

# COST VETTING REPORT



## Details of the property under consideration:

### **Name of Project: "Highland Sky Towers"**

"Highland Sky Towers", Proposed Residential & Commercial Complex on Plot bearing Survey No. 15, 47, 48, 49, 59 & 63, L. B. S. Marg, Damani Estate, Village – Naupada, Thane (West), Taluka & District – Thane, Pin Code – 400 602, State – Maharashtra, Country – India.

Latitude Longitude: 19°11'24.7"N 72°57'59.4"E

Think.Innovate.Create

### Valuation Done for:

**State Bank of India**

**Wagle Ind. Est. Branch**

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



**Thane** : 101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) - 400 601, (M.S.), INDIA  
E-mail : thane@vastukala.org, Tel. : 80978 82976 / 90216 25621

#### 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  
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mumbai@vastukala.org



Vastu/SBI/Thane/09/2023/3980/2302686  
23/05-330-PY  
Date: 23.09.2023

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

**Sub:** Cost Vetting for "Highland Sky Towers" at Thane (West), Pin Code – 400 602.

Dear Sir,

In accordance with your Mail as stated above, we enclose our Report on Cost Vetting "Highland Sky Towers", Proposed Residential & Commercial Complex on Plot bearing Survey No. 15, 47, 48, 49, 59 & 63, L. B. S. Marg, Damani Estate, Village – Naupada, Thane (West), Taluka & District – Thane, Pin Code – 400 602, State – Maharashtra, Country – India.

The project is being developed by M/s. Providence Realty LLP. Providence Realty LLP is a leading player in Thane real estate industry. Everyone dreams to have their own home & they help many of them to make their dreams come true. They build each home painstakingly, with focus on Quality, Useful detailing & ensure Value for money. They desire to earn people's trust and confidence while they create whenever they launch their new product and services.

M/s. Providence Realty LLP is developing a Residential & Commercial Complex on Plot bearing Survey No. 15, 47, 48, 49, 59 & 63, L. B. S. Marg, Damani Estate, Village – Naupada, Thane (West), Taluka & District – Thane, Pin Code – 400 602, State – Maharashtra, Country – India. Project is comprising of two Buildings Wing A & B.

Wing A is Residential cum Commercial Sale Building is proposed of Basement + Ground Floor + 1<sup>st</sup> to 6<sup>th</sup> Podium Floor + Service Floor + 1<sup>st</sup> to 48<sup>th</sup> Habitable Floor and Wing B is Residential Rehab Building is proposed of Basement + Ground Floor + 1<sup>st</sup> to 6<sup>th</sup> Podium Floor + Service Floor + 1<sup>st</sup> to 26<sup>th</sup> Habitable Floor with total RERA carpet area of 4,19,225.51 Sq. Ft. which consists 2 BHK, 3 BHK Flat & Shops with total 245 nos. of Sell flats, 19 nos. of Sell shops, 5 nos. of land owner flats, 156 nos. of Tenant Flats & 7 nos. of Tenant shops along with all the Amenities.



**Thane :** 101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) - 400 601, (M.S.), INDIA  
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In this regard, State Bank of India, Wagle Ind. Est. Branch Regional Business Office, Region-II, Wagle Ind. Area, Plot No. B-35, 2nd Floor, Wagle Circle, Thane (West) - 400 604 has approached Vastukala Consultants (I) Pvt. Ltd. (VCIPL) to conduct a Cost Vetting of the said project.

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

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

Total Project Cost for the completion of Project will be ₹ 436.76 Cr.

For Vastukala Consultants (I) Pvt. Ltd.

**Sharadkumar  
r B.  
Chalikwar**

Digitally signed by Sharadkumar  
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**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

SBI Empanelment No.: SME/TCC/2017-18/942/178



**Vastukala Consultants (I) Pvt. Ltd.**  
An ISO 9001:2015 Certified Company [www.vastukala.org](http://www.vastukala.org)



**About the Project:**

It is an under construction Proposed Residential & Commercial Complex on Plot bearing Survey No. 15, 47, 48, 49, 59 & 63, L. B. S. Marg, Damani Estate, Village – Naupada, Thane (West), Taluka & District – Thane, Pin Code – 400 602. It is about 1.90 Km. travelling distance from Thane Railway station. Near Damani Estate.

**AREA STATEMENT AS PER APPROVED PLAN:**

Sr. No.	Description	Area (Sq. M.)
1	Area Of Plot (Minimum Area Of A, B, C To Be Considered)	12,591.65
A	Area Of Plot (As Per 7/12)	25,744.78
B	Area As Per Measurement Sheet	22,319.53
C	Area As Per Site	22,319.53
I	Area Not in Possession (Sub Plot-A)	57.04
II	Less Area of Sub Plot B Including Road Area as Per O.C. Dt. 20/12/1996	9,582.65
III	Less Area Under Sub Plot B (As Per Sanctioned Plan Dt. 25/11/1986)	88.78
IV	Total (I + II + III)	9,728.47
	<b>BALANCE PLOT AREA (1b-1civ)</b>	<b>12,591.06</b>
2	Deduction For	-
A	Proposed D.P/9.00 M. D.P Road Widening Area/Service Road/Highway Widening	3,976.21
B	Any DP Reservation Area	-
	Total (A + B)	3,976.21
3	Balance Plot Area (1 - 2)	8,614.85
4	Amenity Open Space (If Applicable)	N.A.
A	Required As Per UDCPR	-
B	Adjustment Of 2(B) If Any	-
C	Balance Proposed	-
5	NET PLOT AREA (3) - (4c)	8,614.85
6	Recreational Open Space (If Applicable)	N.A.
A	Required	861.48
B	Proposed	1,790.47
7	Internal Road Area	-
8	Plotable Area	-
9	Permissible Built-Up Area with Reference to Basic FSI As Per Front Road Width (5) X (1.10)	9,476.33
10	Addition For	
A	Additional Of FSI on Payment of Premium Maximum Permissible Premium FSI - Based on Road Width / Tod Zone (0.5x1) =12591.06 X 0.50 = 6295.53	
B	Proposed FSI on Payment of Premium	6,295.53
C	Maximum Permissible TDR 1.15 On (1) 12591.06 X 1.15 = 14479.71 Sq. M. 70% Open TDR = 14479.71 X 70% = 10135.80	-
D	Additional Area Under Road as Per I.R.D.P. (3976.21-1143.67 Area Under Road of Sub Plot a As Per Sanctioned Plan Dated 25/11/1986) = 2832.54 X 2.05 = 5806.71	5,806.71
E	In Suit Area Against Amenity Space in Handover	
F	Additional 10% Of FSI Consumed by The Existing Authorized Building as Per Sanctioned Plan Dated 25/11/1986 (As Existing Building Is Dilapidated) i.e., 50% Of 8087.54	4,043.77
G	Total (B + C + F)	16,146.01
11	Total Entitlement of FSI in Proposal	25,622.34
A	TOTAL (9 + 11g)	
B	Considering 80% As Commercial And 60% As Residential Ancillary Area	

Sr. No.	Description	Area (Sq. M.)
1	Entitlement FSI For Commercial (8938.76/1.8)	4,965.98
2	Commercial Ancillary Area (11b1 x 0.80)	3,972.78
3	Total (1 + 2)	8,938.76
4	Balance for residential (11a-13b1)	20,656.36
5	Residential ancillary area (11b4 x 0.60)	10,289.89
6	Total (4 + 5)	30,946.25
7	Total Entitlement (3+6)	39,885.01
12	Maximum Utilization Limit of FSI in Proposal	55,865.74
13	Total Built Up Area in Proposal (Excluding Area At Sr.No.17b)	
A	Existing Built Up Area (As Per P-Line) Sr. No. 17b)	
B	Proposed Built Up Area (As Per P-Line) Sr. No.14	39,755.05
	Total (A + B)	39,755.05
14	F.S.I. Consumed (15/14)	0.99
15	Area For Inclusive Housing If Any	
A	Required (20% Of Sr.No.5)	
B	Proposed	

**AREA STATEMENT AS PER CONCESSION DRAWING PLAN:**

Sr. No.	Description	Area (Sq. M.)
1	Area Of Plot (Minimum Area Of A, B, C To Be Considered)	12,591.65
A	Area Of Plot (As Per 7/12)	25,744.78
B	Area As Per Measurement Sheet	22,319.53
C	Area As Per Site	22,319.53
I	Area Not in Possession (Sub Plot-A)	57.04
II	Less Area of Sub Plot B Including Road Area as Per O.C. Dt. 20/12/1996	9,582.65
III	Less Area Under Sub Plot B (As Per Sanctioned Plan Dt. 25/11/1986)	88.78
IV	Total (I + II + III)	9,728.47
	BALANCE PLOT AREA (1b-1civ)	12,591.06
2	Deduction For	-
A	Proposed D.P/9.00 M. D.P Road Widening Area/Service Road/Highway Widening	3,976.21
B	Any DP Reservation Area	
	Total (A + B)	3,976.21
3	Balance Plot Area (1 - 2)	8,614.85
4	Amenity Open Space (If Applicable)	N.A.
A	Required As Per UDCPR	-
B	Adjustment Of 2(B) If Any	-
C	Balance Proposed	-
5	NET PLOT AREA (3) - (4c)	8,614.85
6	Recreational Open Space (If Applicable)	N.A.
A	Required	861.48
B	Proposed	1,790.47
7	Internal Road Area	-
8	Plotable Area	-
9	Permissible Built-Up Area with Reference to Basic FSI As Per Front Road Width (5) X (1.10)	9,476.33
10	Addition For	
A	Additional Of FSI on Payment of Premium Maximum Permissible Premium FSI - Based on Road Width / Tod Zone (0.5x1) =12591.06 X 0.50 = 6295.53	
B	Proposed FSI on Payment of Premium	6,295.53

Sr. No.	Description	Area (Sq. M.)
C	Maximum Permissible TDR 1.15 On (1) 12591.06 X 1.15 = 14479.71 Sq. M. 70% Open TDR = 14479.71 X 70% = 10135.80	14,479.71
D	Additional Area Under Road as Per I.R.D.P. (3976.21-1143.67 Area Under Road of Sub Plot a As Per Sanctioned Plan Dated 25/11/1986) = 2832.54 X 2.05 = 5806.71	
E	In Suit Area Against Amenity Space in Handover	
F	Additional 10% Of FSI Consumed by The Existing Authorized Building as Per Sanctioned Plan Dated 25/11/1986 (As Existing Building Is Dilapidated) i.e., 50% Of 8087.54	4,043.77
G	Total (B + C + F)	24,819.01
11	Total Entitlement of FSI in Proposal	34,295.34
A	TOTAL (9 + 11g)	
B	Considering 80% As Commercial And 60% As Residential Ancillary Area	
1	Entitlement FSI For Commercial (8938.76/1.8)	4,965.98
2	Commercial Ancillary Area (11b1 x 0.80)	3,972.78
3	Total (1 + 2)	8,938.76
4	Balance for residential (11a-13b1)	29,329.36
5	Residential ancillary area (11b4 x 0.60)	17,597.62
6	Total (4 + 5)	46,926.98
7	Total Entitlement (3+6)	55,865.74
12	Maximum Utilization Limit of FSI in Proposal	55,865.74
13	Total Built Up Area in Proposal (Excluding Area At Sr.No.17b)	
A	Existing Built Up Area (As Per P-Line) Sr. No. 17b)	
B	Proposed Built Up Area (As Per P-Line) Sr. No.14	55,306.94
	Total (A + B)	55,306.94
14	F.S.I. Consumed (15/14)	0.99
15	Area For Inclusive Housing If Any	
A	Required (20% Of Sr.No.5)	
B	Proposed	

### Construction Area for Wing A & B

Sr. No.	Particulars	Total Construction Area in Sq. M.
1	Commercial BUA Area	8,938.76
2	A Building (Resi.) BUA Area	33,489.94
3	B Building (Resi.) BUA Area	13,918.99
4	Basement	6,519.58
5	Ground Level	432.54
6	1st Podium	211.66
7	2nd Podium	4,793.40
8	3rd Podium	4,726.42
9	4th Podium	4,835.47
10	5th Podium	5,528.93
11	Service Floor (A Building)	1,288.13
12	Recreational Floor (A Building)	1,403.20
13	Club House	155.20
14	Vipsahyana Hall	42.89
<b>Total Area in Sq. M.</b>		<b>86,285.11</b>

**Project Cost**

Sr. No.	Particulars	Total Estimated Amount in ₹	Total Estimated Amount in ₹ Cr.
1	<b>Land Cost</b>		
i.	Acquisition Cost of Land or Development Rights, and Legal Cost.	4,87,11,580.00	4.87
ii.	Rent to Tenants, Lease premium, Lease Rent, interest cost incurred or payable on Land Cost	28,23,97,352.00	28.24
iii.	Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area, and any other incentive under DCR from Local Authority or State Government or any Statutory Authority.	48,73,58,563.00	48.74
iv.	Acquisition cost of TDR (if any)	27,80,05,235.00	27.80
2	<b>Cost of Construction</b>		
i.	Estimated construction cost of rehab cum sale building including site development and infrastructure for the same.	256,26,67,767.00	256.27
ii.	On site expenditure for development of entire project excluding cost of construction as per(i) above,		
a.	Architect Fees & Consultant fees	3,84,40,017.00	3.84
b.	Admin Cost includes salaries, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), cost of machineries and equipment including its hire and maintenance cost, consumables etc. All costs directly incurred to complete the construction of the entire phase of the project registered.	12,81,33,388.00	12.81
c.	Marketing Cost	15,71,93,070.00	15.72
3	Interest during the Project	30,78,00,000.00	30.78
4	Contingency Cost	7,68,80,033.00	7.69
	<b>GRAND TOTAL:</b>	<b>436,75,87,005.00</b>	<b>436.76</b>

For Vastukala Consultants (I) Pvt. Ltd.

**Sharadkumar  
B. Chalikwar**

Digitally signed by Sharadkumar  
B. Chalikwar  
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**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer  
Chartered Engineer (India)  
Reg. No. (N) CCIT/1-14/52/2008-09  
SBI Empanelment No.: SME/TCC/2017-18/942/178



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**Comments on each element of Cost of Project: -****1. Land Cost:**

As per Present Ready Reckoner rate the Project Land Value is ₹ 68.75 Cr. considering Land Rate @ ₹ 54,600.00 per Sq. M. & Net Plot Area of 12,591.06 Sq. M.

As per document cost of land and stamp duty is ₹ 4,87,11,580.00 i.e., ₹ 4.87 Cr. which is 1.12% of Total Project Cost.

Sr. No.	Agreement Name	Date	Particulars	Total Amount in ₹	Incurred Amount in ₹
1	Development Agreement	19.11.2018	Purchase Cost	3,00,00,000.00	3,00,00,000.00
2			Stamp Duty	1,86,78,000.00	1,86,78,000.00
3			Reg. Fees	30,000.00	30,000.00
4				3,580.00	3,580.00
<b>TOTAL</b>				<b>4,87,11,580.00</b>	<b>4,87,11,580.00</b>

**2. Payment Payable to Rehab Tenants (Rent Cost):**

Since it is a having some redevelopment flat from the date of shifting of 160 Tenants till handing over their respective new flats as per the Tenant Agreement. Further the rent keeps on increasing as per agreement. The existing Tenants has to be given total rental of ₹ 28,23,97,352.00 i.e., ₹ 28.24 Cr. Builder has paid ₹ 16.64 Cr. which is 6.46 % of Total Project Cost.

Existing Tenants Carpet Area & Rent per month for Flat are as follows:

Sr. No.	Particulars		Unit
1	No. of Residential Tenants	148.00	Nos.
2	No. of Commercial Tenants	12.00	Nos.
3	Rent for Residential Tenants / Month for April 19 - March 20	20,000.00	Rupees
4	<b>Rent per month for April 19 - March 20 Year</b>	<b>3,55,20,000.00</b>	<b>Rupees</b>
5	Rent for Residential Tenants / month for April 20 - March 21	20,000.00	Rupees
6	<b>Rent per month for April 20 - March 21</b>	<b>3,55,20,000.00</b>	<b>Rupees</b>
7	Rent for Residential Tenants / month for April 21 - March 22	20,000.00	Rupees
8	<b>Rent per month for April 21 - March 22</b>	<b>3,55,20,000.00</b>	<b>Rupees</b>
9	Rent for Residential Tenants / month for April 22 - March 23	22,000.00	Rupees
10	<b>Rent per month for April 22 - March 23</b>	<b>3,90,72,000.00</b>	<b>Rupees</b>
11	Rent for Residential Tenants / month for April 23 - March 24	24,200.00	Rupees
12	<b>Rent per month for April 23 - March 24</b>	<b>4,29,79,200.00</b>	<b>Rupees</b>
13	Rent for Residential Tenants / month for April 24 - March 25	26,620.00	Rupees
14	<b>Rent per month for April 24 - March 25</b>	<b>4,72,77,120.00</b>	<b>Rupees</b>
15	Rent for 17 tenant per month for 9 Months	15,000.00	Rupees
16	<b>Rent for 17 tenant for 9 Months</b>	<b>22,95,000.00</b>	<b>Rupees</b>
17	Rent for Commercial Tenants / Month for April 19 - March 20	30,000.00	Rupees
18	<b>Rent per month for April 19 - March 20 Year</b>	<b>21,60,000.00</b>	<b>Rupees</b>
19	Rent for Commercial Tenants / month for April 20 - March 21	33,000.00	Rupees
20	<b>Rent per month for April 20 - March 21</b>	<b>43,20,000.00</b>	<b>Rupees</b>
21	Rent for Commercial Tenants / month for April 21 - March 22	36,300.00	Rupees
22	<b>Rent per month for April 21 - March 22</b>	<b>47,52,000.00</b>	<b>Rupees</b>
23	Rent for Commercial Tenants / month for April 22 - March 23	39,930.00	Rupees
24	<b>Rent per month for April 22 - March 23</b>	<b>52,27,200.00</b>	<b>Rupees</b>
25	Rent for Commercial Tenants / month for April 23 - March 24	43,923.00	Rupees
26	<b>Rent per month for April 23 - March 24</b>	<b>57,49,920.00</b>	<b>Rupees</b>
27	Rent for Commercial Tenants / month for April 24 - March 25	48,315.00	Rupees
28	<b>Rent per month for April 24 - March 25</b>	<b>63,24,912.00</b>	<b>Rupees</b>
29	Shifting per Tenant	23,000.00	Rupees
30	<b>Shifting Cost</b>	<b>36,80,000.00</b>	<b>Rupees</b>
31	<b>Corpus Fund</b>	<b>1,00,00,000.00</b>	<b>Rupees</b>



Sr. No.	Particulars		Unit
32	Additional corpus fund	20,00,000.00	Rupees
33	Total Rent Cost (4 + 6 + 8 + 10 + 12 + 14 + 16 + 18 + 20 + 22 + 24 + 26 + 28 + 30 + 31 + 32)	28,23,97,352.00	Rupees

### 3. Building Cost of Construction of Wing A & B:

Construction area = 86,285.11 Sq. M.

Total estimated cost for construction of Building (includes cost of RCC work, manpower, lift, material, painting, finishing work, site development, etc.) is ₹ 232,96,97,970.00 i.e., ₹ 232.97 Cr. which comes ₹ 27,000.00 per Sq. M. on construction area for building, cost of deep excavation & piling work is ₹ 23,29,69,797.00 i.e., ₹ 23.30 Cr. which comes 10% of cost of construction. Hence, total cost of construction (Cost of Construction of Building + Cost of Deep Excavation & Piling Work) is ₹ 256,26,67,767.00 i.e., ₹ 256.27 Cr.

The total construction area is 86,285.11 Sq. M., projected cost of ₹ 256.27 Cr is 58.66% of total project cost

Particulars	Rate per Sq. M.
Excavation Work	1,500.00
Total RCC Work	13,500.00
Final Finishing Work	7,000.00
Other Work	5,000.00
Cost of Construction	27,000.00
Cost of Deep Excavation & Piling Cost	10% of Cost of Construction

### 4. TDR Charges:

The TDR charges is ₹ 27,80,05,235.00 i.e., ₹ 27.80 Cr. which is 6.36% of Total Project Cost.

Sr. No.	Agreement Name	Date	Area in Sq. M.	Particulars	Total Amount in ₹
1	TDR Purchase of Agreement	24.01.2020	2,363.08	Purchase Cost	2,21,00,000.00
2				Stamp Duty	6,63,000.00
3				Reg. Fees	30,000.00
4					1,120.00
5	TDR Purchase of Agreement	25.01.2023	3,731.00	Purchase Cost	3,34,29,760.00
6				Stamp Duty	10,03,000.00
7				Reg. Fees	30,000.00
8				740.00	
9	TDR Purchase of Agreement	25.01.2023	1,155.00	Purchase Cost	1,03,48,800.00
10				Stamp Duty	3,10,600.00
11				Reg. Fees	30,000.00
12				740.00	
13	TDR Purchase of Agreement	25.01.2023	2,755.00	Purchase Cost	2,46,84,800.00
14				Stamp Duty	7,40,700.00
15				Reg. Fees	30,000.00
16				740.00	
17	Non-Slum TDR		274.00	Purchase Cost	67,32,180.00
18				Stamp Duty	2,01,965.00
19	Slum TDR		3,949.00	Purchase Cost	17,24,92,320.00
20				Stamp Duty	51,74,770.00
TOTAL			14,227.08		27,80,05,235.00

**5. Approval Charges:**

The Total Approval Cost (Fungible Cost & Development Cess Premium) as per information provided by the developer is ₹ 48,73,58,563.00 i.e., ₹ 48.74 Cr. which is 11.16% of Total Project Cost.

Sr. No.	Particulars	Total Amount in ₹
1	Proposal Submission Fee	2,46,247.00
2	Revised Plan	1,83,020.00
3	Development Charges Fee	49,44,357.00
4	Development Charges for Metro Project	49,44,357.00
5	Cess for worker welfare on building construction	32,40,000.00
6	Additional FSI Government Share	75,19,224.00
7	Ancillary FSI Premium	1,46,01,408.00
8	Development Fund (50% of premium)	75,19,224.00
9	Fire Premium Charges	13,33,562.00
10	Fire Infrastructure Charges	57,33,936.00
11	Fire Service Fee	71,353.00
12	Fire Premium Charges	56,766.00
13	Fire Service Fee	12,485.00
14	Development Charges Fee	29,11,946.00
15	Development Fund (50% of premium)	45,11,534.00
16	Development Charges for Metro Project	29,11,946.00
17	Cess for worker welfare on building construction	71,48,036.00
18	Additional FSI Government Share	45,11,534.00
19	Ancillary FSI Premium	87,60,845.00
20	Scrutiny Fees	2,00,000.00
21	Revised Plan	1,98,776.00
22	Fire Infrastructure Charges	34,335.00
23	Fire Service Fee	8,896.00
24	Fire Infrastructure Charges	15,46,664.00
25	Fire Service Fee	23,568.00
26	Development Charges fee	44,39,860.00
27	Development Charges for Metro Project	44,39,860.00
28	Cess for worker welfare on building construction	60,05,896.00
29	Scrutiny Fees	38,115.00
30	Scrutiny Fees	38,115.00
31	Scrutiny Fees	90,915.00
32	Scrutiny Fees	90,915.00
33	Scrutiny Fees	1,23,123.00
34	Scrutiny Fees	1,23,123.00
35	Fire Service Fee	59,995.00
36	Fire Infrastructure Charges	47,37,482.00
37	Fire Service Fee	49,231.00
38	Fire Infrastructure Charges	48,38,720.00
39	Scrutiny Fees	7,00,000.00
40	Developers Registration Fee	10,000.00
41	Proposal Submission Fee	12,97,632.00
42	Scrutiny Fees	14,63,489.00
43	Permission Deposit	9,47,634.00
44	Existing Structure Demolition Charges	3,50,000.00
45	Infrastructure Improvement Charges	34,27,374.00
46	Debris Charges	11,19,931.00
47	Development Charges fee	86,18,998.00

Sr. No.	Particulars	Total Amount in ₹
48	Development Charges for Metro Project	86,18,998.00
49	Vacant land Tax	6,49,894.00
50	Fire Service Fee	85,000.00
51	Fire Infrastructure Charges	2,21,220.00
52	Fire Premium Charges	1,80,117.00
53	Fire Premium Charges	13,52,568.00
54	Fire Infrastructure Charges	45,01,047.00
55	Fire Service Fee	1,41,081.00
56	Fire Service Fee	2,04,702.00
57	Security Deposit	10,00,000.00
58	Security Deposit	25,000.00
59	Pollution Fees	6,92,000.00
60	Property Tax	7,20,793.00
61	Royalty charges	36,97,250.00
62	Survey charges	1,02,000.00
63	Revised Plan charges	3,01,665.00
64	Revised Plan charges	12,20,310.00
65	Cess for worker welfare on building construction	20,00,000.00
66	Margin Condonation Premium	2,52,072.00
67	Society Office Deposit	4,06,800.00
68	Development Charges	4,51,95,954.00
69	Metro Cess Charges	4,51,95,954.00
70	Ancillary FSI charges	3,37,97,363.22
71	Premium FSI charges	8,95,23,675.35
72	Ancillary FSI charges	10,03,12,518.18
73	Other Development Charges	2,07,76,153.86
<b>Total</b>		<b>48,73,58,563.00</b>

#### 6. Architect Cost, RCC & Other Professional Charges:

The total Architect charges of ₹ 3,84,40,017.00 i.e., ₹ 3.84 Cr. is 1.5% of total construction cost & it is on lower side because developer have their inhouse team for professional work.

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

#### 7. Administrative Expenses:

Salaries, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), cost of machineries and equipment including its hire and maintenance cost, consumables etc. All costs directly incurred to complete the construction of the entire phase of the project registered is estimated 5% of total construction cost which comes to ₹ 12,81,33,388.00 i.e., ₹ 12.81 Cr.

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

#### 8. Marketing Expenses:

Marketing costs directly incurred to complete the construction of the entire phase of the project registered is estimated at 2% of total Sale income from the project which comes to ₹ 15,71,93,070.00 i.e., ₹ 15.72 Cr.

The marketing charge consists of *brokerage & commission* which in market is in the range of 2% - 4% of Total Sale income of the property.

#### 9. Interest Costs:

The Interest cost for the term loan is expected to be ₹ 30,78,00,000.00 i.e., ₹ 30.78 Cr., which is 7.05% of total project cost.

As per information provided by the client.

#### **10. Contingency Costs:**

The contingency charges estimated at 3% of total cost of construction which comes to ₹ 7,68,80,033.00 i.e., ₹ 7.69 Cr.

#### **Observation and Construction: -**

**Total estimated cost of project i.e., ₹ 436,75,87,005.00 (Rupees Four Hundred Thirty Six Crore Seventy Five Lakh Eighty Seven Thousand Five Only) i.e. ₹ 436.76 Cr. is fair & reasonable.**

The project cost is including land premium payable to concern authorities, Fungible FSI Premium, Cost of Construction of rehab & Sale Building, on site expenses including admin & marketing expenses, premiums / charges to be paid to competent authority and Bank interest, etc. we have not independently verified interest cost hence not consider in cost vetting.

As per present sanctioned building plan, permissible built-up area on the said plot is 39,755.05 Sq. M. The rehab cum sale building (Wing A & B) is presently sanctioned for Basement + Ground Floor + 1st to 6th Podium Floor + Service Floor + 1st to 25th Habitable Residential Floors only. The Developer has submitted the concession drawing plan to the competent authority for utilization of total permissible Built-up area and fungible FSI. The rehab Wing B is proposed for Basement + Ground Floor + 1st to 6th Podium Floor + Service Floor + 1st to 26th Habitable Residential Floors and sale building Wing A is proposed for Basement + Ground Floor + 1st to 6th Podium Floor + Service Floor + 1st to 48th Habitable Residential Floors only. Estimated cost of entire project of 48th upper floor for Wing A & 26th upper floor for Wing B is considered.

Total estimated cost of construction for Wing A & B Building as per concession drawing plan up to Wing A is Basement + Ground Floor + 1st to 6th Podium Floor + Service Floor + 1st to 48th Habitable Residential Floors and Wing B of Basement + Ground Floor + 1st to 6th Podium Floor + Service Floor + 1st to 26th Habitable Residential Floors is ₹ 232,96,97,970.00 i.e., ₹ 232.97 Cr. which comes ₹ 27,000.00 per Sq. M. on construction area for building, cost of deep excavation & piling work is ₹ 23,29,69,797.00 i.e., ₹ 23.30 Cr. which comes 10% of cost of construction. Hence, total cost of construction (Cost of Construction of Building + Cost of Deep Excavation & Piling Work) is ₹ 256,26,67,767.00 i.e., ₹ 256.27 Cr. which is fair & reasonable considering the present status of project, type & quality of construction & specification of the building materials to be used, height of the structure, amenities to be provided in proposed building.

#### **Assumptions & Remarks-**

- The adequacy of Engineering / Structural design is beyond the scope of our assignment.
- Estimated project completion date is as per below table. The cost is certified based on the assumptions that the project will be completed within time frame. Few assumptions are made regarding inflation & cost rise etc. during construction period.

Tower	RERA No.	Expected Completion Date
Wing A	P51700032367	31.12.2026
Wing B	P51700032859	30.04.2025
Arcade (Commercial Shops)	P51700029045	31.08.2024

Photo copy of following document is provided to us & this report should be read along with it:

- ✓ Copy of Development cum Sale Agreement Reg. No. TNN - 12/11420/2018 dated 03.11.2018 and agreement dated 10.09.2018 between M/s. Surajratan Fatehchand Damani Janhit Nidhi (The Landlord / Owner), Damani Co-operative Housing Society Limited (The Society) and M/s. Providence Realty LLP (The Developers).
- ✓ Copy of Charity Commissioner Order No. CC/621/2018 dated 31.07.2018 issued by Charity Commissioner, Maharashtra State
- ✓ Copy of Property Card
- ✓ Copy of TDR Agreement Reg. No. TNN - 12/9228/2020 dated 24.01.2020 and agreement dated 24.01.2020 for Area 2,363.08 Sq. M. between M/s. Surajratan Fatehchand Damani Janhit Nidhi (The Transferor) and M/s. Providence Realty LLP (The Transferee).
- ✓ Copy of Deed of Transfer Reg. No. TNN - 5/1175/2023 dated 25.01.2023 and agreement dated 24.01.2023 for Area 3,731.00 Sq. M. between Mrs. Kanina Rajdaksh Sharma & Mrs. Kshama Kapil Sharma (The Transferors) and M/s. Providence Realty LLP (The Transferee).
- ✓ Copy of Deed of Transfer Reg. No. TNN - 5/1178/2023 dated 25.01.2023 and agreement dated 24.01.2023 for Area 1,155.00 Sq. M. between M/s. Anjur Warehouse Pvt. Ltd. (The Transferors) and M/s. Providence Realty LLP (The Transferee).
- ✓ Copy of Deed of Transfer Reg. No. TNN - 5/1176/2023 dated 25.01.2023 and agreement dated 24.01.2023 for Area 2,755.00 Sq. M. between Mrs. Kanina Rajdaksh Sharma & Mrs. Kshama Kapil Sharma (The Transferors) and M/s. Providence Realty LLP (The Transferee).
- ✓ Copy of Approved Plan No. V.P./SO2/0217/18/TMC/TD-DP/TPS/4012/22 dated 30.03.2022 issued by Thane Municipal Corporation (TMC).

**Approved upto:**

**Wing A: Basement + Ground Floor + 1<sup>st</sup> to 6<sup>th</sup> Podium Floor + Service Floor + 1<sup>st</sup> to 25<sup>th</sup> Habitable Floor**

**Wing B: Basement + Ground Floor + 1<sup>st</sup> to 6<sup>th</sup> Podium Floor + Service Floor + 1<sup>st</sup> to 25<sup>th</sup> Habitable Floor**

**Club House: Ground + 1<sup>st</sup> Floor**

- ✓ Copy of Commencement Certificate No. V.P. No. SO2/0217/18/TMC/TDD/4174/22 dated 12.08.2022 issued by Thane Municipal Corporation (TMC).

**Approved upto:**

**Wing A: Basement + Ground Floor + 1<sup>st</sup> to 6<sup>th</sup> Podium Floor + Service Floor + 1<sup>st</sup> to 25<sup>th</sup> Habitable Floor**

**Wing B: Basement + Ground Floor + 1<sup>st</sup> to 6<sup>th</sup> Podium Floor + Service Floor + 1<sup>st</sup> to 25<sup>th</sup> Habitable Floor**

**Club House: Ground + 1<sup>st</sup> Floor**

- ✓ Copy of LOI / Concession Drawing Plan dated 09.03.2022 issued by Thane Municipal Corporation (TMC).

**Approved upto:**

**Wing A: Basement + Ground Floor + 1<sup>st</sup> to 6<sup>th</sup> Podium Floor + Service Floor + 1<sup>st</sup> to 48<sup>th</sup> Habitable Floor**

**Wing B: Basement + Ground Floor + 1<sup>st</sup> to 6<sup>th</sup> Podium Floor + Service Floor + 1<sup>st</sup> to 26<sup>th</sup> Habitable Floor**

**Club House: Ground + 1<sup>st</sup> Floor**

- ✓ Copy of Fire NOC Certificate No. TMC/CFO/M/137/125 dated 10.08.2022 issued by Thane Municipal Corporation (TMC).
- ✓ Copy of No Objection Certificate for Height Clearance NOC ID No. SNCR/WEST/B/032423/748692 dated 10.04.2023 valid upto 09.04.20231 issued by Airports Authority of India.
- ✓ Copy of Environment Clearance Certificate dated 14.09.2017 issued by Ministry of Environment, Forest and Climate Change Department.
- ✓ Copy of Storm Water Drainage NOC Certificate No. TMP/KA/INDP/527 dated 28.01.2022 issued by Thane Municipal Corporation (TMC).
- ✓ Copy of STP NOC Certificate No. TMP/MN/Other NOC/02 dated 15.02.2022 issued by Thane Municipal Corporation (TMC).

Valuation Report Prepared For: SBI/ Wagle Industrial Estate Branch/ Highland Sky Tower (3980/2302686) Page 13 of 18

- ✓ Copy of Tree NOC Certificate No. Mukhya – 1/U.V.Vr.P.V-23-15 dated 15.10.2020 issued by issued by Thane Municipal Corporation (TMC).
- ✓ Copy of Water Supply NOC Certificate No. TMC/WSI EE/38 dated 21.12.2021 issued by Thane Municipal Corporation (TMC).
- ✓ Copy of Draft Geotechnical Investigation Report dated 27.04.2019 issued by M/s. Ochre Drillers India Pvt. Ltd.
- ✓ Copy of CA Certificate dated 23.09.2023 issued by M/s. P. Somani & Co.
- ✓ Copy of Legal Title Report dated 30.06.2021 issued by Adv. Prashant G. Kadam.
- ✓ Copy of RERA Certificate No. P51700032367 dated 12.08.2022 for Wing A issued by Maharashtra Real Estate Regulatory Authority.
- ✓ Copy of RERA Certificate No. P51700032859 dated 12.08.2022 for Wing B issued by Maharashtra Real Estate Regulatory Authority.
- ✓ Copy of RERA Certificate No. P51700029045 dated 09.06.2023 for Arcade (Commercial Shops) issued by Maharashtra Real Estate Regulatory Authority.

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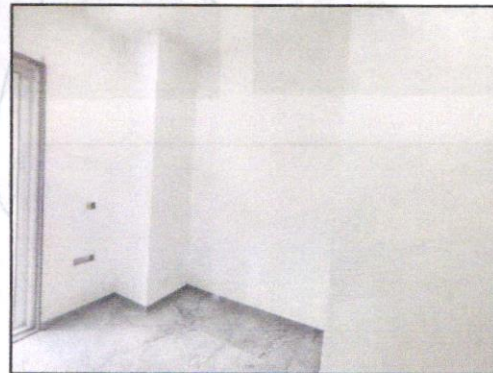
[www.vastukala.org](http://www.vastukala.org)



## Actual Site Photographs

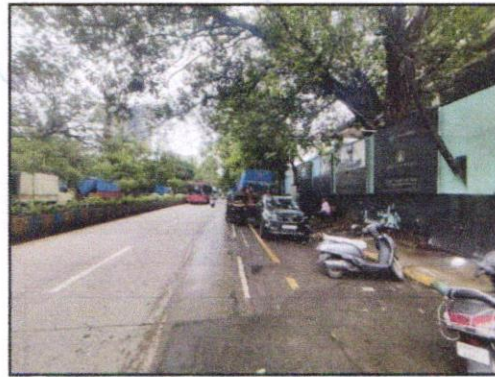
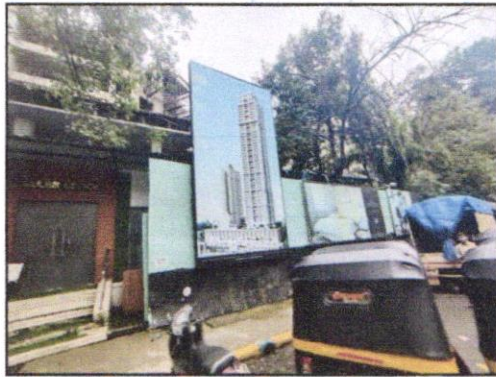


## Actual Site Photographs



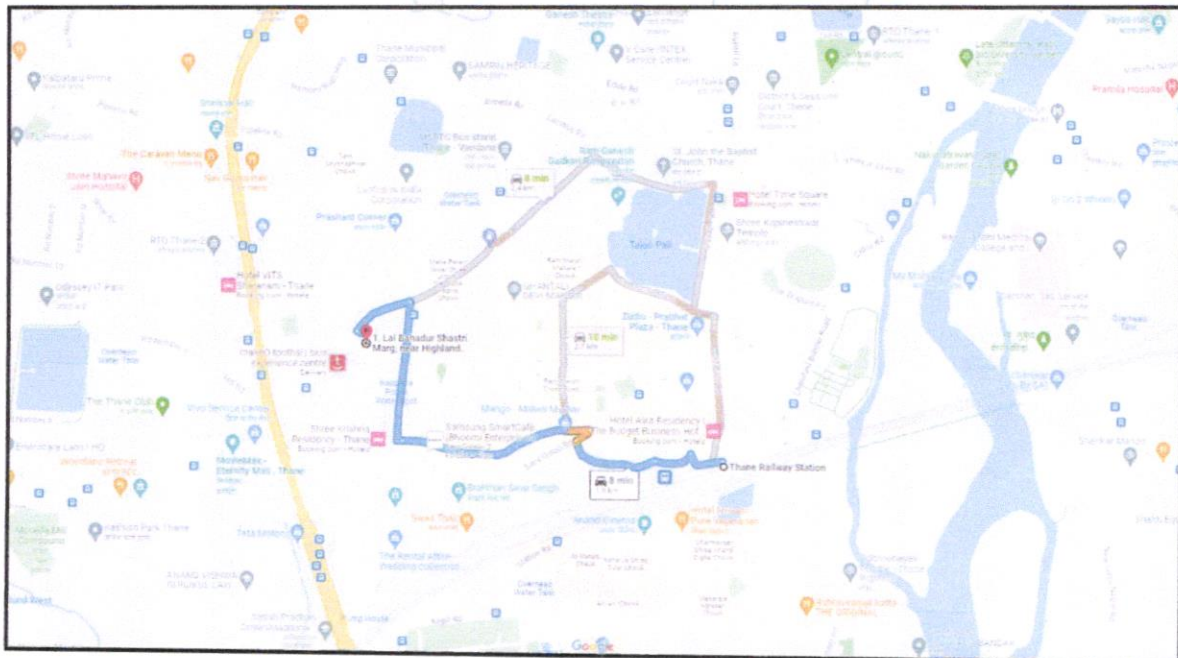
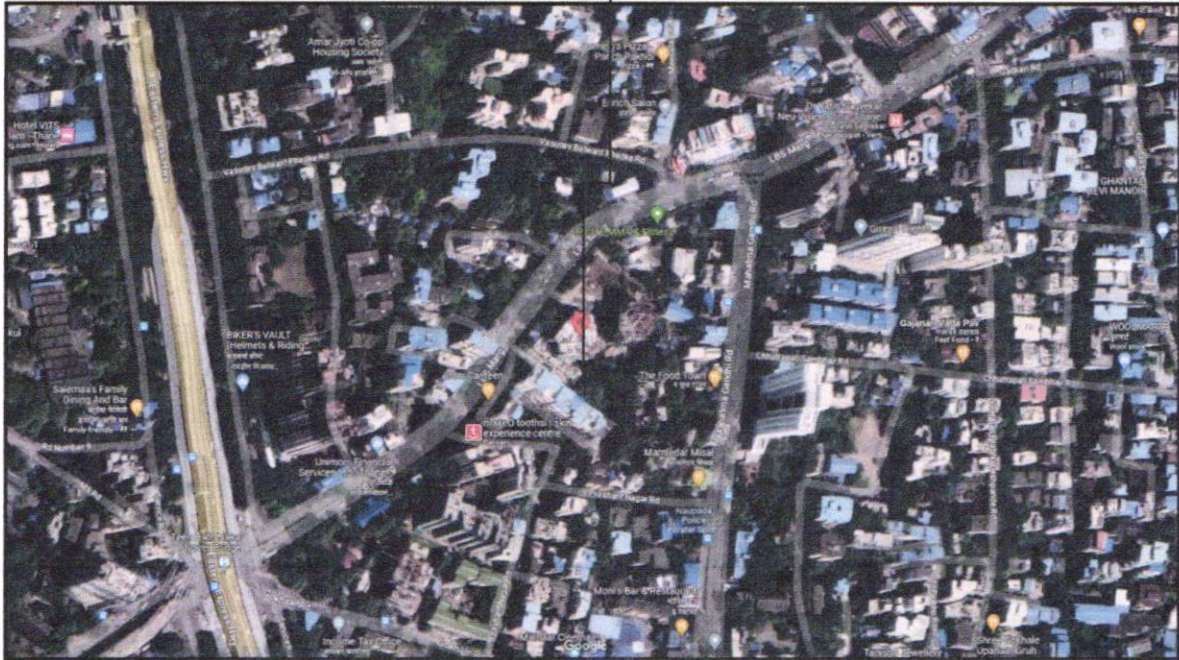


## Actual Site Photographs



## Route Map of the property

Site u/r



**Latitude Longitude: 19°11'24.7"N 72°57'59.4"E**

**Note:** The Blue line shows the route to site from nearest railway station (Thane – 1.90 Km.)

## Ready Reckoner Rate

Department of Registration & Stamps Government Of Maharashtra		नोंदणी व मुद्रांक विभाग गणराज्य महाराष्ट्र	
<b>Valuation For Urban Area</b>			
*** welcome to valuation of properties in Maharashtra ***			
<b>Location Details</b>			
Select Type:	Development Agreement	Tenant Occupied	Other
Division Name:	Koksa		
District Name:	ठाणे	Taluka Name:	काठेर
Attribute:	सह नगर	Village/Zone Name:	सदाच सदन - २०१२०१
Mahapalika Area:	Kalyan/Dombivali Area	SubZone Name:	21/76.१२०२०१.११.११११
Open Land:	Residence:	Office:	Shop:
20700	78100	39000	93100
Industry:	Unit:	Square Meter	
88900			

Stamp Duty Ready Reckoner Market Value Rate for Flat	78100			
Increase by 95% on Flat Located on 5 <sup>th</sup> Floor	3905			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b>	<b>82,005.00</b>	<b>Sq. Mtr.</b>	<b>7,618.52</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market value Rate for Land (B)	20700			
The difference between land rate and building rate(A-B=C)	61,305.00			
Percentage after Depreciation as per table(D)	16%			
<b>Rate to be adopted after considering depreciation [B + (C X D)]</b>	<b>72,196.00</b>	<b>Sq. Mtr.</b>	<b>6,707.00</b>	<b>Sq. Ft.</b>

### Multi-Storied building with Lift

For residential premises / commercial unit / office on above floor in multistoried building, the rate mentioned in the ready reckoner will be increased as under:

	Location of Flat / Commercial Unit in the building	Rate
a)	On Ground to 4 Floors	No increase for all floors from ground to 4 floors
b)	5 Floors to 10 Floors	Increase by 5% on units located between 5 to 10 floors
c)	11 Floors to 20 Floors	Increase by 10% on units located between 11 to 20 floors
d)	21 Floors to 30 Floors	Increase by 15% on units located between 21 to 30 floors
e)	31 Floors and above	Increase by 20% on units located on 31 and above floors

### Depreciation Percentage Table

Completed Age of Building in Years	Value in percent after depreciation	
	R.C.C Structure / other Pukka Structure	Cessed Building, Half or Semi-Pukka Structure & Kaccha Structure.
0 to 2 Years	100%	100%
Above 2 & up to 5 Years	95%	95%
Above 5 Years	After initial 5 year for every year 1% depreciation is to be considered. However maximum deduction available as per this shall be 70% of Market Value rate	After initial 5 year for every year 1.5% depreciation is to be considered. However maximum deduction available as per this shall be 85% of Market Value rate

## Price Indicator

Property	Residential Flat
Source	Housing.Com
Area Type	Carpet
Area	750 Sq. Ft.
Percentage	20%
Rate / Sq. feet on BuiltUp area	₹ 8,333/-
Floor	

The screenshot displays a real estate listing on the Housing.com website. The main heading is "2 BHK Flat" with a price tag of ₹75.0 L. Below the heading, there are several key details: 985 sq ft Built Up Area, 77.61 K/sq ft Avg Price, Ready to move Possession status, Middle of 16 floors, North facing Facing, and Unfurnished Furnishing. The listing includes a large photo of the living area and a smaller photo of a balcony. A "Contact Seller" button is visible. The page also shows navigation tabs like Overview, Buy-D-Meter, Price Trends, Locality, and Calculator. At the bottom, there is a "Property Overview" section with details like Sale Price (₹75.0 L), No Charge, and 2 Bedrooms. A contact form is also present on the right side of the listing.

	Lift	:	1Lift
	Protected Water Supply	:	Municipal Water Supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Open Parking
	Is Compound wall existing?	:	Yes
	Is pavement laid around the Building	:	Yes
<b>III</b>	<b>Residential Flat</b>		
1.	The floor in which the Flat is situated	:	5 <sup>th</sup> Floor
2.	Door No. of the Flat	:	Residential Flat No. 503
3.	Specifications of the Flat		
	Roof	:	R. C. C. Slab
	Flooring	:	Vitrified Tile Flooring
	Doors	:	Teak Wood Door frame with Solid door with safety door
	Windows	:	Powder coated Aluminum sliding windows
	Fittings	:	Concealed plumbing with C.P. fittings. Electrical wiring with concealed
	Finishing	:	Cement Plastering with POP false Ceiling
4.	House Tax		
	Assessment No.	:	Details not available
	Tax paid in the name of	:	Details not available
	Tax amount	:	Details not available
5.	Electricity Service connection No.	:	Details not available
	Meter Card is in the name of	:	Details not available
6.	How is the maintenance of the Flat?	:	Good
7.	Sale Deed executed in the name of	:	<b>Mr. Nishant Baburao Naikade</b>
8.	What is the undivided area of land as per Sale Deed?	:	Details not available
9.	What is the plinth area of the Flat?	:	Built Up Area in Sq. Ft. = 530.00 (Area as per Agreement for sale)
10.	What is the floor space index (app.)	:	AS per KDMC norms
11.	What is the Carpet area of the Flat?	:	<b>Carpet Area in Sq. Ft. = 399.00</b> <b>(As per Area actual site measurement)</b>
12.	Is it Posh / I Class / Medium / Ordinary?	:	Medium



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13.	Is it being used for Residential or Commercial purpose?	:	Residential Purpose
14.	Is it Owner-occupied or let out?	:	Tenant Occupied
15.	If rented, what is the monthly rent?	:	₹ 10000/- (Present rented income per month)
<b>IV</b>	<b>MARKETABILITY</b>		
1.	How is the marketability?	:	Good
2.	What are the factors favoring for an extra Potential Value?	:	Located in developed area
3.	Any negative factors are observed which affect the market value in general?	:	No
<b>V</b>	<b>Rate</b>		
1.	After analyzing the comparable sale instances, what is the composite rate for a similar Flat with same specifications in the adjoining locality? - (Along with details / reference of at - least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 7,500/- to ₹ 12,200/- per Sq. Ft. on Carpet Area ₹ 7,500/- to ₹ 10,200/- per Sq. Ft. on Built Up Area
2.	Assuming it is a new construction, what is the adopted basic composite rate of the Flat under valuation after comparing with the specifications and other factors with the Flat under comparison (give details).	:	₹ 8,700/- per Sq. Ft.
3.	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,500/- per Sq. Ft.
	II. Land + others	:	₹ 6,200/- per Sq. Ft.
4.	Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed)	:	₹ 82,005/- per Sq. M. i.e. ₹ 7,619/- per Sq. Ft.
	Guideline rate(an evidence thereof to be enclosed)	:	₹ 72,196/- per Sq. M. i.e. ₹ 6,707/- per Sq. Ft.
5.	In case of variation of 20% or more in the valuation proposed by the Valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given	:	No justification require as variation is less than 20%
<b>VI</b>	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>		
<b>a</b>	Depreciated building rate		
	Replacement cost of Flat with Services (v(3)i)	:	₹ 2,500/- per Sq. Ft.
	Age of the building	:	16 years

	Life of the building estimated	:	44 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	24.00%
	Depreciation Ratio of the building	:	-
<b>b</b>	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 1,900/- per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 6,200/- per Sq. Ft.
	<b>Total Composite Rate</b>	:	<b>₹ 8,100/- per Sq. Ft.</b>
	<b>Remarks</b>	:	1) Total Carpet area as per measurement is 400.00 Sq. Ft. and Built up area as per Agreement for Sale is 530.00 Sq. Ft., which is actually more than Built Up area as loading comes to 32%. For the purpose of valuation we have considered the area as per Agreement for Sale and adjusted the rate accordingly

**Details of Valuation:**

No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	530.00 Sq. Ft.	8,100.00	42,93,000.00
2	Wardrobes			
3	Showcases			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works, etc.			
9	Potential value, if any			
10	Others / Car Parking			
	<b>Total value of the property</b>			<b>42,93,000.00</b>
	<b>Realizable value of the property</b>			<b>38,63,700.00</b>
	<b>Distress value of the property</b>			<b>34,34,400.00</b>
	<b>Insurable value of the property (530.00 X 2,500.00)</b>			<b>13,25,000.00</b>
	<b>Guideline value of the property (530.00 X 6,707.00)</b>			<b>35,54,710.00</b>

**Justification for Price / Rate**

The Market Value of the property is based on facts of markets discovered by us during our enquiries, however the government



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

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

### **Method of Valuation / Approach**

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 comparables, 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 ₹ 7,500.00 to ₹ 12,200.00 per Sq. Ft. on Carpet Area / ₹ 7,500.00 to ₹ 10,200.00 per Sq. Ft. on BuiltUp 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 Residential and Commercial application in the locality etc. We estimate ₹8,100.00 per Sq. Ft. on Built Up Area for valuation.

Impending threat of acquisition by government for road widening / publics service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	
Saleability	Good
Likely rental values in future	₹ 10000/- (Present rented income per month)
Any likely income it may generate	Rental Income

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Property	Residential Flat
Source	Nobroker.com
Area Type	Carpet
Area	450 Sq. Ft.
Percentage	20%
Rate / Sq. feet on BuiltUp area	₹ 10,185/-
Floor	-

**NOBROKER**

1 BHK Flat in Lok Sarabhi For Sale in Kalyan West

₹35 Lacs  
Negotiable

₹30,522/Month  
Estimated EM

530  
Sq Ft

1 Bedroom  
1 Bathroom  
1 Balcony  
Bike and Car

Sep 11, 2023  
Price: 0  
Income: 0  
Lok Sarabhi  
Full  
View Details

Get Owner Details

Price trends by NRE estimate

Report what was not correct on this property

Listed by Broker Sold Out Wrong Info

Neighborhood: Near Junction Mall, DGD Multiple, Big Bazar, RGI, Latha Palace Vienta

**Overview**

Age of Building	>10 Years	Ownership Type	Self Owned
Maintenance Charge	₹2.1 Per Sq Ft/M	Flooring	Marble Granite
Builtup Area	530 Sq Ft	Carpet Area	450 Sq Ft
Furnishing Status	Unfurnished <span>View New</span>	Facing	East
Floor	0/4	Parking	Bike And Car
Corner Security	No		

Activity On This Property

106 Views 0 Favorites 0 Shares

Similar Properties

There are no Similar Properties



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