

MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "Parkwoods"

"Parkwoods", Building No. D6, Survey No. 163/5 to 8B/1,2, 163/9A/1,2, 165/1A,2A, 166/6A,7A,8A, 166/9(part)/A & B, 166/10A/1,2 & others at Village - Kavesar, Ghodbunder Road, Near D'mart, Thane (West), Taluka - & District Thane - 400 615, State - Maharashtra, Country - India

Think.Innovate.Create

Latitude Longitude: 19°15'36.4"N 72°58'03.5"E



Valuation Done for: **Punjab National Bank BKC Branch**

PNB Pragati Tower C-9 G Block
Bandra Kurla Complex Bandra(East), Mumbai, PIN – 400 051



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
-  Tele/Fax : +91 22 28371325/24
-  mumbai@vastukala.org

MASTER VALUATION REPORT OF "Parkwoods"

"Parkwoods", Building No. D6, Survey No. 163/5 to 8B/1,2, 163/9A/1,2, 165/1A,2A, 166/6A,7A,8A, 166/9(part)/A & B, 166/10A/1,2 & others at Village - Kavesar, Ghodbunder Road, Near D'mart, Thane (West), Taluka - & District Thane - 400 615, State - Maharashtra, Country - India

NAME OF DEVELOPER: M/s. Aniline Construction Company Pvt. Ltd.

Pursuant to instructions from Punjab National Bank, BKC Branch, 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 **05th December 2023** for approval of Advance Processing Facility.

1. Location Details:

The property is situated at **"Parkwoods", Building No. D6**, Survey No. 163/5 to 8B/1,2, 163/9A/1,2, 165/1A,2A, 166/6A,7A,8A, 166/9(part)/A & B, 166/10A/1,2 & others at Village - Kavesar, Ghodbunder Road, Near D'mart, Thane (West), Taluka - & District Thane - 400 615, State - Maharashtra, Country - India. It is about 11.4 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. Aniline Construction Company Pvt. Ltd.	
Project Registration Number	Project	RERA Project Number
	Parkwoods	P51700053143
Register office address	M/s. Aniline Construction Company Pvt. Ltd. Ground Floor, "Dynamix House", Yashodham, Gen. A. K. Vaidya Marg, Goregaon (East), Mumbai - 400 063, State - Maharashtra, Country - India	
Contact Numbers	Contact Person: Mr. Derrick (Sales Person - Mobile No. 9167362555)	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Open Plot
On or towards South	New D. P. Road
On or towards East	Dynamix Parkwoods Under Construction Building & D'mart
On or towards West	Tower C



Our Pan India Presence at :

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



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

To,
The Branch Manager,
Punjab National Bank
BKC Branch
 PNB Pragati Tower C-9 G Block
 Bandra Kurla Complex Bandra(E), Mumbai 400051

VALUATION REPORT (IN RESPECT OF MASTER VALUATION REPORT)

I	General	
1.	Purpose for which the valuation is made	: As per request from Punjab National Bank, BKC Branch to assess fair market value of the property for bank loan purpose.
2.	a)	Date of inspection : 05.12.2023
	b)	Date on which the valuation is made : 06.12.2023
3.	List of documents produced for perusal	
	1. Copy of Amendment Deed date 06.03.2020 b/w. M/s. Aniline Construction Company Pvt. Ltd. (the Mortgagor) AND Catalyst Trusteeship Ltd. (the Trustee)	
	2. Copy of Certificate of Registration of Change date 08.01.2020 issued by Government of India – Ministry of Corporate Affairs	
	3. Copy of Debenture Trust Deed date 26.11.2019 b/w. M/s. Aniline Construction Company Pvt. Ltd. (the Mortgagor) AND Catalyst Trusteeship Ltd (the Trustee)	
	4. Copy of Deed of Reconveyance date 13.04.2016 b/w. IDBI Trusteeship Services Ltd. (the Mortgagee) AND M/s. Aniline Construction Company Pvt. Ltd. (the Mortgagor)	
	5. Copy of Title Certificate from Adv. M. L. Chaturvedi dated 19.02.2016	
	6. Copy of Affidavit Cum Declaration date 08.05.2023 of Mr. Sahil Modi	
	7. Copy of MAHARERA Registration Certificate of Project No. P51700053143 issued by Maharashtra Real Estate Regulatory Authority date 17.10.2023. Last Modified date 30.11.2023	
	8. Copy of Commencement Certificate No. S06 / 0270 / 17 / TMC / TDD / 4390 / 23 date 04.05.2023 issued by Thane Municipal Corporation, Thane Approved upto:	
	Building No.	Number of Floors
	D6	4 Basements + Ground + 1 Podium + 1 st to 52 nd upper floors.
	9. Copy of Permission Certificate No. S06 / 0270 / 17 / TMC / TDD / 4302 / 23 date 21.02.2023 issued by Thane Municipal Corporation, Thane Approved upto:	
	Building No.	Number of Floors
	D6	4 Basements + Ground + 1 Podium + 1 st to 52 nd upper floors.
	10. Copy of Approved Plan V. P. No. S06 / 0270 / 17 / TMC / TDD / 4302 / 23 date 21.02.2023 issued by Thane Municipal Corporation, Thane. (Number of Copies – Twelve - Sheet No. 1/12 to 12/12) Approved upto:	
	Building No.	Number of Floors
	D6	4 Basements + Ground + 1 Podium + 1 st to 52 nd upper floors.

	Project Name (With address & phone nos.)	: "Parkwoods", Building No. D6 , Survey No. 163/5 to 8B/1,2, 163/9A/1,2, 165/1A,2A, 166/6A,7A,8A, 166/9(part)/A & B, 166/10A/1,2 & others at Village - Kavesar, Ghodbunder Road, Near D'mart, Thane (West), Taluka - & District Thane - 400 615, 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. Aniline Construction Company Pvt. Ltd. Address: Ground Floor, "Dynamix House", Yashodham, Gen. A. K. Vaidya Marg, Goregaon (East), Mumbai - 400 063. State - Maharashtra, Country - India Contact Person: Mr. Derrick (Sales Person - Mobile No. 9167362555)																
5.	Brief description of the property (Including Leasehold / freehold etc.)	:																
<p>About "Parkwoods" Project: Parkwoods, a residential community that is covered by centuries-old trees gives its residents the feeling of being at one with nature. Parkwoods' Buildings 5 and 6 are the newest facet of this wonderful development, brought to fruition by a triage of reputed builders, Dynamix Group, Ashish Group and Konark. With a collective experience of over 8 decades, you know you're in the safest of hands. This phase of the overall development of Parkwoods, consists of 2 towers that soar high at 47* storeys each, making them some of the tallest towers in Thane. The homes feature beautifully, aesthetically and efficiently designed 2 Bedrooms, 2 bathroom apartments.</p> <p>TYPE OF THE BUILDING</p> <table border="1" data-bbox="300 1254 1358 1340"> <thead> <tr> <th>Building No.</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>D6</td> <td>Proposed 4 Basements + Ground + 1 Podium + 1st to 52nd upper floors.</td> </tr> </tbody> </table> <p>LEVEL OF COMPLETEION:</p> <table border="1" data-bbox="300 1401 1358 1517"> <thead> <tr> <th>Building No.</th> <th>Present stage of Construction</th> <th>Percentage of work completion</th> </tr> </thead> <tbody> <tr> <td>D6</td> <td>Work not yet started.</td> <td>0%</td> </tr> </tbody> </table> <p>DATE OF COMPLETION & FUTURE LIFE: Expected completion date as informed by builder is December - 2028 (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" data-bbox="300 1764 1166 1977"> <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>			Building No.	Number of Floors	D6	Proposed 4 Basements + Ground + 1 Podium + 1 st to 52 nd upper floors.	Building No.	Present stage of Construction	Percentage of work completion	D6	Work not yet started.	0%	➤ 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 ➤ Yoga Area ➤ Garden ➤ Club House ➤ Swimming Pool ➤ Senior Citizen Corner Area ➤ Jogging Track ➤ Badminton Court 			
6.	Location of property		:	
	a)	Plot No. / Survey No.	:	Survey No. 163/5 to 8B/1,2, 163/9A/1,2, 165/1A,2A, 166/6A,7A,8A, 166/9(part)/A & B, 166/10A/1,2 & others
	b)	Door No.	:	Not applicable
	c)	C. T.S. No. / Village	:	Survey No. 163/5 to 8B/1,2, 163/9A/1,2, 165/1A,2A, 166/6A,7A,8A, 166/9(part)/A & B, 166/10A/1,2 & others at Village - Kavesar
	d)	Ward / Taluka	:	Taluka – Thane
	e)	Mandal / District	:	District – Thane
7.	Postal address of the property		:	"Parkwoods", Building No. D6 , Survey No. 163/5 to 8B/1,2, 163/9A/1,2, 165/1A,2A, 166/6A,7A,8A, 166/9(part)/A & B, 166/10A/1,2 & others at Village - Kavesar, Ghodbunder Road, Near D'mart, Thane (West), Taluka - & District Thane - 400 615, State - Maharashtra, Country - India
8.	City / Town		:	Ghodbunder Road, Thane
	Residential area		:	Yes
	Commercial area		:	No
	Industrial area		:	No
9.	Classification of the area		:	
	i) High / Middle / Poor		:	Middle Class
	ii) Urban / Semi Urban / Rural		:	Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality		:	Thane Municipal Corporation, Village - Kavesar
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area		:	No
12.	In Case it is Agricultural land, any conversion to house site plots is contemplated		:	N.A.
13.	Boundaries of the property	As per Documents	As per MAHARERA	As per Site
	North	Ghodbunder Road	Bharat Cold Storage	Open Plot
	South	Nalla	Cosmos Jewels	New D. P. Road
	East	Riddhi Siddhi Development Property	Ghodbunder Road	Dynamix Parkwoods Under Construction Building & D'mart
	West	Allanah's Property	Nallah	Tower C

14.1	Dimensions of the site		N. A. as the land is irregular in shape																		
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North	-	-																			
South	-	-																			
East	-	-																			
West	-	-																			
14.2	Latitude, Longitude & Co-ordinates of property	:	19°15'36.4"N 72°58'03.5"E																		
14.	Extent of the site	:	Total Plot area – 40780.42 Sq. M. (As per Approved Plan) Plot area – 692.09 (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 – 40780.42 Sq. M. (As per Approved Plan) Plot area – 692.09 (As per RERA Certificate)																		
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	N.A.																		
II CHARACTERISTICS OF THE SITE																					
1.	Classification of locality	:	Middle class																		
2.	Development of surrounding areas	:	Good																		
3.	Possibility of frequent flooding/ sub-merging	:	No																		
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	:	All available near by																		
5.	Level of land with topographical conditions	:	Plain																		
6.	Shape of land	:	Irregular																		
7.	Type of use to which it can be put	:	For residential purpose																		
8.	Any usage restriction	:	Residential																		
9.	Is plot in town planning approved layout?	:	Copy of Approved Plan V. P. No. S06 / 0270 / 17 / TMC / TDD / 4302 / 23 date 21.02.2023 issued by Thane Municipal Corporation, Thane. (Number of Copies – Twelve - Sheet No. 1/12 to 12/12) Approved upto:																		
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1	Corner plot or intermittent plot?	:	Intermittent																		
2	Road facilities	:	Yes																		
3	Type of road available at present	:	B. T. Road																		
4	Width of road – is it below 20 ft. or more than 20 ft.	:	12.00 M. wide Road																		
5	Is it a Land – Locked land?	:	No																		
6	Water potentiality	:	Municipal Water supply																		
7	Underground sewerage system	:	Connected to Municipal sewer																		



8	Is Power supply is available in the site	:	Yes																		
9	Advantages of the site	:	Located in developed area																		
1	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 – 40780.42 Sq. M. (As per Approved Plan) Plot area – 692.09 (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)	:	₹ 1,18,800.00 per Sq. M. for Residential ₹ 24,500.00 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>Total Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> </thead> <tbody> <tr> <td>40780.42</td> <td>24500</td> <td>99,91,20,290.00</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>692.09</td> <td>24500</td> <td>1,69,56,205.00</td> </tr> </tbody> </table>	As per Approved Plan			Total Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	40780.42	24500	99,91,20,290.00	As per RERA Certificate			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	692.09	24500	1,69,56,205.00
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692.09	24500	1,69,56,205.00																			
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 not yet started																		
	c) Year of construction	:	N.A. Building Construction work not yet started																		
	d) Number of floors and height of each floor including basement, if any	:																			
	Building No.		Number of Floors																		
	D6		Proposed 4 Basements + Ground + 1 Podium + 1 st to 52 nd 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 not yet started																		
	ii) Interior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work not yet started																		



	g) Date of issue and validity of layout of approved map	:	
	h) Approved map / plan issuing authority	:	
	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 not yet started
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	:	N.A. Building Construction work not yet started
5.	RCC Works	:	N.A. Building Construction work not yet started
6.	Plastering	:	N.A. Building Construction work not yet started
7.	Flooring, Skirting, dado	:	N.A. Building Construction work not yet started
8.	Special finish as marble, granite, wooden paneling, grills etc.	:	N.A. Building Construction work not yet started
9.	Roofing including weather proof course	:	N.A. Building Construction work not yet started
10.	Drainage	:	Proposed
2.	Compound Wall	:	
	Height	:	N.A. Building Construction work not yet started
	Length	:	
	Type of construction	:	
3.	Electrical installation	:	N.A. Building Construction work not yet started
	Type of wiring	:	
	Class of fittings (superior / ordinary / poor)	:	
	Number of light points	:	N.A. Building Construction work not yet started
	Fan points	:	
	Spare plug points	:	
	Any other item	:	-
4.	Plumbing installation	:	
	a) No. of water closets and their type	:	N.A. Building Construction work not yet started
	b) No. of wash basins	:	
	c) No. of urinals	:	
	d) No. of bath tubs	:	
	e) Water meters, taps etc.	:	
	f) Any other fixtures	:	

CONFIGURATION OF PROJECT AS PER DEVELOPER'S INFORMATION:

1) Building No. D6:

Sr. No.	Flat No.	Floor No.	Comp.	Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet Area in ₹	Fair Market Value in ₹	Realizable Value in ₹	Distress Sale Value in ₹	Expected Rent per month in ₹
1	101	1	2 BHK	693	762	17000	1,17,81,000.00	1,06,02,900.00	94,24,800.00	19500
2	102	1	2 BHK	693	762	17000	1,17,81,000.00	1,06,02,900.00	94,24,800.00	19500
3	103	1	2 BHK	675	743	17000	1,14,75,000.00	1,03,27,500.00	91,80,000.00	19000
4	104	1	2 BHK	675	743	17000	1,14,75,000.00	1,03,27,500.00	91,80,000.00	19000
5	105	1	2 BHK	675	743	17000	1,14,75,000.00	1,03,27,500.00	91,80,000.00	19000
6	106	1	2 BHK	675	743	17000	1,14,75,000.00	1,03,27,500.00	91,80,000.00	19000
7	107	1	2 BHK	675	743	17000	1,14,75,000.00	1,03,27,500.00	91,80,000.00	19000
8	108	1	2 BHK	675	743	17000	1,14,75,000.00	1,03,27,500.00	91,80,000.00	19000
9	201	2	2 BHK	693	762	17050	1,18,15,650.00	1,06,34,085.00	94,52,520.00	19500
10	202	2	2 BHK	693	762	17050	1,18,15,650.00	1,06,34,085.00	94,52,520.00	19500
11	203	2	2 BHK	675	743	17050	1,15,08,750.00	1,03,57,875.00	92,07,000.00	19000
12	204	2	2 BHK	675	743	17050	1,15,08,750.00	1,03,57,875.00	92,07,000.00	19000
13	205	2	2 BHK	675	743	17050	1,15,08,750.00	1,03,57,875.00	92,07,000.00	19000
14	206	2	2 BHK	675	743	17050	1,15,08,750.00	1,03,57,875.00	92,07,000.00	19000
15	207	2	2 BHK	675	743	17050	1,15,08,750.00	1,03,57,875.00	92,07,000.00	19000
16	208	2	2 BHK	675	743	17050	1,15,08,750.00	1,03,57,875.00	92,07,000.00	19000
17	301	3	2 BHK	693	762	17100	1,18,50,300.00	1,06,65,270.00	94,80,240.00	20000
18	302	3	2 BHK	693	762	17100	1,18,50,300.00	1,06,65,270.00	94,80,240.00	20000
19	303	3	2 BHK	675	743	17100	1,15,42,500.00	1,03,88,250.00	92,34,000.00	19000
20	304	3	2 BHK	675	743	17100	1,15,42,500.00	1,03,88,250.00	92,34,000.00	19000
21	305	3	2 BHK	675	743	17100	1,15,42,500.00	1,03,88,250.00	92,34,000.00	19000
22	306	3	2 BHK	675	743	17100	1,15,42,500.00	1,03,88,250.00	92,34,000.00	19000
23	307	3	2 BHK	675	743	17100	1,15,42,500.00	1,03,88,250.00	92,34,000.00	19000
24	308	3	2 BHK	675	743	17100	1,15,42,500.00	1,03,88,250.00	92,34,000.00	19000
25	401	4	2 BHK	693	762	17150	1,18,84,950.00	1,06,96,455.00	95,07,960.00	20000
26	402	4	2 BHK	693	762	17150	1,18,84,950.00	1,06,96,455.00	95,07,960.00	20000
27	403	4	2 BHK	675	743	17150	1,15,76,250.00	1,04,18,625.00	92,61,000.00	19500
28	404	4	2 BHK	675	743	17150	1,15,76,250.00	1,04,18,625.00	92,61,000.00	19500
29	405	4	2 BHK	675	743	17150	1,15,76,250.00	1,04,18,625.00	92,61,000.00	19500
30	406	4	2 BHK	675	743	17150	1,15,76,250.00	1,04,18,625.00	92,61,000.00	19500
31	407	4	2 BHK	675	743	17150	1,15,76,250.00	1,04,18,625.00	92,61,000.00	19500
32	408	4	2 BHK	675	743	17150	1,15,76,250.00	1,04,18,625.00	92,61,000.00	19500
33	501	5	2 BHK	693	762	17200	1,19,19,600.00	1,07,27,640.00	95,35,680.00	20000
34	502	5	2 BHK	693	762	17200	1,19,19,600.00	1,07,27,640.00	95,35,680.00	20000

Sr. No.	Flat No.	Floor No.	Comp.	Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet Area in ₹	Fair Market Value in ₹	Realizable Value in ₹	Distress Sale Value in ₹	Expected Rent per month in ₹
35	503	5	2 BHK	675	743	17200	1,16,10,000.00	1,04,49,000.00	92,88,000.00	19500
36	504	5	2 BHK	675	743	17200	1,16,10,000.00	1,04,49,000.00	92,88,000.00	19500
37	505	5	2 BHK	675	743	17200	1,16,10,000.00	1,04,49,000.00	92,88,000.00	19500
38	506	5	2 BHK	675	743	17200	1,16,10,000.00	1,04,49,000.00	92,88,000.00	19500
39	507	5	2 BHK	675	743	17200	1,16,10,000.00	1,04,49,000.00	92,88,000.00	19500
40	508	5	2 BHK	675	743	17200	1,16,10,000.00	1,04,49,000.00	92,88,000.00	19500
41	601	6	2 BHK	693	762	17250	1,19,54,250.00	1,07,58,825.00	95,63,400.00	20000
42	602	6	2 BHK	693	762	17250	1,19,54,250.00	1,07,58,825.00	95,63,400.00	20000
43	603	6	2 BHK	675	743	17250	1,16,43,750.00	1,04,79,375.00	93,15,000.00	19500
44	604	6	2 BHK	675	743	17250	1,16,43,750.00	1,04,79,375.00	93,15,000.00	19500
45	605	6	2 BHK	675	743	17250	1,16,43,750.00	1,04,79,375.00	93,15,000.00	19500
46	606	6	2 BHK	675	743	17250	1,16,43,750.00	1,04,79,375.00	93,15,000.00	19500
47	607	6	2 BHK	675	743	17250	1,16,43,750.00	1,04,79,375.00	93,15,000.00	19500
48	608	6	2 BHK	675	743	17250	1,16,43,750.00	1,04,79,375.00	93,15,000.00	19500
49	701	7	2 BHK	693	762	17300	1,19,88,900.00	1,07,90,010.00	95,91,120.00	20000
50	702	7	2 BHK	693	762	17300	1,19,88,900.00	1,07,90,010.00	95,91,120.00	20000
51	704	7	2 BHK	675	743	17300	1,16,77,500.00	1,05,09,750.00	93,42,000.00	19500
52	705	7	2 BHK	675	743	17300	1,16,77,500.00	1,05,09,750.00	93,42,000.00	19500
53	706	7	2 BHK	675	743	17300	1,16,77,500.00	1,05,09,750.00	93,42,000.00	19500
54	707	7	2 BHK	675	743	17300	1,16,77,500.00	1,05,09,750.00	93,42,000.00	19500
55	708	7	2 BHK	675	743	17300	1,16,77,500.00	1,05,09,750.00	93,42,000.00	19500
56	801	8	2 BHK	693	762	17350	1,20,23,550.00	1,08,21,195.00	96,18,840.00	20000
57	802	8	2 BHK	693	762	17350	1,20,23,550.00	1,08,21,195.00	96,18,840.00	20000
58	803	8	2 BHK	675	743	17350	1,17,11,250.00	1,05,40,125.00	93,69,000.00	19500
59	804	8	2 BHK	675	743	17350	1,17,11,250.00	1,05,40,125.00	93,69,000.00	19500
60	805	8	2 BHK	675	743	17350	1,17,11,250.00	1,05,40,125.00	93,69,000.00	19500
61	806	8	2 BHK	675	743	17350	1,17,11,250.00	1,05,40,125.00	93,69,000.00	19500
62	807	8	2 BHK	675	743	17350	1,17,11,250.00	1,05,40,125.00	93,69,000.00	19500
63	808	8	2 BHK	675	743	17350	1,17,11,250.00	1,05,40,125.00	93,69,000.00	19500
64	901	9	2 BHK	693	762	17400	1,20,58,200.00	1,08,52,380.00	96,46,560.00	20000
65	902	9	2 BHK	693	762	17400	1,20,58,200.00	1,08,52,380.00	96,46,560.00	20000
66	903	9	2 BHK	675	743	17400	1,17,45,000.00	1,05,70,500.00	93,96,000.00	19500
67	904	9	2 BHK	675	743	17400	1,17,45,000.00	1,05,70,500.00	93,96,000.00	19500
68	905	9	2 BHK	675	743	17400	1,17,45,000.00	1,05,70,500.00	93,96,000.00	19500
69	906	9	2 BHK	675	743	17400	1,17,45,000.00	1,05,70,500.00	93,96,000.00	19500



Sr. No.	Flat No.	Floor No.	Comp.	Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet Area in ₹	Fair Market Value in ₹	Realizable Value in ₹	Distress Sale Value in ₹	Expected Rent per month in ₹
70	907	9	2 BHK	675	743	17400	1,17,45,000.00	1,05,70,500.00	93,96,000.00	19500
71	908	9	2 BHK	675	743	17400	1,17,45,000.00	1,05,70,500.00	93,96,000.00	19500
72	1001	10	2 BHK	693	762	17450	1,20,92,850.00	1,08,83,565.00	96,74,280.00	20000
73	1002	10	2 BHK	693	762	17450	1,20,92,850.00	1,08,83,565.00	96,74,280.00	20000
74	1003	10	2 BHK	675	743	17450	1,17,78,750.00	1,06,00,875.00	94,23,000.00	19500
75	1004	10	2 BHK	675	743	17450	1,17,78,750.00	1,06,00,875.00	94,23,000.00	19500
76	1005	10	2 BHK	675	743	17450	1,17,78,750.00	1,06,00,875.00	94,23,000.00	19500
77	1006	10	2 BHK	675	743	17450	1,17,78,750.00	1,06,00,875.00	94,23,000.00	19500
78	1007	10	2 BHK	675	743	17450	1,17,78,750.00	1,06,00,875.00	94,23,000.00	19500
79	1008	10	2 BHK	675	743	17450	1,17,78,750.00	1,06,00,875.00	94,23,000.00	19500
80	1101	11	2 BHK	693	762	17500	1,21,27,500.00	1,09,14,750.00	97,02,000.00	20000
81	1102	11	2 BHK	693	762	17500	1,21,27,500.00	1,09,14,750.00	97,02,000.00	20000
82	1103	11	2 BHK	675	743	17500	1,18,12,500.00	1,06,31,250.00	94,50,000.00	19500
83	1104	11	2 BHK	675	743	17500	1,18,12,500.00	1,06,31,250.00	94,50,000.00	19500
84	1105	11	2 BHK	675	743	17500	1,18,12,500.00	1,06,31,250.00	94,50,000.00	19500
85	1106	11	2 BHK	675	743	17500	1,18,12,500.00	1,06,31,250.00	94,50,000.00	19500
86	1107	11	2 BHK	675	743	17500	1,18,12,500.00	1,06,31,250.00	94,50,000.00	19500
87	1108	11	2 BHK	675	743	17500	1,18,12,500.00	1,06,31,250.00	94,50,000.00	19500
88	1201	12	2 BHK	693	762	17550	1,21,62,150.00	1,09,45,935.00	97,29,720.00	20500
89	1202	12	2 BHK	693	762	17550	1,21,62,150.00	1,09,45,935.00	97,29,720.00	20500
90	1204	12	2 BHK	675	743	17550	1,18,46,250.00	1,06,61,625.00	94,77,000.00	19500
91	1205	12	2 BHK	675	743	17550	1,18,46,250.00	1,06,61,625.00	94,77,000.00	19500
92	1206	12	2 BHK	675	743	17550	1,18,46,250.00	1,06,61,625.00	94,77,000.00	19500
93	1207	12	2 BHK	675	743	17550	1,18,46,250.00	1,06,61,625.00	94,77,000.00	19500
94	1208	12	2 BHK	675	743	17550	1,18,46,250.00	1,06,61,625.00	94,77,000.00	19500
95	1301	13	2 BHK	693	762	17600	1,21,96,800.00	1,09,77,120.00	97,57,440.00	20500
96	1302	13	2 BHK	693	762	17600	1,21,96,800.00	1,09,77,120.00	97,57,440.00	20500
97	1303	13	2 BHK	675	743	17600	1,18,80,000.00	1,06,92,000.00	95,04,000.00	20000
98	1304	13	2 BHK	675	743	17600	1,18,80,000.00	1,06,92,000.00	95,04,000.00	20000
99	1305	13	2 BHK	675	743	17600	1,18,80,000.00	1,06,92,000.00	95,04,000.00	20000
100	1306	13	2 BHK	675	743	17600	1,18,80,000.00	1,06,92,000.00	95,04,000.00	20000
101	1307	13	2 BHK	675	743	17600	1,18,80,000.00	1,06,92,000.00	95,04,000.00	20000
102	1308	13	2 BHK	675	743	17600	1,18,80,000.00	1,06,92,000.00	95,04,000.00	20000
103	1401	14	2 BHK	693	762	17650	1,22,31,450.00	1,10,08,305.00	97,85,160.00	20500
104	1402	14	2 BHK	693	762	17650	1,22,31,450.00	1,10,08,305.00	97,85,160.00	20500



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105	1403	14	2 BHK	675	743	17650	1,19,13,750.00	1,07,22,375.00	95,31,000.00	20000
106	1404	14	2 BHK	675	743	17650	1,19,13,750.00	1,07,22,375.00	95,31,000.00	20000
107	1405	14	2 BHK	675	743	17650	1,19,13,750.00	1,07,22,375.00	95,31,000.00	20000
108	1406	14	2 BHK	675	743	17650	1,19,13,750.00	1,07,22,375.00	95,31,000.00	20000
109	1407	14	2 BHK	675	743	17650	1,19,13,750.00	1,07,22,375.00	95,31,000.00	20000
110	1408	14	2 BHK	675	743	17650	1,19,13,750.00	1,07,22,375.00	95,31,000.00	20000
111	1501	15	2 BHK	693	762	17700	1,22,66,100.00	1,10,39,490.00	98,12,880.00	20500
112	1502	15	2 BHK	693	762	17700	1,22,66,100.00	1,10,39,490.00	98,12,880.00	20500
113	1503	15	2 BHK	675	743	17700	1,19,47,500.00	1,07,52,750.00	95,58,000.00	20000
114	1504	15	2 BHK	675	743	17700	1,19,47,500.00	1,07,52,750.00	95,58,000.00	20000
115	1505	15	2 BHK	675	743	17700	1,19,47,500.00	1,07,52,750.00	95,58,000.00	20000
116	1506	15	2 BHK	675	743	17700	1,19,47,500.00	1,07,52,750.00	95,58,000.00	20000
117	1507	15	2 BHK	675	743	17700	1,19,47,500.00	1,07,52,750.00	95,58,000.00	20000
118	1508	15	2 BHK	675	743	17700	1,19,47,500.00	1,07,52,750.00	95,58,000.00	20000
119	1601	16	2 BHK	693	762	17750	1,23,00,750.00	1,10,70,675.00	98,40,600.00	20500
120	1602	16	2 BHK	693	762	17750	1,23,00,750.00	1,10,70,675.00	98,40,600.00	20500
121	1603	16	2 BHK	675	743	17750	1,19,81,250.00	1,07,83,125.00	95,85,000.00	20000
122	1604	16	2 BHK	675	743	17750	1,19,81,250.00	1,07,83,125.00	95,85,000.00	20000
123	1605	16	2 BHK	675	743	17750	1,19,81,250.00	1,07,83,125.00	95,85,000.00	20000
124	1606	16	2 BHK	675	743	17750	1,19,81,250.00	1,07,83,125.00	95,85,000.00	20000
125	1607	16	2 BHK	675	743	17750	1,19,81,250.00	1,07,83,125.00	95,85,000.00	20000
126	1608	16	2 BHK	675	743	17750	1,19,81,250.00	1,07,83,125.00	95,85,000.00	20000
127	1701	17	2 BHK	693	762	17800	1,23,35,400.00	1,11,01,860.00	98,68,320.00	20500
128	1702	17	2 BHK	693	762	17800	1,23,35,400.00	1,11,01,860.00	98,68,320.00	20500
129	1704	17	2 BHK	675	743	17800	1,20,15,000.00	1,08,13,500.00	96,12,000.00	20000
130	1705	17	2 BHK	675	743	17800	1,20,15,000.00	1,08,13,500.00	96,12,000.00	20000
131	1706	17	2 BHK	675	743	17800	1,20,15,000.00	1,08,13,500.00	96,12,000.00	20000
132	1707	17	2 BHK	675	743	17800	1,20,15,000.00	1,08,13,500.00	96,12,000.00	20000
133	1708	17	2 BHK	675	743	17800	1,20,15,000.00	1,08,13,500.00	96,12,000.00	20000
134	1801	18	2 BHK	693	762	17850	1,23,70,050.00	1,11,33,045.00	98,96,040.00	20500
135	1802	18	2 BHK	693	762	17850	1,23,70,050.00	1,11,33,045.00	98,96,040.00	20500
136	1803	18	2 BHK	675	743	17850	1,20,48,750.00	1,08,43,875.00	96,39,000.00	20000
137	1804	18	2 BHK	675	743	17850	1,20,48,750.00	1,08,43,875.00	96,39,000.00	20000
138	1805	18	2 BHK	675	743	17850	1,20,48,750.00	1,08,43,875.00	96,39,000.00	20000
139	1806	18	2 BHK	675	743	17850	1,20,48,750.00	1,08,43,875.00	96,39,000.00	20000



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140	1807	18	2 BHK	675	743	17850	1,20,48,750.00	1,08,43,875.00	96,39,000.00	20000
141	1808	18	2 BHK	675	743	17850	1,20,48,750.00	1,08,43,875.00	96,39,000.00	20000
142	1901	19	2 BHK	693	762	17900	1,24,04,700.00	1,11,64,230.00	99,23,760.00	20500
143	1902	19	2 BHK	693	762	17900	1,24,04,700.00	1,11,64,230.00	99,23,760.00	20500
144	1903	19	2 BHK	675	743	17900	1,20,82,500.00	1,08,74,250.00	96,66,000.00	20000
145	1904	19	2 BHK	675	743	17900	1,20,82,500.00	1,08,74,250.00	96,66,000.00	20000
146	1905	19	2 BHK	675	743	17900	1,20,82,500.00	1,08,74,250.00	96,66,000.00	20000
147	1906	19	2 BHK	675	743	17900	1,20,82,500.00	1,08,74,250.00	96,66,000.00	20000
148	1907	19	2 BHK	675	743	17900	1,20,82,500.00	1,08,74,250.00	96,66,000.00	20000
149	1908	19	2 BHK	675	743	17900	1,20,82,500.00	1,08,74,250.00	96,66,000.00	20000
150	2001	20	2 BHK	693	762	17950	1,24,39,350.00	1,11,95,415.00	99,51,480.00	20500
151	2002	20	2 BHK	693	762	17950	1,24,39,350.00	1,11,95,415.00	99,51,480.00	20500
152	2003	20	2 BHK	675	743	17950	1,21,16,250.00	1,09,04,625.00	96,93,000.00	20000
153	2004	20	2 BHK	675	743	17950	1,21,16,250.00	1,09,04,625.00	96,93,000.00	20000
154	2005	20	2 BHK	675	743	17950	1,21,16,250.00	1,09,04,625.00	96,93,000.00	20000
155	2006	20	2 BHK	675	743	17950	1,21,16,250.00	1,09,04,625.00	96,93,000.00	20000
156	2007	20	2 BHK	675	743	17950	1,21,16,250.00	1,09,04,625.00	96,93,000.00	20000
157	2008	20	2 BHK	675	743	17950	1,21,16,250.00	1,09,04,625.00	96,93,000.00	20000
158	2101	20	2 BHK	693	762	18000	1,24,74,000.00	1,12,26,600.00	99,79,200.00	21000
159	2102	21	2 BHK	693	762	18000	1,24,74,000.00	1,12,26,600.00	99,79,200.00	21000
160	2103	21	2 BHK	675	743	18000	1,21,50,000.00	1,09,35,000.00	97,20,000.00	20500
161	2104	21	2 BHK	675	743	18000	1,21,50,000.00	1,09,35,000.00	97,20,000.00	20500
162	2105	21	2 BHK	675	743	18000	1,21,50,000.00	1,09,35,000.00	97,20,000.00	20500
163	2106	21	2 BHK	675	743	18000	1,21,50,000.00	1,09,35,000.00	97,20,000.00	20500
164	2107	21	2 BHK	675	743	18000	1,21,50,000.00	1,09,35,000.00	97,20,000.00	20500
165	2108	21	2 BHK	675	743	18000	1,21,50,000.00	1,09,35,000.00	97,20,000.00	20500
166	2201	22	2 BHK	693	762	18050	1,25,08,650.00	1,12,57,785.00	1,00,06,920.00	21000
167	2202	22	2 BHK	693	762	18050	1,25,08,650.00	1,12,57,785.00	1,00,06,920.00	21000
168	2204	22	2 BHK	675	743	18050	1,21,83,750.00	1,09,65,375.00	97,47,000.00	20500
169	2205	22	2 BHK	675	743	18050	1,21,83,750.00	1,09,65,375.00	97,47,000.00	20500
170	2206	22	2 BHK	675	743	18050	1,21,83,750.00	1,09,65,375.00	97,47,000.00	20500
171	2207	22	2 BHK	675	743	18050	1,21,83,750.00	1,09,65,375.00	97,47,000.00	20500
172	2208	22	2 BHK	675	743	18050	1,21,83,750.00	1,09,65,375.00	97,47,000.00	20500
173	2301	23	2 BHK	693	762	18100	1,25,43,300.00	1,12,88,970.00	1,00,34,640.00	21000
174	2302	23	2 BHK	693	762	18100	1,25,43,300.00	1,12,88,970.00	1,00,34,640.00	21000



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175	2303	23	2 BHK	675	743	18100	1,22,17,500.00	1,09,95,750.00	97,74,000.00	20500
176	2304	23	2 BHK	675	743	18100	1,22,17,500.00	1,09,95,750.00	97,74,000.00	20500
177	2305	23	2 BHK	675	743	18100	1,22,17,500.00	1,09,95,750.00	97,74,000.00	20500
178	2306	23	2 BHK	675	743	18100	1,22,17,500.00	1,09,95,750.00	97,74,000.00	20500
179	2307	23	2 BHK	675	743	18100	1,22,17,500.00	1,09,95,750.00	97,74,000.00	20500
180	2308	23	2 BHK	675	743	18100	1,22,17,500.00	1,09,95,750.00	97,74,000.00	20500
181	2401	24	2 BHK	693	762	18150	1,25,77,950.00	1,13,20,155.00	1,00,62,360.00	21000
182	2402	24	2 BHK	693	762	18150	1,25,77,950.00	1,13,20,155.00	1,00,62,360.00	21000
183	2403	24	2 BHK	675	743	18150	1,22,51,250.00	1,10,26,125.00	98,01,000.00	20500
184	2404	24	2 BHK	675	743	18150	1,22,51,250.00	1,10,26,125.00	98,01,000.00	20500
185	2405	24	2 BHK	675	743	18150	1,22,51,250.00	1,10,26,125.00	98,01,000.00	20500
186	2406	24	2 BHK	675	743	18150	1,22,51,250.00	1,10,26,125.00	98,01,000.00	20500
187	2407	24	2 BHK	675	743	18150	1,22,51,250.00	1,10,26,125.00	98,01,000.00	20500
188	2408	24	2 BHK	675	743	18150	1,22,51,250.00	1,10,26,125.00	98,01,000.00	20500
189	2501	25	2 BHK	693	762	18200	1,26,12,600.00	1,13,51,340.00	1,00,90,080.00	21000
190	2502	25	2 BHK	693	762	18200	1,26,12,600.00	1,13,51,340.00	1,00,90,080.00	21000
191	2503	25	2 BHK	675	743	18200	1,22,85,000.00	1,10,56,500.00	98,28,000.00	20500
192	2504	25	2 BHK	675	743	18200	1,22,85,000.00	1,10,56,500.00	98,28,000.00	20500
193	2505	25	2 BHK	675	743	18200	1,22,85,000.00	1,10,56,500.00	98,28,000.00	20500
194	2506	25	2 BHK	675	743	18200	1,22,85,000.00	1,10,56,500.00	98,28,000.00	20500
195	2507	25	2 BHK	675	743	18200	1,22,85,000.00	1,10,56,500.00	98,28,000.00	20500
196	2508	25	2 BHK	675	743	18200	1,22,85,000.00	1,10,56,500.00	98,28,000.00	20500
197	2601	26	2 BHK	693	762	18250	1,26,47,250.00	1,13,82,525.00	1,01,17,800.00	21000
198	2602	26	2 BHK	693	762	18250	1,26,47,250.00	1,13,82,525.00	1,01,17,800.00	21000
199	2603	26	2 BHK	675	743	18250	1,23,18,750.00	1,10,86,875.00	98,55,000.00	20500
200	2604	26	2 BHK	675	743	18250	1,23,18,750.00	1,10,86,875.00	98,55,000.00	20500
201	2605	26	2 BHK	675	743	18250	1,23,18,750.00	1,10,86,875.00	98,55,000.00	20500
202	2606	26	2 BHK	675	743	18250	1,23,18,750.00	1,10,86,875.00	98,55,000.00	20500
203	2607	26	2 BHK	675	743	18250	1,23,18,750.00	1,10,86,875.00	98,55,000.00	20500
204	2608	26	2 BHK	675	743	18250	1,23,18,750.00	1,10,86,875.00	98,55,000.00	20500
205	2701	27	2 BHK	693	762	18300	1,26,81,900.00	1,14,13,710.00	1,01,45,520.00	21000
206	2702	27	2 BHK	693	762	18300	1,26,81,900.00	1,14,13,710.00	1,01,45,520.00	21000
207	2704	27	2 BHK	675	743	18300	1,23,52,500.00	1,11,17,250.00	98,82,000.00	20500
208	2705	27	2 BHK	675	743	18300	1,23,52,500.00	1,11,17,250.00	98,82,000.00	20500
209	2706	27	2 BHK	675	743	18300	1,23,52,500.00	1,11,17,250.00	98,82,000.00	20500



Sr. No.	Flat No.	Floor No.	Comp.	Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet Area in ₹	Fair Market Value in ₹	Realizable Value in ₹	Distress Sale Value in ₹	Expected Rent per month in ₹
210	2707	27	2 BHK	675	743	18300	1,23,52,500.00	1,11,17,250.00	98,82,000.00	20500
211	2708	27	2 BHK	675	743	18300	1,23,52,500.00	1,11,17,250.00	98,82,000.00	20500
212	2801	28	2 BHK	693	762	18350	1,27,16,550.00	1,14,44,895.00	1,01,73,240.00	21000
213	2802	28	2 BHK	693	762	18350	1,27,16,550.00	1,14,44,895.00	1,01,73,240.00	21000
214	2803	28	2 BHK	675	743	18350	1,23,86,250.00	1,11,47,625.00	99,09,000.00	20500
215	2804	28	2 BHK	675	743	18350	1,23,86,250.00	1,11,47,625.00	99,09,000.00	20500
216	2805	28	2 BHK	675	743	18350	1,23,86,250.00	1,11,47,625.00	99,09,000.00	20500
217	2806	28	2 BHK	675	743	18350	1,23,86,250.00	1,11,47,625.00	99,09,000.00	20500
218	2807	28	2 BHK	675	743	18350	1,23,86,250.00	1,11,47,625.00	99,09,000.00	20500
219	2808	28	2 BHK	675	743	18350	1,23,86,250.00	1,11,47,625.00	99,09,000.00	20500
220	2901	29	2 BHK	693	762	18400	1,27,51,200.00	1,14,76,080.00	1,02,00,960.00	21500
221	2902	29	2 BHK	693	762	18400	1,27,51,200.00	1,14,76,080.00	1,02,00,960.00	21500
222	2903	29	2 BHK	675	743	18400	1,24,20,000.00	1,11,78,000.00	99,36,000.00	20500
223	2904	29	2 BHK	675	743	18400	1,24,20,000.00	1,11,78,000.00	99,36,000.00	20500
224	2905	29	2 BHK	675	743	18400	1,24,20,000.00	1,11,78,000.00	99,36,000.00	20500
225	2906	29	2 BHK	675	743	18400	1,24,20,000.00	1,11,78,000.00	99,36,000.00	20500
226	2907	29	2 BHK	675	743	18400	1,24,20,000.00	1,11,78,000.00	99,36,000.00	20500
227	2908	29	2 BHK	675	743	18400	1,24,20,000.00	1,11,78,000.00	99,36,000.00	20500
228	3001	30	2 BHK	693	762	18450	1,27,85,850.00	1,15,07,265.00	1,02,28,680.00	21500
229	3002	30	2 BHK	693	762	18450	1,27,85,850.00	1,15,07,265.00	1,02,28,680.00	21500
230	3003	30	2 BHK	675	743	18450	1,24,53,750.00	1,12,08,375.00	99,63,000.00	21000
231	3004	30	2 BHK	675	743	18450	1,24,53,750.00	1,12,08,375.00	99,63,000.00	21000
232	3005	30	2 BHK	675	743	18450	1,24,53,750.00	1,12,08,375.00	99,63,000.00	21000
233	3006	30	2 BHK	675	743	18450	1,24,53,750.00	1,12,08,375.00	99,63,000.00	21000
234	3007	30	2 BHK	675	743	18450	1,24,53,750.00	1,12,08,375.00	99,63,000.00	21000
235	3008	30	2 BHK	675	743	18450	1,24,53,750.00	1,12,08,375.00	99,63,000.00	21000
236	3101	31	2 BHK	693	762	18500	1,28,20,500.00	1,15,38,450.00	1,02,56,400.00	21500
237	3102	31	2 BHK	693	762	18500	1,28,20,500.00	1,15,38,450.00	1,02,56,400.00	21500
238	3103	31	2 BHK	675	743	18500	1,24,87,500.00	1,12,38,750.00	99,90,000.00	21000
239	3104	31	2 BHK	675	743	18500	1,24,87,500.00	1,12,38,750.00	99,90,000.00	21000
240	3105	31	2 BHK	675	743	18500	1,24,87,500.00	1,12,38,750.00	99,90,000.00	21000
241	3106	31	2 BHK	675	743	18500	1,24,87,500.00	1,12,38,750.00	99,90,000.00	21000
242	3107	31	2 BHK	675	743	18500	1,24,87,500.00	1,12,38,750.00	99,90,000.00	21000
243	3108	31	2 BHK	675	743	18500	1,24,87,500.00	1,12,38,750.00	99,90,000.00	21000
244	3201	32	2 BHK	693	762	18550	1,28,55,150.00	1,15,69,635.00	1,02,84,120.00	21500

Sr. No.	Flat No.	Floor No.	Comp.	Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per sq. ft. on Carpet Area in ₹	Fair Market Value in ₹	Realizable Value in ₹	Distress Sale Value in ₹	Expected Rent per month in ₹
245	3202	32	2 BHK	693	762	18550	1,28,55,150.00	1,15,69,635.00	1,02,84,120.00	21500
246	3204	32	2 BHK	675	743	18550	1,25,21,250.00	1,12,69,125.00	1,00,17,000.00	21000
247	3205	32	2 BHK	675	743	18550	1,25,21,250.00	1,12,69,125.00	1,00,17,000.00	21000
248	3206	32	2 BHK	675	743	18550	1,25,21,250.00	1,12,69,125.00	1,00,17,000.00	21000
249	3207	32	2 BHK	675	743	18550	1,25,21,250.00	1,12,69,125.00	1,00,17,000.00	21000
250	3208	32	2 BHK	675	743	18550	1,25,21,250.00	1,12,69,125.00	1,00,17,000.00	21000
251	3301	33	2 BHK	693	762	18600	1,28,89,800.00	1,16,00,820.00	1,03,11,840.00	21500
252	3302	33	2 BHK	693	762	18600	1,28,89,800.00	1,16,00,820.00	1,03,11,840.00	21500
253	3303	33	2 BHK	675	743	18600	1,25,55,000.00	1,12,99,500.00	1,00,44,000.00	21000
254	3304	33	2 BHK	675	743	18600	1,25,55,000.00	1,12,99,500.00	1,00,44,000.00	21000
255	3305	33	2 BHK	675	743	18600	1,25,55,000.00	1,12,99,500.00	1,00,44,000.00	21000
256	3306	33	2 BHK	675	743	18600	1,25,55,000.00	1,12,99,500.00	1,00,44,000.00	21000
257	3307	33	2 BHK	675	743	18600	1,25,55,000.00	1,12,99,500.00	1,00,44,000.00	21000
258	3308	33	2 BHK	675	743	18600	1,25,55,000.00	1,12,99,500.00	1,00,44,000.00	21000
259	3401	34	2 BHK	693	762	18650	1,29,24,450.00	1,16,32,005.00	1,03,39,560.00	21500
260	3402	34	2 BHK	693	762	18650	1,29,24,450.00	1,16,32,005.00	1,03,39,560.00	21500
261	3403	34	2 BHK	675	743	18650	1,25,88,750.00	1,13,29,875.00	1,00,71,000.00	21000
262	3404	34	2 BHK	675	743	18650	1,25,88,750.00	1,13,29,875.00	1,00,71,000.00	21000
263	3405	34	2 BHK	675	743	18650	1,25,88,750.00	1,13,29,875.00	1,00,71,000.00	21000
264	3406	34	2 BHK	675	743	18650	1,25,88,750.00	1,13,29,875.00	1,00,71,000.00	21000
265	3407	34	2 BHK	675	743	18650	1,25,88,750.00	1,13,29,875.00	1,00,71,000.00	21000
266	3408	34	2 BHK	675	743	18650	1,25,88,750.00	1,13,29,875.00	1,00,71,000.00	21000
267	3501	35	2 BHK	693	762	18700	1,29,59,100.00	1,16,63,190.00	1,03,67,280.00	21500
268	3502	35	2 BHK	693	762	18700	1,29,59,100.00	1,16,63,190.00	1,03,67,280.00	21500
269	3503	35	2 BHK	675	743	18700	1,26,22,500.00	1,13,60,250.00	1,00,98,000.00	21000
270	3504	35	2 BHK	675	743	18700	1,26,22,500.00	1,13,60,250.00	1,00,98,000.00	21000
271	3505	35	2 BHK	675	743	18700	1,26,22,500.00	1,13,60,250.00	1,00,98,000.00	21000
272	3506	35	2 BHK	675	743	18700	1,26,22,500.00	1,13,60,250.00	1,00,98,000.00	21000
273	3507	35	2 BHK	675	743	18700	1,26,22,500.00	1,13,60,250.00	1,00,98,000.00	21000
274	3508	35	2 BHK	675	743	18700	1,26,22,500.00	1,13,60,250.00	1,00,98,000.00	21000
275	3601	36	2 BHK	693	762	18750	1,29,93,750.00	1,16,94,375.00	1,03,95,000.00	21500
276	3602	36	2 BHK	693	762	18750	1,29,93,750.00	1,16,94,375.00	1,03,95,000.00	21500
277	3603	36	2 BHK	675	743	18750	1,26,56,250.00	1,13,90,625.00	1,01,25,000.00	21000
278	3604	36	2 BHK	675	743	18750	1,26,56,250.00	1,13,90,625.00	1,01,25,000.00	21000
279	3605	36	2 BHK	675	743	18750	1,26,56,250.00	1,13,90,625.00	1,01,25,000.00	21000



Sr. No	Flat No.	Floor No.	Comp.	Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. Ft. on Carpet Area in ₹	Fair Market Value in ₹	Realizable Value in ₹	Distress Sale Value in ₹	Expected Rent per month in ₹
280	3606	36	2 BHK	675	743	18750	1,26,56,250.00	1,13,90,625.00	1,01,25,000.00	21000
281	3607	36	2 BHK	675	743	18750	1,26,56,250.00	1,13,90,625.00	1,01,25,000.00	21000
282	3608	36	2 BHK	675	743	18750	1,26,56,250.00	1,13,90,625.00	1,01,25,000.00	21000
283	3701	37	2 BHK	693	762	18800	1,30,28,400.00	1,17,25,560.00	1,04,22,720.00	21500
284	3702	37	2 BHK	693	762	18800	1,30,28,400.00	1,17,25,560.00	1,04,22,720.00	21500
285	3704	37	2 BHK	675	743	18800	1,26,90,000.00	1,14,21,000.00	1,01,52,000.00	21000
286	3705	37	2 BHK	675	743	18800	1,26,90,000.00	1,14,21,000.00	1,01,52,000.00	21000
287	3706	37	2 BHK	675	743	18800	1,26,90,000.00	1,14,21,000.00	1,01,52,000.00	21000
288	3707	37	2 BHK	675	743	18800	1,26,90,000.00	1,14,21,000.00	1,01,52,000.00	21000
289	3708	37	2 BHK	675	743	18800	1,26,90,000.00	1,14,21,000.00	1,01,52,000.00	21000
290	3801	38	2 BHK	693	762	18850	1,30,63,050.00	1,17,56,745.00	1,04,50,440.00	22000
291	3802	38	2 BHK	693	762	18850	1,30,63,050.00	1,17,56,745.00	1,04,50,440.00	22000
292	3803	38	2 BHK	675	743	18850	1,27,23,750.00	1,14,51,375.00	1,01,79,000.00	21000
293	3804	38	2 BHK	675	743	18850	1,27,23,750.00	1,14,51,375.00	1,01,79,000.00	21000
294	3805	38	2 BHK	675	743	18850	1,27,23,750.00	1,14,51,375.00	1,01,79,000.00	21000
295	3806	38	2 BHK	675	743	18850	1,27,23,750.00	1,14,51,375.00	1,01,79,000.00	21000
296	3807	38	2 BHK	675	743	18850	1,27,23,750.00	1,14,51,375.00	1,01,79,000.00	21000
297	3808	38	2 BHK	675	743	18850	1,27,23,750.00	1,14,51,375.00	1,01,79,000.00	21000
298	3901	39	2 BHK	693	762	18900	1,30,97,700.00	1,17,87,930.00	1,04,78,160.00	22000
299	3902	39	2 BHK	693	762	18900	1,30,97,700.00	1,17,87,930.00	1,04,78,160.00	22000
300	3903	39	2 BHK	675	743	18900	1,27,57,500.00	1,14,81,750.00	1,02,06,000.00	21500
301	3904	39	2 BHK	675	743	18900	1,27,57,500.00	1,14,81,750.00	1,02,06,000.00	21500
302	3905	39	2 BHK	675	743	18900	1,27,57,500.00	1,14,81,750.00	1,02,06,000.00	21500
303	3906	39	2 BHK	675	743	18900	1,27,57,500.00	1,14,81,750.00	1,02,06,000.00	21500
304	3907	39	2 BHK	675	743	18900	1,27,57,500.00	1,14,81,750.00	1,02,06,000.00	21500
305	3908	39	2 BHK	675	743	18900	1,27,57,500.00	1,14,81,750.00	1,02,06,000.00	21500
306	4001	40	2 BHK	693	762	18950	1,31,32,350.00	1,18,19,115.00	1,05,05,880.00	22000
307	4002	40	2 BHK	693	762	18950	1,31,32,350.00	1,18,19,115.00	1,05,05,880.00	22000
308	4003	40	2 BHK	675	743	18950	1,27,91,250.00	1,15,12,125.00	1,02,33,000.00	21500
309	4004	40	2 BHK	675	743	18950	1,27,91,250.00	1,15,12,125.00	1,02,33,000.00	21500
310	4005	40	2 BHK	675	743	18950	1,27,91,250.00	1,15,12,125.00	1,02,33,000.00	21500
311	4006	40	2 BHK	675	743	18950	1,27,91,250.00	1,15,12,125.00	1,02,33,000.00	21500
312	4007	40	2 BHK	675	743	18950	1,27,91,250.00	1,15,12,125.00	1,02,33,000.00	21500
313	4008	40	2 BHK	675	743	18950	1,27,91,250.00	1,15,12,125.00	1,02,33,000.00	21500
314	4101	41	2 BHK	693	762	19000	1,31,67,000.00	1,18,50,300.00	1,05,33,600.00	22000

Sl. No.	Flat No.	Floor No.	Comp.	Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet Area in ₹	Fair Market Value in ₹	Realizable Value in ₹	Distress Sale Value in ₹	Expected Rent per month in ₹
315	4102	41	2 BHK	693	762	19000	1,31,67,000.00	1,18,50,300.00	1,05,33,600.00	22000
316	4103	41	2 BHK	675	743	19000	1,28,25,000.00	1,15,42,500.00	1,02,60,000.00	21500
317	4104	41	2 BHK	675	743	19000	1,28,25,000.00	1,15,42,500.00	1,02,60,000.00	21500
318	4105	41	2 BHK	675	743	19000	1,28,25,000.00	1,15,42,500.00	1,02,60,000.00	21500
319	4106	41	2 BHK	675	743	19000	1,28,25,000.00	1,15,42,500.00	1,02,60,000.00	21500
320	4107	41	2 BHK	675	743	19000	1,28,25,000.00	1,15,42,500.00	1,02,60,000.00	21500
321	4108	41	2 BHK	675	743	19000	1,28,25,000.00	1,15,42,500.00	1,02,60,000.00	21500
322	4201	42	2 BHK	693	762	19050	1,32,01,650.00	1,18,81,485.00	1,05,61,320.00	22000
323	4202	42	2 BHK	693	762	19050	1,32,01,650.00	1,18,81,485.00	1,05,61,320.00	22000
324	4204	42	2 BHK	675	743	19050	1,28,58,750.00	1,15,72,875.00	1,02,87,000.00	21500
325	4205	42	2 BHK	675	743	19050	1,28,58,750.00	1,15,72,875.00	1,02,87,000.00	21500
326	4206	42	2 BHK	675	743	19050	1,28,58,750.00	1,15,72,875.00	1,02,87,000.00	21500
327	4207	42	2 BHK	675	743	19050	1,28,58,750.00	1,15,72,875.00	1,02,87,000.00	21500
328	4208	42	2 BHK	675	743	19050	1,28,58,750.00	1,15,72,875.00	1,02,87,000.00	21500
329	4301	43	2 BHK	693	762	19100	1,32,36,300.00	1,19,12,670.00	1,05,89,040.00	22000
330	4302	43	2 BHK	693	762	19100	1,32,36,300.00	1,19,12,670.00	1,05,89,040.00	22000
331	4303	43	2 BHK	675	743	19100	1,28,92,500.00	1,16,03,250.00	1,03,14,000.00	21500
332	4304	43	2 BHK	675	743	19100	1,28,92,500.00	1,16,03,250.00	1,03,14,000.00	21500
333	4305	43	2 BHK	675	743	19100	1,28,92,500.00	1,16,03,250.00	1,03,14,000.00	21500
334	4306	43	2 BHK	675	743	19100	1,28,92,500.00	1,16,03,250.00	1,03,14,000.00	21500
335	4307	43	2 BHK	675	743	19100	1,28,92,500.00	1,16,03,250.00	1,03,14,000.00	21500
336	4308	43	2 BHK	675	743	19100	1,28,92,500.00	1,16,03,250.00	1,03,14,000.00	21500
337	4401	44	2 BHK	693	762	19150	1,32,70,950.00	1,19,43,855.00	1,06,16,760.00	22000
338	4402	44	2 BHK	693	762	19150	1,32,70,950.00	1,19,43,855.00	1,06,16,760.00	22000
339	4403	44	2 BHK	675	743	19150	1,29,26,250.00	1,16,33,625.00	1,03,41,000.00	21500
340	4404	44	2 BHK	675	743	19150	1,29,26,250.00	1,16,33,625.00	1,03,41,000.00	21500
341	4405	44	2 BHK	675	743	19150	1,29,26,250.00	1,16,33,625.00	1,03,41,000.00	21500
342	4406	44	2 BHK	675	743	19150	1,29,26,250.00	1,16,33,625.00	1,03,41,000.00	21500
343	4407	44	2 BHK	675	743	19150	1,29,26,250.00	1,16,33,625.00	1,03,41,000.00	21500
344	4408	44	2 BHK	675	743	19150	1,29,26,250.00	1,16,33,625.00	1,03,41,000.00	21500
345	4501	45	2 BHK	693	762	19200	1,33,05,600.00	1,19,75,040.00	1,06,44,480.00	22000
346	4502	45	2 BHK	693	762	19200	1,33,05,600.00	1,19,75,040.00	1,06,44,480.00	22000
347	4503	45	2 BHK	675	743	19200	1,29,60,000.00	1,16,64,000.00	1,03,68,000.00	21500
348	4504	45	2 BHK	675	743	19200	1,29,60,000.00	1,16,64,000.00	1,03,68,000.00	21500
349	4505	45	2 BHK	675	743	19200	1,29,60,000.00	1,16,64,000.00	1,03,68,000.00	21500



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Sr. No.	Flat No.	Floor No.	Comp.	Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet Area in ₹	Fair Market Value in ₹	Realistic Value in ₹	Distress Sale Value in ₹	Expected Rent per month in ₹
350	4506	45	2 BHK	675	743	19200	1,29,60,000.00	1,16,64,000.00	1,03,68,000.00	21500
351	4507	45	2 BHK	675	743	19200	1,29,60,000.00	1,16,64,000.00	1,03,68,000.00	21500
352	4508	45	2 BHK	675	743	19200	1,29,60,000.00	1,16,64,000.00	1,03,68,000.00	21500
353	4601	46	2 BHK	693	762	19250	1,33,40,250.00	1,20,06,225.00	1,06,72,200.00	22000
354	4602	46	2 BHK	693	762	19250	1,33,40,250.00	1,20,06,225.00	1,06,72,200.00	22000
355	4603	46	2 BHK	675	743	19250	1,29,93,750.00	1,16,94,375.00	1,03,95,000.00	21500
356	4604	46	2 BHK	675	743	19250	1,29,93,750.00	1,16,94,375.00	1,03,95,000.00	21500
357	4605	46	2 BHK	675	743	19250	1,29,93,750.00	1,16,94,375.00	1,03,95,000.00	21500
358	4606	46	2 BHK	675	743	19250	1,29,93,750.00	1,16,94,375.00	1,03,95,000.00	21500
359	4607	46	2 BHK	675	743	19250	1,29,93,750.00	1,16,94,375.00	1,03,95,000.00	21500
360	4608	46	2 BHK	675	743	19250	1,29,93,750.00	1,16,94,375.00	1,03,95,000.00	21500
361	4701	47	2 BHK	693	762	19300	1,33,74,900.00	1,20,37,410.00	1,06,99,920.00	22500
362	4702	47	2 BHK	693	762	19300	1,33,74,900.00	1,20,37,410.00	1,06,99,920.00	22500
363	4704	47	2 BHK	675	743	19300	1,30,27,500.00	1,17,24,750.00	1,04,22,000.00	21500
364	4705	47	2 BHK	675	743	19300	1,30,27,500.00	1,17,24,750.00	1,04,22,000.00	21500
365	4706	47	2 BHK	675	743	19300	1,30,27,500.00	1,17,24,750.00	1,04,22,000.00	21500
366	4707	47	2 BHK	675	743	19300	1,30,27,500.00	1,17,24,750.00	1,04,22,000.00	21500
367	4708	47	2 BHK	675	743	19300	1,30,27,500.00	1,17,24,750.00	1,04,22,000.00	21500
368	4801	48	2 BHK	693	762	19350	1,34,09,550.00	1,20,68,595.00	1,07,27,640.00	22500
369	4802	48	2 BHK	693	762	19350	1,34,09,550.00	1,20,68,595.00	1,07,27,640.00	22500
370	4803	48	2 BHK	675	743	19350	1,30,61,250.00	1,17,55,125.00	1,04,49,000.00	22000
371	4804	48	2 BHK	675	743	19350	1,30,61,250.00	1,17,55,125.00	1,04,49,000.00	22000
372	4805	48	2 BHK	675	743	19350	1,30,61,250.00	1,17,55,125.00	1,04,49,000.00	22000
373	4806	48	2 BHK	675	743	19350	1,30,61,250.00	1,17,55,125.00	1,04,49,000.00	22000
374	4807	48	2 BHK	675	743	19350	1,30,61,250.00	1,17,55,125.00	1,04,49,000.00	22000
375	4808	48	2 BHK	675	743	19350	1,30,61,250.00	1,17,55,125.00	1,04,49,000.00	22000
376	4901	49	2 BHK	693	762	19400	1,34,44,200.00	1,20,99,780.00	1,07,55,360.00	22500
377	4902	49	2 BHK	693	762	19400	1,34,44,200.00	1,20,99,780.00	1,07,55,360.00	22500
378	4903	49	2 BHK	675	743	19400	1,30,95,000.00	1,17,85,500.00	1,04,76,000.00	22000
379	4904	49	2 BHK	675	743	19400	1,30,95,000.00	1,17,85,500.00	1,04,76,000.00	22000
380	4905	49	2 BHK	675	743	19400	1,30,95,000.00	1,17,85,500.00	1,04,76,000.00	22000
381	4906	49	2 BHK	675	743	19400	1,30,95,000.00	1,17,85,500.00	1,04,76,000.00	22000
382	4907	49	2 BHK	675	743	19400	1,30,95,000.00	1,17,85,500.00	1,04,76,000.00	22000
383	4908	49	2 BHK	675	743	19400	1,30,95,000.00	1,17,85,500.00	1,04,76,000.00	22000
384	5001	50	2 BHK	693	762	19450	1,34,78,850.00	1,21,30,965.00	1,07,83,080.00	22500

Sr. No.	Flat No.	Floor No.	Comp.	Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft on Carpet Area in ₹	Fair Market Value in ₹	Realizable Value in ₹	Distress Sale Value in ₹	Expected Rent per month in ₹
385	5002	50	2 BHK	693	762	19450	1,34,78,850.00	1,21,30,965.00	1,07,83,080.00	22500
386	5003	50	2 BHK	675	743	19450	1,31,28,750.00	1,18,15,875.00	1,05,03,000.00	22000
387	5004	50	2 BHK	675	743	19450	1,31,28,750.00	1,18,15,875.00	1,05,03,000.00	22000
388	5005	50	2 BHK	675	743	19450	1,31,28,750.00	1,18,15,875.00	1,05,03,000.00	22000
389	5006	50	2 BHK	675	743	19450	1,31,28,750.00	1,18,15,875.00	1,05,03,000.00	22000
390	5007	50	2 BHK	675	743	19450	1,31,28,750.00	1,18,15,875.00	1,05,03,000.00	22000
391	5008	50	2 BHK	675	743	19450	1,31,28,750.00	1,18,15,875.00	1,05,03,000.00	22000
392	5101	51	2 BHK	693	762	19500	1,35,13,500.00	1,21,62,150.00	1,08,10,800.00	22500
393	5102	51	2 BHK	693	762	19500	1,35,13,500.00	1,21,62,150.00	1,08,10,800.00	22500
394	5103	51	2 BHK	675	743	19500	1,31,62,500.00	1,18,46,250.00	1,05,30,000.00	22000
395	5104	51	2 BHK	675	743	19500	1,31,62,500.00	1,18,46,250.00	1,05,30,000.00	22000
396	5105	51	2 BHK	675	743	19500	1,31,62,500.00	1,18,46,250.00	1,05,30,000.00	22000
397	5106	51	2 BHK	675	743	19500	1,31,62,500.00	1,18,46,250.00	1,05,30,000.00	22000
398	5107	51	2 BHK	675	743	19500	1,31,62,500.00	1,18,46,250.00	1,05,30,000.00	22000
399	5108	51	2 BHK	675	743	19500	1,31,62,500.00	1,18,46,250.00	1,05,30,000.00	22000
400	5201	52	2 BHK	693	762	19550	1,35,48,150.00	1,21,93,335.00	1,08,38,520.00	22500
401	5202	52	2 BHK	693	762	19550	1,35,48,150.00	1,21,93,335.00	1,08,38,520.00	22500
402	5204	52	2 BHK	675	743	19550	1,31,96,250.00	1,18,76,625.00	1,05,57,000.00	22000
403	5205	52	2 BHK	675	743	19550	1,31,96,250.00	1,18,76,625.00	1,05,57,000.00	22000
404	5206	52	2 BHK	675	743	19550	1,31,96,250.00	1,18,76,625.00	1,05,57,000.00	22000
405	5207	52	2 BHK	675	743	19550	1,31,96,250.00	1,18,76,625.00	1,05,57,000.00	22000
406	5208	52	2 BHK	675	743	19550	1,31,96,250.00	1,18,76,625.00	1,05,57,000.00	22000
Total				275922	303514		5,04,14,62,050.00	4,53,73,15,845.00	4,03,31,69,640.00	

Summary of the Project:

Building No.	Total Number of Flats	Total Carpet Area in Sq. Ft.	Total Built up Area in Sq. Ft.	Fair Market Value in (₹)	Realizable Value in (₹)	Distress Sale Value in (₹)
D6	2 BHK - 406	275922	303514	5,04,14,62,050.00	4,53,73,15,845.00	4,03,31,69,640.00
Typical Refuge Floor – 7 th , 12 th , 17 th , 22 nd , 27 th , 32 nd , 37 th , 42 nd , 47 th & 52 nd Upper Floors - Flat No. 3						



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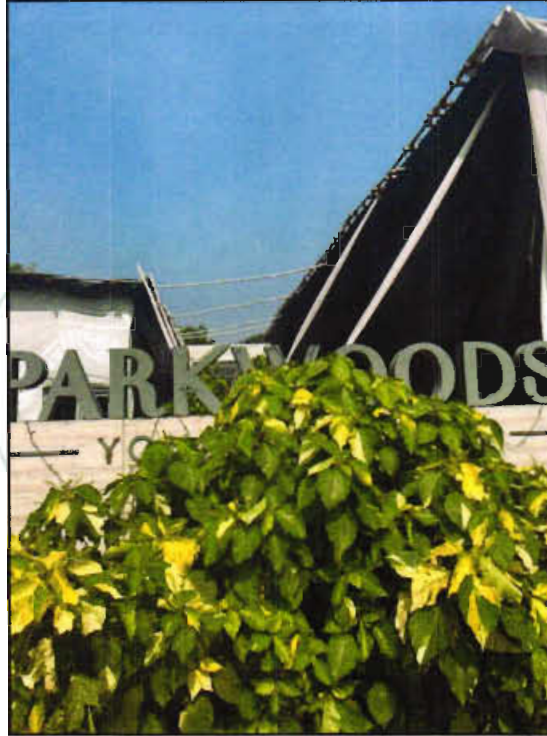


Particulars	Market Value (₹)
Fair Market Value in ₹	5,04,14,62,050.00
Realizable Value in ₹	4,53,73,15,845.00
Distress Sale Value in ₹	4,03,31,69,640.00
Cost of Construction (Total Built up area x Rate) 303514 Sq. Ft. x ₹ 2800.00	84,98,39,760.00

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 ₹ 16,000.00 to ₹ 20,000.00 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 ₹ 17,000.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.

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Actual Site Photographs



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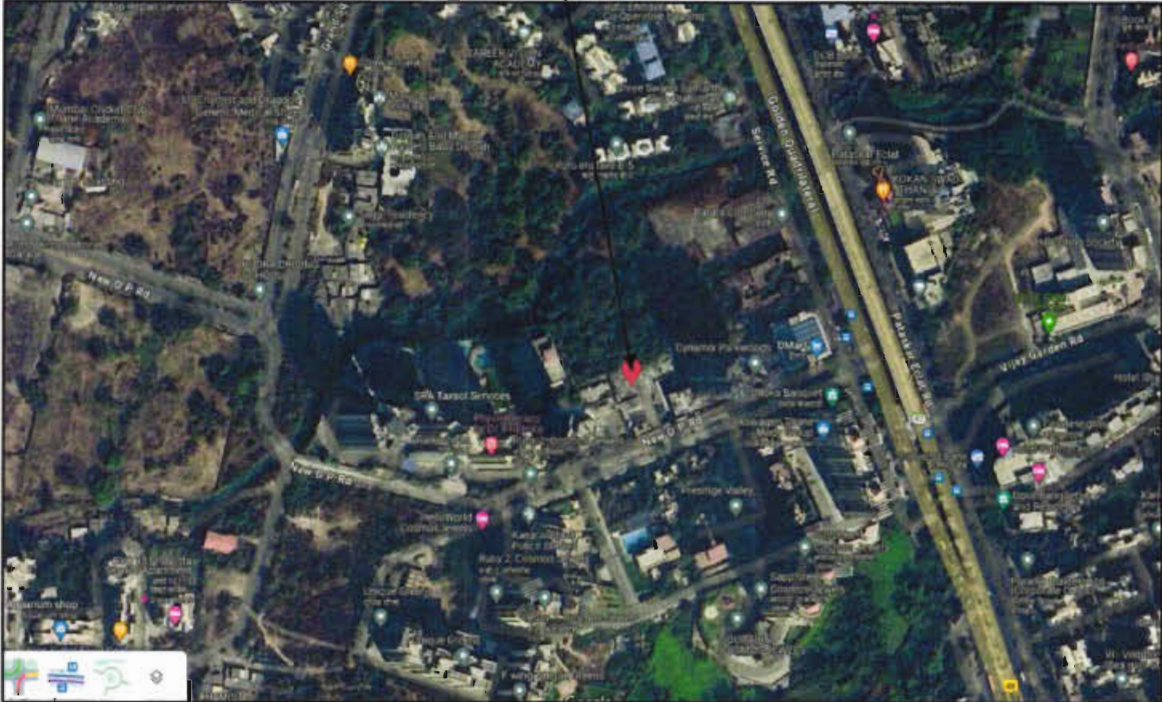
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Route Map of the property Site u/r



Latitude Longitude: 19°15'36.4"N 72°58'03.5"E


Note: The Blue line shows the route to site from nearest Railway station (Thane – 11.4 Km)

Ready Reckoner Rate



Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



Annual Statement of Rates Ver. 2.0
(बाजारमूल्य दर पत्रक आवृत्ती 2.0)

Home
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Year: 2023-2024 Language: English

Selected District: Thane


Select Taluka: Thane

Select Village: Gavache Nav : Kavesar (Thane Mahar)

Search By: Survey No. Location


Enter Survey No: 166 Search

उपविभाग	खुशी जमीन	निवासी सदनिका	ऑफिस रुकाने	औद्योगिक	एकक (Rs.)	Attribute
11/42-2अ-1) पोडबंदर रोडच्या दोन्ही बाजू लागतचे सर्व क्रमांक मीने कवेसर	24500	118800	136500	148600	136500	ची. मीटर सर्वेक्षण नंबर
11/43 - 2क-1) रस्त्यापासून दूर असलेला भाग कवेसर गावातील वरील	23600	115500	132500	143600	132500	ची. मीटर मि.टी.एम. नंबर
उपविभाग "अ" मधील मिळकती वगळून उर्वरीत मिटीएस/सर्वे क्रमांक (गावठाण 11/43 - 2क-1) रस्त्यापासून दूर असलेला भाग कवेसर गावातील वरील	23600	115500	132500	143600	132500	ची. मीटर सर्वेक्षण नंबर
उपविभाग "अ" मधील मिळकती वगळून उर्वरीत मिटीएस/सर्वे क्रमांक (गावठाण						



Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



Annual Statement of Rates Ver. 2.0
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Home
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Year: 2023-2024 Language: English

Selected District: Thane

Select Taluka: Thane

Select Village: Gavache Nav : Kavesar (Thane Mahar)

Search By: Survey No. Location

Select	उपविभाग	खुशी जमीन	निवासी सदनिका	ऑफिस रुकाने	औद्योगिक	एकक (Rs.)
SurveyNo	11/42-2अ-1) पोडबंदर रोडच्या दोन्ही बाजू लागतचे सर्व क्रमांक मीने कवेसर	24500	118800	136500	148600	136500
SurveyNo	11/43 - 2क-1) रस्त्यापासून दूर असलेला भाग कवेसर गावातील वरील उपविभाग "अ" मधील मिळकती वगळून उर्वरीत मिटीएस/सर्वे क्रमांक (गावठाण	23600	115500	132500	143600	132500
SurveyNo	11/44 - 2क-1) कवेसर गावातील विकास - अविकसीत भाग इ.पी.ए	9300	0	0	0	0
SurveyNo	11/43 अ - विमानवाणी हॉस्टेल विक्रीतील सर्वेक्षण नंबर /मिटीएस	47700	153400	167200	189000	167200
SurveyNo	11/43/अ/1-विमानवाणी कॉम्प्लेक्स	32900	109700	128100	149900	128100

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132, 142, 143, 147, 148, 157, 158, 159, 160, 161, 162, 163, 166, 173, 174, 180, 181, 182, 184, 185, 186, 190, 193, 195, 196, 197, 198, 199, 202, 203, 204, 206, 207



Sales Instance nearby

Note:-Generated Through eSearch Module.For original report please contact concern SRO office.		नोंदणी : Regn:63m
गावाचे नाव : कावेसर		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	11109444	
(3) बाजारभाव भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	9672826.68	
(4) भू.मापन.पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन :सदनिका नं: 3801, माळा नं: 38 वा मजला,विंग डी-5, इमारतीचे नाव: पार्कवुडस,फेज 2, रोड : जी. बी. रोड,कावेसर,ठाणे प, इतर माहिती: झोन नं.11/42 2अ-1,रेरा प्रमाणे सदनिकेचे क्षेत्रफळ 58.61 चौ. मी. कारपेट व 5.80 चौ मी कारपेट बाल्कनी सहित,1 कार पार्किंग सह((Survey Number : सर्वे नं. 163/5 to 8B/1, 163/5 to 8B/2, 163/9A/1, 163/9A/2, 165/1A, 165/2A, 166/6A, 166/7A, 166/8A, 166/9A, 166/9B, 166/10A/1, 166/10A/2, 166/11A, 166/12A, 166/13A, 166/14A/1, 166/14A/2, 166/15A/1, 166/15A/2, 166/16A, 166/22A/1, 166/22A/2, 166/22A/3, 166/24A/1, 166/24A/2, 166/24A/3, 166/30A/1, 166/30A/2, 167/1, 167/2 and 167/3 व इतर :))	
(5) क्षेत्रफळ	64.41 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करुन देणा.या लिहून ठेवणा.या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-एनिलाईन कंस्ट्रक्शन कंपनी प्रा. लि. चे संचालक जेसी कुरुविल्ला, सुनिल लालवाणी, सत्यनारायण बुबना तर्फे कुलमुखत्यारी म्हणून कबुलीजबाबासाठी मुरली सालियन - वय:-29 पत्ता:-प्लॉट नं. - माळा नं. -, इमारतीचे नाव: डी.बी.हाउस, ब्लॉक नं: जनरल जी के वैद्य मार्ग, रोड नं: गोरगाव पूर्व मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400063 पॅन नं:- AAACA3479J	
(8)दस्तऐवज करुन घेणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अभिजीत वसंत घाटील -- वय:-27; पत्ता:-प्लॉट नं. इ 2- 402 , माळा नं: -, इमारतीचे नाव: साई संकुल , ब्लॉक नं: -, रोड नं: अपो. पीव्हीआर सिनेमा , प्रभात किचनच्या वर , बारावे रोड, खडकपाडा, कल्याण प, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-CKMPP9706J	
(9) दस्तऐवज करुन दिल्याचा दिनांक	13/01/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	13/01/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	313/2023	
(12)बाजारभावप्रमाणे मुद्रांक शुल्क	778000	
(13)बाजारभावप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		

Sales Instance nearby

गावाचे नाव : कावेसर	
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	11850185
(3) बाजारभाव भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	9672826.68
(4) भू. मापन, पीटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: ठाणे म.न.पा.इतर वर्णन :सदनिका नं: 4802, माळा नं: 48 वा मजला, विंग डी-5, इमारतीचे नाव: पार्कवुडस, फेज 2, ब्लॉक नं: जी. बी. रोड, कावेसर, रोड : ठाणे प, इतर माहिती: झोन नं. 11/42 2अ-1, रेंगा प्रमाणे सदनिकेचे क्षेत्रफळ 58.61 चौ. मी. कारपेट व 5.80 चौ मी कारपेट बाल्कनी सहित, 1 कार पार्किंग सह ((Survey Number : सर्वे नं. 163/5 to 8B/1, 163/5 to 8B/2, 163/9A/1, 163/9A/2, 165/1A, 165/2A, 166/6A, 166/7A, 166/8A, 166/9A, 166/9B, 166/10A/1, 166/10A/2, 166/11A, 166/12A, 166/13A, 166/14A/1, 166/14A/2, 166/15A/1, 166/15A/2, 166/16A, 166/22A/1, 166/22A/2, 166/22A/3, 166/24A/1, 166/24A/2, 166/24A/3, 166/30A/1, 166/30A/2, 167/1, 167/2 and 167/3 व इतर :))
(5) क्षेत्रफळ	64.41 चौ.मीटर
(6) आकारणी किंवा जुटी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या शिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव-एनिलाईन कंस्ट्रक्शन कंपनी प्रा. लि. चे संबालक जेसी कुरुविल्ला, सुनिल लालवाणी, सत्यनारायण बुबना तर्फे कुलमुखत्यारी म्हणून कंबुलीजबाबासाठी मुरली साहियन . वय:-33 पत्ता:-प्लॉट नं. . माळा नं. . इमारतीचे नाव: डायनामिक्स हाउस . ब्लॉक नं: जनरल ए के. वैद्य मार्ग, रोड नं: गोरगाव पूर्व मुंबई, महाराष्ट्र, मुम्बई . पिन कोड:-400063 पॅन नं:-AAACA3479J
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव-शिखा पाण्डेय . वय:-33; पत्ता:-प्लॉट नं: हाउस नं 29, माळा नं. . इमारतीचे नाव: . ब्लॉक नं: आराधना नगर, कोटरा हुजुर , रोड नं. सी टी टी नगर भोपाळ, मध्यप्रदेश. ंआर्द 1 प्रदेश, BHOPAL. पिन कोड:-462003 पॅन नं:-BRWPP1022R
(9) दस्तऐवज करून दिल्याचा दिनांक	17/10/2023
(10) दस्त नोंदणी केल्याचा दिनांक	17/10/2023
(11) अनुक्रमांक, खंड व पृष्ठ	7391/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	711500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	
भुल्यांकनासाठी विचारात घेतलेला तपशील:-	

Sales Instance nearby

गावाचे नाव : कावेसर	
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	12127963
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	9427017.6
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: ठाणे म.न.पा. इतर वर्णन : इतर माहिती: सदनिका नं. 5107/51 वा मजला, विंग डी-5, पार्कवुडस, फेज 2, जी. बी. रोड, कावेसर, ठाणे प. झोन नं. 11/42 2अ-1, रेरा प्रमाणे सदनिकेचे क्षेत्रफळ 56.90 चौ. मी. कारपेट व 5.80 चौ मी कारपेट बाल्कनी सहित, 1 कार पार्किंग सह (Survey Number : सर्वे नं. 163/5 to 8B/1, 163/5 to 8B/2, 163/9A/1, 163/9A/2, 165/1A, 165/2A, 166/6A, 166/7A, 166/8A, 166/9A, 166/9B, 166/10A/1, 166/10A/2, 166/11A, 166/12A, 166/13A, 166/14A/1, 166/14A/2, 166/15A/1, 166/15A/2, 166/16A, 166/22A/1, 166/22A/2, 166/22A/3, 166/24A/1, 166/24A/2, 166/24A/3, 166/30A/1, 166/30A/2, 167/1, 167/2 and 167/3 व इतर 68.97. :))
(5) क्षेत्रफळ	68.97 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या तिहुन ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव- एनिलार्डन कंस्ट्रक्शन कंपनी प्रा. लि. चे संचालक जेसी कुरुविल्ला, सुनिल लालवाणी, सत्यनारायण बुबना तर्फे कुलमुखत्यारी म्हणून कबुलीजबाबासाठी मुरली सतिषन . वय- 31 पत्ता- प्लॉट नं. , माळा नं. , इमारतीचे नाव- डायनामिक्स हाउस . ब्लॉक नं. ज्वरत ए के वैद्य मार्ग, रोड नं. यशोधाम, गोरगाव पूर्व मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400063 पॅन नं:-AAACA3479J
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव- हिमांशु राजकुमार गुप्ता . वय-29, पत्ता- प्लॉट नं: सदनिका क्रं. बी/208, माळा नं. , इमारतीचे नाव: शंजुंजय हार्ड्ट्स, ब्लॉक नं: टेबा रोड, मॅक्सस मॉलच्या मागे, रोड नं: भाईंदर प. जि. ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-401101 पॅन नं:-AROPG5977F 2): नाव- सुनिता राजकुमार गुप्ता . वय-50, पत्ता- प्लॉट नं: सदनिका क्रं. बी/208, माळा नं. , इमारतीचे नाव: शंजुंजय हार्ड्ट्स, ब्लॉक नं: टेबा रोड, मॅक्सस मॉलच्या मागे, रोड नं: भाईंदर प. जि. ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-401101 पॅन नं:-AFAPG9435L
(9) दस्तऐवज करून दिल्याचा दिनांक	20/09/2023
(10) दस्त नोंदणी केल्याचा दिनांक	20/09/2023
(11) अनुक्रमांक, खंड व पृष्ठ	23135/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	849000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000



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Price Indicators

magicbricks Buy Rent Sell Home Loans

Home > Property for sale in Thane > Plots for Sale in Thane > Plots for Sale in Thane West > 2 BHK Plots for Sale in Thane West > 879 Sq-ft

₹1.22 Cr EMI: ₹ 55k | [How much loan can I get?](#)

2 BHK 879 Sq-ft Flat For Sale **Thane West, Thane**



2 Beds 2 Baths 1 Covered Parking Unfurnished

Carpet Area: 733 sqft - ₹16.64/sqft

Developer: **The Dynamix Group** Project: **Dynamix Parkwoods**

Transaction Type: **New Property** Status: **Under Construction** Lifts: 6

Furnished Status: **Unfurnished** Car Parking: **1 Covered**

[+19 Photos](#)

[Contact Builder](#) [Get Phone No.](#) Property viewed by 5 People

More Details


Price Breakup	₹1.22 Cr
Booking Amount	₹100000
RERA ID	P51700053143
Address	Thane West, Thane - Central Thane, Maharashtra
Furnishing	Unfurnished
Loan Offered	Estimated EMI: ₹ 55024 Apply for Home Loan

magicbricks Buy Rent Sell Home Loans

Home > Property for sale in Thane > Plots for Sale in Thane > Plots for Sale in Thane West > 2 BHK Plots for Sale in Thane West > 1001 Sq-ft

₹1.42 Cr EMI: ₹ 65k | [How much loan can I get?](#)

2 BHK 1001 Sq-ft Flat For Sale **Thane West, Thane**



2 Beds 2 Baths 2 Balconies 1 Covered Parking

Carpet Area: 751 sqft - ₹18.908/sqft

Developer: **The Dynamix Group** Project: **Dynamix Parkwoods**

Floor: 7 (Out of 29 Floors) Transaction Type: **New Property** Status: **Ready to Move**

Facing: **East** Lifts: 4 Furnished Status: **Unfurnished**

[+14 Photos](#)

[East Facing Property](#)

[Contact Agent](#) [Get Phone No.](#) Last contact made 92 days ago

More Details

Price Breakup	₹1.42 Cr ₹ 2,500 Monthly
Booking Amount	₹1.0 Lac
RERA ID	P51700007024
Address	Chodbunder Road, Thane, Thane West, Thane - Central Thane, Maharashtra
Landmarks	anand nagar metro station 5 mint




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 > 3 BHK Flats for Sale in Thane West > 1345 Sqft.

₹1.65 Cr EMI - ₹ 74k | [Can I afford it?](#)

3 BHK Flat For Sale in Dynamix Parkwoods, **Thane West, Thane**

+20 Photos

3 Beds 3 Baths 3 Balconies 1 Covered Parking

Carpet Area
950 sqft - ₹17,368/sqft

Floor
6 (Out of 30 Floors)

Lifts
3

Developer
The Dynamix Group

Transaction Type
New Property

Furnished Status
Unfurnished

Project
Dynamix Parkwoods

Status
Ready to Move

Car Parking
1 Covered, 1 Open

Newly Constructed Property

[Contact Owner](#) [Get Phone No.](#) Last contact made 1 day ago

More Details

Price Breakup ₹1.65 Cr | ₹3 Monthly

Booking Amount ₹1.0 Lac

Address **KAVESAR CHODBUNDER ROAD THANE WEST 400615, Thane West, Thane - Central Thane, Maharashtra**




magicbricks Buy Rent Sell Home Loans

Home > Property for Sale in Thane > Flats for Sale in Thane > Flats for Sale in Chodbunder Road > 2 BHK Flats for Sale in Chodbunder Road > 1000 Sqft.

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₹1.20 Cr EMI - ₹ 54k | [Get Loan offers from 34+ banks](#)

2 BHK Flat For Sale in Dynamix Parkwoods, **Chodbunder Road, Thane**

+6 Photos

2 Beds 2 Baths 3 Balconies Semi-Furnished

Carpet Area
675 sqft - ₹17,778/sqft

Floor
3 (Out of 30 Floors)

Facing
North - East

Developer
The Dynamix Group

Transaction Type
Resale

Furnished Status
Semi-Furnished

Project
Dynamix Parkwoods

Status
Ready to Move

Type Of Ownership
Freehold

[Contact Owner](#) [Get Phone No.](#) Last contact made 32 days ago

More Details

Price Breakup ₹12 Cr

Booking Amount ₹100000

Address **b2-305, Parkwood, Chodbunder Road, Thane - Central Thane, Maharashtra**

Landmarks **Behind O-Mart.**

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 > 751 Sq-ft

₹1.30 Cr EMI: ₹59k | [Get pre-approved loan](#)

2 BHK 751 Sq-ft Flat For Sale **Thane West, Thane**

2 Beds 2 Baths 2 Balconies 1 Covered Parking

Carpet Area: 751 sqft • ₹17,310/sqft

Project: **Parkwood**

Floor: 10 (Out of 47 Floors)

Transaction Type: New Property

Facing: East

Lifts: 4

Furnished Status: Unfurnished

Car Parking: 1 Covered, 1 Open

Type Of Ownership: Freehold

East Facing Property

Contact Agent | Get Phone No.

Last contact made 89 days ago

More Details

Price Breakup: ₹1.3 Cr

Booking Amount: ₹1.0 Lac

RERA ID: P51700007024

Address: Thane West, Thane, Thane West, Thane - Central Thane, Maharashtra

Landmarks: 100 mts D Mart, 1.0 kms Suraj Water Park, 1.2 kms Hypercity, 8 kms Vivana

NOBROKER

Dynamix Parkwoods D6

₹1.19 Crores.

2 BHK Starts from ₹56.72 L

View Brochure | Request Call

Top Benefits

- Easy Access To The Walk Mall
- Proximity To Thane Railway Station
- Taller Tower At Groundlevel Street

Dynamix Group

1171 24

Overview

- 2 BHK Unit Configuration
- Site and Car Parking
- Apartment Property Type
- Corporate and Resident Water Supply
- Dynamix Group Ready
- 2 Buildings with 2 Phase
- 2 BHK Project Size
- ₹1.19 Cr. Price Range



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 > 734 Sq-ft

₹1.0 Cr EMI: ₹45k [Get pre-approved loan](#)

2 BHK 734 Sq-ft Flat For Sale [Thane West, Thane](#)

2 Beds 2 Baths Unfurnished

Super Built-Up Area: 734 sqft • ₹13,624/sqft

Developer: [The Dynamix Group](#) Project: [Dynamix Parkwoods](#)

Transaction Type: New Property Status: Under Construction Lifts: 6

Furnished Status: Unfurnished

[Contact Agent](#) [Get Phone No.](#) Last contact made 124 days ago

More Details

Price Breakup: ₹1 Cr | ₹6,000 Monthly

Booking Amount: ₹5.0 Lac

Address: Thane West, Thane - Central Thane, Maharashtra

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Parkwood Write a review

Thane West, Thane Under Construction

₹1.03 Cr - ₹1.32 Cr [Contact Agent](#)

Flats

Properties in Parkwood

BUY RENT

All 1 BHK 2 BHK 3 BHK 4 BHK

Price Indicators

NOBROKER

2 BHK Flat in Dynamic Parkwoods D6 For Sale in Thane West

₹ 1.12 Crores

₹ 64,192/Month

1,047

2 Bedroom

2 Bathroom

5A

50x100

50x100

50x100

50x100

50x100

50x100

50x100

50x100

50x100

Contact

Book Virtual Visit

PARKWOODS

BOOKING OPEN

Parkwoods

At Thane West

By Dynamic Group

55 Storey Towers.

Spacious 2 BHK with facilities in all towers

25+ Modern Amenities

World class designed landscape Area

TALLEST TOWER at Ghoshbunder Road

Launching Spacious 2 Bed Homes Starting At 1.19 Crs*

Enquiry Now

Phone No: 91 770807024, 91 770807143

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ENDLESS VIEWS OF THE VEJOR HILLS

FEW METERS AWAY FROM PROPOSED METRO STATION & D MART

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55 STOREY TALL TOWERS IN THANE



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Price Indicators Projects nearby Locality




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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 > 1050 Sq-ft

₹ 1.15 Cr

EMI - ₹ 52k | [How much loan can I get?](#) | ✓ VERIFIED ON SITE

2 BHK 1050 Sq-ft Flat For Sale: **Thane West, Thane**

+8 Photos

✓ East Facing Property

Contact Agent
Get Phone No.

2 Beds
2 Baths
1 Balcony
1 Covered Parking

<p>Carpet Area 674 sqft - ₹ 17,062/sqft</p> <p>Floor 12 (Out of 22 Floors)</p> <p>Facing East</p>	<p>Developer The Dynamix Group</p> <p>Transaction Type Resale</p> <p>Lifts 2</p>	<p>Project Dynamix Parkwoods</p> <p>Status Ready to Move</p> <p>Furnished Status Semi-Furnished</p>
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Last contact made 31 days ago

More Details

Price Breakup	₹ 1.15 Cr
Booking Amount	₹ 5.0 Lac
Address	Ghodbunder Road, Thane, Thane West, Thane - Central Thane, Maharashtra
Landmarks	The Property is close to the shopping center has a reputed school.




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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 > 675 Sq-ft

₹ 1.31 Cr

EMI - ₹ 59k | [Get Loan offers from 34+ banks](#)

2 BHK 675 Sq-ft Flat For Sale: **Thane West, Thane**

+12 Photos

Contact Agent
Get Phone No.

2 Beds
2 Baths
1 Balcony
1 Covered Parking

<p>Carpet Area 675 sqft - ₹ 19,407/sqft</p> <p>Floor 2 (Out of 54 Floors)</p> <p>Lifts 6</p>	<p>Developer The Dynamix Group</p> <p>Transaction Type New Property</p> <p>Furnished Status Unfurnished</p>	<p>Project Dynamix Parkwoods</p> <p>Facing North - East</p> <p>Car Parking 3 Covered</p>
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Last contact made 16 days ago

More Details

Price Breakup	₹ 1.31 Cr ₹ 6 Per sq. Unit (Monthly)
Booking Amount	₹ 2.0 Lac
RERA ID	P51700007026
Address	Parkwoods, Ghodbunder Rd, behind DMart, Kasarvadavali, Thane West, Thane, Maharashtra, Thane West, Thane - Central Thane, Maharashtra
Landmarks	Suraj Water Park, Hiranandani School, Hiranandani hospital, I walk Mall.

Price Indicators Projects nearby Locality

The screenshot shows a listing for 'Lodha Sterling Tower C' on the HOUSING24 website. The project is located in Thane West, Thane. The price range is ₹1.69 Cr - 5.63 Cr, with a starting price of ₹3.80 Cr. The project features 2, 3, 3.5, and 4.5 BHK apartment configurations. The possession is scheduled for May 2020. The average price is ₹18.61 Cr/sq.ft, and the carpet area ranges from 772.00 sq.ft to 1840.00 sq.ft. A 'Contact Developer' button is visible.

The screenshot shows a listing for a '2 BHK Flat in Raunak Ujwathi Woods Supreme' on the NOBROKER website. The property is for sale in Thane West. The price is ₹1.03 Crores, with a monthly rent of ₹39,265. The listing includes details for 1 Bedroom, 2 Bathrooms, and 1 car. The possession date is Nov 10, 2025. A 'Get Owner Details' button is present.

Price Indicators Projects nearby Locality

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Home > Property for sale in Thane > Flats for Sale in Thane > Flats for Sale in Kolshet Road > 2 BHK Flats for Sale in Kolshet Road > 1001 Sq-ft

₹1.09 Cr EMI: ₹49k | [How much loan can I get?](#)

2 BHK 1001 Sq-ft Flat For Sale - **Kolshet Road, Thane**

2 Beds
2 Baths
1 Balcony
1 Covered Parking

Carpet Area 666 sqft - ₹16,366/sqft	Developer Lodha	Project Lodha Amara
Floor 10 (Out of 30 Floors)	Transaction Type New Property	Additional Rooms 1 Store Room
Facing East	Lifts 3	Furnished Status Semi-Furnished

East Facing Property

Contact Agent
Get Phone No.

Last contact made 11 days ago

More Details

Price Breakup:	₹1.09 Cr ₹4 Per sq. Unit Monthly
Booking Amount	₹1.1 Lac
RERA ID	P51700016393
Address	Kolshet Road, Thane West, Chodbunder Road Thane-Central Thane, Maharashtra, Kolshet Road, Thane - Central Thane, Maharashtra
Landmarks	Blossom School, Lakecity Mall, R-Mall, D'mart

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Home Loans

Home > Property for sale in Thane > Flats for Sale in Thane > Flats for Sale in Kolshet Road > 2 BHK Flats for Sale in Kolshet Road > 583 Sq-ft

₹1.07 Cr EMI: ₹48k | [How much loan can I get?](#)

2 BHK 583 Sq-ft Flat For Sale - **Kolshet Road, Thane**

2 Beds
2 Baths
Unfurnished

Carpet Area 583 sqft - ₹18,353/sqft	Developer Godrej Properties	Project Godrej Ascend
Transaction Type New Property	Status Under Construction	Furnished Status Unfurnished

Contact Agent
Get Phone No.

Last contact made 105 days ago

More Details

Price Breakup:	₹1.07 Cr
Booking Amount	₹100000
RERA ID	P51700034608
Address	Kolshet Road, Thane - Central Thane, Maharashtra

Price Indicators Projects nearby Locality


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Home Loans

Home > Property for sale in Thane > Flats for Sale in Thane > Flats for Sale in Manpada Thane West > 2 BHK Flats for Sale in Manpada Thane West > 670 Sq-ft

₹ 1.15 Cr

EMI - ₹ 52k | [Get pre-approved loan](#)

2 BHK 670 Sq-ft Flat For Sale Manpada Thane West, Thane



2 Beds
2 Baths
3 Balconies
1 Covered Parking

Carpet Area 670 sqft - ₹17,164/sqft	Developer Unique Shanti Developers Pvt. Ltd.	Project Unique Vistas
Floor 9 (Out of 28 Floors)	Transaction Type New Property	Facing North - East
Lifts 4	Furnished Status Unfurnished	Car Parking 1 Covered

Contact Agent
Get Phone No.

More Details

Price Breakup	₹ 1.15 Cr ₹ 6 Per sq. Unit Monthly
Booking Amount	₹ 1.0 Lac
Address	Chodbunder Road, Thane, Manpada Thane West, Thane - Central Thane, Maharashtra

HOUSING
Thane West
1.15 Cr

Home > Thane > Thane West > Dosti Eden

Dosti Eden

By DOSTI REALTY

Plot No. 25, 741 Thane West Chodbunder Road, Thane




₹ 1.15 Cr - 1.83 Cr

₹ 17.39 K/sq.ft

EMI starts at ₹ 10,108

10 Housing Price

Contact Sellers

2.5 BHK Apartments
Configurations

Aug. 2027
Possession Starts

₹ 17.39 K/sq.ft
Avg. Price

650.00 sq.ft. - 1039.00 sq.ft.
Target Need
Size

Price Indicators Projects nearby Locality

HOUSING Buy | Rent | Sell | Home Loans

2 BHK Flat **₹1.1 Cr** EMI starts at ₹4,61K

By **UDS** Group

1000 sq.ft Built Up Area | ₹11.00 K/sq.ft Avg. Price | 2 BHK Configuration | 19th Jun, 2024 Possession status | Middle of 20 floors | East facing Facing | Unfurnished Furnishing

[+6 Photos](#) [+17 more](#)

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Home > Property for sale in Thane > Flats for Sale in Thane > Flats for Sale in Vartak Nagar > 2 BHK Flats for Sale in Vartak Nagar > 1050 Sq-ft

₹1.45 Cr EMI - ₹65k | [Get pre-approved loan](#)

2 BHK 1050 Sq-ft Flat For Sale **Vartak Nagar, Thane**

2 Beds | 2 Baths | 1 Balcony | 1 Covered Parking

Carpet Area: **737 sqft** - ₹19,674/sqft

Project: **Narang Privado**

Floor: **1 (Out of 38 Floors)**

Transaction Type: **New Property**

Additional Rooms: **1 Store Room**

Facing: **East**

Lifts: **5**

Furnished Status: **Unfurnished**

Car Parking: **1 Covered**

[+6 Photos](#)

[East Facing Property](#)

[Contact Agent](#) [Get Phone No.](#)

More Details

Price Breakup	₹1.45 Cr ₹6 Per sq Unit Monthly
Booking Amount	₹2.0 Lac
RERA ID	P51700050065
Address	Pokharan Road Number 1, Thane, Thane-Central Thane, Maharashtra, Vartak Nagar, Thane - Central Thane, Maharashtra




Price Indicators Projects nearby Locality

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Sell
Home Loans

Home > Property for sale in Thane > Flats for Sale in Thane > Flats for Sale in Brahmand > 2 BHK Flats for Sale in Brahmand > 1000 Sq-ft

₹1.29 Cr | EMI: ₹ 58k | [Get Loan offers from 34+ banks](#)

2 BHK 1000 Sq-ft Flat For Sale in **Brahmand, Thane**



2 Photos

2 Beds | 2 Baths | 2 Balconies | 1 Covered Parking

Carpet Area: 750 sqft - ₹ 17200/sqft

Facing: East

Car Parking: 1 Covered

Floor: 8 (Out of 26 Floors)

Lifts: 2

Type Of Ownership: Freehold

Transaction Type: **New Property**

Furnished Status: **Semi-Furnished**

Age Of Construction: **Under Construction**

Contact Agent
Get Phone No.
Last contact made 5 days ago

More Details


Price Breakup:	₹1.29 Cr ₹ 6,000 Monthly
Booking Amount:	₹1.0 Lac
Address:	123, Brahmand, Thane - Central Thane, Maharashtra
Landmarks:	Eastern Express Highway CB Road 4 Mins Patlipada Bus Stop 4 M

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Sell
Home Loans

Home > Property for sale in Thane > Flats for Sale in Thane > Flats for Sale in Kolshet > 2 BHK Flats for Sale in Kolshet > 800 Sq-ft

₹1.05 Cr | EMI: ₹ 47k | [How much loan can I get?](#)

2 BHK 821 Sq-ft Flat For Sale **Kolshet, Thane**



4 Photos

2 Beds | 2 Baths | 1 Balcony | 1 Covered Parking

Carpet Area: 587 sqft - ₹ 17834/sqft

Floor: **Upper Basement (Out of 40 Floors)**

Lifts: 4

Developer: **Bunwal Developers**

Project: **Bunwal Codename Enchanted**

Transaction Type: **New Property**

Facing: **East**

Furnished Status: **Unfurnished**

Car Parking: **1 Covered**

Contact Agent
Get Phone No.
Last contact made 2 days ago

More Details

Price Breakup:	₹1.05 Cr ₹ 4,000 Monthly
Booking Amount:	₹1.0 Lac
RERA ID:	P51700033799
Address:	Kolshet, Thane, Kolshet, Thane - Central Thane, Maharashtra
Landmarks:	Eastern Expressway, Chodbunder and Thane station 10 minutes

As a result of my appraisal and analysis, it is my considered opinion that the realizable Value of the above property in the prevailing condition with aforesaid specification is **(As per table attached to the report)**

Place: Mumbai

Date: 06.12.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Sharadkumar
B. Chalikwar**
Director

Digitally signed by Sharadkumar B.
Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2023.12.06 14:14:28 +05'30'

Auth. Sign.

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

PNB Empanelment No. ZO:SAMD:1138

Enclosures	
1.	Declaration from the valuer
2.	Model code of conduct for valuer
3.	Photograph not allowed
4.	Screen shot (in hard copy) of Global Positioning System (GPS)/Various Applications (Apps)/Internet sites (eg. Google earth)/etc
5.	Any other relevant documents/extracts

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(Annexure-I)

DECLARATION-CUM-UNDERTAKING

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

- a. The information furnished in my valuation report dated 06.12.2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- b. I have no direct or indirect interest in the property valued;
- c. We have not allowed inspection internally & externally.
- d. I have not been convicted of any offence and sentenced to a term of imprisonment.
- e. I have not been found guilty of misconduct in my professional capacity.
- f. 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.
- g. 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.
- h. I abide by the Model Code of **Conduct** for empanelment of valuer in the Bank. (Annexure III - A signed copy of same to be taken and kept along with this declaration).
- i. I am registered under Section 34 AB of the Wealth Tax Act, 1957
- j. I am the Director of the company, who is competent to sign this valuation report.
- k. Further, I hereby provide the following information.
- l. Valuer/authorized representative have visited & valued the right property.



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	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by M/s. Aniline Construction Company Pvt. Ltd.
2.	Purpose of valuation and appointing authority	As per request from Punjab National Bank, BKC Branch 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;	Sharadkumar B. Chalikwar – Govt. Regd. Valuer Manoj B. Chalikwar – Regd. Valuer Suraj Zore – Valuation Engineer Vinita Surve – Processing Manager
4.	Disclosure of Valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment - 05.12.2023 Valuation Date - 06.12.2023 Date of Report - 06.12.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 05.12.2023
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

(Annexure - II)

MODEL CODE OF CONDUCT FOR VALUERS

Integrity and Fairness

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

Professional Competence and Due Care

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

Independence and Disclosure of Interest

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

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

Confidentiality

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

Information Management

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

Gifts and hospitality:

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

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

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



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Remuneration and Costs.

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

Occupation, employability and restrictions.

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

Miscellaneous

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

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.

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Master Valuation** of the property under reference as on **06th December 2023**.

The term **Fair Market Value** is defined as

"The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeable and for self interest assuming that neither is under undue duress".

Fundamental assumptions and conditions presumed in this definition are:

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

DECLARATION OF PROFESSIONAL FEES CHARGED

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for this particular purpose as per the details provided.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Sharadkumar
B. Chalikwar**
Director

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2023.12.06 14:14:50 +05'30'

Auth. Sign.

Sharadkumar B. Chalikwar

Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09
PNB Empanelment No. ZO:SAMD:1138



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