

MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "F Neelkanth Greens"

"F Neelkanth Greens", Proposed Residential Building on Plot Bearing Survey No. 312/1A, 312/1B, 316(Pt), 318/1D/1, 318/1D/2, 319/1A, 319/1B/1, 319/1B/2 at Village Majiwade, Neelkanth Greens Road, Mulla Baug, Thane (West), Taluka & District – Thane, Pin Code – 400 610, State - Maharashtra, Country – India

Latitude Longitude: 19°14'35.4"N 72°58'14.8"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



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 **Regd. Office :** B1-001, 11/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/02/2024/7017/2305298

04/02-46 -SSPV

Date: 04.03.2024

MASTER VALUATION REPORT OF "F Neelkanth Greens"

"F Neelkanth Greens", Proposed Residential Building on Plot Bearing Survey No. 312/1A, 312/1B, 316(Pt), 318/1D/1, 318/1D/2, 319/1A, 319/1B/1, 319/1B/2 at Village Majiwade, Neelkanth Greens Road, Mulla Baug, Thane (West), Taluka & District – Thane, Pin Code – 400 610, State - Maharashtra, Country – India

Latitude Longitude: 19°14'30.6"N 72°58'15.4"E

NAME OF DEVELOPER: M/s. Neelkanth Mansions And Infrastructure Pvt. Ltd.

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

1. Location Details:

The property is situated at "F Neelkanth Greens", Proposed Residential Building on Plot Bearing Survey No. 312/1A, 312/1B, 316(Pt), 318/1D/1, 318/1D/2, 319/1A, 319/1B/1, 319/1B/2 at Village Majiwade, Neelkanth Greens Road, Mulla Baug, Thane (West), Taluka & District – Thane, Pin Code – 400 610, State - Maharashtra, Country – India. It is about 7.1 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. Neelkanth Mansions And Infrastructure Pvt. Ltd	
Project Registration Number	Project	RERA Project Number
	F Neelkanth Greens	P51700049248
Register office address	M/s. Neelkanth Mansions And Infrastructure Pvt. Ltd. Address: "Fine House", 5 th Floor, Anandji Lane, Next to Bhaveshwar Market, M. G. Road, Ghatkopar (East), Mumbai – 400 077.	
Contact Numbers	Contact Person : Mr. Jugal Patel (Builder Person - Mobile No. 9819154254)	
E – mail ID & Website	jugalpatel@neelkanthgroup.com www.neelkanth.com	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Club House & D. P. Road
On or towards South	Road
On or towards East	Neelkanth Greens Aster
On or towards West	Neelkanth Greens Chemist & Neelkanth Greens Road



Our Pan India Presence at :

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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 : 19.02.2024				
	b)	Date on which the valuation is made : 04.03.2024				
3.	List of documents produced for Perusal					
	1.	Copy of Title Report from SNG & Partners dated 04.01.2023				
	2.	Copy of Engineer's Certificate date 08.01.2024 issued by Mr. Hasmukh P Thakkar (As per RERA Certificate)				
	3.	Copy of Engineer's Certificate date 17.04.2023 issued by Nilesh K. Desai (As per RERA Certificate)				
	4.	Copy of Architect's Certificate date 10.01.2024 issued by Ar. Saakaar (As per RERA Certificate)				
	5.	Copy of MAHARERA Registration Certificate of Project No. P51700049248 issued by Maharashtra Real Estate Regulatory Authority date 03.02.2023.				
	6.	Copy of Environmental clearance No. EC22B039MH196473 dated 13.06.2022 issued by State Environment Impact Assessment Authority (SEIAA), Maharashtra				
	7.	Copy of Amended Permission / Commencement Certificate V.P. No. S04 / 0069 / 14 / TMC / TDD / 0008 (P / C) / Auto DCR date 28.09.2023 issued by issued by Deputy Engineer and Executive Engineer of Thane Municipal Corporation. Permission / C.C. – Building F : Ground to 3rd upper floors (Commercial) + Service Floor + 4th to 27th upper floors.				
	8.	Copy of Approved Plan V.P. No. S04 / 0069 / 14 / TMC / TD-DP / TPS / 0008 / 2023 Dated 28.09.2023 issued by Deputy Engineer and Executive Engineer of Thane Municipal Corporation. Approved upto:				
		<table border="1"> <thead> <tr> <th>Building Name / Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Magnolias / F</td> <td>Ground (Pt) + Stilt (pt) + 1st & 3rd Floor (Commercial) + Service Floor + 4th to 28th floors (Residential) + 29th floor (Recreational) Upper Floors.</td> </tr> </tbody> </table>	Building Name / Wing	Number of Floors	Magnolias / F	Ground (Pt) + Stilt (pt) + 1 st & 3 rd Floor (Commercial) + Service Floor + 4 th to 28 th floors (Residential) + 29 th floor (Recreational) Upper Floors.
Building Name / Wing	Number of Floors					
Magnolias / F	Ground (Pt) + Stilt (pt) + 1 st & 3 rd Floor (Commercial) + Service Floor + 4 th to 28 th floors (Residential) + 29 th floor (Recreational) Upper Floors.					
	Project Name (with address & phone nos.)	: "F Neelkanth Greens", Proposed Residential Building on Plot Bearing Survey No. 312/1A, 312/1B, 316(Pt), 318/1D/1, 318/1D/2, 319/1A, 319/1B/1, 319/1B/2 at Village Majiwade,				

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		Neelkanth Greens Road, Mulla Baug, Thane (West), Taluka & District – Thane, Pin Code – 400 610, 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. Neelkanth Mansions And Infrastructure Pvt. Ltd.</p> <p>Address: "Fine House", 5th Floor, Anandji Lane, Next to Bhaveshwar Market, M. G. Road, Ghatkopar (East), Mumbai – 400 077.</p> <p>Contact Person : Mr. Jugal Patel (Builder Person - Mobile No. 9819154254)</p>										
5.	Brief description of the property (Including Leasehold / freehold etc.)											
<p>About " F Neelkanth Greens" Project: F Neelkanth Greens is a finely planned Thane property located in a great position on Ghodbunder Road. This project has more than 145 apartments. This property's apartments are currently under construction. This well-designed property features one tower, each with its distinct benefits. The major project was launched on February 1, 2023. Its legal possession date is March 1, 2028. The well-known developer Neelkanth Mansions And Infrastructure Pvt Ltd constructed the F Neelkanth Greens project. F Neelkanth Greens offers best-in-class amenities such as power backup, rainwater harvesting, a sewage treatment plant, and a community hall. Modern amenities and a healthy environment ensure a high standard of living at F Neelkanth Greens. Ghodbunder Road connects Thane to the Western Express Highway at Ghodbunder and the Eastern Express Highway near Majiwada. It is over 20 kilometres long and passes through numerous important Thane West neighbourhoods like Kasarvadavali, Kavesar, Hiranandani Estate, Brahmand, Patlipada, Manpada, and Majiwada. It is a large micro-market that has grown as a favourite residential location, with comparatively affordable houses compared to Mumbai. The micro-market comprises multi-story flats from several completed and under-construction structures. Raunak Bliss, Lodha Splendora, Puraniks City Reserve, Haware Citi, One Hiranandani Park, and Dosti Imperia are some of the important developments.</p> <p>TYPE OF THE BUILDING</p> <table border="1"> <thead> <tr> <th>Building Name / Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Magnolias / F</td> <td>Proposed Ground (Pt) + Stilt (pt) + 1st & 3rd Floor (Commercial) + Service Floor + 4th to 28th floors (Residential) + 29th floor (Recreational) Upper Floors.</td> </tr> </tbody> </table> <p>LEVEL OF COMPLETEION:</p> <table border="1"> <thead> <tr> <th>Building Name / Wing</th> <th>Present stage of Construction</th> <th>Percentage of work completion</th> </tr> </thead> <tbody> <tr> <td>Magnolias / F</td> <td>Plinth Works is in progress</td> <td>05%</td> </tr> </tbody> </table> <p>DATE OF COMPLETION & FUTURE LIFE: Expected completion date as informed by builder is March - 2028 (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>			Building Name / Wing	Number of Floors	Magnolias / F	Proposed Ground (Pt) + Stilt (pt) + 1 st & 3 rd Floor (Commercial) + Service Floor + 4 th to 28 th floors (Residential) + 29 th floor (Recreational) Upper Floors.	Building Name / Wing	Present stage of Construction	Percentage of work completion	Magnolias / F	Plinth Works is in progress	05%
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Building Name / Wing	Present stage of Construction	Percentage of work completion										
Magnolias / F	Plinth Works is in progress	05%										

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		
➤ Terrace Garden above Club House		
➤ Yoga		
➤ Swimming Pool		
➤ Gymnasium		
➤ Kids Play Area		
➤ Multipurpose Hall		
➤ Outdoor Games		
➤ Spa and Salon		
➤ Banquet Hall		
➤ Basketball Court		
➤ Box Cricket		
➤ Library		
➤ Children Play area		
6.	Location of property	:
a)	Plot No. / Survey No.	:
b)	Door No.	:
c)	C. T.S. No. / Village	:
d)	Ward / Taluka	:
e)	Mandal / District	:
7.	Postal address of the property	:
8.	City / Town	:
	Residential area	:
	Commercial area	:
	Industrial area	:
9.	Classification of the area	:
	i) High / Middle / Poor	:
	ii) Urban / Semi Urban / Rural	:
10	Coming under Corporation limit / Village Panchayat /	:

	Municipality		Thane Municipal Corporation, Village - Majiwade
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
	North	Forest Land	312 / 1A
	South	Proposed DP road	312-1A 312-1B 40 Meter Wide DP Road
	East	Uniabex factory	319 / 1B / 1, 312 / 1A
	West	Forest Land	312 / 1A
			Club House & D. P. Road
			Road
			Neelkanth Greens Aster
			Neelkanth Greens Chemist & Neelkanth Greens 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°14'33.5"N 72°58'15.6"E
14.	Extent of the site	:	Total Plot area – 56654.00 Sq. M. (As per Approved Plan) Plot area – 1266.76 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 – 56654.00 Sq. M. (As per Approved Plan) Plot area – 1266.76 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	:	Higher 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. S04 / 0069 / 14 / TMC / TD-DP / TPS / 0008 / 2023 Dated 28.09.2023 issued by Deputy Engineer and Executive Engineer of Thane Municipal Corporation. Approved upto:				
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10.	Corner plot or intermittent plot?	:	Corner				
11.	Road facilities	:	Yes				
12.	Type of road available at present	:	W. B. M. Road				
13.	Width of road – is it below 20 ft. or more than 20 ft.	:	40.00 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 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 – 56654.00 Sq. M. (As per Approved Plan) Plot area – 1266.76 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	:	As per Approved Plan		
			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)
			56654	41400	2,34,54,75,600
			As per RERA Certificate		
	Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)		
	1266.76	41400	5,24,43,864.00		
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	:			
	Building Name / Wing		Number of Floors		
	Magnolias / F		Proposed Ground (Pt) + Stilt (pt) + 1st & 3rd Floor (Commercial) + Service Floor + 4th to 28th floors (Residential) + 29th floor (Recreational) 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 V.P. No. S04 / 0069 / 14 / TMC / TD-DP / TPS / 0008 / 2023 Dated 28.09.2023 issued by Deputy Engineer and Executive Engineer of Thane Municipal Corporation.		
	h) Approved map / plan issuing authority	:	Approved upto:		
			Building Name / Wing	Number of Floors	
			Magnolias / F	Ground (Pt) + Stilt (pt) + 1st & 3rd Floor (Commercial) + Service Floor + 4th to 28th floors (Residential) + 29th floor (Recreational) 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	:
	b) No. of wash basins	:
	c) No. of urinals	:
	d) No. of bath tubs	: N.A. Building Construction work is in progress
	e) Water meters, taps etc.	:
	f) Any other fixtures	:

CONFIGURATION OF PROJECT AS PER DEVELOPER'S INFORMATION:**1) Building Name - Magnofias, Wing - F:**

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	401	4	3 BHK	989	1088	20500	2,02,74,500	2,14,90,970	45000	28,28,540
2	402	4	2 BHK	741	815	20500	1,51,90,500	1,61,01,930	33500	21,19,260
3	403	4	2 BHK	741	815	20500	1,51,90,500	1,61,01,930	33500	21,19,260
4	404	4	3 BHK	989	1088	20500	2,02,74,500	2,14,90,970	45000	28,28,540
5	405	4	2 BHK	752	827	20500	1,54,16,000	1,63,40,960	34000	21,50,720
6	406	4	2 BHK	752	827	20500	1,54,16,000	1,63,40,960	34000	21,50,720

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 ₹
7	501	5	3 BHK	989	1088	20550	2,03,23,950	2,15,43,387	45000	28,28,540
8	502	5	2 BHK	741	815	20550	1,52,27,550	1,61,41,203	33500	21,19,260
9	503	5	2 BHK	741	815	20550	1,52,27,550	1,61,41,203	33500	21,19,260
10	504	5	3 BHK	989	1088	20550	2,03,23,950	2,15,43,387	45000	28,28,540
11	505	5	2 BHK	752	827	20550	1,54,53,600	1,63,80,816	34000	21,50,720
12	506	5	2 BHK	752	827	20550	1,54,53,600	1,63,80,816	34000	21,50,720
13	601	6	3 BHK	989	1088	20600	2,03,73,400	2,15,95,804	45000	28,28,540
14	603	6	2 BHK	741	815	20600	1,52,64,600	1,61,80,476	33500	21,19,260
15	604	6	3 BHK	989	1088	20600	2,03,73,400	2,15,95,804	45000	28,28,540
16	605	6	2 BHK	752	827	20600	1,54,91,200	1,64,20,672	34000	21,50,720
17	606	6	2 BHK	752	827	20600	1,54,91,200	1,64,20,672	34000	21,50,720
18	701	7	3 BHK	989	1088	20650	2,04,22,850	2,16,48,221	45000	28,28,540
19	702	7	2 BHK	741	815	20650	1,53,01,650	1,62,19,749	34000	21,19,260
20	703	7	2 BHK	741	815	20650	1,53,01,650	1,62,19,749	34000	21,19,260
21	704	7	3 BHK	989	1088	20650	2,04,22,850	2,16,48,221	45000	28,28,540
22	705	7	2 BHK	752	827	20650	1,55,28,800	1,64,60,528	34500	21,50,720
23	706	7	2 BHK	752	827	20650	1,55,28,800	1,64,60,528	34500	21,50,720
24	801	8	3 BHK	989	1088	20700	2,04,72,300	2,17,00,638	45000	28,28,540
25	802	8	2 BHK	741	815	20700	1,53,38,700	1,62,59,022	34000	21,19,260
26	803	8	2 BHK	741	815	20700	1,53,38,700	1,62,59,022	34000	21,19,260
27	804	8	3 BHK	989	1088	20700	2,04,72,300	2,17,00,638	45000	28,28,540
28	805	8	2 BHK	752	827	20700	1,55,66,400	1,65,00,384	34500	21,50,720
29	806	8	2 BHK	752	827	20700	1,55,66,400	1,65,00,384	34500	21,50,720
30	901	9	3 BHK	989	1088	20750	2,05,21,750	2,17,53,055	45500	28,28,540
31	902	9	2 BHK	741	815	20750	1,53,75,750	1,62,98,295	34000	21,19,260
32	903	9	2 BHK	741	815	20750	1,53,75,750	1,62,98,295	34000	21,19,260
33	904	9	3 BHK	989	1088	20750	2,05,21,750	2,17,53,055	45500	28,28,540
34	905	9	2 BHK	752	827	20750	1,56,04,000	1,65,40,240	34500	21,50,720
35	906	9	2 BHK	752	827	20750	1,56,04,000	1,65,40,240	34500	21,50,720
36	1001	10	4 BHK	1199	1319	20800	2,49,39,200	2,64,35,552	55000	34,29,140
37	1003	10	2 BHK	741	815	20800	1,54,12,800	1,63,37,568	34000	21,19,260
38	1004	10	3 BHK	989	1088	20800	2,05,71,200	2,18,05,472	45500	28,28,540
39	1005	10	2 BHK	752	827	20800	1,56,41,600	1,65,80,096	34500	21,50,720
40	1006	10	2 BHK	752	827	20800	1,56,41,600	1,65,80,096	34500	21,50,720
41	1101	11	3 BHK	989	1088	20850	2,06,20,650	2,18,57,889	45500	28,28,540
42	1102	11	2 BHK	741	815	20850	1,54,49,850	1,63,76,841	34000	21,19,260
43	1103	11	2 BHK	741	815	20850	1,54,49,850	1,63,76,841	34000	21,19,260
44	1104	11	3 BHK	989	1088	20850	2,06,20,650	2,18,57,889	45500	28,28,540

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 ₹
45	1105	11	2 BHK	752	827	20850	1,56,79,200	1,66,19,952	34500	21,50,720
46	1106	11	2 BHK	752	827	20850	1,56,79,200	1,66,19,952	34500	21,50,720
47	1201	12	3 BHK	989	1088	20900	2,06,70,100	2,19,10,306	45500	28,28,540
48	1202	12	2 BHK	741	815	20900	1,54,86,900	1,64,16,114	34000	21,19,260
49	1203	12	2 BHK	741	815	20900	1,54,86,900	1,64,16,114	34000	21,19,260
50	1204	12	3 BHK	989	1088	20900	2,06,70,100	2,19,10,306	45500	28,28,540
51	1205	12	2 BHK	752	827	20900	1,57,16,800	1,66,59,808	34500	21,50,720
52	1206	12	2 BHK	752	827	20900	1,57,16,800	1,66,59,808	34500	21,50,720
53	1301	13	3 BHK	989	1088	20950	2,07,19,550	2,19,62,723	46000	28,28,540
54	1302	13	2 BHK	741	815	20950	1,55,23,950	1,64,55,387	34500	21,19,260
55	1303	13	2 BHK	741	815	20950	1,55,23,950	1,64,55,387	34500	21,19,260
56	1304	13	3 BHK	989	1088	20950	2,07,19,550	2,19,62,723	46000	28,28,540
57	1305	13	2 BHK	752	827	20950	1,57,54,400	1,66,99,664	35000	21,50,720
58	1306	13	2 BHK	752	827	20950	1,57,54,400	1,66,99,664	35000	21,50,720
59	1401	14	3 BHK	989	1088	21000	2,07,69,000	2,20,15,140	46000	28,28,540
60	1402	14	2 BHK	741	815	21000	1,55,61,000	1,64,94,660	34500	21,19,260
61	1403	14	2 BHK	741	815	21000	1,55,61,000	1,64,94,660	34500	21,19,260
62	1404	14	3 BHK	989	1088	21000	2,07,69,000	2,20,15,140	46000	28,28,540
63	1405	14	2 BHK	752	827	21000	1,57,92,000	1,67,39,520	35000	21,50,720
64	1406	14	2 BHK	752	827	21000	1,57,92,000	1,67,39,520	35000	21,50,720
65	1501	15	4 BHK	1199	1319	21050	2,52,38,950	2,67,53,287	55500	34,29,140
66	1503	15	2 BHK	741	815	21050	1,55,98,050	1,65,33,933	34500	21,19,260
67	1504	15	3 BHK	989	1088	21050	2,08,18,450	2,20,67,557	46000	28,28,540
68	1505	15	2 BHK	752	827	21050	1,58,29,600	1,67,79,376	35000	21,50,720
69	1506	15	2 BHK	752	827	21050	1,58,29,600	1,67,79,376	35000	21,50,720
70	1601	16	3 BHK	989	1088	21100	2,08,67,900	2,21,19,974	46000	28,28,540
71	1602	16	2 BHK	741	815	21100	1,56,35,100	1,65,73,206	34500	21,19,260
72	1603	16	2 BHK	741	815	21100	1,56,35,100	1,65,73,206	34500	21,19,260
73	1604	16	3 BHK	989	1088	21100	2,08,67,900	2,21,19,974	46000	28,28,540
74	1605	16	2 BHK	752	827	21100	1,58,67,200	1,68,19,232	35000	21,50,720
75	1606	16	2 BHK	752	827	21100	1,58,67,200	1,68,19,232	35000	21,50,720
76	1701	17	3 BHK	989	1088	21150	2,09,17,350	2,21,72,391	46000	28,28,540
77	1702	17	2 BHK	741	815	21150	1,56,72,150	1,66,12,479	34500	21,19,260
78	1703	17	2 BHK	741	815	21150	1,56,72,150	1,66,12,479	34500	21,19,260
79	1704	17	3 BHK	989	1088	21150	2,09,17,350	2,21,72,391	46000	28,28,540
80	1705	17	2 BHK	752	827	21150	1,59,04,800	1,68,59,088	35000	21,50,720
81	1706	17	2 BHK	752	827	21150	1,59,04,800	1,68,59,088	35000	21,50,720
82	1801	18	3 BHK	989	1088	21200	2,09,66,800	2,22,24,808	46500	28,28,540

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 ₹
83	1802	18	2 BHK	741	815	21200	1,57,09,200	1,66,51,752	34500	21,19,260
84	1803	18	2 BHK	741	815	21200	1,57,09,200	1,66,51,752	34500	21,19,260
85	1804	18	3 BHK	989	1088	21200	2,09,66,800	2,22,24,808	46500	28,28,540
86	1805	18	2 BHK	752	827	21200	1,59,42,400	1,68,98,944	35000	21,50,720
87	1806	18	2 BHK	752	827	21200	1,59,42,400	1,68,98,944	35000	21,50,720
88	1901	19	3 BHK	989	1088	21250	2,10,16,250	2,22,77,225	46500	28,28,540
89	1902	19	2 BHK	741	815	21250	1,57,46,250	1,66,91,025	35000	21,19,260
90	1903	19	2 BHK	741	815	21250	1,57,46,250	1,66,91,025	35000	21,19,260
91	1904	19	3 BHK	989	1088	21250	2,10,16,250	2,22,77,225	46500	28,28,540
92	1905	19	2 BHK	752	827	21250	1,59,80,000	1,69,38,800	35500	21,50,720
93	1906	19	2 BHK	752	827	21250	1,59,80,000	1,69,38,800	35500	21,50,720
94	2001	20	4 BHK	1199	1319	21300	2,55,38,700	2,70,71,022	56500	34,29,140
95	2003	20	2 BHK	741	815	21300	1,57,83,300	1,67,30,298	35000	21,19,260
96	2004	20	3 BHK	989	1088	21300	2,10,65,700	2,23,29,642	46500	28,28,540
97	2005	20	2 BHK	752	827	21300	1,60,17,600	1,69,78,656	35500	21,50,720
98	2006	20	2 BHK	752	827	21300	1,60,17,600	1,69,78,656	35500	21,50,720
99	2101	21	3 BHK	989	1088	21350	2,11,15,150	2,23,82,059	46500	28,28,540
100	2102	21	2 BHK	741	815	21350	1,58,20,350	1,67,69,571	35000	21,19,260
101	2103	21	2 BHK	741	815	21350	1,58,20,350	1,67,69,571	35000	21,19,260
102	2104	21	3 BHK	989	1088	21350	2,11,15,150	2,23,82,059	46500	28,28,540
103	2105	21	2 BHK	752	827	21350	1,60,55,200	1,70,18,512	35500	21,50,720
104	2106	21	2 BHK	752	827	21350	1,60,55,200	1,70,18,512	35500	21,50,720
105	2201	22	3 BHK	989	1088	21400	2,11,64,600	2,24,34,476	46500	28,28,540
106	2202	22	2 BHK	741	815	21400	1,58,57,400	1,68,08,844	35000	21,19,260
107	2203	22	2 BHK	741	815	21400	1,58,57,400	1,68,08,844	35000	21,19,260
108	2204	22	3 BHK	989	1088	21400	2,11,64,600	2,24,34,476	46500	28,28,540
109	2205	22	2 BHK	752	827	21400	1,60,92,800	1,70,58,368	35500	21,50,720
110	2206	22	2 BHK	752	827	21400	1,60,92,800	1,70,58,368	35500	21,50,720
111	2301	23	3 BHK	989	1088	21450	2,12,14,050	2,24,86,893	47000	28,28,540
112	2302	23	2 BHK	741	815	21450	1,58,94,450	1,68,48,117	35000	21,19,260
113	2303	23	2 BHK	741	815	21450	1,58,94,450	1,68,48,117	35000	21,19,260
114	2304	23	3 BHK	989	1088	21450	2,12,14,050	2,24,86,893	47000	28,28,540
115	2305	23	2 BHK	752	827	21450	1,61,30,400	1,70,98,224	35500	21,50,720
116	2306	23	2 BHK	752	827	21450	1,61,30,400	1,70,98,224	35500	21,50,720
117	2401	24	3 BHK	989	1088	21500	2,12,63,500	2,25,39,310	47000	28,28,540
118	2402	24	2 BHK	741	815	21500	1,59,31,500	1,68,87,390	35000	21,19,260
119	2403	24	2 BHK	741	815	21500	1,59,31,500	1,68,87,390	35000	21,19,260
120	2404	24	3 BHK	989	1088	21500	2,12,63,500	2,25,39,310	47000	28,28,540

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 ₹
121	2405	24	2 BHK	752	827	21500	1,61,68,000	1,71,38,080	35500	21,50,720
122	2406	24	2 BHK	752	827	21500	1,61,68,000	1,71,38,080	35500	21,50,720
123	2501	25	4 BHK	1199	1319	21550	2,58,38,450	2,73,88,757	57000	34,29,140
124	2503	25	2 BHK	741	815	21550	1,59,68,550	1,69,26,663	35500	21,19,260
125	2504	25	3 BHK	989	1088	21550	2,13,12,950	2,25,91,727	47000	28,28,540
126	2505	25	2 BHK	752	827	21550	1,62,05,600	1,71,77,936	36000	21,50,720
127	2506	25	2 BHK	752	827	21550	1,62,05,600	1,71,77,936	36000	21,50,720
128	2601	26	3 BHK	989	1088	21600	2,13,62,400	2,26,44,144	47000	28,28,540
129	2602	26	2 BHK	741	815	21600	1,60,05,600	1,69,65,936	35500	21,19,260
130	2603	26	2 BHK	741	815	21600	1,60,05,600	1,69,65,936	35500	21,19,260
131	2604	26	3 BHK	989	1088	21600	2,13,62,400	2,26,44,144	47000	28,28,540
132	2605	26	2 BHK	752	827	21600	1,62,43,200	1,72,17,792	36000	21,50,720
133	2606	26	2 BHK	752	827	21600	1,62,43,200	1,72,17,792	36000	21,50,720
134	2701	27	3 BHK	989	1088	21650	2,14,11,850	2,26,96,561	47500	28,28,540
135	2702	27	2 BHK	741	815	21650	1,60,42,650	1,70,05,209	35500	21,19,260
136	2703	27	2 BHK	741	815	21650	1,60,42,650	1,70,05,209	35500	21,19,260
137	2704	27	3 BHK	989	1088	21650	2,14,11,850	2,26,96,561	47500	28,28,540
138	2705	27	2 BHK	752	827	21650	1,62,80,800	1,72,57,648	36000	21,50,720
139	2706	27	2 BHK	752	827	21650	1,62,80,800	1,72,57,648	36000	21,50,720
140	2801	28	3 BHK	989	1088	21700	2,14,61,300	2,27,48,978	47500	28,28,540
141	2802	28	2 BHK	741	815	21700	1,60,79,700	1,70,44,482	35500	21,19,260
142	2803	28	2 BHK	741	815	21700	1,60,79,700	1,70,44,482	35500	21,19,260
143	2804	28	3 BHK	989	1088	21700	2,14,61,300	2,27,48,978	47500	28,28,540
144	2805	28	2 BHK	752	827	21700	1,63,18,400	1,72,97,504	36000	21,50,720
145	2806	28	2 BHK	752	827	21700	1,63,18,400	1,72,97,504	36000	21,50,720
Total				121235	133359		2,55,82,69,700	2,71,17,65,882		34,67,33,400

Summary of the Project:

Building Name / 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 ₹
Magnolias / F	2 BHK - 95 3 BHK - 46 4BHK - 04	145	121235	133359	2,55,82,69,700.00	2,71,17,65,882.00

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	2,55,82,69,700.00
Final Realizable Value After Completion in ₹	2,71,17,65,882.00
Cost of Construction (Total Built up area x Rate) 133359 Sq. Ft. x ₹ 2600.00	34,67,33,400.00

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 ₹		:	₹ 2,55,82,69,700.00
Final Realizable Value After Completion in ₹		:	₹ 2,71,17,65,882.00

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 ₹ 19,500.00 to ₹ 21,500.00 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 ₹ 20,500.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.

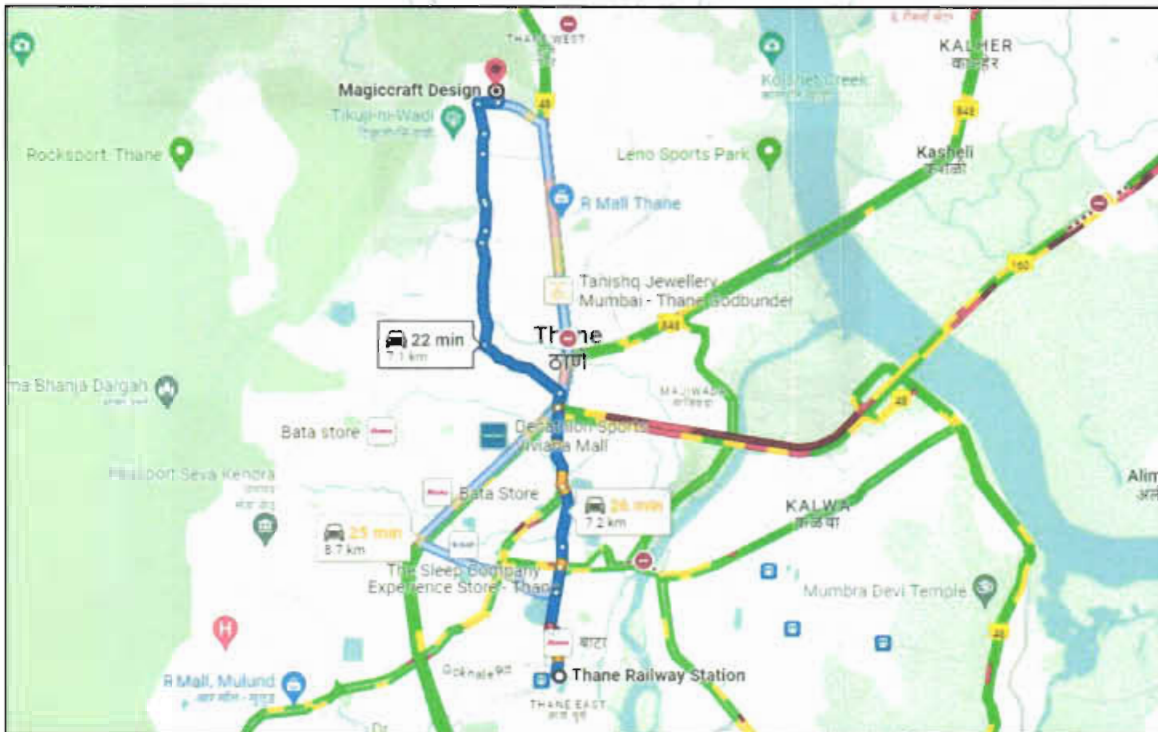
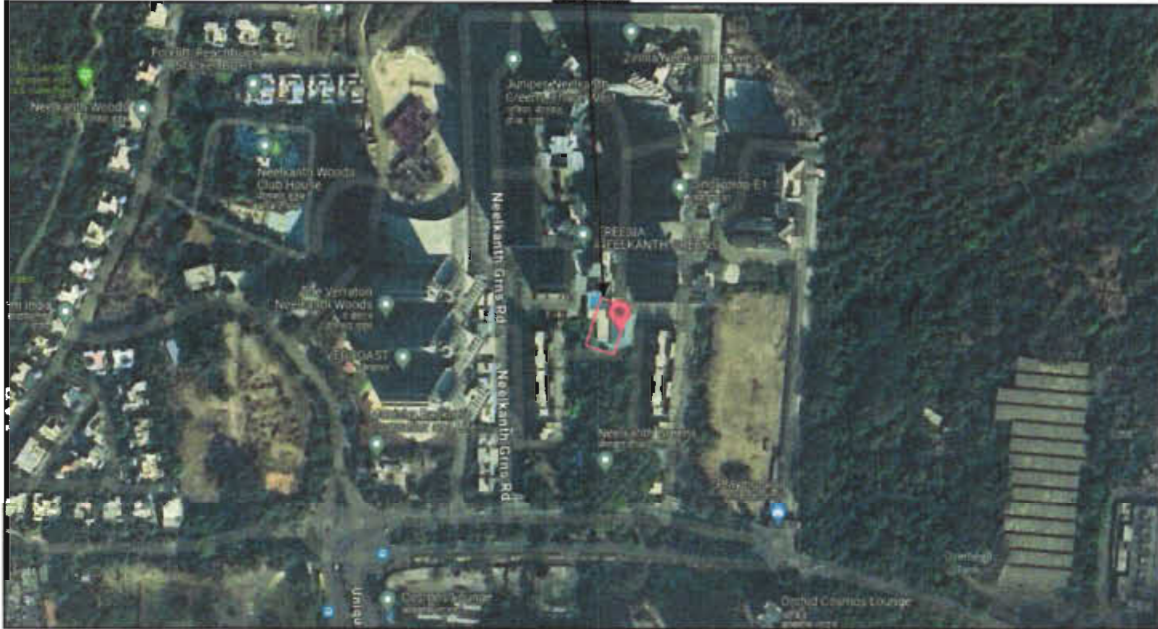
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Actual Site Photographs



Route Map of the property

Site u/r



Latitude Longitude: 19°14'35.4"N 72°58'14.8"E


Note: The Blue line shows the route to site from nearest railway station (Thane – 7.1 Km.)



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महाराष्ट्र शासन



नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
वाजारमूल्य 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 : माजीवडे

Search By Survey No Location

Enter Survey No 329

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफीस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
6.27-4ब) ठाणे खाडी लगतचा माजिवडेगावा भाग सिटीएस कर्मांक	41400	137600	154700	172800	154700	चौ मीटर	सि टी एस नंबर
6.28-4क) ठाणे खाडी लगतचा माजिवडे गावचा संपूर्ण भाग सर्वे नंबर	31800	103700	106100	130200	106100	चौ मीटर	सर्वे नंबर

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Price Indicators

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2 BHK 898 Sq-ft Flat For Sale **Manpada Thane West, Thane**

2 Beds 2 Baths 3 Balconies 1 Covered Parking

Carpet Area 750 sqft - ₹20,000/sqft	Developer Neelkanth Mansions And Infrastructure Pvt Ltd	Project F Neelkanth Greens
Floor 14 (Out of 29 Floors)	Transaction Type New Property	Facing East
Lifts 3	Furnished Status Unfurnished	Car Parking 1 Covered

✔ East Facing Property

Contact Agent
Get Phone No.

More Details

Price Breakup	₹1.5 Cr ₹8 Monthly
Booking Amount	₹2.0 Lac
Address	Chodbunder Road, Thane, Maharashtra, Manpada Thane West, Thane - Central Thane, Maharashtra
Landmarks	manpada thane west

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₹1.52 Cr EMI - ₹ 69k | [Get pre-approved loan](#) PREMIUM PROJECT

2 BHK 898 Sq-ft Flat For Sale **Manpada Thane West, Thane**

2 Beds 2 Baths 3 Balconies 1 Covered Parking

Carpet Area 750 sqft - ₹20,267/sqft	Developer Neelkanth Mansions And Infrastructure Pvt Ltd	Project F Neelkanth Greens
Floor 14 (Out of 29 Floors)	Transaction Type New Property	Facing North
Lifts 3	Furnished Status Unfurnished	Car Parking 1 Covered

Contact Agent
Get Phone No.

More Details

Price Breakup	₹1.52 Cr ₹8 Monthly
Booking Amount	₹2.0 Lac
Address	Chodbunder Road, Thane, Maharashtra, Manpada Thane West, Thane - Central Thane, Maharashtra
Landmarks	manpada thane west



Price Indicators

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Home > Property for Sale in Thane > Flats for Sale in Thane > Flats for Sale in Manpada Thane West > 3 BHK Flats for Sale in Manpada Thane West > 127 Sq-ft

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3 BHK 1217 Sq-ft Flat For Sale **Manpada Thane West, Thane**

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3 Beds
3 Baths
3 Balconies
2 Covered Parking
Fingerprint
Visitor Parking

Carpet Area 889 sqft ₹2,42/sqft	Developer Neelkanth Mansions And Infrastructure Pvt Ltd	Project E Neelkanth Greens	Floor 16 (Out of 29 Floors)
Transaction Type New Property	Facing North	Lifts 3	Furnished Status Unfurnished

Contact Agent
Get Phone No.

More Details

Price Breakup:	₹2.2 Cr ₹8 Monthly
Booking Amount:	₹2.0 Lac
Address:	Ghodbunder Road, Thane, Maharashtra, Manpada Thane West, Thane - Central Thane, Maharashtra

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Home > Property for Sale in Thane > Flats for Sale in Thane > Flats for Sale in Ghodbunder Road Thane > 4 BHK Flats for Sale in Ghodbunder Road Thane > 2230 Sq-ft

₹3.60 Cr
EML: ₹1,02k
Can I afford it?
PREMIUM PROJECT

4 BHK 2230 Sq-ft Flat For Sale **Ghodbunder Road, Thane**

Photo not uploaded by advertiser

Request Photos

4 Beds
4 Baths
2 Balconies
Unfurnished
Visitor Parking

Carpet Area 1750 sqft ₹2,057/sqft	Developer Neelkanth Mansions And Infrastructure Pvt Ltd	Project E Neelkanth Greens	Floor 2 (Out of 24 Floors)
Transaction Type Resale	Status Ready to Move	Additional Rooms 1 Store Room	Facing East

East Facing Property

Contact Agent
Get Phone No.

More Details

Price Breakup:	₹3.6 Cr
Booking Amount:	₹100000
Address:	Kapurbawdi thane west, Ghodbunder Road, Thane - Central Thane, Maharashtra

Sales Instances Nearby

गावाचे नाव : माजिवडे	
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	28000000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	21110132
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन :सदनिका नं: 2902, माळा नं: 29 वा मजला, इमारतीचे नाव: विंग- सी.ओलीविया, ब्लॉक नं: दि वेरेटन,निळकंठ वूड्स, रोड . पोखरण रोड नं.2,माजिवडे,ठाणे, इतर माहिती: सदनिकेचे क्षेत्र 116.76 चौ. मी. कार्पेट व 18.18 चौ. मी. बाल्कनी सर्विस स्लब व दोन कार पार्किंग स्पेस((Survey Number : 312/1A, 313/3, 314/5,7,9, 315/3, 316[P], 317/4, 318/1D, 321/3B ;))
(5) क्षेत्रफळ	148.43 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:-दिपक अचूतन . . वय:-64 पत्ता:-प्लॉट नं: विला नं. 40, माळा नं: ., इमारतीचे नाव: नीळकंठ वूड्स, ब्लॉक नं: हॅप्पी व्हॅली बाजूला, घोडबंदर रोड, रोड नं: वितळसर मानपाडा,ठाणे(प), महाराष्ट्र, ठाणे. पिन कोड:-400610 पॅन नं:-ADSPA4401C 2) नाव:-स्मिता दिपक . . वय:-62 पत्ता:-प्लॉट नं: विला नं. 40, माळा नं: ., इमारतीचे नाव: नीळकंठ वूड्स, ब्लॉक नं: हॅप्पी व्हॅली बाजूला, घोडबंदर रोड, रोड नं: वितळसर मानपाडा,ठाणे(प), महाराष्ट्र, ठाणे. पिन कोड:-400610 पॅन नं:-AFVDP6520N
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-उदय उत्तहास डांबे . . वय:-37, पत्ता:-प्लॉट नं: 17बी, माळा नं: 17 वा मजला, इमारतीचे नाव: बिल्डिंग नं. 4, स्कायलाईन, ब्लॉक नं: कॉसमॉस हॉरीझन, पोखरण रोड नं.2, रोड नं: माजिवडे, ठाणे(प), महाराष्ट्र, THANE. पिन कोड:-400610 पॅन नं:-ASSPD8874B 2): नाव:-निशा अशोक भापकर . . वय:-25, पत्ता:-प्लॉट नं: 17बी, माळा नं: 17 वा मजला, इमारतीचे नाव: बिल्डिंग नं. 4, स्कायलाईन, ब्लॉक नं: कॉसमॉस हॉरीझन, पोखरण रोड नं.2, रोड नं: माजिवडे, ठाणे(प), महाराष्ट्र, ठाणे. पिन कोड:-400610 पॅन नं:-EQCPB4046K 3): नाव:-उत्तहास उत्तमराव डांबे . . वय:-67, पत्ता:-प्लॉट नं: 17बी, माळा नं: 17 वा मजला, इमारतीचे नाव: बिल्डिंग नं. 4, स्कायलाईन, ब्लॉक नं: कॉसमॉस हॉरीझन, पोखरण रोड नं.2, रोड नं: माजिवडे, ठाणे(प), महाराष्ट्र, ठाणे. पिन कोड:-400610 पॅन नं:-BRXPD5227K 4): नाव:-विमल उत्तहास डांबे . . वय:-62, पत्ता:-प्लॉट नं: 17बी, माळा नं: 17 वा मजला, इमारतीचे नाव: बिल्डिंग नं. 4, स्कायलाईन, ब्लॉक नं: कॉसमॉस हॉरीझन, पोखरण रोड नं.2, रोड नं: माजिवडे, ठाणे(प), महाराष्ट्र, ठाणे. पिन कोड:-400610 पॅन नं:-DFHPD8584R
(9) दस्तऐवज करून दिल्याचा दिनांक	07/02/2023
(10) दस्त नोंदणी केल्याचा दिनांक	07/02/2023
(11) अनुक्रमांक: खंड व पृष्ठ	1877/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1960000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

Sales Instances Nearby

गावाचे नाव : माजिवडे	
(1) विलेखाचा प्रकार	करारनामा
(2) भोबदला	19000000
(3) बाजारभाव/भाडेपट्टीच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	14473156
(4) भू मापन, पोटहिस्सा व घरकमांक (असल्यास)	1) पालिकेचे नाव: ठाणे म.न.पा.इतर वर्णन :सदनिका नं: 2504, माळा नं: 25 वा मजला, इमारतीचे नाव: ओलीविया बी विंग, टॉवर एच 124, ब्लॉक नं: निळकंठ वड्डस, रोड : पोखरण रोड नं.2, माजिवडे, ठाणे, इतर माहिती: सदनिकेचे क्षेत्र 923 चौ. फुट. कार्पेट व 1 कार पार्किंग स्पेस नं. 072 लेव्हल P2((Survey Number : 312/1A, 313/3, 314/5,7,9, 315/3, 316[P], 317/4, 318/1D, 321/3B ;))
(5) क्षेत्रफळ	102.94 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा	
(7) दस्तऐवज करून देणा-या तिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-ज्योती महेश्वरी . वय:-39 पत्ता:-प्लॉट नं. 804, माळा नं. 8 वा मजला, इमारतीचे नाव: बिल्डींग नं. डी2, ब्लॉक नं. लोक उपवन, फेज-2, रोड नं. ग्लेडेस अल्वारेस रोड, ठाणे(प.), महाराष्ट्र, ठाणे. पिन कोड:-400610 पॅन नं.-BBBPS2171K 2): नाव:-लक्ष्मीकांत महेश्वरी . वय:-39 पत्ता:-प्लॉट नं. 804, माळा नं. 8 वा मजला, इमारतीचे नाव: बिल्डींग नं. डी2, ब्लॉक नं. लोक उपवन, फेज-2, रोड नं. ग्लेडेस अल्वारेस रोड, ठाणे(प.), महाराष्ट्र, ठाणे. पिन कोड:-400610 पॅन नं.-ALIPM0590L
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-अमरजित साळवी . वय:-51, पत्ता:-प्लॉट नं. ए-2203/4, माळा नं. . इमारतीचे नाव: गिरीजा, ब्लॉक नं: निळकंठ हाइटस, पोखरण रोड नं.2, रोड नं: उपवन लोक जवळ, ठाणे(प.), महाराष्ट्र, ठाणे. पिन कोड:-400610 पॅन नं.-AQYPS3392K 2): नाव:-सुधाती साळवी . वय:-47, पत्ता:-प्लॉट नं: ए-2203/4, माळा नं. . इमारतीचे नाव: गिरीजा, ब्लॉक नं: निळकंठ हाइटस, पोखरण रोड नं.2, रोड नं: उपवन लोक जवळ, ठाणे(प.), महाराष्ट्र, ठाणे. पिन कोड:-400610 पॅन नं.-BDVPS6080H
(9) दस्तऐवज करून दिल्याचा दिनांक	12/09/2023
(10) दस्त नोंदणी केल्याचा दिनांक	12/09/2023
(11) अनुक्रमांक, खंड व पृष्ठ	13181/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1330000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	



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Sales Instances Nearby


सूची क्र.2	
10942530 02-03-2024 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	दुय्यम निर्बंधक : सह दु.नि.ठाणे 12 दस्त क्रमांक : 10942/2023 नोंदणी : Regn.63m
गावाचे नाव : माजिवडे	
(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	22250000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	20114412
(4) भू.मापन,घोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा इतर वर्णन : इतर माहिती: सदनिका क्र. 2403,24 वा मजला,विंग ए.ऑलीविया बिल्डिंग,द वेरंटोण कॉम्प्लेक्स,निळकंठ वुड्स,मोजे माजिवडे,पोखरण रोड नं. 2,ठाणे(प.)सदनिकेचे क्षेत्रफळ 103.37 चौ. मी. कारपेट आणि 14.24 चौ. मी. तसेच सोबत दोन स्लॉट सर्फेस कार पार्किंग स्पेस नं. पी1-158 आणि 162((Survey Number : Survey No. 312/1A (pt), 312/1B, 313/1 to 3, 314/1 to 9, 315/1 to 3, 316[Pt], 317/1 to 4, 318/1B, 318/1C, 318/1D/1, 319/1B/2, 321/3/1, 321/3/2 ;))
(5) क्षेत्रफळ	103.37 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या लिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाच्या हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-रमेश चतुर्वेदी .- वय:-59 पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव. , ब्लॉक नं. सदनिका क्र. 2403, 24 वा मजला, विंग ए. द वेरंटोण , रोड नं. पोखरण रोड नं. 2, चितळसर मानपाडा, ठाणे (प.) , महाराष्ट्र. THANE. पिन कोड:-400610 पॅन नं.-ADEPC8117H 2): नाव:-आभा रमेश चतुर्वेदी .- वय:-57 पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव. , ब्लॉक नं. सदनिका क्र. 2403, 24 वा मजला, विंग ए. द वेरंटोण , रोड नं. पोखरण रोड नं. 2, चितळसर मानपाडा, ठाणे (प.) , महाराष्ट्र. THANE. पिन कोड:-400610 पॅन नं.-ALVPC4900D
(8)दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाच्या हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-ऋतु त्रिलोक गुप्ता .- वय:-52; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव. , ब्लॉक नं. 403, ऑलीविया.ए. द वेरंटोण, निळकंठ वुड्स, रोड नं. मुल्ला बाग, मानपाडा, ठाणे (प.) , महाराष्ट्र, ठाणे. पिन कोड:-400610 पॅन नं.-AKPPG7443L 2): नाव:-त्रिलोक बंधु गुप्ता .- वय:-56; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव. , ब्लॉक नं. 403, ऑलीविया.ए. द वेरंटोण, निळकंठ वुड्स, रोड नं. मुल्ला बाग, मानपाडा, ठाणे (प.) , महाराष्ट्र, ठाणे. पिन कोड:-400610 पॅन नं.-AETPG6195H
(9) दस्तऐवज करून दिल्याचा दिनांक	31/07/2023
(10)दस्त नोंदणी केल्याचा दिनांक	31/07/2023
(11)अनुक्रमांक,खंड व पृष्ठ	10942/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1557500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000

Price Indicators Projects nearby Locality

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₹1.58 Cr EMI - ₹71k | [Get pre-approved loan](#)

2 BHK 960 Sq-ft Flat For Sale **Sainath Nagar Majiwada, Thane**



2 Beds 2 Baths 3 Balconies 1 Covered Parking

Carpet Area
840 sqft
₹18,810/sqft

Floor
5 (Out of 36 Floors)

Lifts
4

Developer
Ashwin Sheth Group

Transaction Type
New Property

Furnished Status
Semi-Furnished

Project
Sheth Vasant Lawns

Facing
East

Car Parking
1 Covered, 1 Open

✔ East Facing Property

Contact Agent
Get Phone No.

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Samrin Heritage RERA

By [Sainath Group](#)


Opp. Sarovar Dargan, D/Aameda Road, Fardisgumada, Thane West, Thane

₹1.03 Cr - 3.13 Cr

EMI starts at ₹51,294


Agreement till 14 Nov 2024

Contact Sellers




Project image

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Project image



21 more

1, 2, 3 BHK Apartments Configurations

Dec. 2024 Possession Starts

Price on request Avg. Price

367.00 sq.ft. - 1073.00 sq.ft. (Carpet Area) Sizes

Price Indicators Projects nearby Locality

99 acres Buy Thane X Add more

One Indiabulls Thane West, Mumbai-22 | One Indiabulls

Under Construction
Completion in Aug 2024

₹ 1.56 - 3.6 Cr + Charges

1, 2, 3 BHK Apartment

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Thane West Add more

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Price Range: ₹ 0 to ₹ 10 Cr

Property Status: Under Construction

Furnishing: Full

Property Type: Apartment

2 BHK Flat in Manisha Heights For Sale in Mulund West
₹1.79 Crores - ₹2,371 per sq.ft. | ₹1.03 Lacs/Month Estimated EM | 700 sqft Builder

Get Owner Details

Nearby: Repune Element, Amitech Business Park, R Mall, Darnley Mall, Mulund Railway Station

Price Indicators Projects nearby Locality

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Sheth Zuri WELL

By Akshay 24/7x 360/24

Proximal to Vitec Mall | Eastern Express Highway, Thane

₹1.15 Cr - 2.1 Cr | ₹26.84 K/sq.ft
EMI starts at ₹37,094

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Project Images

3, 2, 3 BHK Apartments Configurations

Dec. 2023 Possession Starts

₹26.84 K/sq.ft Avg. Price

426.00 sq.ft. - 787.00 sq.ft. Carpet Area Sizes

34 more

99acres Buy

Property of Thane West / Thane West / Business / 3BHK / 3Baths

₹2.98 Cr (₹21,751/sq.ft) **3BHK 3Baths**

Estimated EMI ₹2,38,074

REGISTERED Registration No: PVT18031715 Website: <https://maharashtra.gov.in/>

[Overview](#) [Society](#) [Dealer Details](#) [Price Trends](#) [Registry Record](#) [Society Reviews](#)

Property (16) **Society (36)**

3 people already contacted since last week

- Area:** Carpet area: 1370 sq.ft.
- Price:** ₹ 2.98 Cr+ Govt Charges & Tax @ 21,751 per sq.ft. [View Price Details](#)
- Floor Number:** 9th of 32 Floors
- Overlooking:** Park/Garden, Main Road, Others
- Bedrooms:** 3 Bedrooms, 3 Bathrooms, 1 Balcony with Pooja Room
- Location:** Piramal Vastu, Balmukund Thane
- Facing:** South
- Construction:** 0 to 1 Year Old

Price Indicators Projects nearby Locality

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 > 1800 sq.ft

₹2.90 Cr EMI: ₹1.31L | [Get loan offers from 34+ banks](#)

3 BHK 1800 Sq-ft Flat For Sale: **Majiwada, Thane**

3 Beds **3 Baths** **2 Balconies** **2 Covered Parking** **Outdoor Te...** **Laundry Serv...**

Carpet Area 1310 sqft ₹22.137/sqft	Developer Lodha	Project Lodha Luxuria	Transaction Type Resale
Status Ready to Move	Facing South	Lifts 4	Furnished Status Semi-Furnished

HOUSING.COM Buy in Thane

Home / Thane / Property for sale in Thane / 2 BHK flat / ...

2 BHK Flat **₹1.55 Cr** EMI starts at ₹6.95 k

1000 sq.ft **₹15.50 K/sq.ft** **1 Years Old** **Ready to move** **Middle of 31 floors** **East facing** **Unfurnished**

Built Up Area Avg. Price Age of property Possession status of floors Facing Furnishing

Price Indicators Projects nearby Locality

Sheth Zuri - RERA
By **ASHWIN SHETH GROUP**
Besides Viviana Mall | Eastern Express Highway, Thane

₹1.15 Cr - 2.1 Cr | ₹26.84 K/sq.ft
EMI starts at ₹5,709 K

Project Images: [SHARE](#) [SAVE](#)

1, 2, 3 BHK Apartments Configurations

Dec. 2025 Possession Starts

₹26.84 K/sq.ft Avg. Price

426.00 sq.ft. - 787.00 sq.ft. Carpet Area Sizes

34 more

Piramal Vaikunth Thane - RERA
By **PIRAMAL REALTY**
Darker Near Shreeva Nagar, Ram Maruti Nagar, Sakinaka, Thane west, Thane

₹48.5 L - 2.4 Cr | ₹14.48 K/sq.ft
EMI starts at ₹25.98 K

Project Images: [SHARE](#) [SAVE](#)

1, 1.5, 2, 3 BHK Apartments Configurations

Dec. 2025 Possession Starts

₹14.48 K/sq.ft Avg. Price

335.00 sq.ft. - 1224.00 sq.ft. Carpet Area Sizes

19 more

Price Indicators Projects nearby Locality

99acres Buy Thane X Add more

KALPATARU PARAMOUNT
Ballyum, Thane

Under Construction
Completion from Jun, 2024 onwards.

₹ 93.48 L - 1.97 Cr + Charges

2 BHK Apartment
512 - 712 sq.ft. (17'0" x 30'0" approx.)

₹ 93.48 L - 1.97 Cr + Charges

Download Brochure

square yards Home Buy Rent Invest Agents Services Resources Intelligence Prime Member

Cosmos Habitat
Majalgaon, Thane

₹ 87.20 Lac to 1.34 Cr

Status: Ready to Move

Project Size: 78 Units, 1.57 Acres

Configurations: 1, 2 BHK Flat from 496 Sq. Ft. to 701 Sq. Ft. (Carpet)

Recent Registered Sale: ₹ 87.88 L, 100 sq.ft.

WhatsApp Get a Call Back

Save Extra with 3 offers

Prime Member
Benefits worth ₹75000 or up to ₹4000

Enjoy benefits worth ₹75,000 on new property home sale. Includes valuation report & more. [Get Offer!](#)

More Offers

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 : 04.03.2024

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: 2024.03.04 11:57:33 +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 04.03.2024 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 19.02.2024. 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 Neelkanth Group
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 Vaibhav Parab – Valuation Engineer Sai Prasad – Processing Officer 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 – 19.03.2024 Valuation Date – 04.03.2024 Date of Report – 04.03.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 19.02.2024
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 **04th March 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. Neelkanth Mansions And Infrastructure Pvt. Ltd.** 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. Neelkanth Mansions And Infrastructure Pvt. Ltd.** 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

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.03.04 11:57:25 +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



Vastukala Consultants (I) Pvt. Ltd.

Think Innovate Create

An ISO 9001:2015 Certified Company

www.vastukala.org

