

MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "Q Island R4 & Q Island R5"

"Q Islands R4 & Q Islands R5", Plot No. GEN - 4/1, TTC Industrial Area, M.I.D.C., Thane Belapur Road,
Village - Ghansoli & Savli, Navi Mumbai, Taluka & District - Thane - 400 710,
State - Maharashtra, Country - India

Latitude Longitude: 19°07'12.4"N 73°00'28.8"E

Think. Valuation Done for: Create
State Bank of India

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

Vastukala Consultants (I) Pvt. Ltd.
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Sr. No.	Plot No.	Area Sq. Ft.	Property Description	Plot Area Sq. Ft.	Front Road Width Ft.	Front Road Depth Ft.	Plot Area Sq. Ft.	Plot Area Sq. Ft.	Plot Area Sq. Ft.	Market Value	Market Value	Market Value
138	2003	20	2 BHK L	643	62	20	725	798	20160	1,46,16,000.00	1,31,54,400.00	30500
139	2004	20	2 BHK L	643	62	20	725	798	20160	1,46,16,000.00	1,31,54,400.00	30500
140	2005	20	1 BHK	435	53	17	505	556	20160	1,01,80,800.00	91,62,720.00	21000
141	2006	20	2 BHK S	643	52	20	715	787	20160	1,44,14,400.00	1,29,72,960.00	30000
142	2007	20	2 BHK S	643	52	20	715	787	20160	1,44,14,400.00	1,29,72,960.00	30000
143	2008	20	1 BHK	435	53	17	505	556	20160	1,01,80,800.00	91,62,720.00	21000
144	2101	21	2 BHK L	643	62	20	725	798	20240	1,46,74,000.00	1,32,06,600.00	30500
145	2102	21	2 BHK L	643	62	20	725	798	20240	1,46,74,000.00	1,32,06,600.00	30500
146	2103	21	2 BHK L	643	62	20	725	798	20240	1,46,74,000.00	1,32,06,600.00	30500
147	2104	21	2 BHK L	643	62	20	725	798	20240	1,46,74,000.00	1,32,06,600.00	30500
148	2105	21	1 BHK	435	53	17	505	556	20240	1,02,21,200.00	91,99,080.00	21500
149	2106	21	2 BHK S	643	52	20	715	787	20240	1,44,71,600.00	1,30,24,440.00	30000
150	2107	21	2 BHK S	643	52	20	715	787	20240	1,44,71,600.00	1,30,24,440.00	30000
151	2108	21	1 BHK	435	53	17	505	556	20240	1,02,21,200.00	91,99,080.00	21500
152	2201	22	2 BHK L	643	62	20	725	798	20320	1,47,32,000.00	1,32,58,800.00	30500
153	2202	22	2 BHK L	643	62	20	725	798	20320	1,47,32,000.00	1,32,58,800.00	30500
154	2203	22	2 BHK L	643	62	20	725	798	20320	1,47,32,000.00	1,32,58,800.00	30500
155	2204	22	2 BHK L	643	62	20	725	798	20320	1,47,32,000.00	1,32,58,800.00	30500
156	2205	22	1 BHK	435	53	17	505	556	20320	1,02,61,600.00	92,35,440.00	21500
157	2206	22	2 BHK S	643	52	20	715	787	20320	1,45,28,800.00	1,30,75,920.00	30500
158	2207	22	2 BHK S	643	52	20	715	787	20320	1,45,28,800.00	1,30,75,920.00	30500
159	2208	22	1 BHK	435	53	17	505	556	20320	1,02,61,600.00	92,35,440.00	21500
160	2301	23	2 BHK L	643	62	20	725	798	20400	1,47,90,000.00	1,33,11,000.00	31000
161	2302	23	2 BHK L	643	62	20	725	798	20400	1,47,90,000.00	1,33,11,000.00	31000
162	2303	23	2 BHK L	643	62	20	725	798	20400	1,47,90,000.00	1,33,11,000.00	31000
163	2304	23	2 BHK L	643	62	20	725	798	20400	1,47,90,000.00	1,33,11,000.00	31000
164	2305	23	1 BHK	435	53	17	505	556	20400	1,03,02,000.00	92,71,800.00	21500
165	2306	23	2 BHK S	643	52	20	715	787	20400	1,45,86,000.00	1,31,27,400.00	30500
166	2307	23	2 BHK S	643	52	20	715	787	20400	1,45,86,000.00	1,31,27,400.00	30500
167	2308	23	1 BHK	435	53	17	505	556	20400	1,03,02,000.00	92,71,800.00	21500
168	2401	24	2 BHK L	643	62	20	725	798	20480	1,48,48,000.00	1,33,63,200.00	31000
169	2402	24	2 BHK L	643	62	20	725	798	20480	1,48,48,000.00	1,33,63,200.00	31000
170	2403	24	2 BHK L	643	62	20	725	798	20480	1,48,48,000.00	1,33,63,200.00	31000
171	2404	24	2 BHK L	643	62	20	725	798	20480	1,48,48,000.00	1,33,63,200.00	31000
172	2405	24	1 BHK	435	53	17	505	556	20480	1,03,42,400.00	93,08,160.00	21500
173	2406	24	2 BHK S	643	52	20	715	787	20480	1,46,43,200.00	1,31,78,880.00	30500
174	2407	24	2 BHK S	643	52	20	715	787	20480	1,46,43,200.00	1,31,78,880.00	30500
175	2408	24	1 BHK	435	53	17	505	556	20480	1,03,42,400.00	93,08,160.00	21500
176	2501	25	2 BHK L	643	62	20	725	798	20560	1,49,06,000.00	1,34,15,400.00	31000

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State Bank of India
 Home Loans Sales, Project Approval Cell, Local Head Office,
 5th Floor, C-4, 'D' Block, Bandra Kurla Complex, Bandra (East),
 Mumbai - 400 051 State - Maharashtra, Country - India

Vastukala Consultants (I) Pvt. Ltd.
 Head Office - Mumbai





14/02/2020

सूची क्र.2

दुय्यम निबंधक : सह इ.नि. ठाणे 3

दस्त क्रमांक : 2773/2020

नोंदणी :

Regn 63m

गावाचे नाव : घणसोली

(1) विवेचाचा प्रकार	करारनामा
(2) मोबदला	12135135
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4358110.955
(4) धू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: नवी मुंबई मनपा इतर वर्णन : इतर माहिती: अपार्टमेंट नं.-आर 4-2302, 23 वा मजला, क्यु आनर्स, प्लॉट नं.-जीईएन-4/1, टीटीसी इंडस्ट्रियल एरिया, एम.आय.डी.सी., ठाणे बेलापुर रोड, विहलेज घणसोली व सावली, नवी मुंबई, क्षेत्रफळ- 59.72 चौ. मी. कारपेट एरिया + 1.84 चौ. मी. सर्व्हिस स्लॅब एरिया + 5.71 चौ. मी. बालकनी एरिया (कव्हरड पार्किंग 1 सिंगल पार्किंग) ((Plot Number : जीईएन-4/1 ;))
(5) क्षेत्रफळ	1) 59.72 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/निवृत्त ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिबादिचे नाव व पत्ता.	1): नाव:- औरम प्लाट्स आयटी प्रा.लि. तर्फे डायरेक्टर सौरभ सांगेकर यांच्या तर्फे कु.मु. म्हणुन कबुली जबाब देणार सोनिया जैन - वय:-29; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: प्लॉट नं.-जीईएन-4/1, टीटीसी इंडस्ट्रियल एरिया, ठाणे बेलापुर रोड, घणसोली, नवी मुंबई, प्लॉट नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-400710 पॅन नं:-AABCL3669A
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिबादिचे नाव व पत्ता.	1): नाव:- सचिन धाऊसाहेब झांबरे वय:-33; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: एएन-4, 38/7, बिद्या सागर अपार्टमेंट, सेक्टर-16, ऐरोली, नवी मुंबई, प्लॉट नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-400708 पॅन नं:-AAOPZ4716G
(9) दस्तऐवज करून दिल्याचा दिनांक	14/02/2020
(10) दस्त नोंदणी केव्हाचा दिनांक	14/02/2020
(11) अनुक्रमांक, खंड व पृष्ठ	2773/2020
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	728200
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) धेरा	

सह दुय्यम निबंधक वर्ग २
ठाणे क. ३मुल्कांजनासाठी विचारात घेतलेला
हपशील :-मुद्रांक शुल्क आकारताना निवडलेला
अनुच्छेद :-(i) within the limits of any Municipal Corporation or any Cantonment area
annexed to it.

**MASTER VALUATION REPORT
OF****"Q Island R4 & Q Island R5"**

**"Q Islands R4 & Q Islands R5", Plot No. GEN - 4/1, TTC Industrial Area, M.I.D.C., Thane Belapur Road,
Village - Ghansoli & Savli, Navi Mumbai, Taluka & District - Thane - 400 710,
State - Maharashtra, Country - India**

NAME OF DEVELOPER: M/s. Aurum Platz IT Pvt. Ltd.

Pursuant to instructions from State Bank of India, Home Loan Sales, Project Approval Cell, BKC, Mumbai, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on 02nd July 2021 for approval of Advance Processing Facility.

1. Location Details:

The property is situated at "Q Islands R4 & Q Islands R5", Plot No. GEN - 4/1, TTC Industrial Area, M.I.D.C., Thane Belapur Road, Village - Ghansoli & Savli, Navi Mumbai, Taluka & District - Thane - 400 710, State - Maharashtra, Country - India. It is about 2.2 Km. travel distance from Ghansoli railway station of Harbour Railway Line of Central Railway. Surface transport to the property is by buses, Auto, taxis & private vehicles. The property is in developing locality. The property is in developed locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The locality is middle class & developing.

2. Developer Details:

Name of builder	M/s. Aurum Platz IT Pvt. Ltd.	
Project Registration Number	Project	RERA Project Number
	R4	P51700023775
	R5	P51700023911
Register office address	M/s. Aurum Platz IT Pvt. Ltd. Office No. Gen -4/1, TTC Industrial Area, M.I.D.C., Thane Belapur Road, Ghansoli, Navi Mumbai, Taluka & District - Thane - 400 710, State - Maharashtra, Country - India	
Contact Numbers	Contact Person: Mr. Rahul Verma (Sales Person - Mobile No: 9004767141 / 02230001700) Mr. Saurabh Sangekar (Director - Mobile No. 9821346603)	
E - mail ID And Website	corporate@aurumventures.in www.qparc.co.in	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Open Plot & Road
On or towards South	Road & Open Plot
On or towards East	Open Plot
On or towards West	Road

**Mumbai**

221, 5th Floor, Ashrafi Star,
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Andheri (E), Mumbai - 400 093,
(M.S.), INDIA

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Haryana - 122018, INDIA

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Nanded

28, S.G.G.S. -
Stadium Complex,
Gokul Nagar,
Nanded - 431 602, (M.S.), INDIA

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Aurangabad

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