

MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "Rustomjee La Vie"

"Rustomjee La Vie", Proposed Building on **Plot No. 8A**, Property Bearing Survey No.12, 13, 14pt, 15, 16pt, 17pt, 18pt, 19pt., 20, 21pt, 30pt, 35 to 38, 41, 42, 43, 44, 45pt, 46pt, 47pt, 48, 49, 50, 51, 53pt, 54, 55, 84pt, 327, 328, 329, 345, 383, 386, 423, 424 & Others at Village- Majiwada, Rustomjee Uptown Urbania, Off Eastern Express Highway, Near Majiwada Junction, Thane (West), Thane- 400601, State - Maharashtra, Country - India.

Latitude Longitude: 19°12'40.2"N 72°59'27.2"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

Vastu/SBI/Mumbai/01/2024/6526/2304638

24/07-340-V

Date: 24.01.2024

MASTER VALUATION REPORT OF "Rustomjee La Vie"

"Rustomjee La Vie", Proposed Building on Plot No. 8A, Property Bearing Survey No.12, 13, 14pt, 15, 16pt, 17pt, 18pt, 19 pt, 20, 21pt, 30pt, 35 to 38, 41, 42, 43, 44, 45pt, 46pt, 47pt, 48, 49, 50, 51, 53pt, 54, 55, 84pt, 327, 328, 329, 345, 383, 386, 423, 424 & Others at Village- Majiwada, Rustomjee Uptown Urbania, Off Eastern Express Highway, Near Majiwada Junction, Thane (West), Thane- 400601, State - Maharashtra, Country - India.

Latitude Longitude: 19°12'40.2"N 72°59'27.2"E

NAME OF DEVELOPER: M/s. Kapstone Constructions Private Limited

Pursuant to instructions from State Bank of India, Home Loan Sales, Project Approval Cell, BKC, Mumbai, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on **19th January 2024** for approval of Advance Processing Facility.

1. Location Details:

The property is situated at **"Rustomjee La Vie"**, Proposed Building on Plot No. 8A, Property Bearing Survey No. 12, 13, 14pt, 15, 16pt, 17pt, 18pt, 19PT., 20, 21pt, 30pt, 35 to 38, 41, 42, 43, 44, 45pt, 46pt, 47pt, 48, 49, 50, 51, 53pt, 54, 55, 84pt, 327, 328, 329, 345, 383, 386, 423, 424 & Others At Village- Majiwada, Rustomjee Uptown Urbania, Off Eastern Express Highway, Near Majiwada Junction, Thane (West), Thane- 400601, State - Maharashtra, Country - India. It is about 4.4 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 Kapstone Constructions Private Limited	
Project Registration Number	Project	RERA Project Number
	Rustomjee La Vie -Wing C	P51700053109
Register office address	M/s. Kapstone Constructions Private Limited Office No. 702, "Natraj", M. V. Road Junction, Western Express Highway, Andheri (East), Mumbai, PIN - 400 069, State - Maharashtra, Country - India.	
Contact Numbers	Contact Person : Mr. Santosh Shetty (Sr. Manager - Mobile No. 9820995007) Mr. Prasad Dhattrak (Mobile No. 9167929942 / 02261116111)	
E - mail ID & Website	santoshvshetty@rustomjee.com prasaddhattrak@rustomjee.com , www.rustomjee.com	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Underconstruction Building and Internal Road
On or towards South	RG Road
On or towards East	Underconstruction Building and RG Road
On or towards West	Underconstruction Building and Internal Road



Our Pan India Presence at :

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

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

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

To,

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

I		General	
1.	Purpose for which the valuation is made	:	As per request from State Bank of India, Home Loans Sales, Project Approval Cell, BKC to assess fair market value of the property for bank loan purpose.
2.	a)	Date of inspection	: 19.01.2024
	b)	Date on which the valuation is made	: 24.01.2024
3.	List of documents produced for perusal		
	1. Copy of Title Report from Adv. Akash Rajaram Kabadi dated 02.03.2023		
	2. Copy of Notification of Integrated Township Project of M/s Kapstone Constructions Pvt. Ltd. issued by Director of Town Planning, Government of Maharashtra.		
	3. Copy of Engineer's Certificate date 20.07.2023 issued by Mr. Mehul Shah (As per RERA Certificate)		
	4. Copy of MAHARERA Registration Certificate of Project No. P51700053109 issued by Maharashtra Real Estate Regulatory Authority date 16.10.2023. Last Modified date 10.10.2023		
	5. Copy of Height Clearance NOC No. SNCR / WEST / B / 021723 / 742393 date 17.03.2023 issued by Airports Authority of India.		
	6. Copy of Fire protection NOC No. TMC / CFO / M / HR / 240 / 214 date 26.12.2022 issued by Chief Fire Officer, Thane Municipal Corporation Fire Brigade.		
	7. Copy of Environmental clearance No. EC23B000MH146206 dated 23.02.2023 issued by State Environment Impact Assessment Authority (SEIAA), Maharashtra		
	8. Copy of Amended Permission / Commencement Certificate S05 / 0022 / 10 / TMCB / TDD / 0006 / (P/C) / 2023 / Auto DCR dated 15.09.2023 issued by Executive Engineer, Town Planning Department of Thane Municipal Corporation		
9.	Wing	Number of Floors	
	C	4 Basements (1 st to 4 th Floors) + Ground (Part) / Stilt (Part) + 1 st to 23 rd Floors + Service Floor / Recreational Floor + 24 th to 54 th Upper Floors.	
10.	Copy of Approved Plan V.P. No. S05 / 0022 / 10 / TMCB / TDD / 0006 / (P/C) / 2023 / Auto DCR dated 15.09.2023 issued by Deputy Engineer and Executive Engineer of Thane Municipal Corporation.		
	Approved upto:		
	Wing	Number of Floors	
	C	4 Basements (1 st to 4 th Floors) + Ground (Part) / Stilt (Part) + 1 st (Society Office) + 2 nd to 23 rd Floor + Service Floor / Recreational Floor + 24 th to 54 th Upper Floors.	



Project Name (with address & phone nos.)	: The property is situated at " Rustomjee La Vie ", Proposed Building on Plot No. 8A, Property Bearing Survey No.12, 13, 14pt, 15, 16pt, 17pt, 18pt, 19PT., 20, 21pt, 30pt, 35 to 38, 41, 42, 43, 44, 45pt, 46pt, 47pt, 48, 49, 50, 51, 53pt, 54, 55, 84pt, 327, 328, 329, 345, 383, 386, 423, 424 & Others At Village- Majiwada, Rustomjee Uptown Urbania, Off Eastern Express Highway, Near Majiwada Junction, Thane (West), Thane-400601, State - Maharashtra, Country - India.										
4. Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: M/s. Kapstone Constructions Private Limited Address: Office No. 702, " Natraj ", M. V. Road Junction, Western Express Highway, Andheri (East), Mumbai, PIN - 400 069, State - Maharashtra, Country - India. Contact Person : Mr. Santosh Shetty (Sr. Manager - Mobile No. 9820995007) Mr. Prasad Dhattrak (Mobile No. 9167929942 / 02261116111)										
5. Brief description of the property (Including Leasehold / freehold etc.)	:										
<p>About " Rustomjee La Vie" Project: "Rustomjee La Vie" is a project by Kapstone Constructions Private Limited . A 100+ acre self-sufficient township comprising 2 and 3 bedroom apartments in Thane. Welcome to La Vie at Rustomjee Uptown Urbania spread over 8.5 expansive acres. Rustomjee La Vie, you'll discover enticing opportunities to invest in 2 BHK and 3 BHK apartments. There are 8 independent towers rising up to 55 storeys that fringe a central park replete with recreational spaces where neighbours will turn into friends. Located in Thane West 10 minutes from the station, is Rustomjee Urbania Complex. Reputed schools such as Singhania School, Euro School, and Hiranandani Foundation School are just a stone's throw away, ensuring your children receive the finest education. Furthermore, renowned hospitals like Jupiter Hospital and Bethany Hospital are conveniently located nearby. Thane's proximity to the bustling new business hubs in Powai, Vikhroli and Ghansoli, its easy access to the Express Highways and thus makes it the preferred property in Thane for home buyers.</p> <p>TYPE OF THE BUILDING</p> <table border="1" data-bbox="288 1601 1430 1755"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>C</td> <td>Proposed 4 Basements (1st to 4th Floors) + Ground (Part) / Stilt (Part) + 1st (Society Office) + 2nd to 23rd Floor + Service Floor / Recreational Floor + 24th to 54th Upper Floors.</td> </tr> </tbody> </table> <p>LEVEL OF COMPLETEION:</p> <table border="1" data-bbox="288 1823 1394 1907"> <thead> <tr> <th>Wing</th> <th>Present stage of Construction</th> <th>Percentage of work completion</th> </tr> </thead> <tbody> <tr> <td>C</td> <td>Excavation Work is in progress.</td> <td>0%</td> </tr> </tbody> </table> <p>DATE OF COMPLETION & FUTURE LIFE:</p>		Wing	Number of Floors	C	Proposed 4 Basements (1 st to 4 th Floors) + Ground (Part) / Stilt (Part) + 1 st (Society Office) + 2 nd to 23 rd Floor + Service Floor / Recreational Floor + 24 th to 54 th Upper Floors.	Wing	Present stage of Construction	Percentage of work completion	C	Excavation Work is in progress.	0%
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Wing	Present stage of Construction	Percentage of work completion									
C	Excavation Work is in progress.	0%									

Expected completion date as informed by builder is February - 2029 (As per MAHARERA Certificate)	
Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance & Structural repairs.	
PROPOSED PROJECT AMENITIES:	
➤ 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	
➤ Children Play Area	
➤ Club House	
➤ Landscaped Garden	
➤ Yoga	
➤ Swimming Pool	
➤ Gymnasium	
➤ Kids Play Area	
➤ Multipurpose Hall	
➤ Outdoor Games	
➤ Spa and Salon	
➤ Banquet Hall	
➤ Volleyball Court	
➤ Eco Deck	
➤ Library	
➤ Badminton Court	
6.	Location of property :
a)	Plot No. / Survey No. : Plot No. 8A, Survey No.12, 13, 14pt, 15, 16pt, 17pt, 18pt, 19PT., 20, 21pt, 30pt, 35 to 38, 41, 42, 43, 44, 45pt, 46pt, 47pt, 48, 49, 50, 51, 53pt, 54, 55, 84pt, 327, 328, 329, 345, 383, 386, 423, 424 & Others.
b)	Door No. : Not applicable
c)	C. T.S. No. / Village : Survey No.12, 13, 14pt, 15, 16pt, 17pt, 18pt, 19PT., 20, 21pt, 30pt, 35 to 38, 41, 42, 43, 44, 45pt, 46pt, 47pt, 48, 49, 50, 51, 53pt, 54, 55, 84pt, 327, 328, 329, 345, 383, 386, 423, 424 & Others At Village– Majiwada
d)	Ward / Taluka : Taluka – Thane
e)	Mandal / District : District – Thane
7.	Postal address of the property : "Rustomjee La Vie" , Proposed Building on Plot No. 8A, Property Bearing Survey No.12, 13, 14pt, 15, 16pt, 17pt, 18pt, 19pt, 20, 21pt, 30pt, 35 to 38, 41, 42, 43, 44, 45pt, 46pt, 47pt, 48, 49, 50, 51, 53pt, 54, 55, 84pt, 327, 328, 329, 345, 383, 386, 423, 424 & Others At Village– Majiwada, Rustomjee Uptown Urbania, Off Eastern Express

				Highway, Near Majiwada Junction, Thane (West), Thane- 400601, State - Maharashtra, Country – India.
8.	City / Town	:	Thane (West)	
	Residential area	:	Yes	
	Commercial area	:	Yes	
	Industrial area	:	No	
9.	Classification of the area	:		
	i) High / Middle / Poor	:	Middle Class	
	ii) Urban / Semi Urban / Rural	:	Urban	
10	Coming under Corporation limit / Village Panchayat / Municipality	:	Deputy Engineer and Executive Engineer of Thane Municipal Corporation	
11	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No	
12	In Case it is Agricultural land, any conversion to house site plots is contemplated	:	N.A.	
13.	Boundaries of the property	As per Documents	As per RERA Certificate	As per Site
	North	Survey No. 328 3Fpt, 328 3B pt Village Majiwade	Survey No. 328 3Fpt, 328 3B pt Village Majiwade	Underconstruction Building and internal Road
	South	Survey No. 328 3B pt. & 329 2pt Village Majiwade	Survey No. 328 3B pt. & 329 2pt Village Majiwade	RG Road
	East	Survey No. 328 3B pt & 328/3H pt Village Majiwade	Survey No. 328 3B pt & 328/3H pt Village Majiwade	Underconstruction Building and RG Road
	West	Survey No. 328 3F pt Village Majiwade	Survey No. 328 3F pt Village Majiwade	Underconstruction Building and internal 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°12'40.2"N 72°59'27.2"E	
14.	Extent of the site	:	Total Plot area – 523468.15 Sq. M. (As per Approved Plan) Plot area – 1001.93 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 – 523468.15 Sq. M. (As per Approved Plan)	

			Plot area – 1001.93 Sq. M. (As per RERA Certificate) Structure - As per table attached to the report				
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	N.A. Building Construction work is in progress				
II	CHARACTERSTICS OF THE SITE						
1.	Classification of locality	:	Middle class				
2.	Development of surrounding areas	:	Very 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 and Commercial purpose				
8.	Any usage restriction	:	Residential and commercial purpose				
9.	Is plot in town planning approved layout?	:	Copy of Approved Plan V.P. No. S05 / 0022 / 10 / TMCB / TDD / 0006 / (P/C) / 2023 / Auto DCR dated 15.09.2023 issued by Deputy Engineer and Executive Engineer of Thane Municipal Corporation. Approved upto:				
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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.	:	15 Mtr. Wide Road				
14.	Is it a Land – Locked land?	:	No				
15.	Water potentiality	:	Municipal Water supply				
16.	Underground sewerage system	:	Connected to Municipal sewer				
17.	Is Power supply is available in the site	:	Yes				
18.	Advantages of the site	:	Located in developed area				
19.	Special remarks, if any like threat of acquisition of land for publics 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 – 523468.15 Sq. M. (As per Approved Plan)				



			Plot area – 1001.93 Sq. M. (As per RERA Certificate)																		
	North & South	:	-																		
	East & West	:	-																		
2	Total extent of the plot	:	As per table attached to the report																		
3	Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	As per table attached to the report Details of recent transactions/online listings are attached with the report.																		
4	Guideline rate obtained from the Register's Office (an evidence thereof to be enclosed)	:	₹ 1,37,600.00 per Sq. M. for Residential ₹ 41,400.00 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>523468.15</td> <td>41400</td> <td>21,67,15,81,410.00</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>1001.93</td> <td>41400</td> <td>4,14,79,902.00</td> </tr> </tbody> </table>	As per Approved Plan			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	523468.15	41400	21,67,15,81,410.00	As per RERA Certificate			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	1001.93	41400	4,14,79,902.00
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1001.93	41400	4,14,79,902.00																			
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																		
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	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 V.P. No. S05 / 0022 / 10 / TMCB / TDD / 0006 / (P/C) / 2023 / Auto																		
	h) Approved map / plan issuing authority	:	DCR dated 15.09.2023 issued by Deputy Engineer and Executive Engineer of Thane Municipal Corporation. Approved upto:																		
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	i) Whether genuineness or authenticity of approved map / plan is verified	:	Yes	
	j) Any other comments by our empanelled valuers on authentic of approved plan	:	No.	

Specifications of construction (floor-wise) in respect of

Sr. No.	Description		
1.	Foundation	:	Proposed R.C.C. Footing
2.	Basement	:	N.A. Building Construction work is in progress
3.	Superstructure	:	Proposed as per IS Code requirements
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber	:	Proposed
5.	RCC Works	:	N.A. Building Construction work is in progress
6.	Plastering	:	N.A. Building Construction work is in progress
7.	Flooring, Skirting, dado	:	N.A. Building Construction work is in progress
8.	Special finish as marble, granite, wooden paneling, grills etc.	:	N.A. Building Construction work is in progress
9.	Roofing including weather proof course	:	N.A. Building Construction work is in progress
10.	Drainage	:	Proposed
2.	Compound Wall	:	
	Height	:	N.A. Building Construction work is in progress
	Length	:	
	Type of construction	:	
3.	Electrical installation	:	N.A. Building Construction work is in progress
	Type of wiring	:	
	Class of fittings (superior / ordinary / poor)	:	
	Number of light points	:	N.A. Building Construction work is in progress
	Fan points	:	
	Spare plug points	:	
	Any other item	:	-
4.	Plumbing installation	:	
	a) No. of water closets and their type	:	
	b) No. of wash basins	:	
	c) No. of urinals	:	
	d) No. of bath tubs	:	
	e) Water meters, taps etc.	:	
	f) Any other fixtures	:	N.A. Building Construction work is in progress

CONFIGURATION OF PROJECT AS PER DEVELOPER'S INFORMATION:

1) Plot No. 8A, Wing -C:

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan		Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
				Carpet Area in Sq. Ft.	Utility Area in Sq. Ft.							
1	201	2	3 BHK	881	51	932	1025	17840	1,66,26,880	1,79,57,030	37500	26,65,520
2	202	2	3 BHK	833	49	882	970	17840	1,57,34,880	1,69,93,670	35500	25,22,520
3	203	2	3 BHK	881	51	932	1025	17840	1,66,26,880	1,79,57,030	37500	26,65,520
4	204	2	3 BHK	881	51	932	1025	17840	1,66,26,880	1,79,57,030	37500	26,65,520
5	205	2	3 BHK	833	49	882	970	17840	1,57,34,880	1,69,93,670	35500	25,22,520
6	206	2	3 BHK	870	49	919	1011	17840	1,63,94,960	1,77,06,557	37000	26,28,340
7	301	3	3 BHK	881	51	932	1025	17880	1,66,64,160	1,79,97,293	37500	26,65,520
8	302	3	3 BHK	833	49	882	970	17880	1,57,70,160	1,70,31,773	35500	25,22,520
9	303	3	3 BHK	881	51	932	1025	17880	1,66,64,160	1,79,97,293	37500	26,65,520
10	304	3	3 BHK	881	51	932	1025	17880	1,66,64,160	1,79,97,293	37500	26,65,520
11	305	3	3 BHK	833	49	882	970	17880	1,57,70,160	1,70,31,773	35500	25,22,520
12	306	3	3 BHK	870	49	919	1011	17880	1,64,31,720	1,77,46,258	37000	26,28,340
13	401	4	3 BHK	881	51	932	1025	17920	1,67,01,440	1,80,37,555	37500	26,65,520
14	402	4	3 BHK	833	49	882	970	17920	1,58,05,440	1,70,69,875	35500	25,22,520
15	403	4	3 BHK	881	51	932	1025	17920	1,67,01,440	1,80,37,555	37500	26,65,520
16	404	4	3 BHK	881	51	932	1025	17920	1,67,01,440	1,80,37,555	37500	26,65,520
17	405	4	3 BHK	833	49	882	970	17920	1,58,05,440	1,70,69,875	35500	25,22,520
18	406	4	3 BHK	870	49	919	1011	17920	1,64,68,480	1,77,85,958	37000	26,28,340
19	501	5	3 BHK	881	51	932	1025	17960	1,67,38,720	1,80,77,818	37500	26,65,520
20	502	5	3 BHK	833	49	882	970	17960	1,58,40,720	1,71,07,978	35500	25,22,520
21	503	5	3 BHK	881	51	932	1025	17960	1,67,38,720	1,80,77,818	37500	26,65,520
22	504	5	3 BHK	881	51	932	1025	17960	1,67,38,720	1,80,77,818	37500	26,65,520
23	505	5	3 BHK	833	49	882	970	17960	1,58,40,720	1,71,07,978	35500	25,22,520
24	506	5	3 BHK	870	49	919	1011	17960	1,65,05,240	1,78,25,659	37000	26,28,340
25	601	6	3 BHK	881	51	932	1025	18000	1,67,76,000	1,81,18,080	37500	26,65,520
26	602	6	3 BHK	833	49	882	970	18000	1,58,76,000	1,71,46,080	35500	25,22,520
27	603	6	3 BHK	881	51	932	1025	18000	1,67,76,000	1,81,18,080	37500	26,65,520
28	604	6	3 BHK	881	51	932	1025	18000	1,67,76,000	1,81,18,080	37500	26,65,520
29	605	6	3 BHK	833	49	882	970	18000	1,58,76,000	1,71,46,080	35500	25,22,520
30	606	6	3 BHK	870	49	919	1011	18000	1,65,42,000	1,78,65,360	37000	26,28,340
31	701	7	3 BHK	881	51	932	1025	18040	1,68,13,280	1,81,58,342	38000	26,65,520
32	702	7	3 BHK	833	49	882	970	18040	1,59,11,280	1,71,84,182	36000	25,22,520
33	703	7	3 BHK	881	51	932	1025	18040	1,68,13,280	1,81,58,342	38000	26,65,520
34	704	7	3 BHK	881	51	932	1025	18040	1,68,13,280	1,81,58,342	38000	26,65,520
35	705	7	3 BHK	833	49	882	970	18040	1,59,11,280	1,71,84,182	36000	25,22,520
36	706	7	3 BHK	870	49	919	1011	18040	1,65,78,760	1,79,05,061	37500	26,28,340
37	801	8	3 BHK	881	51	932	1025	18080	1,68,50,560	1,81,98,605	38000	26,65,520

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				Carpet Area in Sq. Ft.	Utility Area in Sq. Ft.							
38	802	8	2 BHK	628	49	677	745	18080	1,22,40,160	1,32,19,373	27500	19,36,220
39	803	8	2 BHK	697	51	748	823	18080	1,35,23,840	1,46,05,747	30500	21,39,280
40	804	8	3 BHK	911	51	962	1058	18080	1,73,92,960	1,87,84,397	39000	27,51,320
41	805	8	3 BHK	862	49	911	1002	18080	1,64,70,880	1,77,88,550	37000	26,05,460
42	806	8	3 BHK	901	49	950	1045	18080	1,71,76,000	1,85,50,080	38500	27,17,000
43	901	9	3 BHK	881	51	932	1025	18120	1,68,87,840	1,82,38,867	38000	26,65,520
44	902	9	3 BHK	833	49	882	970	18120	1,59,81,840	1,72,60,387	36000	25,22,520
45	903	9	3 BHK	881	51	932	1025	18120	1,68,87,840	1,82,38,867	38000	26,65,520
46	904	9	3 BHK	881	51	932	1025	18120	1,68,87,840	1,82,38,867	38000	26,65,520
47	905	9	3 BHK	833	49	882	970	18120	1,59,81,840	1,72,60,387	36000	25,22,520
48	906	9	3 BHK	870	49	919	1011	18120	1,66,52,280	1,79,84,462	37500	26,28,340
49	1001	10	3 BHK	881	51	932	1025	18160	1,69,25,120	1,82,79,130	38000	26,65,520
50	1002	10	3 BHK	833	49	882	970	18160	1,60,17,120	1,72,98,490	36000	25,22,520
51	1003	10	3 BHK	881	51	932	1025	18160	1,69,25,120	1,82,79,130	38000	26,65,520
52	1004	10	3 BHK	881	51	932	1025	18160	1,69,25,120	1,82,79,130	38000	26,65,520
53	1005	10	3 BHK	833	49	882	970	18160	1,60,17,120	1,72,98,490	36000	25,22,520
54	1006	10	3 BHK	870	49	919	1011	18160	1,66,89,040	1,80,24,163	37500	26,28,340
55	1101	11	3 BHK	881	51	932	1025	18200	1,69,62,400	1,83,19,392	38000	26,65,520
56	1102	11	3 BHK	833	49	882	970	18200	1,60,52,400	1,73,36,592	36000	25,22,520
57	1103	11	3 BHK	881	51	932	1025	18200	1,69,62,400	1,83,19,392	38000	26,65,520
58	1104	11	3 BHK	881	51	932	1025	18200	1,69,62,400	1,83,19,392	38000	26,65,520
59	1105	11	3 BHK	833	49	882	970	18200	1,60,52,400	1,73,36,592	36000	25,22,520
60	1106	11	3 BHK	870	49	919	1011	18200	1,67,25,800	1,80,63,864	37500	26,28,340
61	1201	12	3 BHK	881	51	932	1025	18240	1,69,99,680	1,83,59,654	38000	26,65,520
62	1202	12	3 BHK	833	49	882	970	18240	1,60,87,680	1,73,74,694	36000	25,22,520
63	1203	12	3 BHK	881	51	932	1025	18240	1,69,99,680	1,83,59,654	38000	26,65,520
64	1204	12	3 BHK	881	51	932	1025	18240	1,69,99,680	1,83,59,654	38000	26,65,520
65	1205	12	3 BHK	833	49	882	970	18240	1,60,87,680	1,73,74,694	36000	25,22,520
66	1206	12	3 BHK	870	49	919	1011	18240	1,67,62,560	1,81,03,565	37500	26,28,340
67	1301	13	3 BHK	881	51	932	1025	18280	1,70,36,960	1,83,99,917	38500	26,65,520
68	1302	13	2 BHK	628	49	677	745	18280	1,23,75,560	1,33,65,605	28000	19,36,220
69	1303	13	2 BHK	697	51	748	823	18280	1,36,73,440	1,47,67,315	31000	21,39,280
70	1304	13	3 BHK	911	51	962	1058	18280	1,75,85,360	1,89,92,189	39500	27,51,320
71	1305	13	3 BHK	862	49	911	1002	18280	1,66,53,080	1,79,85,326	37500	26,05,460
72	1306	13	3 BHK	901	49	950	1045	18280	1,73,66,000	1,87,55,280	39000	27,17,000
73	1401	14	3 BHK	881	51	932	1025	18320	1,70,74,240	1,84,40,179	38500	26,65,520
74	1402	14	3 BHK	833	49	882	970	18320	1,61,58,240	1,74,50,899	36500	25,22,520
75	1403	14	3 BHK	881	51	932	1025	18320	1,70,74,240	1,84,40,179	38500	26,65,520

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				Carpet Area in Sq. Ft.	Utility Area in Sq. Ft.							
76	1404	14	3 BHK	881	51	932	1025	18320	1,70,74,240	1,84,40,179	38500	26,65,520
77	1405	14	3 BHK	833	49	882	970	18320	1,61,58,240	1,74,50,899	36500	25,22,520
78	1406	14	3 BHK	870	49	919	1011	18320	1,68,36,080	1,81,82,966	38000	26,28,340
79	1501	15	3 BHK	881	51	932	1025	18360	1,71,11,520	1,84,80,442	38500	26,65,520
80	1502	15	3 BHK	833	49	882	970	18360	1,61,93,520	1,74,89,002	36500	25,22,520
81	1503	15	3 BHK	881	51	932	1025	18360	1,71,11,520	1,84,80,442	38500	26,65,520
82	1504	15	3 BHK	881	51	932	1025	18360	1,71,11,520	1,84,80,442	38500	26,65,520
83	1505	15	3 BHK	833	49	882	970	18360	1,61,93,520	1,74,89,002	36500	25,22,520
84	1506	15	3 BHK	870	49	919	1011	18360	1,68,72,840	1,82,22,667	38000	26,28,340
85	1601	16	3 BHK	881	51	932	1025	18400	1,71,48,800	1,85,20,704	38500	26,65,520
86	1602	16	3 BHK	833	49	882	970	18400	1,62,28,800	1,75,27,104	36500	25,22,520
87	1603	16	3 BHK	881	51	932	1025	18400	1,71,48,800	1,85,20,704	38500	26,65,520
88	1604	16	3 BHK	881	51	932	1025	18400	1,71,48,800	1,85,20,704	38500	26,65,520
89	1605	16	3 BHK	833	49	882	970	18400	1,62,28,800	1,75,27,104	36500	25,22,520
90	1606	16	3 BHK	870	49	919	1011	18400	1,69,09,600	1,82,62,368	38000	26,28,340
91	1701	17	3 BHK	881	51	932	1025	18440	1,71,86,080	1,85,60,966	38500	26,65,520
92	1702	17	3 BHK	833	49	882	970	18440	1,62,64,080	1,75,65,206	36500	25,22,520
93	1703	17	3 BHK	881	51	932	1025	18440	1,71,86,080	1,85,60,966	38500	26,65,520
94	1704	17	3 BHK	881	51	932	1025	18440	1,71,86,080	1,85,60,966	38500	26,65,520
95	1705	17	3 BHK	833	49	882	970	18440	1,62,64,080	1,75,65,206	36500	25,22,520
96	1706	17	3 BHK	870	49	919	1011	18440	1,69,46,360	1,83,02,069	38000	26,28,340
97	1801	18	3 BHK	881	51	932	1025	18480	1,72,23,360	1,86,01,229	39000	26,65,520
98	1802	18	2 BHK	628	49	677	745	18480	1,25,10,960	1,35,11,837	28000	19,36,220
99	1803	18	2 BHK	697	51	748	823	18480	1,38,23,040	1,49,28,883	31000	21,39,280
100	1804	18	3 BHK	911	51	962	1058	18480	1,77,77,760	1,91,99,981	40000	27,51,320
101	1805	18	3 BHK	862	49	911	1002	18480	1,68,35,280	1,81,82,102	38000	26,05,460
102	1806	18	3 BHK	901	49	950	1045	18480	1,75,56,000	1,89,60,480	39500	27,17,000
103	1901	19	3 BHK	881	51	932	1025	18520	1,72,60,640	1,86,41,491	39000	26,65,520
104	1902	19	3 BHK	833	49	882	970	18520	1,63,34,640	1,76,41,411	37000	25,22,520
105	1903	19	3 BHK	881	51	932	1025	18520	1,72,60,640	1,86,41,491	39000	26,65,520
106	1904	19	3 BHK	881	51	932	1025	18520	1,72,60,640	1,86,41,491	39000	26,65,520
107	1905	19	3 BHK	833	49	882	970	18520	1,63,34,640	1,76,41,411	37000	25,22,520
108	1906	19	3 BHK	870	49	919	1011	18520	1,70,19,880	1,83,81,470	38500	26,28,340
109	2001	20	3 BHK	881	51	932	1025	18560	1,72,97,920	1,86,81,754	39000	26,65,520
110	2002	20	3 BHK	833	49	882	970	18560	1,63,69,920	1,76,79,514	37000	25,22,520
111	2003	20	3 BHK	881	51	932	1025	18560	1,72,97,920	1,86,81,754	39000	26,65,520
112	2004	20	3 BHK	881	51	932	1025	18560	1,72,97,920	1,86,81,754	39000	26,65,520
113	2005	20	3 BHK	833	49	882	970	18560	1,63,69,920	1,76,79,514	37000	25,22,520

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				Carpet Area in Sq. Ft.	Utility Area in Sq. Ft.							
114	2006	20	3 BHK	870	49	919	1011	18560	1,70,56,640	1,84,21,171	38500	26,28,340
115	2101	21	3 BHK	881	51	932	1025	18600	1,73,35,200	1,87,22,016	39000	26,65,520
116	2102	21	3 BHK	833	49	882	970	18600	1,64,05,200	1,77,17,616	37000	25,22,520
117	2103	21	3 BHK	881	51	932	1025	18600	1,73,35,200	1,87,22,016	39000	26,65,520
118	2104	21	3 BHK	881	51	932	1025	18600	1,73,35,200	1,87,22,016	39000	26,65,520
119	2105	21	3 BHK	833	49	882	970	18600	1,64,05,200	1,77,17,616	37000	25,22,520
120	2106	21	3 BHK	870	49	919	1011	18600	1,70,93,400	1,84,60,872	38500	26,28,340
121	2201	22	3 BHK	881	51	932	1025	18640	1,73,72,480	1,87,62,278	39000	26,65,520
122	2202	22	3 BHK	833	49	882	970	18640	1,64,40,480	1,77,55,718	37000	25,22,520
123	2203	22	3 BHK	881	51	932	1025	18640	1,73,72,480	1,87,62,278	39000	26,65,520
124	2204	22	3 BHK	881	51	932	1025	18640	1,73,72,480	1,87,62,278	39000	26,65,520
125	2205	22	3 BHK	833	49	882	970	18640	1,64,40,480	1,77,55,718	37000	25,22,520
126	2206	22	3 BHK	870	49	919	1011	18640	1,71,30,160	1,85,00,573	38500	26,28,340
127	2301	23	3 BHK	881	51	932	1025	18680	1,74,09,760	1,88,02,541	39000	26,65,520
128	2302	23	2 BHK	628	49	677	745	18680	1,26,46,360	1,36,58,069	28500	19,36,220
129	2303	23	2 BHK	697	51	748	823	18680	1,39,72,640	1,50,90,451	31500	21,39,280
130	2304	23	3 BHK	881	51	932	1025	18680	1,74,09,760	1,88,02,541	39000	26,65,520
131	2305	23	3 BHK	833	49	882	970	18680	1,64,75,760	1,77,93,821	37000	25,22,520
132	2306	23	3 BHK	870	49	919	1011	18680	1,71,66,920	1,85,40,274	38500	26,28,340
133	2401	24	3 BHK	881	51	932	1025	18720	1,74,47,040	1,88,42,803	39500	26,65,520
134	2402	24	3 BHK	833	49	882	970	18720	1,65,11,040	1,78,31,923	37000	25,22,520
135	2403	24	3 BHK	881	51	932	1025	18720	1,74,47,040	1,88,42,803	39500	26,65,520
136	2404	24	3 BHK	881	51	932	1025	18720	1,74,47,040	1,88,42,803	39500	26,65,520
137	2405	24	3 BHK	833	49	882	970	18720	1,65,11,040	1,78,31,923	37000	25,22,520
138	2406	24	3 BHK	870	49	919	1011	18720	1,72,03,680	1,85,79,974	38500	26,28,340
139	2501	25	3 BHK	881	51	932	1025	18760	1,74,84,320	1,88,83,066	39500	26,65,520
140	2502	25	3 BHK	833	49	882	970	18760	1,65,46,320	1,78,70,026	37000	25,22,520
141	2503	25	3 BHK	881	51	932	1025	18760	1,74,84,320	1,88,83,066	39500	26,65,520
142	2504	25	3 BHK	881	51	932	1025	18760	1,74,84,320	1,88,83,066	39500	26,65,520
143	2505	25	3 BHK	833	49	882	970	18760	1,65,46,320	1,78,70,026	37000	25,22,520
144	2506	25	3 BHK	870	49	919	1011	18760	1,72,40,440	1,86,19,675	39000	26,28,340
145	2601	26	3 BHK	881	51	932	1025	18800	1,75,21,600	1,89,23,328	39500	26,65,520
146	2602	26	2 BHK	628	49	677	745	18800	1,27,27,600	1,37,45,808	28500	19,36,220
147	2603	26	2 BHK	697	51	748	823	18800	1,40,62,400	1,51,87,392	31500	21,39,280
148	2604	26	3 BHK	881	51	932	1025	18800	1,75,21,600	1,89,23,328	39500	26,65,520
149	2605	26	3 BHK	833	49	882	970	18800	1,65,81,600	1,79,08,128	37500	25,22,520
150	2606	26	3 BHK	870	49	919	1011	18800	1,72,77,200	1,86,59,376	39000	26,28,340
151	2701	27	3 BHK	881	51	932	1025	18840	1,75,58,880	1,89,63,590	39500	26,65,520

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				Carpet Area in Sq. Ft.	Utility Area in Sq. Ft.							
152	2702	27	3 BHK	833	49	882	970	18840	1,66,16,880	1,79,46,230	37500	25,22,520
153	2703	27	3 BHK	881	51	932	1025	18840	1,75,58,880	1,89,63,590	39500	26,65,520
154	2704	27	3 BHK	881	51	932	1025	18840	1,75,58,880	1,89,63,590	39500	26,65,520
155	2705	27	3 BHK	833	49	882	970	18840	1,66,16,880	1,79,46,230	37500	25,22,520
156	2706	27	3 BHK	870	49	919	1011	18840	1,73,13,960	1,86,99,077	39000	26,28,340
157	2801	28	3 BHK	881	51	932	1025	18880	1,75,96,160	1,90,03,853	39500	26,65,520
158	2802	28	3 BHK	833	49	882	970	18880	1,66,52,160	1,79,84,333	37500	25,22,520
159	2803	28	3 BHK	881	51	932	1025	18880	1,75,96,160	1,90,03,853	39500	26,65,520
160	2804	28	3 BHK	881	51	932	1025	18880	1,75,96,160	1,90,03,853	39500	26,65,520
161	2805	28	3 BHK	833	49	882	970	18880	1,66,52,160	1,79,84,333	37500	25,22,520
162	2806	28	3 BHK	870	49	919	1011	18880	1,73,50,720	1,87,38,778	39000	26,28,340
163	2901	29	3 BHK	881	51	932	1025	18920	1,76,33,440	1,90,44,115	39500	26,65,520
164	2902	29	3 BHK	833	49	882	970	18920	1,66,87,440	1,80,22,435	37500	25,22,520
165	2903	29	3 BHK	881	51	932	1025	18920	1,76,33,440	1,90,44,115	39500	26,65,520
166	2904	29	3 BHK	881	51	932	1025	18920	1,76,33,440	1,90,44,115	39500	26,65,520
167	2905	29	3 BHK	833	49	882	970	18920	1,66,87,440	1,80,22,435	37500	25,22,520
168	2906	29	3 BHK	870	49	919	1011	18920	1,73,87,480	1,87,78,478	39000	26,28,340
169	3001	30	3 BHK	881	51	932	1025	18960	1,76,70,720	1,90,84,378	40000	26,65,520
170	3002	30	3 BHK	833	49	882	970	18960	1,67,22,720	1,80,60,538	37500	25,22,520
171	3003	30	3 BHK	881	51	932	1025	18960	1,76,70,720	1,90,84,378	40000	26,65,520
172	3004	30	3 BHK	881	51	932	1025	18960	1,76,70,720	1,90,84,378	40000	26,65,520
173	3005	30	3 BHK	833	49	882	970	18960	1,67,22,720	1,80,60,538	37500	25,22,520
174	3006	30	3 BHK	870	49	919	1011	18960	1,74,24,240	1,88,18,179	39000	26,28,340
175	3101	31	3 BHK	881	51	932	1025	19000	1,77,08,000	1,91,24,640	40000	26,65,520
176	3102	31	2 BHK	628	49	677	745	19000	1,28,63,000	1,38,92,040	29000	19,36,220
177	3103	31	2 BHK	697	51	748	823	19000	1,42,12,000	1,53,48,960	32000	21,39,280
178	3104	31	3 BHK	911	51	962	1058	19000	1,82,78,000	1,97,40,240	41000	27,51,320
179	3105	31	3 BHK	862	49	911	1002	19000	1,73,09,000	1,86,93,720	39000	26,05,460
180	3106	31	3 BHK	901	49	950	1045	19000	1,80,50,000	1,94,94,000	40500	27,17,000
181	3201	32	3 BHK	881	51	932	1025	19040	1,77,45,280	1,91,64,902	40000	26,65,520
182	3202	32	3 BHK	833	49	882	970	19040	1,67,93,280	1,81,36,742	38000	25,22,520
183	3203	32	3 BHK	881	51	932	1025	19040	1,77,45,280	1,91,64,902	40000	26,65,520
184	3204	32	3 BHK	881	51	932	1025	19040	1,77,45,280	1,91,64,902	40000	26,65,520
185	3205	32	3 BHK	833	49	882	970	19040	1,67,93,280	1,81,36,742	38000	25,22,520
186	3206	32	3 BHK	870	49	919	1011	19040	1,74,97,760	1,88,97,581	39500	26,28,340
187	3301	33	3 BHK	881	51	932	1025	19080	1,77,82,560	1,92,05,165	40000	26,65,520
188	3302	33	3 BHK	833	49	882	970	19080	1,68,28,560	1,81,74,845	38000	25,22,520
189	3303	33	3 BHK	881	51	932	1025	19080	1,77,82,560	1,92,05,165	40000	26,65,520



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Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan		Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
				Carpet Area in Sq. Ft.	Utility Area in Sq. Ft.							
190	3304	33	3 BHK	881	51	932	1025	19080	1,77,82,560	1,92,05,165	40000	26,65,520
191	3305	33	3 BHK	833	49	882	970	19080	1,68,28,560	1,81,74,845	38000	25,22,520
192	3306	33	3 BHK	870	49	919	1011	19080	1,75,34,520	1,89,37,282	39500	26,28,340
193	3401	34	3 BHK	881	51	932	1025	19120	1,78,19,840	1,92,45,427	40000	26,65,520
194	3402	34	3 BHK	833	49	882	970	19120	1,68,63,840	1,82,12,947	38000	25,22,520
195	3403	34	3 BHK	881	51	932	1025	19120	1,78,19,840	1,92,45,427	40000	26,65,520
196	3404	34	3 BHK	881	51	932	1025	19120	1,78,19,840	1,92,45,427	40000	26,65,520
197	3405	34	3 BHK	833	49	882	970	19120	1,68,63,840	1,82,12,947	38000	25,22,520
198	3406	34	3 BHK	870	49	919	1011	19120	1,75,71,280	1,89,76,982	39500	26,28,340
199	3501	35	3 BHK	881	51	932	1025	19160	1,78,57,120	1,92,85,690	40000	26,65,520
200	3502	35	3 BHK	833	49	882	970	19160	1,68,99,120	1,82,51,050	38000	25,22,520
201	3503	35	3 BHK	881	51	932	1025	19160	1,78,57,120	1,92,85,690	40000	26,65,520
202	3504	35	3 BHK	881	51	932	1025	19160	1,78,57,120	1,92,85,690	40000	26,65,520
203	3505	35	3 BHK	833	49	882	970	19160	1,68,99,120	1,82,51,050	38000	25,22,520
204	3506	35	3 BHK	870	49	919	1011	19160	1,76,08,040	1,90,16,683	39500	26,28,340
205	3601	36	3 BHK	881	51	932	1025	19200	1,78,94,400	1,93,25,952	40500	26,65,520
206	3602	36	2 BHK	628	49	677	745	19200	1,29,98,400	1,40,38,272	29000	19,36,220
207	3603	36	2 BHK	697	51	748	823	19200	1,43,61,600	1,55,10,528	32500	21,39,280
208	3604	36	3 BHK	911	51	962	1058	19200	1,84,70,400	1,99,48,032	41500	27,51,320
209	3605	36	3 BHK	862	49	911	1002	19200	1,74,91,200	1,88,90,496	39500	26,05,460
210	3606	36	3 BHK	901	49	950	1045	19200	1,82,40,000	1,96,99,200	41000	27,17,000
211	3701	37	3 BHK	881	51	932	1025	19240	1,79,31,680	1,93,66,214	40500	26,65,520
212	3702	37	3 BHK	833	49	882	970	19240	1,69,69,680	1,83,27,254	38000	25,22,520
213	3703	37	3 BHK	881	51	932	1025	19240	1,79,31,680	1,93,66,214	40500	26,65,520
214	3704	37	3 BHK	881	51	932	1025	19240	1,79,31,680	1,93,66,214	40500	26,65,520
215	3705	37	3 BHK	833	49	882	970	19240	1,69,69,680	1,83,27,254	38000	25,22,520
216	3706	37	3 BHK	870	49	919	1011	19240	1,76,81,560	1,90,96,085	40000	26,28,340
217	3801	38	3 BHK	881	51	932	1025	19280	1,79,68,960	1,94,06,477	40500	26,65,520
218	3802	38	3 BHK	833	49	882	970	19280	1,70,04,960	1,83,65,357	38500	25,22,520
219	3803	38	3 BHK	881	51	932	1025	19280	1,79,68,960	1,94,06,477	40500	26,65,520
220	3804	38	3 BHK	881	51	932	1025	19280	1,79,68,960	1,94,06,477	40500	26,65,520
221	3805	38	3 BHK	833	49	882	970	19280	1,70,04,960	1,83,65,357	38500	25,22,520
222	3806	38	3 BHK	870	49	919	1011	19280	1,77,18,320	1,91,35,786	40000	26,28,340
223	3901	39	3 BHK	881	51	932	1025	19320	1,80,06,240	1,94,46,739	40500	26,65,520
224	3902	39	3 BHK	833	49	882	970	19320	1,70,40,240	1,84,03,459	38500	25,22,520
225	3903	39	3 BHK	881	51	932	1025	19320	1,80,06,240	1,94,46,739	40500	26,65,520
226	3904	39	3 BHK	881	51	932	1025	19320	1,80,06,240	1,94,46,739	40500	26,65,520
227	3905	39	3 BHK	833	49	882	970	19320	1,70,40,240	1,84,03,459	38500	25,22,520

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan		Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. Ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
				Carpet Area in Sq. Ft.	Utility Area in Sq. Ft.							
228	3906	39	3 BHK	870	49	919	1011	19320	1,77,55,080	1,91,75,486	40000	26,28,340
229	4001	40	3 BHK	881	51	932	1025	19360	1,80,43,520	1,94,87,002	40500	26,65,520
230	4002	40	3 BHK	833	49	882	970	19360	1,70,75,520	1,84,41,562	38500	25,22,520
231	4003	40	3 BHK	881	51	932	1025	19360	1,80,43,520	1,94,87,002	40500	26,65,520
232	4004	40	3 BHK	881	51	932	1025	19360	1,80,43,520	1,94,87,002	40500	26,65,520
233	4005	40	3 BHK	833	49	882	970	19360	1,70,75,520	1,84,41,562	38500	25,22,520
234	4006	40	3 BHK	870	49	919	1011	19360	1,77,91,840	1,92,15,187	40000	26,28,340
235	4101	41	3 BHK	881	51	932	1025	19400	1,80,80,800	1,95,27,264	40500	26,65,520
236	4102	41	2 BHK	628	49	677	745	19400	1,31,33,800	1,41,84,504	29500	19,36,220
237	4103	41	2 BHK	697	51	748	823	19400	1,45,11,200	1,56,72,096	32500	21,39,280
238	4104	41	3 BHK	911	51	962	1058	19400	1,86,62,800	2,01,55,824	42000	27,51,320
239	4105	41	3 BHK	862	49	911	1002	19400	1,76,73,400	1,90,87,272	40000	26,05,460
240	4106	41	3 BHK	901	49	950	1045	19400	1,84,30,000	1,99,04,400	41500	27,17,000
241	4201	42	3 BHK	881	51	932	1025	19440	1,81,18,080	1,95,67,526	41000	26,65,520
242	4202	42	3 BHK	833	49	882	970	19440	1,71,46,080	1,85,17,766	38500	25,22,520
243	4203	42	3 BHK	881	51	932	1025	19440	1,81,18,080	1,95,67,526	41000	26,65,520
244	4204	42	3 BHK	881	51	932	1025	19440	1,81,18,080	1,95,67,526	41000	26,65,520
245	4205	42	3 BHK	833	49	882	970	19440	1,71,46,080	1,85,17,766	38500	25,22,520
246	4206	42	3 BHK	870	49	919	1011	19440	1,78,65,360	1,92,94,589	40000	26,28,340
247	4301	43	3 BHK	881	51	932	1025	19480	1,81,55,360	1,96,07,789	41000	26,65,520
248	4302	43	3 BHK	833	49	882	970	19480	1,71,81,360	1,85,55,869	38500	25,22,520
249	4303	43	3 BHK	881	51	932	1025	19480	1,81,55,360	1,96,07,789	41000	26,65,520
250	4304	43	3 BHK	881	51	932	1025	19480	1,81,55,360	1,96,07,789	41000	26,65,520
251	4305	43	3 BHK	833	49	882	970	19480	1,71,81,360	1,85,55,869	38500	25,22,520
252	4306	43	3 BHK	870	49	919	1011	19480	1,79,02,120	1,93,34,290	40500	26,28,340
253	4401	44	3 BHK	881	51	932	1025	19520	1,81,92,640	1,96,48,051	41000	26,65,520
254	4402	44	3 BHK	833	49	882	970	19520	1,72,16,640	1,85,93,971	38500	25,22,520
255	4403	44	3 BHK	881	51	932	1025	19520	1,81,92,640	1,96,48,051	41000	26,65,520
256	4404	44	3 BHK	881	51	932	1025	19520	1,81,92,640	1,96,48,051	41000	26,65,520
257	4405	44	3 BHK	833	49	882	970	19520	1,72,16,640	1,85,93,971	38500	25,22,520
258	4406	44	3 BHK	870	49	919	1011	19520	1,79,38,880	1,93,73,990	40500	26,28,340
259	4501	45	3 BHK	881	51	932	1025	19560	1,82,29,920	1,96,88,314	41000	26,65,520
260	4502	45	3 BHK	833	49	882	970	19560	1,72,51,920	1,86,32,074	39000	25,22,520
261	4503	45	3 BHK	881	51	932	1025	19560	1,82,29,920	1,96,88,314	41000	26,65,520
262	4504	45	3 BHK	881	51	932	1025	19560	1,82,29,920	1,96,88,314	41000	26,65,520
263	4505	45	3 BHK	833	49	882	970	19560	1,72,51,920	1,86,32,074	39000	25,22,520
264	4506	45	3 BHK	870	49	919	1011	19560	1,79,75,640	1,94,13,691	40500	26,28,340
265	4601	46	3 BHK	881	51	932	1025	19600	1,82,67,200	1,97,28,576	41000	26,65,520



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				Carpet Area in Sq. Ft.	Utility Area in Sq. Ft.							
266	4602	46	2 BHK	628	49	677	745	19600	1,32,69,200	1,43,30,736	30000	19,36,220
267	4603	46	2 BHK	697	51	748	823	19600	1,46,60,800	1,58,33,664	33000	21,39,280
268	4604	46	3 BHK	911	51	962	1058	19600	1,88,55,200	2,03,63,616	42500	27,51,320
269	4605	46	3 BHK	862	49	911	1002	19600	1,78,55,600	1,92,84,048	40000	26,05,460
270	4606	46	3 BHK	901	49	950	1045	19600	1,86,20,000	2,01,09,600	42000	27,17,000
271	4701	47	3 BHK	881	51	932	1025	19640	1,83,04,480	1,97,68,838	41000	26,65,520
272	4702	47	3 BHK	833	49	882	970	19640	1,73,22,480	1,87,08,278	39000	25,22,520
273	4703	47	3 BHK	881	51	932	1025	19640	1,83,04,480	1,97,68,838	41000	26,65,520
274	4704	47	3 BHK	881	51	932	1025	19640	1,83,04,480	1,97,68,838	41000	26,65,520
275	4705	47	3 BHK	833	49	882	970	19640	1,73,22,480	1,87,08,278	39000	25,22,520
276	4706	47	3 BHK	870	49	919	1011	19640	1,80,49,160	1,94,93,093	40500	26,28,340
277	4801	48	3 BHK	881	51	932	1025	19680	1,83,41,760	1,98,09,101	41500	26,65,520
278	4802	48	3 BHK	833	49	882	970	19680	1,73,57,760	1,87,46,381	39000	25,22,520
279	4803	48	3 BHK	881	51	932	1025	19680	1,83,41,760	1,98,09,101	41500	26,65,520
280	4804	48	3 BHK	881	51	932	1025	19680	1,83,41,760	1,98,09,101	41500	26,65,520
281	4805	48	3 BHK	833	49	882	970	19680	1,73,57,760	1,87,46,381	39000	25,22,520
282	4806	48	3 BHK	870	49	919	1011	19680	1,80,85,920	1,95,32,794	40500	26,28,340
283	4901	49	3 BHK	881	51	932	1025	19720	1,83,79,040	1,98,49,363	41500	26,65,520
284	4902	49	3 BHK	833	49	882	970	19720	1,73,93,040	1,87,84,483	39000	25,22,520
285	4903	49	3 BHK	881	51	932	1025	19720	1,83,79,040	1,98,49,363	41500	26,65,520
286	4904	49	3 BHK	881	51	932	1025	19720	1,83,79,040	1,98,49,363	41500	26,65,520
287	4905	49	3 BHK	833	49	882	970	19720	1,73,93,040	1,87,84,483	39000	25,22,520
288	4906	49	3 BHK	870	49	919	1011	19720	1,81,22,680	1,95,72,494	41000	26,28,340
289	5001	50	3 BHK	881	51	932	1025	19760	1,84,16,320	1,98,89,626	41500	26,65,520
290	5002	50	3 BHK	833	49	882	970	19760	1,74,28,320	1,88,22,586	39000	25,22,520
291	5003	50	3 BHK	881	51	932	1025	19760	1,84,16,320	1,98,89,626	41500	26,65,520
292	5004	50	3 BHK	881	51	932	1025	19760	1,84,16,320	1,98,89,626	41500	26,65,520
293	5005	50	3 BHK	833	49	882	970	19760	1,74,28,320	1,88,22,586	39000	25,22,520
294	5006	50	3 BHK	870	49	919	1011	19760	1,81,59,440	1,96,12,195	41000	26,28,340
295	5101	51	3 BHK	881	51	932	1025	19800	1,84,53,600	1,99,29,888	41500	26,65,520
296	5102	51	2 BHK	628	49	677	745	19800	1,34,04,600	1,44,76,968	30000	19,36,220
297	5103	51	2 BHK	697	51	748	823	19800	1,48,10,400	1,59,95,232	33500	21,39,280
298	5104	51	3 BHK	911	51	962	1058	19800	1,90,47,600	2,05,71,408	43000	27,51,320
299	5105	51	3 BHK	862	49	911	1002	19800	1,80,37,800	1,94,80,824	40500	26,05,460
300	5106	51	3 BHK	901	49	950	1045	19800	1,88,10,000	2,03,14,800	42500	27,17,000
301	5201	52	3 BHK	881	51	932	1025	19840	1,84,90,880	1,99,70,150	41500	26,65,520
302	5202	52	3 BHK	833	49	882	970	19840	1,74,98,880	1,88,98,790	39500	25,22,520
303	5203	52	3 BHK	881	51	932	1025	19840	1,84,90,880	1,99,70,150	41500	26,65,520

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan		Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car. parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
				Carpet Area in Sq. Ft.	Utility Area in Sq. Ft.							
304	5204	52	3 BHK	881	51	932	1025	19840	1,84,90,880	1,99,70,150	41500	26,65,520
305	5205	52	3 BHK	833	49	882	970	19840	1,74,98,880	1,88,98,790	39500	25,22,520
306	5206	52	3 BHK	870	49	919	1011	19840	1,82,32,960	1,96,91,597	41000	26,28,340
307	5301	53	3 BHK	881	51	932	1025	19880	1,85,28,160	2,00,10,413	41500	26,65,520
308	5302	53	3 BHK	833	49	882	970	19880	1,75,34,160	1,89,36,893	39500	25,22,520
309	5303	53	3 BHK	881	51	932	1025	19880	1,85,28,160	2,00,10,413	41500	26,65,520
310	5304	53	3 BHK	881	51	932	1025	19880	1,85,28,160	2,00,10,413	41500	26,65,520
311	5305	53	3 BHK	833	49	882	970	19880	1,75,34,160	1,89,36,893	39500	25,22,520
312	5306	53	3 BHK	870	49	919	1011	19880	1,82,69,720	1,97,31,298	41000	26,28,340
313	5401	54	3 BHK	881	51	932	1025	19920	1,85,65,440	2,00,50,675	42000	26,65,520
314	5402	54	3 BHK	833	49	882	970	19920	1,75,69,440	1,89,74,995	39500	25,22,520
315	5403	54	3 BHK	881	51	932	1025	19920	1,85,65,440	2,00,50,675	42000	26,65,520
316	5404	54	3 BHK	881	51	932	1025	19920	1,85,65,440	2,00,50,675	42000	26,65,520
317	5405	54	3 BHK	833	49	882	970	19920	1,75,69,440	1,89,74,995	39500	25,22,520
318	5406	54	3 BHK	870	49	919	1011	19920	1,83,06,480	1,97,70,998	41000	26,28,340
Total				271317	15900	287217	315939		5,42,25,26,680	5,85,63,28,808		81,88,12,280

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 ₹
C	2 BHK - 20 3 BHK - 298	318	287217	315939	5,42,25,26,680.00	5,85,63,28,808.00

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	5,42,25,26,680.00
Final Realizable Value After Completion in ₹	5,85,63,28,808.00
Cost of Construction (Total Built up area x Rate) 315939 Sq. Ft. x ₹ 2600.00	82,14,41,400.00

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 ₹		₹ 5,42,25,26,680.00
Final Realizable Value After Completion in ₹		₹ 5,85,63,28,808.00

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 ₹ 16,500 to ₹ 20,500.00 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 ₹ 17,800.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj
Chalikwar

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.01.24 12:17:08 +05'30'

Auth. Sign.

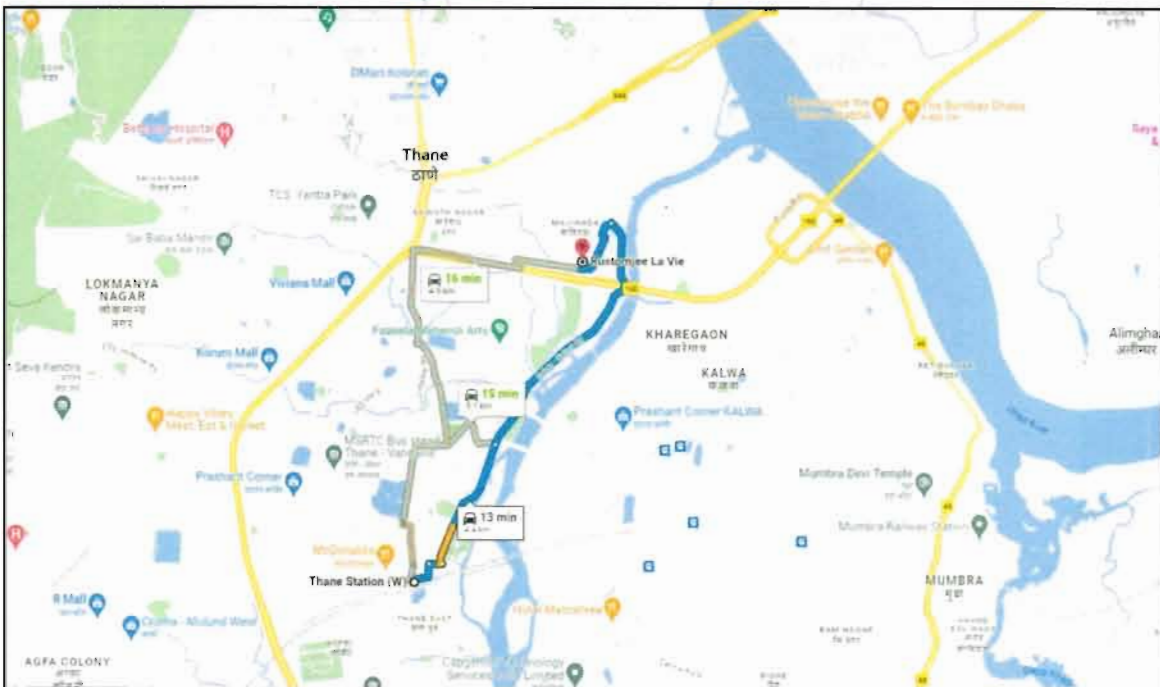
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Actual Site Photographs



Route Map of the property


Site u/r



Latitude Longitude: 19°12'40.2"N 72°59'27.2"E

Note: The Blue line shows the route to site from nearest railway station (Thane – 4.4 Km.)

Ready Reckoner Rate


Department of Registration & Stamps
 Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन

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बाजारमूल्य दर पत्रक

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Year 2023/2024 **Language** English

Annual Statement of Rates

Selected District ठाणे

Select Taluka ठाणे

Select Village गावाचे नाव : माजौवडे

Search By Survey No Location

Enter Survey No 329

उपविभाग	खुती जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
6-27-4ब) ठाणे खाडी लगतचा माजिवड्याचा भाग सिटीएस क्रमांक	41400	137600	154700	172800	154700	चौ मीटर	सि टी एस नंबर
6-28-4क) ठाणे खाडी लगतचा माजिकडे गावचा संपुर्ण भाग सर्वे नंबर	31800	103700	106100	130200	106100	चौ मीटर	सर्व्हे नंबर



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Price Indicators

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₹1.28 Cr EMI - ₹ 59k | [Can I afford it?](#)

2 BHK 624 Sq-ft Flat For Sale **Majiwada, Thane**



2 Beds 2 Baths 1 Covered Parking Unfurnished

Carpet Area
624 sqft
₹20.513/sqft

Transaction Type
New Property

Furnished Status
Unfurnished



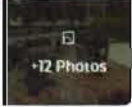
Developer
Rustomjee Developers

Status
Under Construction

Car Parking
1 Covered

Project
Rustomjee LA VIE

Lifts
3

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Rustomjee La Vie

By RUSTOMJEE BUILDERS

Plot No. 01a Survey No. 329/3 Pt. Of Village Majiwada At Thane West, Thane


LAST UPDATED: Sep 7, 2021

₹1.28 Cr | ₹20.00 K/sq.ft


EMI starts at ₹63.55 K

All Inclusive Price


Contact Sellers



Project Images



Project Images



+
9 more

2 BHK Apartment Configuration

Dec, 2028 Possession Starts

₹20.00 K/sq.ft Avg. Price

640.00 sq.ft. (Carpet Area) Size

Price Indicators

99acres Buy Thane Add more

Home > Projects > Thane > Maharashtra > Kapstone Rustomjee La Vie

Kapstone Rustomjee La Vie ☆ View Number DEVELOPED BY Kapstone Constructions

Majiwada, Thane

No brokerage

CONSTRUCTION STATUS
New Launch
 Completion in Dec, 2028

₹ 1 - 1.2 Cr + Govt. Charges
 PRICE RANGE

2 BHK Apartment

2 BHK Apartment

Carpet Area
 593.95 - 648.96 sq.ft. 155.18 - 162.26 sq. ft.

₹ 1 - 1.2 Cr + Govt. Charges

magicbricks Buy Rent Sell Home Loans

Home > Property for Sale in Thane > Flats for Sale in Thane > Flats for Sale in Majiwada > 3 BHK Flats for Sale in Majiwada > 1680 Sq.ft.

₹1.85 Cr EMI - ₹ 85k Can I afford it?

3 BHK 1680 Sq.ft Flat For Sale in Majiwada, Thane

3 Beds **2 Baths** **1 Balcony** **2 Covered Parking**

Super Built-Up Area
 1680 sqft ~ ₹1,011/sqft

Developer
 Rustomjee Developers

Project
 Rustomjee LA VIE

Transaction Type
 New Property

Facing
 East

Lifts
 4

Furnished Status
 Unfurnished

Car Parking
 2 Covered

Type Of Ownership
 Freehold

East Facing Property

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

More Details

Price Breakup	₹1.85 Cr
Booking Amount	₹1.0 Lac
RERA ID	123456789
Address	Majiwada junction, Majiwada, Thane - Central Thane, Maharashtra



Price Indicators

Rustomjee La Vie Wing A
 By RUSTOMJEE BUILDERS
 Plot No. 8a, Survey No. 529, S.P. Of Yashwantrao Chavan Rd, Thane West, Thane

₹1.32 Cr - 1.44 Cr | ₹18.89 K/sq.ft
 BHK starts at ₹65.53 K

2 BHK Apartment Configuration
 Dec. 2028 Possession Starts
 ₹18.89 K/sq.ft Avg. Price
 594.00 sq.ft. - 649.00 sq.ft. (Carpet Area) Sizes

845 sq ft 3 BHK 3T Apartment in Rustomjee Constructions La Vie Wing A
 by Rustomjee Constructions

Thane West, Mumbai [show on map](#)

Price on request

Overview Neighbourhood Floor Plan Gallery Similar Properties

Basic Details Amenities

Launch Status	Dec'28 Possession Start Date	0.82 Acres Total Area
529 Total Launched Apartments	May'23 Launch Date	New Availability

- ✓ Eastern Express Highway - 3 min
- ✓ Upcoming Metro Station - 5 min

We will take care of your search

Name

+91 Mobile No.

I agree to be contacted by Proptiger via WhatsApp, SMS, Phone, Email etc

GET CALL BACK

Other properties in Rustomjee Constructions La Vie Wing A

- 2 BHK : 1 BHK
- 2 BHK Apartment ₹ 1.52 Cr
- 2 BHK Apartment ₹ 1.22 Cr

Price Indicators

magicbricks


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Home > Property for sale in Thane > Flats for sale in Thane > Flats for sale in Majiwada > 2 BHK Flats for sale in Majiwada > 1080 sq.ft

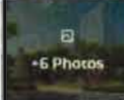
₹1.22 Cr EMI - ₹55k | [Get pre-approved loan](#)

2 BHK 1080 Sq-ft Flat For Sale [Majiwada, Thane](#)

2 Beds 2 Baths 1 Balcony 1 Covered Parking






+6 Photos

<p>Carpet Area 671 sqft ~ ₹18,182/sqft</p>	<p>Developer Rustomjee</p>	<p>Project Rustomjee Uptown Urbania</p>
<p>Floor 10 (Out of 47 Floors)</p>	<p>Transaction Type New Property</p>	<p>Facing North - East</p>
<p>Lifts 3</p>	<p>Furnished Status Unfurnished</p>	<p>Car Parking 1 Covered</p>

square yards

[Thane](#) [Buy](#) [Rent](#) [Projects](#) [Agents](#) [Services](#) [Resources](#) Intelligence [Sell or Rent P](#)

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



Compare

13 Photos

Rustomjee Uptown Urbania

Majiwada, Thane

₹ 92.25 Lac to 1.83 Cr

Status: **Early Stage Construction** Need Loan? Get Free Credit Score!

Project Size
1661 units - 60 Acres

Configurations 1 & 2 BHK Flat from 418 Sq. Ft. to 829 Sq. Ft. (Carpet)

16 Properties for Sale in Rustomjee Uptown Urbania

26723 Views | 6 Enquiries

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

Sales Instance nearby

गावाचे नाव : माजिवडे	
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	18088000
(3) बाजारभावाभाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे	14555107.84
(4) भू-मापन.पोटहिस्सा व धरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन :सदनिका नं: 4305, माळा नं: 43 वा. इमारतीचे नाव: रुस्तमजी "ला फॅमिलीया" विंग "सी", ब्लॉक नं: मौजे माजिवडे,तालुका आणि जिल्हा ठाणे(पश्चिम), रोड नं: ईस्टर्न एक्सप्रेस हायवे जवळ-400601, इतर माहिती: सोबत 1 कार पार्किंग.(मुद्रांक शुल्क सवलत : सी एम एस / टि पी एस /1207/220/ सी आर 541/08/ युडी दि.24/08/2009 अन्वये मु. शु. स्पेशल टाउनशीप सवलत.)क्षेत्रफळ-84.54 चौ.मी.कार्पेट म्हणजेच-910 चौ.फुट कार्पेट(झोन नं.6/27-4ब). ((Survey Number : 30/2,30/3,30/5(पार्ट),30/6(पार्ट),30/7,329/2(पार्ट) :))
(5) क्षेत्रफळ	84.54 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा.या शिष्टून ठेवणा.या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मै. कंपस्टोन कन्स्ट्रक्शन्स प्रा.ली.चे अधिकृत स्वाक्षरीकर्ता मोहम्मद जावेद शेख वय:-47 पत्ता:-प्लॉट नं: 702, माळा नं: 7 वा. इमारतीचे नाव: नटराज, ब्लॉक नं: एम वी रोड जंक्शन, रोड नं: वेस्टर्न एक्सप्रेस हायवे,अरोरी, महाराष्ट्र, मुम्बई. पिन कोड:-400069 पॅन नं:-AACK3513F
(8) दस्तऐवज करून घेणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-पश्चिम खंडेलवाल वय:-39; पत्ता:-प्लॉट नं: ए-1302, माळा नं: -, इमारतीचे नाव: अलमंडा प्रॉईड पार्क, ब्लॉक नं: आर मॉल जवळ, रोड नं: घोडबंदर रोड, ठाणे पश्चिम, महाराष्ट्र, ठाणे. पिन कोड:-400607 पॅन नं:-AQPPK3728G 2): नाव:-निखिल खंडेलवाल वय:-41; पत्ता:-प्लॉट नं: ए-1302, माळा नं: -, इमारतीचे नाव: अलमंडा प्रॉईड पार्क, ब्लॉक नं: आर मॉल जवळ, रोड नं: घोडबंदर रोड, ठाणे पश्चिम, महाराष्ट्र, ठाणे. पिन कोड:-400607 पॅन नं:-AKJHPK9990N
(9) दस्तऐवज करून दिल्याचा दिनांक	21/11/2023
(10) दस्त नोंदणी केल्याचा दिनांक	21/11/2023
(11) अनुक्रमीक.खंड व पृष्ठ	28318/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	827200
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शैरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	
मुद्रांक शुल्क, आकारणाचा निवडलेला	(i) within the limits of any Municipal Corporation or any Cantonment

Sales Instance nearby

627474	सूची क्र.2	दुय्यम निबंधक : सह दु.नि.ठाणे 2
23-01-2024		दस्त क्रमांक : 6274/2023
Note:-Generated Through eSearch Module.For original report please contact concern SRO office.		नोंदणी : Regn:63m
गावाचे नाव : माजिवडे		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	12474000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	11120295.36	
(4) भू.मापन.पोटहिस्सा व धरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन :सदनिका नं: 4304, माळा नं: 43 वा. इमारतीचे नाव: रुस्तमजी "ला फॅमिलीया",विंग "सी", ब्लॉक नं: मौजे माजिवडे,ता.लुका आणि जिल्हा ठाणे(पश्चिम), रोड नं: ईस्टर्न एक्सप्रेस हायवे जवळ-400601, इतर माहिती: सोबत । कार पार्किंग.(मुद्रांक शुल्क सवलत : सी एम एस / टि पी एस /1207/220/ सी आर 541/08/ युडी दि.24/08/2009 अन्वये मु. शु. स्पेशल टाउनशीप सवलत.)क्षेत्रफळ-63.91 चौ.मी.कार्पेट(झोन नं.6/27 4ब). (Survey Number 30/2,30/3,30/5(पार्ट),30/6(पार्ट),30/7,329/2(पार्ट))	
(5) क्षेत्रफळ	63.91 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे.कॅपस्टोन कन्स्ट्रक्शन्स प्रा.ली.चे अधिकृत स्वाक्षरीकर्ता मोहम्मद जावेद शेख वय:-46 पत्ता:-प्लॉट नं: 702, माळा नं: 7 वा, इमारतीचे नाव: नटराज, ब्लॉक नं: एम व्ही रोड जंक्शन, रोड नं: वेस्टर्न एक्सप्रेस हायवे,अंधेरी, महाराष्ट्र, मुंबई. पिन कोड:-400069 पॅन नं:-AACCCK3513F	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-ऋतुजा सचिन खानविलकर वय:-35, पत्ता:-प्लॉट नं: जी 1304, माळा नं: -, इमारतीचे नाव: पूनम पार्क व्यूव्ह, फेस 2, ब्लॉक नं: क्लब वन ग्लोबल सिटी जवळ, रोड नं: विरार पश्चिम, महाराष्ट्र, ठाणे. पिन कोड:-401303 पॅन नं:-AUXFPR6637H 2): नाव:-सचिन शरद खानविलकर वय:-43, पत्ता:-प्लॉट नं: जी 1304, माळा नं: -, इमारतीचे नाव: पूनम पार्क व्यूव्ह, फेस 2, ब्लॉक नं: क्लब वन ग्लोबल सिटी जवळ, रोड नं: विरार पश्चिम, महाराष्ट्र, ठाणे. पिन कोड:-401303 पॅन नं:-AVVPPK0124D	
(9) दस्तऐवज करून दिल्याचा दिनांक	15/03/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	15/03/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	6274/2023	
(12)बाजारभावप्रमाणे मुद्रांक शुल्क	574600	
(13)बाजारभावप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		



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Price Indicators Projects nearby Locality

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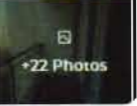
₹57.0 Lac EMI - ₹26k | [Get pre-approved loan](#)

1 BHK 317 Sq-ft Flat For Sale **Majiwada, Thane**



1 Bed
1 Bath
Unfurnished


<p>Carpet Area 317 sqft ~ ₹1798/sqft</p>	<p>Developer Lodha</p>	<p>Project Lodha Crown</p>
<p>Transaction Type New Property</p>	<p>Status Under Construction</p>	<p>Lifts 3</p>
<p>Furnished Status Unfurnished</p>		

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Sell ▾
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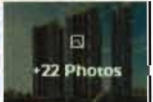
₹1.08 Cr EMI - ₹49k | [Get pre-approved loan](#)

2 BHK 660 Sq-ft Flat For Sale **Balkum Pada, Thane**



2 Beds
2 Baths
1 Covered Parking
Unfurnished

<p>Carpet Area 660 sqft ~ ₹1636/sqft</p>	<p>Developer DOSTI REALTY</p>	<p>Project Dosti Tulip</p>
<p>Transaction Type New Property</p>	<p>Status Under Construction</p>	<p>Lifts 2</p>
<p>Furnished Status Unfurnished</p>	<p>Car Parking 1 Covered</p>	

OFFER Buy your home at just Rs. 6999/- per month*



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₹2.84 Cr

EMI - ₹1,29L [Get pre-approved loan](#)

3 BHK 1068 Sq-ft Flat For Sale [Majiwada, Thane](#)

3 Beds
2 Baths
1 Covered Parking
Unfurnished



Carpet Area 1068 sqft ~ ₹26,592/sqft	Developer Ashwin Sheth Group	Project Sheth Vasant Lawns	Transaction Type New Property
Status Under Construction	Lifts 2	Furnished Status Unfurnished	Car Parking 1 Covered

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₹2.51 Cr

EMI - ₹1,14L [Get Loan offers from 34+ banks](#)

3 BHK 1022 Sq-ft Flat For Sale [Majiwada, Thane](#)

3 Beds
3 Baths
3 Balconies
1 Covered Parking
Jogging an...
Service/Good...

Carpet Area 1022 sqft ~ ₹24,633/sqft	Developer Ashwin Sheth Group	Project Sheth Vasant Lawns	Floor 3 (Out of 32 Floors)
Transaction Type New Property	Facing North - East	Lifts 3	Furnished Status Unfurnished



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Home > Property for Sale in Thane > Flats for Sale in Thane > Flats for Sale in Majiwada > 3 BHK Flats for Sale in Majiwada > 1700 Sq-ft

₹ 2.50 Cr EMI - ₹ 113k | [Can I afford it?](#)

3 BHK 1700 Sq-ft Flat For Sale [Majiwada, Thane](#)



3 Beds
3 Baths
1 Balcony
1 Covered Parking
Skyline View
Smart Home

Carpet Area 1068 sqft ~ ₹ 23.40/sqft	Developer Ashwin Sheth Group	Project Sheth Vasant Lawns	Floor 13 (Out of 23 Floors)
Transaction Type Resale	Additional Rooms 1 Store Room	Facing East	Lifts 3


✔ East Facing Property

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Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home > Property for Sale in Thane > Flats for Sale in Thane > Flats for Sale in Majiwada > 3 BHK Flats for Sale in Majiwada > 1170 Sq-ft

₹ 1.70 Cr EMI - ₹ 77k | [How much loan can I get?](#)

3 BHK 1170 Sq-ft Flat For Sale [Majiwada, Thane](#)



3 Beds 3 Baths 1 Balcony 2 Covered Parking

Carpet Area
842 sqft ~
₹ 20.19/sqft

Developer
[Ashwin Sheth Group](#)

Project
[Sheth Vasant Lawns](#)

Floor
12 (Out of 27 Floors)

Transaction Type
Resale

Status
Ready to Move

Facing
East

Lifts
3

Furnished Status
Semi-Furnished

Contact Agent
Get Phone No.

More Details

Price Breakup	₹ 1.7 Cr ₹ 6 Per sq. Unit Monthly
Booking Amount	₹ 5.0 Lac
Address	Vasant Lawns, 3. Pampas, Majiwada, Thane - Central Thane, Maharashtra
Landmarks	Vasant Lawns, 3. Pampas

Price Indicators Projects nearby Locality

POPULAR PROJECT

Ten X Habitat Raymond Realty Tower E

₹1.15 Cr - 1.83 Cr

Dosti Eden
8, Dosti Road
Thane West, Ghodbunder Road, Thane

Configuration: 2, 3 BHK Apartments | Possession Starts: Aug 2027 | Avg. Price: ₹17.55 K/sq.ft.

₹1.51 Cr - 1.53 Cr | 1 to 15 K/sq.ft. | DM starts at ₹14.97 K

By **RAYMOND REALTY**
2 X 8 Stash | Thane West | Thane

Project Images: 2 BHK Apartment Configuration, Mar. 2025 Possession Starts, ₹16.15 K/sq.ft Avg. Price, 410.00 sq.ft. - 418.00 sq.ft. (Carpet Area) Sizes

POPULAR PROJECTS

Risland And Siddhi The Icon Phase 3

₹1.15 Cr - 1.83 Cr

Dosti Eden
8, Dosti Road
Thane West, Ghodbunder Road, Thane

Configuration: 2, 3 BHK Apartments | Possession Starts: Aug 2027 | Avg. Price: ₹17.55 K/sq.ft.

₹57.0 L - 95.0 L

Horizon Pearl
8, Horizon Road
Thane West, Ghodbunder Road, Thane

Configuration: 1, 2 BHK Apartments | Possession Starts: Aug 2027 | Avg. Price: ₹17.55 K/sq.ft.

₹84.0 L - 2.02 Cr | 1 to 15 K/sq.ft. | DM starts at ₹41.70 K

By **RISLAND AND SIDDHI**
Regional Office | Dosti Road | Thane West | Thane

Project Images: 1, 2, 3 BHK Apartments Configurations, Dec. 2026 Possession Starts, ₹18.71 K/sq.ft Avg. Price, 449.00 sq.ft. - 1124.00 sq.ft. (Carpet Area) Sizes

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 : 24.01.2024

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

Manoj Chalikwar

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.01.24 12:16:49 +05'30'

Auth. Sign.

Director

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 24.01.2024 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 19.01.2024. 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. Kapstone Constructions Private Limited
2.	Purpose of valuation and appointing authority	As per request from State Bank of India, Home Loans Sales, Project Approval Cell, BKC to assess fair market value of the property for bank loan purpose.
3.	Identity of the Valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer 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 - 19.01.2024 Valuation Date - 24.01.2024 Date of Report - 24.01.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 19.01.2024
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 **24th 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 advise 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. Kapstone Constructions Private Limited** . Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

Property Title

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

Environmental Conditions

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

Town Planning

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

Area

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

Condition & Repair

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

Valuation Methodology

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

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

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

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

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

Not a Structural Survey

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

Other

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

Legal

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

Property specific assumptions

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

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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

(Annexure - II)

MODEL CODE OF CONDUCT FOR VALUERS

Integrity and Fairness

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

Professional Competence and Due Care

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

Independence and Disclosure of Interest

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

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

Confidentiality

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

Information Management

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

Gifts and hospitality:

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

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
28. the applicable rules.
29. 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.

30. 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.
31. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

Miscellaneous

32. 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.
33. 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,
email=manoj@vastukala.org, c=IN
Date: 2024.01.24 12:16:27 +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



Vastukala Consultants (I) Pvt. Ltd.

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