

MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "HCS Horizon"

"HCS Horizon", Proposed Residential Building – Wing 'B' on Plot Bearing Old Survey No. 271/8,9,10,11 & 286/1/2, New Survey No. 82/8,9,10,11 & Survey No. 85/1,2 at Village – Navghar, Near Rashmi Horizon Complex, Near Seven Eleven Club, Beverly Park Road, Mira Road (East), Taluka & District - Thane, PIN – 401 107, State - Maharashtra, Country – India

Latitude Longitude: 19°17'51.6"N 72°52'41.3"E

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

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



Our Pan India Presence at :

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

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

MASTER VALUATION REPORT OF "HCS Horizon"

"HCS Horizon", Proposed Residential Building – Wing 'B' on Plot Bearing Old Survey No. 271/8,9,10,11 & 286/1/2, New Survey No. 82/8,9,10,11 & Survey No. 85/1,2 at Village – Navghar, Near Rashmi Horizon Complex, Near Seven Eleven Club, Beverly Park Road, Mira Road (East), Taluka & District - Thane, PIN – 401 107, State - Maharashtra, Country – India

Latitude Longitude: 19°17'51.6"N 72°52'41.3"E

NAME OF DEVELOPER: M/s. HCS Realtors LLP

Pursuant to instructions from State Bank of India, Home Loan Sales, Project Approval Cell, BKC, Mumbai, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on **23rd January 2024** for approval of Advance Processing Facility.

1. Location Details:

The property is situated at **"HCS Horizon"**, Proposed Residential Building – Wing 'B' on Plot Bearing Old Survey No. 271/8,9,10,11 & 286/1/2, New Survey No. 82/8,9,10,11 & Survey No. 85/1,2 at Village – Navghar, Near Rashmi Horizon Complex, Near Seven Eleven Club, Beverly Park Road, Mira Road (East), Taluka & District - Thane, PIN – 401 107, State - Maharashtra, Country – India. It is about 3.6 Km. travel distance from Mira Road Railway Station of Western 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. HCS Realtors LLP	
Project Registration Number	Project	RERA Project Number
	HCS Horizon	P51700050894
Register office address	M/s. HCS Realtors LLP Address: Office 204, "Sumer Kendra", Behind Mahindra Tower, Panduraang Budhkar Marg, Worli, Mumbai - 400002, State - Maharashtra, Country – India.	
Contact Numbers	Contact Person : Ms. Kalpana Khot (Site Head – Mobile No. 88980 07788) Deepak – (Builder Person – Mobile No. 9820047090)	
E – mail ID & Website	deepak.dodia4@gmail.com www.hcsrealtor.com	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Open Plot
On or towards South	Road & Ostwal Pride / Buddha Heights
On or towards East	Shri Ostwal Horizon
On or towards West	Rashmi Horizon Complex & Kanakia Road



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

I	General									
1.	Purpose for which the valuation is made	: As per request from State Bank of India, Home Loans Sales, Project Approval Cell, BKC to assess fair market value of the property for bank loan purpose.								
2.	a)	Date of inspection : 23.01.2024								
	b)	Date on which the valuation is made : 06.02.2024								
3.	List of documents produced for perusal									
	1.	Copy of Legal Title Report dated 08.08.2023 issued by Adv. Beena Singh								
	2.	Copy of Affidavit cum Declaration dated 12.12.2023 by Partners of M/s. HCS Realtors LLP.								
	3.	Copy of Revised Fire NOC No. MBMC / Fire / 96 / 2021 – 22 dated 22.04.2021 issued by Fire Department, Mira Bhayander Municipal Corporation.								
	4.	Copy of Environmental Clearance NOC No. SIA / MH / MIS / 224930 / 2021 dated 16.07.2022 issued by State Level Environment Impact Assessment Authority.								
	5.	Copy of MAHARERA Registration Certificate of Project No. P51700050894 issued by Maharashtra Real Estate Regulatory Authority date 15.05.2023. Last Modified date 10.05.2023								
	6.	Copy of Commencement Certificate No. MNP / NR / 4630 / 2021 -2022 dated 31.03.2022 issued by Mira Bhayander Municipal Corporation								
		<table border="1"> <thead> <tr> <th>Sr. No.</th> <th>Building Name / Type</th> <th>Number</th> <th>Ground + Floors</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>B</td> <td>1</td> <td>Stilt + 3 Podiums</td> </tr> </tbody> </table>	Sr. No.	Building Name / Type	Number	Ground + Floors	1	B	1	Stilt + 3 Podiums
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	7.	Copy of Commencement Certificate No. MNP / NR / 3872 / 2022 -2023 dated 06.01.2023 issued by Mira Bhayander Municipal Corporation.								
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1	B	1	4 + 21 upper floors.							
	8.	Copy of Approved Plan No. MBMC / NR / 4630 / 2021 – 22 date 31.03.2022 issued by Mira Bhayander Municipal Corporation (Number of Copies – Six - Sheet No. 1/6 to 6/6)								
		<p>Approved upto:</p> <table border="1"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>B</td> <td>Ground + 1st Floor Podium + 2nd to 21st upper floors.</td> </tr> </tbody> </table>	Wing	Number of Floors	B	Ground + 1 st Floor Podium + 2 nd to 21 st upper floors.				
Wing	Number of Floors									
B	Ground + 1 st Floor Podium + 2 nd to 21 st upper floors.									
	Project Name	: "HCS Horizon", Proposed Residential Building								



	(with address & phone nos.)		– Wing 'B' on Plot Bearing Old Survey No. 271/8,9,10,11 & 286/1/2, New Survey No. 82/8,9,10,11 & Survey No. 85/1,2 at Village – Navghar, Near Rashmi Horizon Complex, Near Seven Eleven Club, Beverly Park Road, Mira Road (East), Taluka & District - Thane, PIN – 401 107, State - Maharashtra, Country – India										
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	:	<p>M/s. HCS Realtors LLP</p> <p>Address: Office 204, "Sumer Kendra", Behind Mahindra Tower, Panduraang Budhkar Marg, Worli, Mumbai - 400002, State - Maharashtra, Country – India</p> <p>Contact Person : Ms. Kalpana Khot (Site Head – Mobile No. 88980 07788) Deepak – (Builder Person – Mobile No. 9820047090)</p>										
5.	Brief description of the property (Including Leasehold / freehold etc.)	:											
<p>About "HCS Horizon" Project: HCS Horizon is a residential project in Mira Road East, Mumbai. It is set in an area of 1.20 Acres . HCS Horizon offers Apartment. Available configurations include 1 BHK, 2 BHK. Apartment. The property is Under Construction. There is 3 building for sale. The project was launched in May 2023 and possession date of HCS Horizon is Dec, 2026. HCS Horizon is located in Kanakia Road, Near 7/11 Club, Mira Road East. Located close to prominent suburbs of Mumbai, the area of Mira Road East has prominent schools and hospitals within a close distance.</p> <p>TYPE OF THE BUILDING</p> <table border="1"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>B</td> <td>Proposed Ground + 1st Floor Podium + 2nd to 21st upper floors.</td> </tr> </tbody> </table> <p>LEVEL OF COMPLETEION:</p> <table border="1"> <thead> <tr> <th>Wing</th> <th>Present stage of Construction</th> <th>Percentage of work completion</th> </tr> </thead> <tbody> <tr> <td>B</td> <td>RCC work upto 7th floor slab is completed.</td> <td>25%</td> </tr> </tbody> </table> <p>DATE OF COMPLETION & FUTURE LIFE: Expected completion date as informed by builder is December – 2026 (As per MAHARERA Certificate)</p> <p>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> <ul style="list-style-type: none"> ➤ 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 				Wing	Number of Floors	B	Proposed Ground + 1 st Floor Podium + 2 nd to 21 st upper floors.	Wing	Present stage of Construction	Percentage of work completion	B	RCC work upto 7 th floor slab is completed.	25%
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Wing	Present stage of Construction	Percentage of work completion											
B	RCC work upto 7 th floor slab is completed.	25%											



	<ul style="list-style-type: none"> ➤ Concealed plumbing ➤ Creche/Day Care ➤ Jogging Track ➤ Recreation Facilities ➤ Club Rooftop ➤ Multipurpose Hall ➤ Senior Citizen Siteout ➤ Swimming Pool ➤ Intercom ➤ Club House ➤ Party Hall ➤ Indoor Games ➤ Library ➤ Gymnasium 			
6.	Location of property		:	
	a)	Plot No. / Survey No.	:	-
	b)	Door No.	:	Not applicable
	c)	C. T.S. No. / Village	:	Old S. No. 271, New S. No. 82, H. No. 11, Village – Navaghar
	d)	Ward / Taluka	:	-
	e)	Mandal / District	:	Thane
7.	Postal address of the property		:	"HCS Horizon", Proposed Residential Building – Wing 'B' on Plot Bearing Old Survey No. 271/8,9,10,11 & 286/1/2, New Survey No. 82/8,9,10,11 & Survey No. 85/1,2 at Village – Navghar, Near Rashmi Horizon Complex, Near Seven Eleven Club, Beverly Park Road, Mira Road (East), Taluka & District - Thane, PIN – 401 107, State - Maharashtra, Country – India
8.	City / Town		:	Mira Road (East)
	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		:	Mira Bhayandere Municipal Corporation, Village - Navghar
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area		:	No
12.	In Case it is Agricultural land, any conversion to house site plots is contemplated		:	N.A.
13.	Boundaries of the property	As per Documents	As per RERA Certificate	As per Site

	North	DP Road	DP Road	Open Plot
	South	Buddha Heights	Buddha Heights	Road & Ostwal Pride / Buddha Heights
	East	Open Plot	Open Plot	Shri Ostwal Horizon
	West	Ostwal Height	Ostwal Height	Rashmi Horizon Complex & Kanakia Road
14.1	Dimensions of the site			N. A. as the land is irregular in shape
			A As per the Deed	B Actuals
	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	-	-
14.2	Latitude, Longitude & Co-ordinates of property			: 19°17'51.6"N 72°52'41.3"E
14.	Extent of the site			: Total Plot area – 7730 Sq. M. (As per Approved Plan) Plot area – 917.58 Sq. M. (As per RERA Certificate) Structure - As per table attached to the report
15.	Extent of the site considered for Valuation (least of 14A& 14B)			: Total Plot area – 7730 Sq. M. (As per Approved Plan) Plot area – 917.58 Sq. M. (As per RERA Certificate) Structure - As per table attached to the report
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.			: N.A. Building Construction work is in progress
II	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 No. MBMC / NR / 4630 / 2021 – 22 date 31.03.2022 issued by Mira Bhayander Municipal Corporation (Number of Copies – Six - Sheet No. 1/6 to 6/6) Approved upto:
			Wing	Number of Floors

		B	Ground + 1 st Floor Podium + 2 nd to 21 st upper floors.																		
10.	Corner plot or intermittent plot?	:	Intermittent																		
11.	Road facilities	:	Yes																		
12.	Type of road available at present	:	B. T. Road																		
13.	Width of road – is it below 20 ft. or more than 20 ft.	:	30.00 Mtr. D. P. Road																		
14.	Is it a Land – Locked land?	:	No																		
15.	Water potentiality	:	Municipal Water supply																		
16.	Underground sewerage system	:	Connected to Municipal sewer																		
17.	Is Power supply is available in the site	:	Yes																		
18.	Advantages of the site	:	Located in developed area																		
19.	Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc.(Distance from sea-coast / tidal level must be incorporated)	:	No																		
Part – A (Valuation of land)																					
1	Size of plot	:	Total Plot area – 7730.00 Sq. M. (As per Approved Plan) Plot area – 917.58 Sq. M. (As per RERA Certificate)																		
	North & South	:	-																		
	East & West	:	-																		
2	Total extent of the plot	:	As per table attached to the report																		
3	Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	As per table attached to the report Details of recent transactions/online listings are attached with the report.																		
4	Guideline rate obtained from the Register's Office (an evidence thereof to be enclosed)	:	₹ 84,200.00 per Sq. M. for Residential ₹ 26,920.00 per Sq. M. for Land																		
5	Assessed / adopted rate of valuation	:	As per table attached to the report																		
6	Estimated value of land	:	<table border="1"> <thead> <tr> <th colspan="3">As per Approved Plan</th> </tr> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> </thead> <tbody> <tr> <td>7730</td> <td>26920</td> <td>208091600</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>917.58</td> <td>26920</td> <td>24,70,1254.00</td> </tr> </tbody> </table>	As per Approved Plan			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	7730	26920	208091600	As per RERA Certificate			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	917.58	26920	24,70,1254.00
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7730	26920	208091600																			
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Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)																			
917.58	26920	24,70,1254.00																			
Part – B (Valuation of Building)																					
1	Technical details of the building	:																			
	a) Type of Building (Residential / Commercial / Industrial)	:	Residential																		
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	N.A. Building Construction work is in progress																		
	c) Year of construction	:	N.A. Building Construction work is in progress																		
	d) Number of floors and height of each floor including	:																			

basement, if any			
Wing	Number of Floors		
B	Proposed Ground + 1 st Floor Podium + 2 nd to 21 st upper floors.		
e) Plinth area floor-wise	:	As per table attached to the report	
f) Condition of the building	:		
i) Exterior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress	
ii) Interior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress	
g) Date of issue and validity of layout of approved map	:	Copy of Approved Plan No. MBMC / NR / 4630 / 2021 – 22 date 31.03.2022 issued by Mira Bhayander Municipal Corporation (Number of Copies – Six - Sheet No. 1/6 to 6/6)	
h) Approved map / plan issuing authority	:	Mira Bhayander Municipal Corporation (Number of Copies – Six - Sheet No. 1/6 to 6/6) Approved upto:	
		Wing	Number of Floors
		B	Ground + 1st Floor Podium + 2nd to 21st upper floors
i) Whether genuineness or authenticity of approved map / plan is verified	:	Yes	
j) Any other comments by our empanelled valuers on authentic of approved plan	:	No.	

Specifications of construction (floor-wise) in respect of

Sr. No.	Description	:	
1.	Foundation	:	Proposed R.C.C. Footing
2.	Basement	:	N.A. Building Construction work is in progress
3.	Superstructure	:	Proposed as per IS Code requirements
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)	:	Proposed
5.	RCC Works	:	N.A. Building Construction work is in progress
6.	Plastering	:	N.A. Building Construction work is in progress
7.	Flooring, Skirting, dado	:	N.A. Building Construction work is in progress
8.	Special finish as marble, granite, wooden paneling, grills etc.	:	N.A. Building Construction work is in progress
9.	Roofing including weather proof course	:	N.A. Building Construction work is in progress
10.	Drainage	:	Proposed
2.	Compound Wall	:	
	Height	:	N.A. Building Construction work is in progress
	Length	:	
	Type of construction	:	
3.	Electrical installation	:	N.A. Building Construction work is in progress
	Type of wiring	:	
	Class of fittings (superior / ordinary / poor)	:	
	Number of light points	:	N.A. Building Construction work is in progress

	Fan points	:	
	Spare plug points	:	
	Any other item	:	-
4.	Plumbing installation		
	a) No. of water closets and their type	:	N.A. Building Construction work is in progress
	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) Wing - B:**

Sr. No.	Flat No.	Floor No.	Comp	As per RERA Carpet Area in Sq. Ft.	Built up area in Sq. Ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	201	2	1 BHK	356	392	13600	48,41,600.00	53,25,760.00	11000	10,18,160
2	202	2	1 BHK	356	392	13600	48,41,600.00	53,25,760.00	11000	10,18,160
3	203	2	2 BHK	400	440	13600	54,40,000.00	59,84,000.00	12500	11,44,000
4	204	2	2 BHK	400	440	13600	54,40,000.00	59,84,000.00	12500	11,44,000
5	205	2	1 BHK	342	376	13600	46,51,200.00	51,16,320.00	10500	9,78,120
6	206	2	1 BHK	342	376	13600	46,51,200.00	51,16,320.00	10500	9,78,120
7	207	2	2 BHK	400	440	13600	54,40,000.00	59,84,000.00	12500	11,44,000
8	208	2	2 BHK	400	440	13600	54,40,000.00	59,84,000.00	12500	11,44,000
9	301	3	1 BHK	356	392	13650	48,59,400.00	53,45,340.00	11000	10,18,160
10	302	3	1 BHK	356	392	13650	48,59,400.00	53,45,340.00	11000	10,18,160
11	303	3	2 BHK	400	440	13650	54,60,000.00	60,06,000.00	12500	11,44,000
12	304	3	2 BHK	400	440	13650	54,60,000.00	60,06,000.00	12500	11,44,000
13	305	3	1 BHK	342	376	13650	46,68,300.00	51,35,130.00	10500	9,78,120
14	306	3	1 BHK	342	376	13650	46,68,300.00	51,35,130.00	10500	9,78,120
15	307	3	2 BHK	400	440	13650	54,60,000.00	60,06,000.00	12500	11,44,000
16	308	3	2 BHK	400	440	13650	54,60,000.00	60,06,000.00	12500	11,44,000
17	401	4	1 BHK	356	392	13700	48,77,200.00	53,64,920.00	11000	10,18,160
18	402	4	1 BHK	356	392	13700	48,77,200.00	53,64,920.00	11000	10,18,160
19	403	4	2 BHK	400	440	13700	54,80,000.00	60,28,000.00	12500	11,44,000
20	404	4	2 BHK	400	440	13700	54,80,000.00	60,28,000.00	12500	11,44,000
21	405	4	1 BHK	342	376	13700	46,85,400.00	51,53,940.00	10500	9,78,120
22	406	4	1 BHK	342	376	13700	46,85,400.00	51,53,940.00	10500	9,78,120
23	407	4	2 BHK	400	440	13700	54,80,000.00	60,28,000.00	12500	11,44,000
24	408	4	2 BHK	400	440	13700	54,80,000.00	60,28,000.00	12500	11,44,000
25	501	5	1 BHK	356	392	13750	48,95,000.00	53,84,500.00	11000	10,18,160
26	502	5	1 BHK	356	392	13750	48,95,000.00	53,84,500.00	11000	10,18,160

Sr. No.	Flat No.	Floor No.	Comp	As per RERA Carpet Area in Sq. Ft.	Built up area in Sq. Ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
27	503	5	2 BHK	400	440	13750	55,00,000.00	60,50,000.00	12500	11,44,000
28	504	5	2 BHK	400	440	13750	55,00,000.00	60,50,000.00	12500	11,44,000
29	505	5	1 BHK	342	376	13750	47,02,500.00	51,72,750.00	11000	9,78,120
30	506	5	1 BHK	342	376	13750	47,02,500.00	51,72,750.00	11000	9,78,120
31	507	5	2 BHK	400	440	13750	55,00,000.00	60,50,000.00	12500	11,44,000
32	508	5	2 BHK	400	440	13750	55,00,000.00	60,50,000.00	12500	11,44,000
33	601	6	1 BHK	356	392	13800	49,12,800.00	54,04,080.00	11500	10,18,160
34	602	6	1 BHK	356	392	13800	49,12,800.00	54,04,080.00	11500	10,18,160
35	603	6	2 BHK	400	440	13800	55,20,000.00	60,72,000.00	12500	11,44,000
36	604	6	2 BHK	400	440	13800	55,20,000.00	60,72,000.00	12500	11,44,000
37	605	6	1 BHK	342	376	13800	47,19,600.00	51,91,560.00	11000	9,78,120
38	606	6	1 BHK	342	376	13800	47,19,600.00	51,91,560.00	11000	9,78,120
39	607	6	2 BHK	400	440	13800	55,20,000.00	60,72,000.00	12500	11,44,000
40	608	6	2 BHK	400	440	13800	55,20,000.00	60,72,000.00	12500	11,44,000
41	701	7	1 BHK	356	392	13850	49,30,600.00	54,23,660.00	11500	10,18,160
42	702	7	1 BHK	356	392	13850	49,30,600.00	54,23,660.00	11500	10,18,160
43	703	7	2 BHK	400	440	13850	55,40,000.00	60,94,000.00	12500	11,44,000
44	704	7	2 BHK	400	440	13850	55,40,000.00	60,94,000.00	12500	11,44,000
45	705	7	1 BHK	342	376	13850	47,36,700.00	52,10,370.00	11000	9,78,120
46	706	7	1 BHK	342	376	13850	47,36,700.00	52,10,370.00	11000	9,78,120
47	707	7	2 BHK	400	440	13850	55,40,000.00	60,94,000.00	12500	11,44,000
48	708	7	2 BHK	400	440	13850	55,40,000.00	60,94,000.00	12500	11,44,000
49	801	8	1 BHK	356	392	13900	49,48,400.00	54,43,240.00	11500	10,18,160
50	802	8	1 BHK	356	392	13900	49,48,400.00	54,43,240.00	11500	10,18,160
51	803	8	2 BHK	400	440	13900	55,60,000.00	61,16,000.00	12500	11,44,000
52	804	8	2 BHK	400	440	13900	55,60,000.00	61,16,000.00	12500	11,44,000
53	806	8	1 BHK	342	376	13900	47,53,800.00	52,29,180.00	11000	9,78,120
54	807	8	2 BHK	400	440	13900	55,60,000.00	61,16,000.00	12500	11,44,000
55	808	8	2 BHK	400	440	13900	55,60,000.00	61,16,000.00	12500	11,44,000
56	901	9	1 BHK	356	392	13950	49,66,200.00	54,62,820.00	11500	10,18,160
57	902	9	1 BHK	356	392	13950	49,66,200.00	54,62,820.00	11500	10,18,160
58	903	9	2 BHK	400	440	13950	55,80,000.00	61,38,000.00	13000	11,44,000
59	904	9	2 BHK	400	440	13950	55,80,000.00	61,38,000.00	13000	11,44,000
60	905	9	1 BHK	342	376	13950	47,70,900.00	52,47,990.00	11000	9,78,120
61	906	9	1 BHK	342	376	13950	47,70,900.00	52,47,990.00	11000	9,78,120
62	907	9	2 BHK	400	440	13950	55,80,000.00	61,38,000.00	13000	11,44,000
63	908	9	2 BHK	400	440	13950	55,80,000.00	61,38,000.00	13000	11,44,000
64	1001	10	1 BHK	356	392	14000	49,84,000.00	54,82,400.00	11500	10,18,160

Sr. No.	Flat No.	Floor No.	Comp	As per RERA Carpet Area in Sq. Ft.	Built up area in Sq. Ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
65	1002	10	1 BHK	356	392	14000	49,84,000.00	54,82,400.00	11500	10,18,160
66	1003	10	2 BHK	400	440	14000	56,00,000.00	61,60,000.00	13000	11,44,000
67	1004	10	2 BHK	400	440	14000	56,00,000.00	61,60,000.00	13000	11,44,000
68	1005	10	1 BHK	342	376	14000	47,88,000.00	52,66,800.00	11000	9,78,120
69	1006	10	1 BHK	342	376	14000	47,88,000.00	52,66,800.00	11000	9,78,120
70	1007	10	2 BHK	400	440	14000	56,00,000.00	61,60,000.00	13000	11,44,000
71	1008	10	2 BHK	400	440	14000	56,00,000.00	61,60,000.00	13000	11,44,000
72	1101	11	1 BHK	356	392	14050	50,01,800.00	55,01,980.00	11500	10,18,160
73	1102	11	1 BHK	356	392	14050	50,01,800.00	55,01,980.00	11500	10,18,160
74	1103	11	2 BHK	400	440	14050	56,20,000.00	61,82,000.00	13000	11,44,000
75	1104	11	2 BHK	400	440	14050	56,20,000.00	61,82,000.00	13000	11,44,000
76	1105	11	1 BHK	342	376	14050	48,05,100.00	52,85,610.00	11000	9,78,120
77	1106	11	1 BHK	342	376	14050	48,05,100.00	52,85,610.00	11000	9,78,120
78	1107	11	2 BHK	400	440	14050	56,20,000.00	61,82,000.00	13000	11,44,000
79	1108	11	2 BHK	400	440	14050	56,20,000.00	61,82,000.00	13000	11,44,000
80	1201	12	1 BHK	356	392	14100	50,19,600.00	55,21,560.00	11500	10,18,160
81	1202	12	1 BHK	356	392	14100	50,19,600.00	55,21,560.00	11500	10,18,160
82	1203	12	2 BHK	400	440	14100	56,40,000.00	62,04,000.00	13000	11,44,000
83	1204	12	2 BHK	400	440	14100	56,40,000.00	62,04,000.00	13000	11,44,000
84	1205	12	1 BHK	342	376	14100	48,22,200.00	53,04,420.00	11000	9,78,120
85	1206	12	1 BHK	342	376	14100	48,22,200.00	53,04,420.00	11000	9,78,120
86	1207	12	2 BHK	400	440	14100	56,40,000.00	62,04,000.00	13000	11,44,000
87	1208	12	2 BHK	400	440	14100	56,40,000.00	62,04,000.00	13000	11,44,000
88	1301	13	1 BHK	356	392	14150	50,37,400.00	55,41,140.00	11500	10,18,160
89	1302	13	1 BHK	356	392	14150	50,37,400.00	55,41,140.00	11500	10,18,160
90	1303	13	2 BHK	400	440	14150	56,60,000.00	62,26,000.00	13000	11,44,000
91	1304	13	2 BHK	400	440	14150	56,60,000.00	62,26,000.00	13000	11,44,000
92	1306	13	1 BHK	342	376	14150	48,39,300.00	53,23,230.00	11000	9,78,120
93	1307	13	2 BHK	400	440	14150	56,60,000.00	62,26,000.00	13000	11,44,000
94	1308	13	2 BHK	400	440	14150	56,60,000.00	62,26,000.00	13000	11,44,000
95	1401	14	1 BHK	356	392	14200	50,55,200.00	55,60,720.00	11500	10,18,160
96	1402	14	1 BHK	356	392	14200	50,55,200.00	55,60,720.00	11500	10,18,160
97	1403	14	2 BHK	400	440	14200	56,80,000.00	62,48,000.00	13000	11,44,000
98	1404	14	2 BHK	400	440	14200	56,80,000.00	62,48,000.00	13000	11,44,000
99	1405	14	1 BHK	342	376	14200	48,56,400.00	53,42,040.00	11000	9,78,120
100	1406	14	1 BHK	342	376	14200	48,56,400.00	53,42,040.00	11000	9,78,120
101	1407	14	2 BHK	400	440	14200	56,80,000.00	62,48,000.00	13000	11,44,000
102	1408	14	2 BHK	400	440	14200	56,80,000.00	62,48,000.00	13000	11,44,000

Sr. No.	Flat No.	Floor No.	Comp	As per RERA Carpet Area in Sq. Ft.	Built up area in Sq. Ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
103	1501	15	1 BHK	356	392	14250	50,73,000.00	55,80,300.00	11500	10,18,160
104	1502	15	1 BHK	356	392	14250	50,73,000.00	55,80,300.00	11500	10,18,160
105	1503	15	2 BHK	400	440	14250	57,00,000.00	62,70,000.00	13000	11,44,000
106	1504	15	2 BHK	400	440	14250	57,00,000.00	62,70,000.00	13000	11,44,000
107	1505	15	1 BHK	342	376	14250	48,73,500.00	53,60,850.00	11000	9,78,120
108	1506	15	1 BHK	342	376	14250	48,73,500.00	53,60,850.00	11000	9,78,120
109	1507	15	2 BHK	400	440	14250	57,00,000.00	62,70,000.00	13000	11,44,000
110	1508	15	2 BHK	400	440	14250	57,00,000.00	62,70,000.00	13000	11,44,000
111	1601	16	1 BHK	356	392	14300	50,90,800.00	55,99,880.00	11500	10,18,160
112	1602	16	1 BHK	356	392	14300	50,90,800.00	55,99,880.00	11500	10,18,160
113	1603	16	2 BHK	400	440	14300	57,20,000.00	62,92,000.00	13000	11,44,000
114	1604	16	2 BHK	400	440	14300	57,20,000.00	62,92,000.00	13000	11,44,000
115	1605	16	1 BHK	342	376	14300	48,90,600.00	53,79,660.00	11000	9,78,120
116	1606	16	1 BHK	342	376	14300	48,90,600.00	53,79,660.00	11000	9,78,120
117	1607	16	2 BHK	400	440	14300	57,20,000.00	62,92,000.00	13000	11,44,000
118	1608	16	2 BHK	400	440	14300	57,20,000.00	62,92,000.00	13000	11,44,000
119	1701	17	1 BHK	356	392	14350	51,08,600.00	56,19,460.00	11500	10,18,160
120	1702	17	1 BHK	356	392	14350	51,08,600.00	56,19,460.00	11500	10,18,160
121	1703	17	2 BHK	400	440	14350	57,40,000.00	63,14,000.00	13000	11,44,000
122	1704	17	2 BHK	400	440	14350	57,40,000.00	63,14,000.00	13000	11,44,000
123	1705	17	1 BHK	342	376	14350	49,07,700.00	53,98,470.00	11000	9,78,120
124	1706	17	1 BHK	342	376	14350	49,07,700.00	53,98,470.00	11000	9,78,120
125	1707	17	2 BHK	400	440	14350	57,40,000.00	63,14,000.00	13000	11,44,000
126	1708	17	2 BHK	400	440	14350	57,40,000.00	63,14,000.00	13000	11,44,000
127	1801	18	1 BHK	356	392	14400	51,26,400.00	56,39,040.00	11500	10,18,160
128	1802	18	1 BHK	356	392	14400	51,26,400.00	56,39,040.00	11500	10,18,160
129	1803	18	2 BHK	400	440	14400	57,60,000.00	63,36,000.00	13000	11,44,000
130	1804	18	2 BHK	400	440	14400	57,60,000.00	63,36,000.00	13000	11,44,000
131	1806	18	1 BHK	342	376	14400	49,24,800.00	54,17,280.00	11500	9,78,120
132	1807	18	2 BHK	400	440	14400	57,60,000.00	63,36,000.00	13000	11,44,000
133	1808	18	2 BHK	400	440	14400	57,60,000.00	63,36,000.00	13000	11,44,000
134	1901	19	1 BHK	356	392	14450	51,44,200.00	56,58,620.00	12000	10,18,160
135	1902	19	1 BHK	356	392	14450	51,44,200.00	56,58,620.00	12000	10,18,160
136	1903	19	2 BHK	400	440	14450	57,80,000.00	63,58,000.00	13000	11,44,000
137	1904	19	2 BHK	400	440	14450	57,80,000.00	63,58,000.00	13000	11,44,000
138	1905	19	1 BHK	342	376	14450	49,41,900.00	54,36,090.00	11500	9,78,120
139	1906	19	1 BHK	342	376	14450	49,41,900.00	54,36,090.00	11500	9,78,120
140	1907	19	2 BHK	400	440	14450	57,80,000.00	63,58,000.00	13000	11,44,000



Sr. No.	Flat No.	Floor No.	Comp	As per RERA Carpet Area in Sq. Ft.	Built up area in Sq. Ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
141	1908	19	2 BHK	400	440	14450	57,80,000.00	63,58,000.00	13000	11,44,000
142	2001	20	1 BHK	356	392	14500	51,62,000.00	56,78,200.00	12000	10,18,160
143	2002	20	1 BHK	356	392	14500	51,62,000.00	56,78,200.00	12000	10,18,160
144	2003	20	2 BHK	400	440	14500	58,00,000.00	63,80,000.00	13500	11,44,000
145	2004	20	2 BHK	400	440	14500	58,00,000.00	63,80,000.00	13500	11,44,000
146	2005	20	1 BHK	342	376	14500	49,59,000.00	54,54,900.00	11500	9,78,120
147	2006	20	1 BHK	342	376	14500	49,59,000.00	54,54,900.00	11500	9,78,120
148	2007	20	2 BHK	400	440	14500	58,00,000.00	63,80,000.00	13500	11,44,000
149	2008	20	2 BHK	400	440	14500	58,00,000.00	63,80,000.00	13500	11,44,000
150	2101	21	1 BHK	356	392	14550	51,79,800.00	56,97,780.00	12000	10,18,160
151	2102	21	1 BHK	356	392	14550	51,79,800.00	56,97,780.00	12000	10,18,160
152	2103	21	2 BHK	400	440	14550	58,20,000.00	64,02,000.00	13500	11,44,000
153	2104	21	2 BHK	400	440	14550	58,20,000.00	64,02,000.00	13500	11,44,000
154	2105	21	1 BHK	342	376	14550	49,76,100.00	54,73,710.00	11500	9,78,120
155	2106	21	1 BHK	342	376	14550	49,76,100.00	54,73,710.00	11500	9,78,120
156	2107	21	2 BHK	400	440	14550	58,20,000.00	64,02,000.00	13500	11,44,000
157	2108	21	2 BHK	400	440	14550	58,20,000.00	64,02,000.00	13500	11,44,000
Total				58894	64783		82,88,56,100.00	91,17,41,710.00		16,84,36,840

Summary of the Project:

Wing	Comp.	Total Number of Flats	Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value After Completion in ₹
B	1 BHK - 77 2 BHK - 80	157	58894	64783	82,88,56,100.00	91,17,41,710.00
Refuge Floor – 8 th , 13 th & 18 th Floor – Flat No. 5						

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	82,88,56,100.00
Final Realizable Value After Completion in ₹	91,17,41,710.00
Cost of Construction (Total Built up area x Rate) 64783 Sq. Ft. x ₹ 2600.00	16,84,35,800.00

Wing	Percentage of work done as on date	Built up area in Sq. Ft.	Total Cost Of Construction	Cost of construction as of today
B	25	64783	16,84,35,800.00	4,21,08,950.00

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

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

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

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

Total abstract of the entire property

Part – A	Land	As per table attached to the report
Part – B	Building	
	Land development	
Part – C	Compound wall	
Part - D	Amenities	
Part – E	Pavement	
Part – F	Services	
Realizable Value / Fair Market Value as on date in ₹		₹ 82,88,56,100.00
Final Realizable Value After Completion in ₹		₹ 91,17,41,710.00

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 ₹ 12,500.00 to ₹ 15,000.00 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 ₹ 13,600.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.

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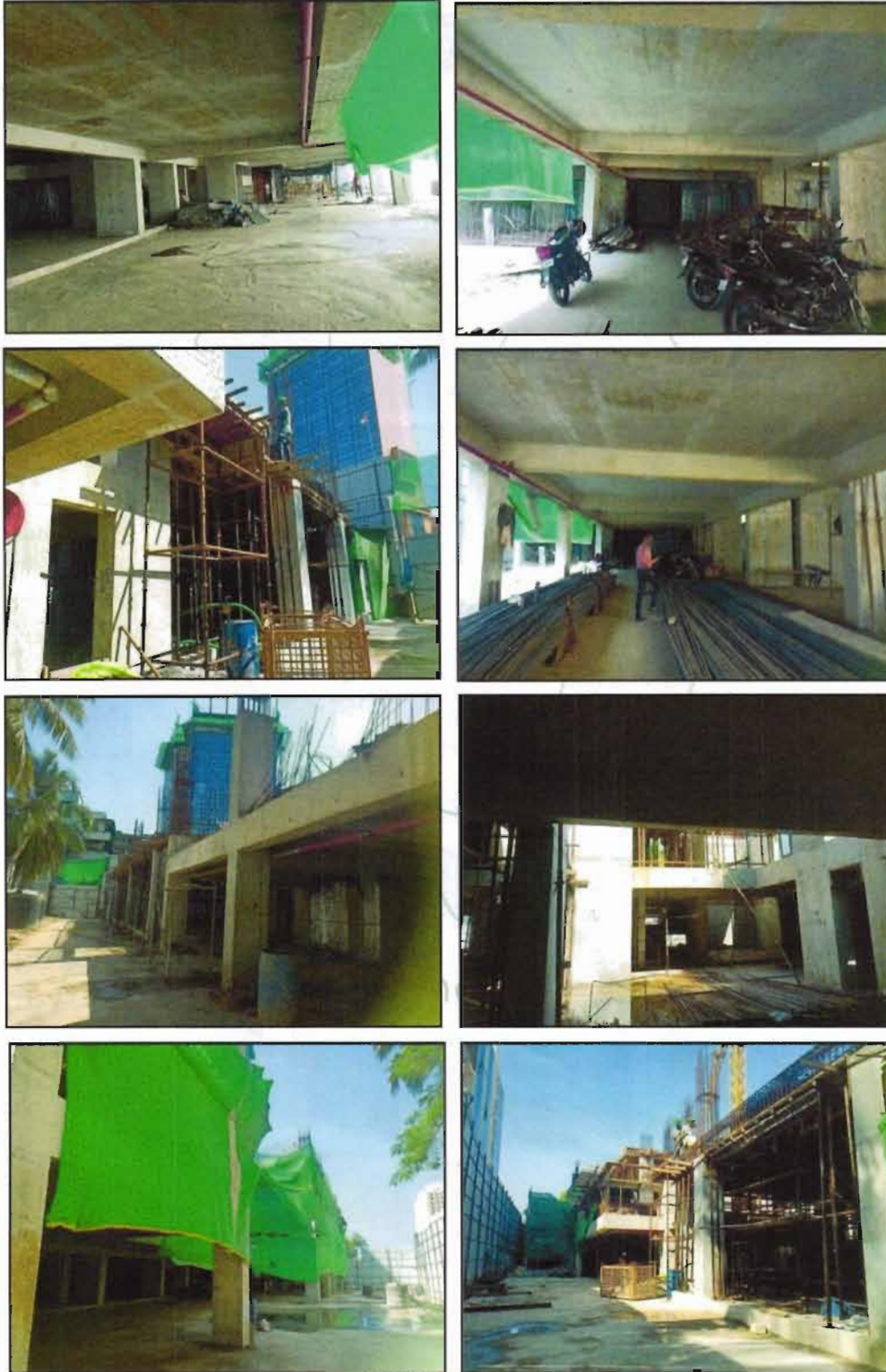
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Actual Site Photographs



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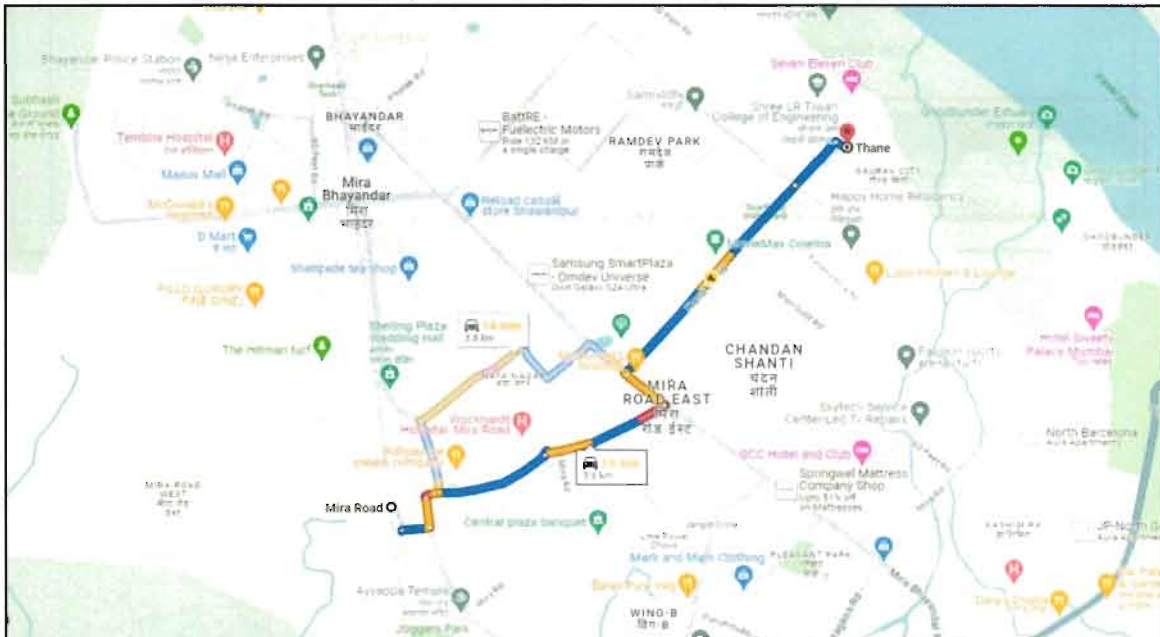


Actual Site Photographs



Route Map of the property


Site u/r



Latitude Longitude: 19°17'51.6"N 72°52'41.3"E


Note: The Blue line shows the route to site from nearest railway station (Mira Road – 3.6 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)

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Year: 2023-2024 Language: English

Selected District: Thane

Select Taluka: Thane

Select Village: Mauje [Gav] Navghar No. 11 (Mira Bhe)

Search By: Survey No. Location

Enter Survey No: 82 Search

उपविभाग	खुली जमीन	निवासी सदनिका	बॉक्स दुकाने	औद्योगिक	एकक (Rs./)	Attribute
11/41-डबल्यु) मु.विभाग नवघर गांवातील वरील विभाग " व्ही " मधील मिळकती वगळता उरलेल्या उत्तरेकडील सर्व मिळकती	26920	84200	90000	105200	90000	चौ. मीटर सर्वेक्षण नंबर

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Sales Instance

19650393	सूची क्र.2	दुयम निबंधक : सह दु.नि. ठाणे 10
06-02-2024		दस्त क्रमांक : 19650/2023
Note:-Generated Through eSearch Module.For original report please contact concern SRO office.		नोंदणी : Regn:63m
गावाचे नाव : नवघर		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	4495000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3882805	
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मिरा-भाईदर मनपाइतर वर्णन : इतर माहिती: वॉर्ड डब्ल्यू विभाग 11/41,सदनिका क्र. 1407,14वा मजला,बी-विंग,एचसीएस होराईझन.कनकिया रोड,मिरा रोड पूर्व,ठाणे-401107,क्षेत्रफळ 37.14 चौरस मीटर कारपेट,जुना सर्वे नं. 271,नवीन सर्वे नं. 82,हिस्सा नं. 11.((Survey Number : 82 :))	
(5) क्षेत्रफळ	37.14 चौ.मीटर	
(6)आकारणी किवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा.या लिहून ठेवणा.या पक्षकाराचे नाव किवा दिवाणी न्यायालयाचा हुकुमनामा किवा आदेश असल्यास.प्रतिवादिचे नाव व पत्ता.	1): नाव:-एचसीएस रियल्टर्स एलएलपी चे भागीदार गौतम सेठ - वय:-55 पत्ता:-प्लॉट नं: 204, माळा नं: - इमारतीचे नाव: - ब्लॉक नं: सुमेर केंद्रा पांडुरंग बुधकर मार्ग, महेंद्र टॉवर च्या भागे, रोड नं: वरली, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400018 पॅन नं:-AANFH5508H 2): नाव:-एचसीएस रियल्टर्स एलएलपी चे भागीदार सिद्धार्थ बोसमिया - वय:-23 पत्ता:-प्लॉट नं: 204, माळा नं: - इमारतीचे नाव: - ब्लॉक नं: सुमेर केंद्रा पांडुरंग बुधकर मार्ग, महेंद्र टॉवर च्या भागे, रोड नं: वरली, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400018 पॅन नं:-AANFH5508H	
(8)दस्तऐवज करून घेणा.या पक्षकाराचे व किवा दिवाणी न्यायालयाचा हुकुमनामा किवा आदेश असल्यास.प्रतिवादिचे नाव व पत्ता	1): नाव:-विवेक मनोहर भुवड - वय:-29; पत्ता:-प्लॉट नं: रूम नं. 16, माळा नं: - इमारतीचे नाव: सुखर मास्टर चाळ, ब्लॉक नं: अशोक चक्रवर्ती रोड, विल्डन्स अकेडमी स्कूल च्या जवळ, अशोक नगर, बानडोंगरी, रोड नं: कांदिवली पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400101 पॅन नं:-CMDPB0502M	
(9) दस्तऐवज करून दिल्याचा दिनांक	01/11/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	02/11/2023	
(11)अनुक्रमांक.खंड व पृष्ठ	19650/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	315000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		

Sales Instance

गावाचे नाव : नवघर	
844393 03-02-2024 Note-Generated Through eSearch Module.For original report please contact concern SRO office.	सूची क्र.2
	द्वयम निबंधक : राह दु.नि. ठाणे 10 दस्त क्रमांक : 844/2024 नोंदणी : Regn:63m
(1) विलेखाचा प्रकार	करारनामा
(2) म्मोबदला	5950000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	3792500
(4) भू-मापना,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मिरा-भाईदर मनपाइतर वर्णन : इतर माहिती: वॉर्ड डब्ल्यू,विभाग 11/41,सदनिका क्र. 507,पाचवा मजला,बी-विंग,एचसीएस होराईझन,कनकिया रोड,मिरा रोड पूर्व,ठाणे-401107,क्षेत्रफळ 37.14 चौरस मीटर कारपेट,जुना सर्वे नं. 271,नवीन सर्वे नं. 82,हिस्सा नं. 11.((Survey Number : 82 ;))
(5) क्षेत्रफळ	37.14 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव -एचसीएस रिप्लटर्स एलएलपी चे भागीदार गौतम सेठ तर्फे कु. मु. म्हणून अनिल वासुदेव दवे - वय:-77 पत्ता:-प्लॉट नं: 204, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: सुनेर केंद्रा पांडुरंग बुधकर मार्ग, महेद्र टॉवर च्या मागे, रोड नं: वरली, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400018 पॅन नं:-AANFH5508H 2): नाव -एचसीएस रिप्लटर्स एलएलपी चे भागीदार सिद्धार्थ बोसमिया तर्फे कु. मु. म्हणून अनिल वासुदेव दवे - वय:-77 पत्ता:-प्लॉट नं: 204, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: सुनेर केंद्रा पांडुरंग बुधकर मार्ग, महेद्र टॉवर च्या मागे, रोड नं: वरली, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400018 पॅन नं:-AANFH5508H
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव -प्रमोद देवी सिंह बिस्ट - वय:-33; पत्ता:-प्लॉट नं: रूम नं 24, 3/9, माळा नं:-, इमारतीचे नाव: लालू भिर्वा चाळ, ब्लॉक नं: आदर्श नगर सोसायटी, डाहानुकर वाडी, गाव देवी मंदिर च्या जवळ, दत्त मंदिर क्रॉस रोड, रोड नं: कांदिवली पश्चिम, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400067 पॅन नं:-ASCPB1631C 2): नाव -विमला देवी सिंह बिस्ट - वय:-51; पत्ता:-प्लॉट नं: रूम नं 24, 3/9, माळा नं:-, इमारतीचे नाव: लालू भिर्वा चाळ, ब्लॉक नं: आदर्श नगर सोसायटी, डाहानुकर वाडी, गाव देवी मंदिर च्या जवळ, दत्त मंदिर क्रॉस रोड, रोड नं: कांदिवली पश्चिम, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400067 पॅन नं:-ASMPB7244H
(9) दस्तऐवज करून दिल्याचा दिनांक	12/01/2024
(10)दस्त नोंदणी केल्याचा दिनांक	12/01/2024
(11)अनुक्रमांक,खंड व पृष्ठ	844/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	416500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	
नृत्यांकनासाठी विगारत घेतलेला तपशील :-	

https://researchngserservice.maharashtra.gov.in/saritaHTMLReportSuchiKramank2_RegLive.aspx

1/2

Sales Instance

गावाचे नाव : नवघर	
(1) वितेखाचा प्रकार	करारनामा
(2) मोबदला	4495001
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	3882900
(4) भूमापन फोटोहिसा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मिश-भाईदर मनपाइतर वर्णन : इतर माहिती: , इतर माहिती: वॉर्ड डब्ल्यू विभाग 11/41, सदनिका क्र. 1507, 15वा मजला, बी-विंग, एचसीएस होराईझन, कनकिया रोड, मिरा रोड पूर्व, ठाणे-401107, क्षेत्रफळ 37.14 चौरस मीटर कारपेट, जुना सर्वे नं. 271, नवीन सर्वे नं. 82, हिस्सा नं. 11 (Survey Number : 82 ;)
(5) क्षेत्रफळ	37.14 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/सिद्ध ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव -एचसीएस रिप्लेस एलएलपी चे भागीदार गौतम सेठ तर्फे कु. मु. म्हणून अनिल वासुदेव दवे - वय-77 पत्ता-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: 204, सुमेर केंद्रा पॉडुरंग बुधकर मार्ग, महेंद्र टॉवर च्या मागे, वरली, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड -400018 पॅन नं.-AANFH5508H 2): नाव -एचसीएस रिप्लेस एलएलपी चे भागीदार शिद्धार्थ बोरामिया तर्फे कु मु म्हणून अनिल दवे - वय-77 पत्ता-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: 204, सुमेर केंद्रा पॉडुरंग बुधकर मार्ग, महेंद्र टॉवर च्या मागे, वरली, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400018 पॅन नं.-
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव -देविन्द्र कुमार - वय-28, पत्ता-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: 14165, राम नगर एस्टेट, लोनी रोड, शाहदरा एस. ओ इस्ट दिल्ली, दिल्ली, पूर्व दिल्ली, पिन कोड-110032 पॅन नं.-11SRPK4833H
(9) दस्तऐवज करून दिल्याचा दिनांक	23/01/2024
(10) दस्त नोंदणी केल्याचा दिनांक	23/01/2024
(11) अनुक्रमांक, खंड व पृष्ठ	1441/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	315000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) सौरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील :-	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(ii) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

Sales Instance

गावाचे नाव : नवघर	
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	4495000
(3) बाजारभाव (भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3882805
(4) भू. मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव. मिरा-भाईदर मनपाइतर वर्णन : इतर माहिती: वॉर्ड डब्ल्यू विभाग 11/41, सदनिका क्र. 1407, 14वा मजला, बी.विंग, एचसीएस होराईझन, कनकिया रोड, मिरा रोड पूर्व, ठाणे-401107, क्षेत्रफळ 37.14 चौरस मीटर कारपेट, जुना सर्वे नं. 271, नवीन सर्वे नं. 82, हिस्सा नं. 11. ((Survey Number : 82 :))
(5) क्षेत्रफळ	37.14 चौ. मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव-एचसीएस रियल्टर्स एलएलपी चे भागीदार गौतम सेठ - वय:-55 पत्ता:-प्लॉट नं: 204, माळा नं. : इमारतीचे नाव: -, ब्लॉक नं: सुमेर केंद्रा पांडुरंग बुधकर मार्ग, महेंद्र टॉवर च्या मागे. रोड नं: वरली, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400018 पॅन नं:-AANFH15508H 2): नाव-एचसीएस रियल्टर्स एलएलपी चे भागीदार सिद्धार्थ बोसमिया - वय:-23 पत्ता:-प्लॉट नं: 204, माळा नं. : इमारतीचे नाव: -, ब्लॉक नं: सुमेर केंद्रा पांडुरंग बुधकर मार्ग, महेंद्र टॉवर च्या मागे. रोड नं: वरली, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400018 पॅन नं:-AANFH15508H
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव -विवेक मनोहर भुवड - वय:-29, पत्ता:-प्लॉट नं. रूम नं 16, माळा नं. : इमारतीचे नाव: सुखर मास्टर वाळ, ब्लॉक नं: अशोक चक्रवर्ती रोड, चिल्ड्रेन्स अकेडमी स्कूल च्या जवळ, अशोक नगर, बानडोंगरी, रोड नं: कादिवली पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400101 पॅन नं:-CMDPB0502M
(9) दस्तऐवज करून दिल्याचा दिनांक	01/11/2023
(10) दस्त नोंदणी केल्याचा दिनांक	02/11/2023
(11) अनुक्रमांक, खंड व पृष्ठ	19650/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	315000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000

Think, Innovate, Create

Sales Instance

गावाचे नाव : नवघर	
19649393	सूची क्र.2
06-02-2024	दुय्यम निबंधक : सह दु.नि. ठाणे 10
Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	दस्ता क्रमांक : 19649/2023
	नोंदणी :
	Regn:63m
गावाचे नाव : नवघर	
(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	5950000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3792500
(4) भू-मापन,पोटहिस्सा व घरक्रमांक,असल्यास	1) पालिकेचे नाव:मिरा-भाईदर मनपाइतर वर्णन : इतर माहिती: वॉर्ड डब्ल्यू विभाग 11/41,सदनिका क्र. 1007,10वा मजला,बी.विंग,एचसीएस होराईझन,कनकिया रोड,मिरा रोड पूर्व,ठाणे-401107,क्षेत्रफळ 37.14 चौरस मीटर कारपेट,जुना सर्वे नं. 271,नवीन सर्वे नं. 82,हिस्सा नं. 11.((Survey Number : 82 :))
(5) क्षेत्रफळ	37.14 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा	
(7) दस्तऐवज करून देणा-या लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1) नाव:-एचसीएस रियल्टर्स एलएलपी चे भागीदार गौतम सेठ - वय:-55 पत्ता:-प्लॉट नं. 204, माळा नं. - इमारतीचे नाव:-, ब्लॉक नं. सुमेर केद्रा पांडुरंग बुधकर मार्ग, महेंद्र टॉवर च्या मागे, रोड नं: वरली, मुंबई, महाराष्ट्र. पिन कोड:-400018 पॅन नं:-AANFH5508H 2) नाव:-एचसीएस रियल्टर्स एलएलपी चे भागीदार सिद्धार्थ बोसमिया - वय:-23 पत्ता:-प्लॉट नं. 204, माळा नं. - इमारतीचे नाव:-, ब्लॉक नं. सुमेर केद्रा पांडुरंग बुधकर मार्ग, महेंद्र टॉवर च्या मागे, रोड नं: वरली, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400018 पॅन नं:-AANFH5508H
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मिनाक्षी सिंह - वय:-31, पत्ता:-प्लॉट नं: 002, माळा नं: ए-विंग, इमारतीचे नाव:-, ब्लॉक नं: शांती पार्क, रोड नं: मिरा रोड पूर्व, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:- FTJPS1847C 2): नाव:-राजेश सिंह - वय:-52, पत्ता:-प्लॉट नं: 002, माळा नं: ए-विंग, इमारतीचे नाव:-, ब्लॉक नं: शांती पार्क, रोड नं: मिरा रोड पूर्व, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:- KBNPS3252N
(9) दस्तऐवज करून दिल्याचा दिनांक	15/09/2023
(10)दस्त नोंदणी केल्याचा दिनांक	02/11/2023
(11)अनुक्रमांक,खंड व पृष्ठ	19649/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	416500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000

Price Indicators

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Posted on: Feb 02, 24 | Property ID: 70926425

₹ 66.0 Lac EMI - ₹ 30k | [Get pre-approved loan](#)

2 BHK 940 Sq-ft Flat For Sale [Mira Road East, Mumbai](#)

2 Beds 2 Baths 3 Balconies Semi-Furnished

Carpet Area 543 sqft ₹ 12155/sqft	Developer HCS Realtors LLP	Project HCS Horizon
Floor 11 (Out of 21 Floors)	Transaction Type New Property	Facing North - East
Lifts 3	Furnished Status Semi-Furnished	Car Parking 1 Open

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Contact Agent

✔ Certified Agent ✔ Locality Specialist

Ram Thakur - 9197XXXXXXX

Get Phone No.

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RT

Raj Tiwari
Property Solution

47
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Posted on: Feb 01, 24 | Property ID: 71779481

₹ 70.0 Lac EMI - ₹ 32k | [How much loan can I get?](#)

2 BHK 770 Sq-ft Flat For Sale [Beverly Park, Mumbai](#)

2 Beds 2 Baths 3 Balconies Semi-Furnished

Carpet Area 500 sqft ₹ 14000/sqft	Developer HCS Realtors LLP	Project HCS Horizon
Floor 15 (Out of 21 Floors)	Transaction Type New Property	Facing East
Lifts 3	Furnished Status Semi-Furnished	Type Of Ownership Freehold

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✔ Certified Agent

Alpesh Jain - 9195XXXXXXX

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East Facing Property

Price Indicators

Horizon - Ultra Road, Mumbai

By HCS REALTORS LLP

Horizon Complex, Near J T T Club, Beverly Park, Mira Road East, Mira Road and Beyond, Mumbai

₹51.5 L - 72.25 L | ₹13.41 K/sq.ft.
EMI starts at ₹21,271

1, 2 BHK Apartments Configurations

Dec. 2026 Possession Starts

₹13.41 K/sq.ft. Avg. Price

381.00 sq.ft. - 543.00 sq.ft. (Carpet Area) Size

HCS Horizon
Ultra Road, Mumbai

₹ 59.95 Lac to 70.11 Lac

Status: New Launch

Project Size: 157 units | 1.22 Acres

Configurations: 1, 2 BHK Flat from 342 Sq. Ft. to 400 Sq. Ft. (Carpet)

13 Photos | Map

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Home Overview Location More Details

Horizon Complex, 1 BHK, Flat/Apartment In Mira Road, Mumbai in ₹ 54.40 L

POSTED BY OWNER
Shivangi Dubey
*****@*****.com
99*****56

View Number

Schedule Visit
Login or register to schedule visit
Login

Trending

₹ 59.50 L
Horizon Complex
2 BHK Flat/Apartment, Mira Road, Mumbai

Overview

Flat/Apartment Property Type	Sale Property For	1 Bedrooms	1 Bathrooms
22 Total Floors	Semi-Furnished Furnished Status	416 Sq-ft	Open Car Parking

PROPTIGER Mumbai Enter a location, builder, project or RERA ID

India Property / Property in Mumbai / Property in Mira Road East / Horizon

₹ 70.00 L

400 sq ft 2 BHK 2T Apartment in HCS Realtors Horizon
by HCS Realtors

Mira Road East, Mumbai

₹ 51.28 L

Other properties in HCS Realtors Horizon

1 BHK 2 BHK

1 BHK Apartment ₹ 51.28 L

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Price Indicators Projects nearby Locality

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Home > Property in Mumbai > Penkarpada > Apartment in Penkarpada > 1 BHK > 750 Sq-ft
Posted on Feb 02, 24 Property ID: 6951384

₹66.9 Lac EMI - ₹30k | [How much loan can I get?](#)

1 BHK 750 Sq-ft Flat For Sale [Penkarpada, Mumbai](#)

1 Bed 2 Baths Semi-Furnished

Carpet Area
449 sqft · ₹14,900/sqft

Floor
5 (Out of 17 Floors)

Lifts
2

East Facing Property

Developer
[Raj Realty Group](#)

Transaction Type
New Property

Furnished Status
Semi-Furnished

Project
[127 Raj Home](#)

Facing
East

Car Parking
1 Open

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

Contact Agent

✓ Certified Agent ✓ **REBA REGISTERED**

Raju Sharma +91-98XXXXXXX

[Get Phone No.](#)

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Login ▾ Post Property 1224

Home > Property in Mumbai > Ramdev Park > Apartment in Ramdev Park > 1 BHK > 731 Sq-ft
Posted on Dec 28, 23 Property ID: 67433301

₹62.0 Lac EMI - ₹28k | [How much loan can I get?](#)

1 BHK 731 Sq-ft Flat For Sale [Ramdev Park, Mumbai](#)

1 Bed 2 Baths Semi-Furnished

Carpet Area
477 sqft · ₹13,500/sqft

Floor
3 (Out of 22 Floors)

Lifts
2

Near Ramdev Park Garden , Ramdev park ,mira Road

Developer
[Chheda Group](#)

Transaction Type
New Property

Furnished Status
Semi-Furnished

Project
[Chheda Greens](#)

Facing
East

Car Parking
1 Open

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⏳ Last contact made 107 days ago





Price Indicators Projects nearby Locality

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Home Loans

Home > Property in Mumbai > Beverly Park > Apartment in Beverly Park > 1 BHK > 750 Sq-ft

₹ 61.0 Lac EMI - ₹ 22k | [Get pre-approved loan](#)

1 BHK 750 Sq-ft Flat For Sale in [Beverly Park, Mumbai](#)

1 Bed
2 Baths
3 Balconies
Semi-Furnished

Carpet Area 441 sqft * 215.811 sqft	Developer Salarpur Group	Project Salarpur Salasat Aavatar
Floor T2 (Out of 34 Floors)	Transaction Type New Property	Facing North - East
Lifts 4	Furnished Status Semi-Furnished	Car Parking 1 Open

Contact Agent
Get Phone No

More Details

Price Breakup **₹ 61 Lac | ₹ 3,05,000** Approx. Registration Charges | **₹ 6** Monthly

Booking Amount **₹ 1.0 Lac**

Address **Mira Road East, Mumbai, Beverly Park, Mumbai - Mira Road and Beyond, Maharashtra**




Landmarks **behind LR tiwari college mira road East**

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Buy
Rent
Sell
Home Loans

Home > Property in Mumbai > Beverly Park > Apartment in Beverly Park > 1 BHK > 650 Sq-ft

₹ 48.0 Lac EMI - ₹ 22k | [Can I afford it?](#)

1 BHK 650 Sq-ft Flat For Sale in [Beverly Park, Mumbai](#)

1 Bed
2 Baths
1 Covered Parking
Unfurnished

Carpet Area 430 sqft * 211.623 sqft	Floor T3 (Out of 23 Floors)	Transaction Type New Property
Facing East	Lifts 4	Furnished Status Unfurnished
Car Parking 1 Covered	Type Of Ownership Freehold	Age Of Construction Under Construction

East Facing Property
Last contact made 1 day ago

Contact Agent
Get Phone No

More Details

Price Breakup **₹ 48 Lac | ₹ 2,40,000** Approx. Registration Charges | **₹ 5** Per sq. Unit Monthly

Booking Amount **₹ 51,000**

Address **Mira Road Area, Mumbai, Beverly Park, Mumbai - Mira Road and Beyond, Maharashtra**


Landmarks **near school collage**

Price Indicators Projects nearby Locality

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₹ 79.0 Lac EMI - ₹ 26k | [Get Loan offers from 34+ banks](#)

2 BHK 920 Sq-ft Flat For Sale in [Beverly Park, Mumbai](#)



2 Beds
2 Baths
3 Balconies
1 Covered Parking

Carpet Area: 610 sqft - ₹1295/sqft	Floor: 5 (Out of 30 Floors)	Transaction Type: New Property
Facing: East	Lifts: 3	Furnished Status: Unfurnished
Car Parking: 1 Covered, 1 Open	Type Of Ownership: Freehold	Age Of Construction: Under Construction

Contact Agent

Get Phone No

Last contact made 16 days ago


More Details

Price Breakup	₹ 79 Lac ₹ 3,95,000 Approx. Registration Charges ₹ 4,000 Monthly
Booking Amount	₹ 1.0 Lac
RERA ID	P51700033946
Address	Beverly Park, Mira road, Beverly Park, Mumbai - Mira Road and Beyond, Maharashtra
Landmarks	Beverly Park ,Mira road

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₹ 71.0 Lac EMI - ₹ 32k | [Get Loan offers from 34+ banks](#)

1 BHK 720 Sq-ft Flat For Sale in [Beverly Park, Mumbai](#)



1 Bed
2 Baths
3 Balconies
Unfurnished

Carpet Area: 478 sqft - ₹1485/sqft	Floor: 25 (Out of 32 Floors)	Transaction Type: New Property
Facing: North - East	Lifts: 3	Furnished Status: Unfurnished
Car Parking: 1 Open	Type Of Ownership: Freehold	Age Of Construction: Under Construction

Contact Agent

Get Phone No

More Details

Price Breakup	₹ 71 Lac ₹ 3,55,000 Approx. Registration Charges ₹ 5 Monthly
Booking Amount	₹ 2.0 Lac
Address	Kanaki Road Miraroad East, Beverly Park, Mumbai - Mira Road and Beyond, Maharashtra
Landmarks	kanakiya miraroad East

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 : 06.02.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj
Chalikwar**
Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.02.07 10:14:49 +05'30'

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

The undersigned has inspected the property detailed in the Valuation Report dated _____
on _____. We are satisfied that the fair and reasonable market value of the property is
₹ _____ (Rupees _____
_____ only).

Date

Signature

(Name & Designation of the Inspecting Official/s)

Countersigned
(BRANCH MANAGER)

Enclosures		
	Declaration-cum-undertaking from the valuer (Annexure- I)	Attached
	Model code of conduct for valuer - (Annexure - II)	Attached

(Annexure-I)

DECLARATION-CUM-UNDERTAKING

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

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 06.02.2024 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. I/ my authorized representative have personally inspected the property on 23.01.2024. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty
- n. I have not been convicted of an offence connected with any proceeding under the

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

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

	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by M/s. HCS Realtors LLP
2.	Purpose of valuation and appointing authority	As per request from State Bank of India, Home Loans Sales, Project Approval Cell, BKC to assess fair market value of the property for bank loan purpose.
3.	Identity of the Valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Bhavika Chavan – Valuation Engineer Vaishali Sarmalkar – Technical Officer Vinita Surve – Technical 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 - 23.01.2024 Valuation Date - 06.02.2024 Date of Report - 06.02.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 23.01.2024
7.	Nature and sources of the information used or relied upon;	Market Survey at the time of site visit Ready Reckoner rates / Circle rates Online search for Registered Transactions Online Price Indicators on real estate portals Enquiries with Real estate consultants Existing data of Valuation assignments carried out by us
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparative Method
9.	Restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	Major factors that were taken into account during the valuation;	Current market conditions, demand and supply position, industrial land size, location, sustained demand for industrial land, all round development of commercial and industrial application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **06th January 2024** and does not take into account any unforeseeable developments which could impact the same in the future.

Our Investigations

We are not engaged to carry out all possible investigations in relation to the subject property. Where in our report we identify certain limitations to our investigations, this is to enable the reliant party to instruct further investigations where considered appropriate or where we recommend as necessary prior to reliance. Vastukala Consultants India Pvt. Ltd. (VCIPL) is not liable for any loss occasioned by a decision not to conduct further investigations

Assumptions

Assumptions are a necessary part of undertaking valuations. VCIPL adopts assumptions for the purpose of providing valuation advice because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

Information Supplied by Others

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

Future Matters

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

Map and Plans

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

Site Details

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

Property Title

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

Environmental Conditions

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

Town Planning

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

Area

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

Condition & Repair

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

Valuation Methodology

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

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach

demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar properties in an open and competitive market and is particularly useful in estimating the value of the land and properties that are typically traded on a unit basis.

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

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

Not a Structural Survey

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

Other

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

Legal

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

Property specific assumptions

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

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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

(Annexure - II)

MODEL CODE OF CONDUCT FOR VALUERS

Integrity and Fairness

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

Professional Competence and Due Care

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

Independence and Disclosure of Interest

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

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

Confidentiality

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

Information Management

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

Gifts and hospitality:

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

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

26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant

or any other person with a view to obtain or retain work for himself / itself, or to obtain or retain an advantage in the conduct of profession for himself / itself.

Remuneration and Costs.

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

Occupation, employability and restrictions.

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

Miscellaneous

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

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj
Chalikwar**
Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
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Date: 2024.02.07 10:15:15 +05'30'

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
SBI Empanelment No.: SME/TCC/2021-22/86/3

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