

1600 sq ft Built Up Area | ₹16.25 K/sq ft Avg. Price | 3 BHK Configuration | 19th Dec. 2024 Possession status | Middle of 32 floors | West facing Facing | Unfurnished Furnishing

99acres Buy • 3 BHK (4 Baths) • Project / Society / Landmark

₹3.13 Cr Estimated ₹12,10,261 | **3BHK 4Baths** | Apartment for Sale

1990 sq ft Built Up Area | 1455 sq ft Carpet Area

3 Bedrooms, 4 Bathrooms, 3x Balconies with Pooja Room, Study Room, Servant Room Others

₹3.13 Cr + Govt Charges & Tax @ 18,650 per sq.ft. (All Inclusive, Negotiable)

Sheth Avalon, Laxmi Nagar, Thane

20th of 32 Floors | East Facing

Overlooking: Park/Garden, Main Road, Club, Pool, Others | Possession: Dec 2024

Price Indicators

99acres Buy • Home Locality Project Society Landmarks

₹3.21 Cr ₹1,71,000 per sq.ft. **3BHK 3Baths**

Estimated EMI ₹ 2,56,884

Area Super Built up area 1930 sq.ft. **Config** 3 Bedrooms, 3 Bathrooms, 2 Balconies with Pooja Room, Study Room, Store Room

Price ₹ 3.21 Crore @ 16,461 per sq.ft.

Config Sheth Avalon, Laxmi Nagar, Thane

Registration 18170207120

Overview Society Dealer Details Price Trends Registry Record Society Reviews

Property (0) **Society (20)**

Area Super Built up area 1930 sq.ft. **Config** 3 Bedrooms, 3 Bathrooms, 2 Balconies with Pooja Room, Study Room, Store Room

Price ₹ 3.21 Crore @ 16,461 per sq.ft.

Config Sheth Avalon, Laxmi Nagar, Thane

Registration 18170207120

Overview Society Dealer Details Price Trends Registry Record Society Reviews

99acres Buy • Home Locality Project Society Landmarks

₹6.33 Cr ₹2,11,000 per sq.ft. **5BHK 6Baths**

Estimated EMI ₹ 5,05,826

Area Super Built up area 3010 sq.ft. **Config** 5 Bedrooms, 6 Bathrooms, 3+ Balconies with Pooja Room, Study Room, Servant Room, Others

Price ₹ 6.33 Crore+ Govt Charges & Tax @ 21,040 per sq.ft. (incl. exclusive, registration) **View Price Details**

Config Sheth Avalon, Laxmi Nagar, Thane

Registration 18170207120

Overview Society Dealer Details Price Trends Registry Record Society Reviews

Property (4) **Society (20)**

Area Super Built up area 3010 sq.ft. **Config** 5 Bedrooms, 6 Bathrooms, 3+ Balconies with Pooja Room, Study Room, Servant Room, Others

Price ₹ 6.33 Crore+ Govt Charges & Tax @ 21,040 per sq.ft. (incl. exclusive, registration) **View Price Details**

Config Sheth Avalon, Laxmi Nagar, Thane

Registration 18170207120

Overview Society Dealer Details Price Trends Registry Record Society Reviews

Price Indicators Projects nearby Locality

4 BHK Flat ₹3.0 Cr EMI starts at ₹1.49 Lacs

By SHAFIROD PILLAI'S REAL ESTATE
Shafirod Pillai's Skanska, Subhash Nagar, Thane West, Thane

3200 sq.ft. Build Up Area ₹9.36 K/sq.ft. Avg. Price 4 BHK Configuration 3rd Aug. 2023 Possession status Middle of 35 floors East facing Facing Semi Furnished Furnishing

3 BHK Flat ₹2.05 Cr EMI starts at ₹1.02 Lacs

By PUSHPAT DEVELOPERS
K. V. Road, Linking Road, P. A. Road, P. A. Road, Thane West, Thane

1025 sq.ft. Build Up Area ₹20.00 K/sq.ft. Avg. Price 3 BHK Configuration 6th Jul. 2023 Possession status Lower of 29 floors East facing Facing Semi Furnished Furnishing

Price Indicators Projects nearby Locality

The screenshot shows a property listing on the 99acres website. The property is priced at ₹1.79 Cr (Estimated EMV ₹1.42 Cr) and is a 2BHK 2Baths unit. The carpet area is 909 sq.ft. The price per sq.ft. is ₹22,373, which is inclusive of GST and taxes. The property is located in Lohia Luxuria Priya, Majiwada, Thane. It is a 29-floor building, and the property is 1 to 5 years old. The listing includes a photo of the interior and a 'Places nearby' section.

The screenshot shows another property listing on the 99acres website. The property is priced at ₹1.45 Cr (Estimated EMV ₹1.15 Cr) and is a 2BHK 2Baths unit. The carpet area is 626 sq.ft. The price per sq.ft. is ₹23,162, which is inclusive of GST and taxes. The property is located in Lohia Luxuria Priya, Majiwada, Thane. It is a 40-floor building, and the property is 1 to 5 years old. The listing includes a photo of the interior and a 'Places nearby' section.



Price Indicators Projects nearby Locality

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

₹1.69 Cr @ 22,807 per sq.ft.
Estimated EM ₹1,34,981

2BHK 2Baths
Flat/Apartment for Sale
Location: Ashar Edge, Pokhran 2, Thane, Mumbai

RENT STATUS: **AVAILABLE** Website: <https://mahatrustmanagement.gov.in/>

Overview Society Owner Details Price Trends Society Reviews Explore Locality >

Property (16) Society (16)

Area: Carpet area: 741 sq.ft. w
11 BHK

Price: ₹ 1.69 Crone
@ 22,807 per sq.ft. (Registrate)

Floor Number: 12th of 33 Floors

Configuration: 2 Bedrooms, 2 Bathrooms, 3 Balconies

Address: Ashar Edge, Pokhran 2, Thane

Property Age: 0 to 1 Year Old

Places nearby

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

₹1.78 Cr @ 22,062 per sq.ft.
Estimated EM ₹1,42,168

2BHK 2Baths
Flat/Apartment for Sale
Location: Lodha Luxaria Prima, Hajipada, Thane, Mumbai

RENT STATUS: **NOT AVAILABLE** Website: <https://mahatrustmanagement.gov.in/>

Overview Society Owner Details Price Trends Registry Record Society Reviews >

Property (16) Society (16)

Area: Super Built up area: 1260 sq.ft. w
11 BHK
Carpet area: 889 sq.ft. (11 BHK)

Price: ₹ 1.78 Crone Govt Charges & Tax
@ 22,062 per sq.ft. (Registrate)

Floor Number: 22th of 29 Floors

Configuration: 2 Bedrooms, 2 Bathrooms, 2 Balcony with Pooja Room, Store Room

Address: Lodha Luxaria Prima, Hajipada, Thane

Property Age: 1 to 5 Year Old

Places nearby

Price Indicators Projects nearby Locality

square yards Home Buy Rent Projects Agents Services Resources Intelligence

Home New Projects in Thane Property in Thane Projects in Majiwada Lodha Majiwada Tower 4

Compare

9 Photos

Lodha Majiwada Tower 4
Majiwada, Thane

₹ 73.80 Lac to 1.38 Cr

Status: **Ready to Move**

Project Size
254 units · 0.88 Acres

Configurations · 2 BHK Flat from 410 Sq. Ft. to 820 Sq. Ft. (Carpet)

2 Properties for Sale
in Lodha Majiwada Tower 4

1 Properties for Rent
in Lodha Majiwada Tower 4

20390 Views · 40 Enquiries

[GET A CALL BACK](#)

Why Invest through Square Yards?

- Zero Brokerage** - 100% Service, 0% Brokerage. We charge our customers nothing. Not today, not ever.
- Lowest Price Guaranteed** - Highly unlikely, but if you find a lower price anywhere, tell us and we will match it.
- Full Service Support** - Our sales personnel are accountable for every step - site visits, home loans & post-sales.

square yards Home Buy Rent Projects Agents Services Resources Intelligence Sell or Rent It

Home New Projects in Thane Property in Thane Projects in Majiwada Rustomjee Uptown Urbania

Compare

13 Photos

Rustomjee Uptown Urbania
Majiwada, Thane

₹ 92.25 Lac to 1.83 Cr

Status: **Early Stage Construction**

Project Size
1671 units · 50 Acres

Configurations · 1, 2 & 3 BHK Flat from 410 Sq. Ft. to 1229 Sq. Ft. (Carpet)

16 Properties for Sale
in Rustomjee Uptown Urbania

26723 Views · 6 Enquiries

[Request a Call Back](#)

Why Invest through Square Yards?

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- Lowest Price Guaranteed** - Highly unlikely, but if you find a lower price anywhere, tell us and we will match it.
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Price Indicators Projects nearby Locality

T Bhimjyani Infinity Towers
Mapusala, Thane

₹ 89.89 Lac to 1.79 Cr

Status: **New Launch**

Project Size: 471 units - 9 Acres

Configurations: 2.5 BHK Flat from 500 Sq. Ft. to 1171 Sq. Ft. (Carpet)

1751 Views | 29 Enquiries

[GET A CALL BACK](#)

Why Invest through Square Yards?

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- Lowest Price Guaranteed** - Highly unlikely, but if you find a lower price anywhere, tell us and we will match it.
- Full Service Support** - Our sales personnel are accountable for every step - site visits, home loans & post-sales.

Sheth Zuri
Mapusala, Thane

₹ 94.95 Lac to 1.75 Cr

5 ratings

Status: **Mid Stage Construction**

Project Size: 692 units - 3.75 Acres

Configurations: 1.2.3 BHK Flat from 401 Sq. Ft. to 763 Sq. Ft. (Carpet)

12 Properties for Sale in Sheth Zuri

30281 Views | 288 Enquiries

[GET A CALL BACK](#)

Why Invest through Square Yards?

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- Lowest Price Guaranteed** - Highly unlikely, but if you find a lower price anywhere, tell us and we will match it.
- Full Service Support** - Our sales personnel are accountable for every step - site visits, home loans & post-sales.

Price Indicators Projects nearby Locality

Neelkanth Lakeview
By NEELKANTH
Plot No: 19A/10 Part, Thane west, Thane
★ 3.6 Write a Review
Contact Developer

₹2 Cr - 4 Cr | ₹20.63 K/sq.ft
EMI starts at ₹99.29 K
Price excludes maintenance fees. See More

2, 3, 4 BHK Apartments Configurations
Jun, 2023 Possession Starts
₹20.63 K/sq.ft Avg. Price
824.00 sq.ft. - 1496.00 sq.ft. (Carpet Area) Sizes

30 more

Lakhani Empire Heritage
By LAKHANI BUILDERS PVT LTD.
Vandri Park, Thane
Contact Developer

₹1.4 Cr - 2.49 Cr | ₹22.77 K/sq.ft
EMI starts at ₹89.50 K
Price includes everything. See More

2, 3 BHK Apartments Configurations
Dec, 2025 Possession Starts
₹22.77 K/sq.ft Avg. Price
527.00 sq.ft. - 900.00 sq.ft. (Carpet Area) Sizes

10 more



(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 12.08.2023 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 18.07.2023. 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. Sheth Developers Private Limited
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 Deepak Jain – 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.	Date of appointment, valuation date and date of report;	Date of Appointment - 18.07.2023 Valuation Date - 12.08.2023 Date of Report - 12.08.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 18.07.2023
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 **12th August 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 advice because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

Information Supplied by Others

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

Future Matters

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

Map and Plans

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

Site Details

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

Property Title

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

Environmental Conditions

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

Town Planning

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

Area

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

Condition & Repair

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

Valuation Methodology

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

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar

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

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

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

Not a Structural Survey

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

Other

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

Legal

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

Property specific assumptions

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

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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

(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.



