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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "Godrej Ascend – Phase 2 (Tower 3)"

"Godrej Ascend – Phase 2 (Tower 3)" Proposed Residential & Commercial Complex on Survey No. 234/A, 234/B, 235/A, 235/B of Village – Balkum & Survey No. 39, 40/A, 40/B, 41/A, 41/B, 41/C of Village – Dhokali, Kolshet Road, Dohali Naka, Thane, Taluka & District – Thane, Pin Code - 400 607, State - Maharashtra, Country – India.

Latitude Longitude: 19°13'42.8"N 72°58'59.3"E

Intended User:

State Bank of India

Administrative Office South Mumbai

Mumbai Main Branch Building, Gate No. 1, Horniman Circle, Mumbai Samachar Marg, Fort, Mumbai, Pin – 400 001, State - Maharashtra, Country - India

Our Pan India Presence at :

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

Regd. Office

BI-001, U/B Floor, BOOMERANG, Chandivali Farm Road, Powai, Andheri East, **Mumbai**: 400072, (M.S), India

+91 2247495919

mumbai@vastukala.co.in

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MASTER VALUATION REPORT OF "Godrej Ascend – Phase 2 (Tower 3)"

"Godrej Ascend – Phase 2 (Tower 3)" Proposed Residential & Commercial Complex on Survey No. 234/A, 234/B, 235/A, 235/B of Village – Balkum & Survey No. 39, 40/A, 40/B, 41/A, 41/B, 41/C of Village – Dhokali, Kolshet Road, Dohali Naka, Thane, Taluka & District – Thane, Pin Code - 400 607, State - Maharashtra, Country – India.

Latitude Longitude: 19°13'42.8"N 72°58'59.3"E

NAME OF DEVELOPER: M/s. Godrej Properties Limited

Pursuant to instructions from State Bank of India, Administrative Office South Mumbai, Main Branch, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on **03rd July 2024** for approval of Advance Processing Facility.

1. Location Details:

The property is situated "Godrej Ascend – Phase 2 (Tower 3)" Proposed Residential & Commercial Complex on Survey No. 234/A, 234/B, 235/A, 235/B of Village – Balkum & Survey No. 39, 40/A, 40/B, 41/A, 41/B, 41/C of Village – Dhokali, Kolshet Road, Dohali Naka, Thane, Taluka & District – Thane, Pin Code - 400 607, State - Maharashtra, Country – India. It is about 5.2 Km. travelling distance from Thane Railway Station. 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. Godrej Properties Limited	
Project Registration Number	Project	RERA Project Number
	Godrej Ascend – Phase 2	P51700046541
Register office address	M/s. Godrej Properties Limited	
	Address: Office on 5 th Floor, "Godrej One", Pirojshahnagar, Eastern Express Highway, Vikhroli (East), Mumbai, PIN Code - 400 079, State - Maharashtra, Country - India.	
Contact Numbers	Contact Person: Mr. Norbert Mendes (Builders Person - Mobile No. 9821422860) Mr. Sachin Shewale (Builder Person – Mobile No. 9324555766)	
E – mail ID And Website	sachin.shewale@godrejproperties.com nmendes@godrejproperties.com , www.godrejproperties.com	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Kolshet Road & Prathamesh Hill Building
On or towards South	Under Construction Building
On or towards East	Under Construction Building
On or towards West	Water Tank & Internal Road



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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****Administrative Office South Mumbai**

Mumbai Main Branch Building, Gate No. 1, Horniman Circle, Mumbai Samachar Marg, Fort,

Mumbai, Pin – 400 001, 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, Administrative Office South Mumbai to assess fair market value of the property for bank loan purpose.
2.	a) Date of inspection	: 03.07.2024
	b) Date on which the valuation is made	: 11.07.2024
3.	List of documents produced for perusal	
	1. Copy of Development Agreement dated 15.05.2018 with between M/s. Wellman Hindustan Private Limited (the Owner) & M/S. Ceeer Lifespaces Private Limited (The Developer), Doc. No. Thane 5 / 7065 / 2018 dated 15.05.2018.	
	2. Copy of Legal Title Report from Adv. Shivani Kumbhojkar (The Law Point) dated 29.07.2022	
	3. Copy of MAHARERA Registration Certificate of Project No. P51700046541 issued by Maharashtra Real Estate Regulatory Authority date 10.08.2022	
	4. Copy of Quality Assurance Engineer's Certificate date 31.03.2024 issued by Rajendra V. Joshi (Consulting Engineer) (As per RERA Certificate)	
	5. Copy of Architect Certificate date 31.03.2024 issued by Ar. R design Architects (As per RERA Certificate).	
	6. Copy of Tree Cutting Permission NOC No. R. No. Main – 1 / U.V.V.P.V – 23 – 45, dated 16.02.2023 issued by thane Municipal Corporation.	
	7. Copy of CA Certificate date 07.09.2023 issued by B S R & Co. LLP.	
	8. Copy of Affidavit from M/s. Godrej Properties Limited, dated 19.05.2022.	
	9. Copy of Environment Clearance Certificate No. SIA / MH / MIS / 74759 / 2021, dated 09.12.2021, issued by Government of India, Ministry of Environment, Forest & Climate Change.	
	10. Copy of Deed of Conveyance dated 19.03.2020 with between Imperial Consultants & Securities Limited (the Owner) & M/s. Ceeer Lifespaces Private Limited Doc. No. TNN – 1 / 2015 / 2020.	
	11. Copy of Further Commencement Certificate No. S05 / 0194 / 19 TMCB / TDD / (P/C) 2024 / AUTO DCR date 26.03.2024 issued by Thane Municipal Corporation	
<p style="text-align: center;">AMENDED PERMISSION / COMMENCEMENT CERTIFICATE</p> <p>परवानगी - बिल्डींग- टॉवर 1- तळ/स्टिल्ट + 44 + 45 वा पार्ट रिक्रीएशन मजला + 46 वा (पार्ट) मजला, Retail - Gr. + 1 मजला, बिल्डींग- टॉवर 2-तळ/स्टिल्ट + 42वा मजला, Retail-Gr. + 1 मजला, बिल्डींग- टॉवर 3-तळ/स्टिल्ट + 41वा मजला, बिल्डींग- टॉवर 5-तळ/स्टिल्ट + 42वा मजला, सी.सी. - बिल्डींग- टॉवर 1- तळ/स्टिल्ट + 42 मजला, Retail - Gr. + 1 मजला, बिल्डींग- टॉवर 2- तळ/स्टिल्ट + 42वा मजला, Retail - Gr. + 1 मजला, बिल्डींग- टॉवर 3- तळ/स्टिल्ट + 41वा मजला, बिल्डींग- टॉवर 5- तळ/स्टिल्ट + 42वा मजला,</p> <p>V. P. No. <u>S05/0194/19</u> TMCB/TDD/0109/PC/2024/AutoDR Date : 26/03/2024</p> <p>To, Shri / Smt. <u>Sandeep Prabhu</u> (Architect)</p> <p style="text-align: center;">For M/s, Saakaar</p> <p style="text-align: center;">Shri <u>M/s. Godrej Properties Ltd.</u> (Owners)</p>		

	12. Copy of Approved Plan No. S05 / 0194 / 19 / TMCB / TDD / 0109 / (P/C) 2024 / AUTO DCR dated 26.03.2024 issued by Thane Municipal Corporation (Number of Copies – Twenty One – Sheet No. 1 /21 to 21/21)		
	Approved Up to:		
	Phase / Tower No.	Number of Floors	
	2 / 3	Ground (Part) + Stilt (Part) + 1st to 41st Upper Floors.	
	Project Name (With address & phone nos.)	: "Godrej Ascend – Phase 2 (Tower 3)" Proposed Residential & Commercial Complex on Survey No. 234/A, 234/B, 235/A, 235/B of Village – Balkum & Survey No. 39, 40/A, 40/B, 41/A, 41/B, 41/C of Village – Dhokali, Kolshet Road, Dohali Naka, Thane, Taluka & District – Thane, Pin Code - 400 607, State - Maharashtra, Country – India.	
4.	Name of the Developer(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: M/s. Godrej Properties Limited Address: Office at 5 th Floor, "Godrej One", Pirojshanagar, Vikhroli (East) Mumbai, Pin 400 079, State - Maharashtra, Country – India. Contact Person: Mr. Norbert Mendes (Builders Person - Mobile No. 9821422860) Mr. Sachin Shewale (Builder Person – Mobile No. 9324555766)	
5.	Brief description of the property (Including Leasehold / freehold etc.)	:	
	About "Godrej Ascend – Phase 2" Project: Godrej Ascend is a project by Godrej Properties Ltd. in Thane. It is a Under Construction project. Godrej Ascend offers some of the most conveniently designed Apartment. Located in Thane West, it is a residential project. The project is spread over 6.5 Acres. Godrej Ascend offers some of the most exclusive 1 BHK, 2 BHK, 3 BHK. The address of Godrej Ascend is At Kolshet Road, Thane West. The project covers a wide area of 6 acres and includes 41+ lifestyle amenities spread across 2 Grand Clubhouses and the central greens. From sports areas to amenities for kids and retail convenience, everything here is designed to give you a remarkable life. The carefully crafted and well-organised Godrej Ascend in Thane is a recently launched project introduced in March 2022 and will be ready for possession by April 2028. The project is RERA compliant and fulfils all necessities as required by the authorities. RERA ID of Godrej Ascend is P51700046541.		
	TYPE OF THE BUILDING:		
	Phase / Tower No.	Number of Floors	
	2 / 3	Proposed Ground (Part) + Stilt (Part) + 1st to 41st Upper Floors.	
	LEVEL OF COMPLETION:		
	Phase / Tower No.	Present stage of Construction	Percentage of work completion
	2 / 3	Excavation work in Progress	0%
	DATE OF COMPLETION & FUTURE LIFE:		
	Expected completion date as informed by builder is December - 2028 (As per MAHARERA Certificate – Phase 2) Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance & Structural repairs.		

PROPOSED PROJECT AMENITIES:			
➤	Vitrified flooring for living, dining, bedrooms and kitchen.		
➤	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		
➤	Club House		
➤	Landscape Garden and Tree Planting		
➤	Gymnasium		
➤	Swimming Pool		
➤	Children's Play Area		
➤	Yoga / Meditation Area		
➤	Jogging Track		
➤	Multipurpose Room		
➤	Indoor Games		
➤	Amphitheater		
➤	Party Hall		
➤	Tennis Court		
➤	Basket Ball Court		
➤	Business Park		
➤	Party Lawn		
➤	Senior Citizen Area		
➤	Badminton Court		
➤	Skating Rink		
6.	Location of property	:	
a)	Plot No. / Survey No.	:	Survey No. 234/A, 234/B, 235/A, 235/B of Village – Balkum & Survey No. 39, 40/A, 40/B, 41/A, 41/B, 41/C of Village – Dhokali
b)	Door No.	:	Not applicable
c)	C. T.S. No. / Village	:	Survey No. 234/A, 234/B, 235/A, 235/B of Village – Balkum & Survey No. 39, 40/A, 40/B, 41/A, 41/B, 41/C of Village – Dhokali
d)	Ward / Taluka	:	Thane
e)	Mandal / District	:	Thane
7.	Postal address of the property	:	"Godrej Ascend – Phase 2 (Tower 3)" Proposed Residential & Commercial Complex on Survey No. 234/A, 234/B, 235/A, 235/B of Village – Balkum & Survey No. 39, 40/A, 40/B, 41/A, 41/B, 41/C of Village – Dhokali, Kolshet Road, Dohali Naka, Thane, Taluka & District – Thane, Pin Code - 400 607, State - Maharashtra, Country – India.
8.	City / Town	:	Thane
	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	:	Thane Municipal Corporation, Village – Balkum & Dhokali
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
	North		Phase 1 Tower 2
	South		Phase 1 Tower 4
	East		RG 1 on Ground
	West		Layout Internal Road
			As per MAHARERA
			Phase 1 Tower 2
			Phase 1 Tower 4
			RG 1 on Ground
			Layout Internal Road
			As per Site
			Kolshet Road & Prathamesh Hill Building
			Under Construction Building
			Under Construction Building
			Water Tank & Internal Road
14.1	Dimensions of the site		N. A. as the land is irregular in shape
			A
			B
			As per the Deed
			Actuals
	North	:	-
	South	:	-
	East	:	-
	West	:	-
14.2	Latitude, Longitude & Co-ordinates of property	:	19°13'42.6"N 72°58'59.4"E
14.	Extent of the site	:	Approved Plan – Total Plot area in Sq. M.
			Dhokali 26,780.00
			Balkum 6,800.00
			As per RERA Certificate
			Plot Area Sq. M. 925.26
			Structure - As per table attached to the report
15.	Extent of the site considered for Valuation (least of 14A& 14B)	:	Approved Plan – Total Plot area in Sq. M.
			Dhokali 26,780.00
			Balkum 6,800.00
			As per RERA Certificate
			Plot Area Sq. M. 925.26
			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 not yet start
II	CHARACTERSTICS OF THE SITE		
1.	Classification of locality	:	Middle Class
2.	Development of surrounding areas	:	Good

3.	Possibility of frequent flooding/ sub-merging	:	No										
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	:	All available near by										
5.	Level of land with topographical conditions	:	Plain										
6.	Shape of land	:	Irregular										
7.	Type of use to which it can be put	:	For residential purpose										
8.	Any usage restriction	:	Residential										
	Is plot in town planning approved layout?	:	Copy of Approved Plan No. S05 / 0194 / 19 / TMCB / TDD / 0109 / (P/C) 2024 / AUTO DCR dated 26.03.2024 issued by Thane Municipal Corporation (Number of Copies – Twenty One – Sheet No. 1 /21 to 21/21) Approved Up to:										
			<table border="1"> <thead> <tr> <th>Phase / Tower No.</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>2 / 3</td> <td>Ground (Part) + Stilt (Part) + 1st to 41st Upper Floors.</td> </tr> </tbody> </table>	Phase / Tower No.	Number of Floors	2 / 3	Ground (Part) + Stilt (Part) + 1 st to 41 st Upper Floors.						
Phase / Tower No.	Number of Floors												
2 / 3	Ground (Part) + Stilt (Part) + 1 st to 41 st Upper Floors.												
9.	Corner plot or intermittent plot?	:	Intermittent										
10.	Road facilities	:	Yes										
11.	Type of road available at present	:	B. T. Road										
12.	Width of road – is it below 20 ft. or more than 20 ft.	:	40.00 M. Kolshet Road										
13.	Is it a Land – Locked land?	:	No										
14.	Water potentiality	:	Municipal Water supply										
15.	Underground sewerage system	:	Connected to Municipal sewer										
16.	Is Power supply is available in the site	:	Yes										
17.	Advantages of the site	:	Located in developed area										
18.	Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc.(Distance from sea-cost / tidal level must be incorporated)	:	No										
Part – A (Valuation of land)													
1	Size of plot	:	<table border="1"> <tr> <td colspan="2">Approved Plan – Total Plot area in Sq. M.</td> </tr> <tr> <td>Dhokali</td> <td>26,780.00</td> </tr> <tr> <td>Balkum</td> <td>6,800.00</td> </tr> <tr> <td colspan="2">As per RERA Certificate</td> </tr> <tr> <td>Plot Area Sq. M.</td> <td>925.26</td> </tr> </table> <p>Structure - As per table attached to the report</p>	Approved Plan – Total Plot area in Sq. M.		Dhokali	26,780.00	Balkum	6,800.00	As per RERA Certificate		Plot Area Sq. M.	925.26
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Balkum	6,800.00												
As per RERA Certificate													
Plot Area Sq. M.	925.26												
	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 (evidence	:	Village Balkum										

	thereof to be enclosed)		₹ 1,18,300.00 per Sq. M. for Residential ₹ 30,000.00 per Sq. M. for Land																																				
			Village Dhokali ₹ 1,16,300.00 per Sq. M. for Residential ₹ 37,500.00 per Sq. M. for Land																																				
5	Assessed / adopted rate of valuation	:	As per table attached to the report																																				
6	Estimated value of land	:	<table border="1"> <tr> <th colspan="3">As per RERA Certificate Village Balkum</th> </tr> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> <tr> <td>925.26</td> <td>30,000</td> <td>2,77,57,800.00</td> </tr> <tr> <th colspan="3">As per RERA Certificate Village Dhokali</th> </tr> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> <tr> <td>925.26</td> <td>37,500</td> <td>3,46,97,250.00</td> </tr> <tr> <th colspan="3">As per Approved Plan Village Balkum</th> </tr> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> <tr> <td>6,800.00</td> <td>30,000</td> <td>20,40,00,000.00</td> </tr> <tr> <th colspan="3">As per Approved Plan Village Dhokali</th> </tr> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> <tr> <td>26,780.00</td> <td>37,500</td> <td>1,00,42,50,000.00</td> </tr> </table>	As per RERA Certificate Village Balkum			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	925.26	30,000	2,77,57,800.00	As per RERA Certificate Village Dhokali			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	925.26	37,500	3,46,97,250.00	As per Approved Plan Village Balkum			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	6,800.00	30,000	20,40,00,000.00	As per Approved Plan Village Dhokali			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	26,780.00	37,500	1,00,42,50,000.00
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26,780.00	37,500	1,00,42,50,000.00																																					
Part – B (Valuation of Building)																																							
1	Technical details of the building	:																																					
	a) Type of Building (Residential / Commercial / Industrial)	:	Residential & Commercial																																				
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	N.A. Building Construction work not yet start																																				
	c) Year of construction	:	N.A. Building Construction work not yet start																																				
	d) Number of floors and height of each floor including basement, if any	:																																					
	Phase / Tower No.		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 not yet start																																				
	ii) Interior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work not yet start																																				
	g) Date of issue and validity of layout of approved map	:	Copy of Approved Plan No. S05 / 0194 / 19 / TMCB / TDD / 0109 / (P/C) 2024 / AUTO DCR																																				

	h) Approved map / plan issuing authority	: dated 26.03.2024 issued by Thane Municipal Corporation (Number of Copies – Twenty One – Sheet No. 1 /21 to 21/21) Approved Up to: <table border="1" data-bbox="1011 412 1525 555"> <thead> <tr> <th data-bbox="1011 412 1171 483">Phase / Tower No.</th> <th data-bbox="1177 412 1525 483">Number of Floors</th> </tr> </thead> <tbody> <tr> <td data-bbox="1011 488 1171 555">2 / 3</td> <td data-bbox="1177 488 1525 555">Ground (Part) + Stilt (Part) + 1st to 41st Upper Floors.</td> </tr> </tbody> </table>	Phase / Tower No.	Number of Floors	2 / 3	Ground (Part) + Stilt (Part) + 1 st to 41 st Upper Floors.
Phase / Tower No.	Number of Floors					
2 / 3	Ground (Part) + Stilt (Part) + 1 st to 41 st Upper Floors.					
	i) Whether genuineness or authenticity of approved map / plan is verified	: Yes				
	j) Any other comments by our empaneled 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 not yet start
6.	Plastering	: N.A. Building Construction work not yet start
7.	Flooring, Skirting, dado	: N.A. Building Construction work not yet start
8.	Special finish as marble, granite, wooden paneling, grills etc.	: N.A. Building Construction work not yet start
9.	Roofing including weather proof course	: N.A. Building Construction work not yet start
10.	Drainage	: Proposed
2.	Compound Wall	:
	Height	: N.A. Building Construction work not yet start
	Length	:
	Type of construction	:
3.	Electrical installation	: N.A. Building Construction work not yet start
	Type of wiring	:
	Class of fittings (superior / ordinary / poor)	:
	Number of light points	: N.A. Building Construction work not yet start
	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 not yet start
	e) Water meters, taps etc.	:
	f) Any other fixtures	:

CONFIGURATION OF PROJECT AS PER DEVELOPER'S INFORMATION & COPY OF APPROVED PLAN NO. S05 / 0194 / 19 / TMCB / TDD / 0109 / (P/C) 2024 / AUTO DCR DATED 26.03.2024 ISSUED BY THANE MUNICIPAL CORPORATION

1) Phase - 2, Tower No. 3:

Sr. No.	Flat No.	Floor No.	Comp.	As Per Approved Plan RERA Carpet Area in Sq. Ft.	Other Area in Sq. Ft.	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 ₹
1	101	1	2 BHK	598	44	642	658	20000	1,28,40,000	1,36,10,400	28,500	18,41,840
2	102	1	3 BHK	881	53	934	969	20000	1,86,80,000	1,98,00,800	41,500	27,13,480
3	103	1	2 BHK	637	50	687	701	20000	1,37,40,000	1,45,64,400	30,500	19,61,960
4	104	1	3 BHK	897	85	982	987	20000	1,96,40,000	2,08,18,400	43,500	27,62,760
5	105	1	3 BHK	897	85	982	987	20000	1,96,40,000	2,08,18,400	43,500	27,62,760
6	201	2	2 BHK	598	44	642	658	20050	1,28,72,100	1,36,44,426	28,500	18,41,840
7	202	2	3 BHK	881	53	934	969	20050	1,87,26,700	1,98,50,302	41,500	27,13,480
8	203	2	2 BHK	637	50	687	701	20050	1,37,74,350	1,46,00,811	30,500	19,61,960
9	204	2	3 BHK	897	85	982	987	20050	1,96,89,100	2,08,70,446	43,500	27,62,760
10	205	2	3 BHK	897	85	982	987	20050	1,96,89,100	2,08,70,446	43,500	27,62,760
11	301	3	2 BHK	598	44	642	658	20100	1,29,04,200	1,36,78,452	28,500	18,41,840
12	302	3	3 BHK	881	53	934	969	20100	1,87,73,400	1,98,99,804	41,500	27,13,480
13	303	3	2 BHK	637	50	687	701	20100	1,38,08,700	1,46,37,222	30,500	19,61,960
14	304	3	3 BHK	897	85	982	987	20100	1,97,38,200	2,09,22,492	43,500	27,62,760
15	305	3	3 BHK	897	85	982	987	20100	1,97,38,200	2,09,22,492	43,500	27,62,760
16	401	4	2 BHK	598	44	642	658	20150	1,29,36,300	1,37,12,478	28,500	18,41,840
17	402	4	3 BHK	881	53	934	969	20150	1,88,20,100	1,99,49,306	41,500	27,13,480
18	403	4	2 BHK	637	50	687	701	20150	1,38,43,050	1,46,73,633	30,500	19,61,960
19	404	4	3 BHK	897	85	982	987	20150	1,97,87,300	2,09,74,538	43,500	27,62,760
20	405	4	3 BHK	897	85	982	987	20150	1,97,87,300	2,09,74,538	43,500	27,62,760
21	501	5	2 BHK	598	44	642	658	20200	1,29,68,400	1,37,46,504	28,500	18,41,840
22	502	5	3 BHK	881	53	934	969	20200	1,88,66,800	1,99,98,808	41,500	27,13,480
23	503	5	2 BHK	637	50	687	701	20200	1,38,77,400	1,47,10,044	30,500	19,61,960
24	504	5	3 BHK	897	85	982	987	20200	1,98,36,400	2,10,26,584	44,000	27,62,760
25	505	5	3 BHK	897	85	982	987	20200	1,98,36,400	2,10,26,584	44,000	27,62,760
26	601	6	2 BHK	598	44	642	658	20250	1,30,00,500	1,37,80,530	28,500	18,41,840
27	602	6	3 BHK	881	53	934	969	20250	1,89,13,500	2,00,48,310	42,000	27,13,480
28	603	6	2 BHK	637	50	687	701	20250	1,39,11,750	1,47,46,455	30,500	19,61,960
29	604	6	3 BHK	897	85	982	987	20250	1,98,85,500	2,10,78,630	44,000	27,62,760
30	605	6	3 BHK	897	85	982	987	20250	1,98,85,500	2,10,78,630	44,000	27,62,760
31	701	7	2 BHK	598	44	642	658	20300	1,30,32,600	1,38,14,556	29,000	18,41,840

Sr. No.	Flat No.	Floor No.	Comp.	As Per Approved Plan RERA Carpet Area in Sq. Ft.	Other Area in Sq. Ft.	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 ₹
32	702	7	3 BHK	881	53	934	969	20300	1,89,60,200	2,00,97,812	42,000	27,13,480
33	703	7	2 BHK	637	50	687	701	20300	1,39,46,100	1,47,82,866	31,000	19,61,960
34	704	7	3 BHK	897	85	982	987	20300	1,99,34,600	2,11,30,676	44,000	27,62,760
35	705	7	3 BHK	897	85	982	987	20300	1,99,34,600	2,11,30,676	44,000	27,62,760
36	802	8	3 BHK	881	53	934	969	20350	1,90,06,900	2,01,47,314	42,000	27,13,480
37	803	8	2 BHK	637	50	687	701	20350	1,39,80,450	1,48,19,277	31,000	19,61,960
38	804	8	3 BHK	897	85	982	987	20350	1,99,83,700	2,11,82,722	44,000	27,62,760
39	805	8	3 BHK	897	85	982	987	20350	1,99,83,700	2,11,82,722	44,000	27,62,760
40	901	9	2 BHK	598	44	642	658	20400	1,30,96,800	1,38,82,608	29,000	18,41,840
41	902	9	3 BHK	881	53	934	969	20400	1,90,53,600	2,01,96,816	42,000	27,13,480
42	903	9	2 BHK	637	50	687	701	20400	1,40,14,800	1,48,55,688	31,000	19,61,960
43	904	9	3 BHK	897	85	982	987	20400	2,00,32,800	2,12,34,768	44,000	27,62,760
44	905	9	3 BHK	897	85	982	987	20400	2,00,32,800	2,12,34,768	44,000	27,62,760
45	1001	10	2 BHK	598	44	642	658	20450	1,31,28,900	1,39,16,634	29,000	18,41,840
46	1002	10	3 BHK	881	53	934	969	20450	1,91,00,300	2,02,46,318	42,000	27,13,480
47	1003	10	2 BHK	637	50	687	701	20450	1,40,49,150	1,48,92,099	31,000	19,61,960
48	1004	10	3 BHK	897	85	982	987	20450	2,00,81,900	2,12,86,814	44,500	27,62,760
49	1005	10	3 BHK	897	85	982	987	20450	2,00,81,900	2,12,86,814	44,500	27,62,760
50	1101	11	2 BHK	598	44	642	658	20500	1,31,61,000	1,39,50,660	29,000	18,41,840
51	1102	11	3 BHK	881	53	934	969	20500	1,91,47,000	2,02,95,820	42,500	27,13,480
52	1103	11	2 BHK	637	50	687	701	20500	1,40,83,500	1,49,28,510	31,000	19,61,960
53	1104	11	3 BHK	897	85	982	987	20500	2,01,31,000	2,13,38,860	44,500	27,62,760
54	1105	11	3 BHK	897	85	982	987	20500	2,01,31,000	2,13,38,860	44,500	27,62,760
55	1201	12	2 BHK	598	44	642	658	20550	1,31,93,100	1,39,84,686	29,000	18,41,840
56	1202	12	3 BHK	881	53	934	969	20550	1,91,93,700	2,03,45,322	42,500	27,13,480
57	1203	12	2 BHK	637	50	687	701	20550	1,41,17,850	1,49,64,921	31,000	19,61,960
58	1204	12	3 BHK	897	85	982	987	20550	2,01,80,100	2,13,90,906	44,500	27,62,760
59	1205	12	3 BHK	897	85	982	987	20550	2,01,80,100	2,13,90,906	44,500	27,62,760
60	1302	13	3 BHK	881	53	934	969	20600	1,92,40,400	2,03,94,824	42,500	27,13,480
61	1303	13	2 BHK	637	50	687	701	20600	1,41,52,200	1,50,01,332	31,500	19,61,960
62	1304	13	3 BHK	897	85	982	987	20600	2,02,29,200	2,14,42,952	44,500	27,62,760
63	1305	13	3 BHK	897	85	982	987	20600	2,02,29,200	2,14,42,952	44,500	27,62,760
64	1401	14	2 BHK	598	44	642	658	20650	1,32,57,300	1,40,52,738	29,500	18,41,840
65	1402	14	3 BHK	881	53	934	969	20650	1,92,87,100	2,04,44,326	42,500	27,13,480
66	1403	14	2 BHK	637	50	687	701	20650	1,41,86,550	1,50,37,743	31,500	19,61,960

Sr. No.	Flat No.	Floor No.	Comp.	As Per Approved Plan RERA Carpet Area in Sq. Ft.	Other Area in Sq. Ft.	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 ₹
67	1404	14	3 BHK	897	85	982	987	20650	2,02,78,300	2,14,94,998	45,000	27,62,760
68	1405	14	3 BHK	897	85	982	987	20650	2,02,78,300	2,14,94,998	45,000	27,62,760
69	1501	15	2 BHK	598	44	642	658	20700	1,32,89,400	1,40,86,764	29,500	18,41,840
70	1502	15	3 BHK	881	53	934	969	20700	1,93,33,800	2,04,93,828	42,500	27,13,480
71	1503	15	2 BHK	637	50	687	701	20700	1,42,20,900	1,50,74,154	31,500	19,61,960
72	1504	15	3 BHK	897	85	982	987	20700	2,03,27,400	2,15,47,044	45,000	27,62,760
73	1505	15	3 BHK	897	85	982	987	20700	2,03,27,400	2,15,47,044	45,000	27,62,760
74	1601	16	2 BHK	598	44	642	658	20750	1,33,21,500	1,41,20,790	29,500	18,41,840
75	1602	16	3 BHK	881	53	934	969	20750	1,93,80,500	2,05,43,330	43,000	27,13,480
76	1603	16	2 BHK	637	50	687	701	20750	1,42,55,250	1,51,10,565	31,500	19,61,960
77	1604	16	3 BHK	897	85	982	987	20750	2,03,76,500	2,15,99,090	45,000	27,62,760
78	1605	16	3 BHK	897	85	982	987	20750	2,03,76,500	2,15,99,090	45,000	27,62,760
79	1701	17	2 BHK	598	44	642	658	20800	1,33,53,600	1,41,54,816	29,500	18,41,840
80	1702	17	3 BHK	881	53	934	969	20800	1,94,27,200	2,05,92,832	43,000	27,13,480
81	1703	17	2 BHK	637	50	687	701	20800	1,42,89,600	1,51,46,976	31,500	19,61,960
82	1704	17	3 BHK	897	85	982	987	20800	2,04,25,600	2,16,51,136	45,000	27,62,760
83	1705	17	3 BHK	897	85	982	987	20800	2,04,25,600	2,16,51,136	45,000	27,62,760
84	1802	18	3 BHK	881	53	934	969	20850	1,94,73,900	2,06,42,334	43,000	27,13,480
85	1803	18	2 BHK	637	50	687	701	20850	1,43,23,950	1,51,83,387	31,500	19,61,960
86	1804	18	3 BHK	897	85	982	987	20850	2,04,74,700	2,17,03,182	45,000	27,62,760
87	1805	18	3 BHK	897	85	982	987	20850	2,04,74,700	2,17,03,182	45,000	27,62,760
88	1901	19	2 BHK	598	44	642	658	20900	1,34,17,800	1,42,22,868	29,500	18,41,840
89	1902	19	3 BHK	881	53	934	969	20900	1,95,20,600	2,06,91,836	43,000	27,13,480
90	1903	19	2 BHK	637	50	687	701	20900	1,43,58,300	1,52,19,798	31,500	19,61,960
91	1904	19	3 BHK	897	85	982	987	20900	2,05,23,800	2,17,55,228	45,500	27,62,760
92	1905	19	3 BHK	897	85	982	987	20900	2,05,23,800	2,17,55,228	45,500	27,62,760
93	2001	20	2 BHK	598	44	642	658	20950	1,34,49,900	1,42,56,894	29,500	18,41,840
94	2002	20	3 BHK	881	53	934	969	20950	1,95,67,300	2,07,41,338	43,000	27,13,480
95	2003	20	2 BHK	637	50	687	701	20950	1,43,92,650	1,52,56,209	32,000	19,61,960
96	2004	20	3 BHK	897	85	982	987	20950	2,05,72,900	2,18,07,274	45,500	27,62,760
97	2005	20	3 BHK	897	85	982	987	20950	2,05,72,900	2,18,07,274	45,500	27,62,760
98	2101	21	2 BHK	598	44	642	658	21000	1,34,82,000	1,42,90,920	30,000	18,41,840
99	2102	21	3 BHK	881	53	934	969	21000	1,96,14,000	2,07,90,840	43,500	27,13,480
100	2103	21	2 BHK	637	50	687	701	21000	1,44,27,000	1,52,92,620	32,000	19,61,960
101	2104	21	3 BHK	897	85	982	987	21000	2,06,22,000	2,18,59,320	45,500	27,62,760
102	2105	21	3 BHK	897	85	982	987	21000	2,06,22,000	2,18,59,320	45,500	27,62,760

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103	2201	22	2 BHK	598	44	642	658	21050	1,35,14,100	1,43,24,946	30,000	18,41,840
104	2202	22	3 BHK	881	53	934	969	21050	1,96,60,700	2,08,40,342	43,500	27,13,480
105	2203	22	2 BHK	637	50	687	701	21050	1,44,61,350	1,53,29,031	32,000	19,61,960
106	2204	22	3 BHK	897	85	982	987	21050	2,06,71,100	2,19,11,366	45,500	27,62,760
107	2205	22	3 BHK	897	85	982	987	21050	2,06,71,100	2,19,11,366	45,500	27,62,760
108	2302	23	3 BHK	881	53	934	969	21100	1,97,07,400	2,08,89,844	43,500	27,13,480
109	2303	23	2 BHK	637	50	687	701	21100	1,44,95,700	1,53,65,442	32,000	19,61,960
110	2304	23	3 BHK	897	85	982	987	21100	2,07,20,200	2,19,63,412	46,000	27,62,760
111	2305	23	3 BHK	897	85	982	987	21100	2,07,20,200	2,19,63,412	46,000	27,62,760
112	2401	24	2 BHK	598	44	642	658	21150	1,35,78,300	1,43,92,998	30,000	18,41,840
113	2402	24	3 BHK	881	53	934	969	21150	1,97,54,100	2,09,39,346	43,500	27,13,480
114	2403	24	2 BHK	637	50	687	701	21150	1,45,30,050	1,54,01,853	32,000	19,61,960
115	2404	24	3 BHK	897	85	982	987	21150	2,07,69,300	2,20,15,458	46,000	27,62,760
116	2405	24	3 BHK	897	85	982	987	21150	2,07,69,300	2,20,15,458	46,000	27,62,760
117	2501	25	2 BHK	598	44	642	658	21200	1,36,10,400	1,44,27,024	30,000	18,41,840
118	2502	25	3 BHK	881	53	934	969	21200	1,98,00,800	2,09,88,848	43,500	27,13,480
119	2503	25	2 BHK	637	50	687	701	21200	1,45,64,400	1,54,38,264	32,000	19,61,960
120	2504	25	3 BHK	897	85	982	987	21200	2,08,18,400	2,20,67,504	46,000	27,62,760
121	2505	25	3 BHK	897	85	982	987	21200	2,08,18,400	2,20,67,504	46,000	27,62,760
122	2601	26	2 BHK	598	44	642	658	21250	1,36,42,500	1,44,61,050	30,000	18,41,840
123	2602	26	3 BHK	881	53	934	969	21250	1,98,47,500	2,10,38,350	44,000	27,13,480
124	2603	26	2 BHK	637	50	687	701	21250	1,45,98,750	1,54,74,675	32,000	19,61,960
125	2604	26	3 BHK	897	85	982	987	21250	2,08,67,500	2,21,19,550	46,000	27,62,760
126	2605	26	3 BHK	897	85	982	987	21250	2,08,67,500	2,21,19,550	46,000	27,62,760
127	2701	27	2 BHK	598	44	642	658	21300	1,36,74,600	1,44,95,076	30,000	18,41,840
128	2702	27	3 BHK	881	53	934	969	21300	1,98,94,200	2,10,87,852	44,000	27,13,480
129	2703	27	2 BHK	637	50	687	701	21300	1,46,33,100	1,55,11,086	32,500	19,61,960
130	2704	27	3 BHK	897	85	982	987	21300	2,09,16,600	2,21,71,596	46,000	27,62,760
131	2705	27	3 BHK	897	85	982	987	21300	2,09,16,600	2,21,71,596	46,000	27,62,760
132	2802	28	3 BHK	881	53	934	969	21350	1,99,40,900	2,11,37,354	44,000	27,13,480
133	2803	28	2 BHK	637	50	687	701	21350	1,46,67,450	1,55,47,497	32,500	19,61,960
134	2804	28	3 BHK	897	85	982	987	21350	2,09,65,700	2,22,23,642	46,500	27,62,760
135	2805	28	3 BHK	897	85	982	987	21350	2,09,65,700	2,22,23,642	46,500	27,62,760
136	2901	29	2 BHK	598	44	642	658	21400	1,37,38,800	1,45,63,128	30,500	18,41,840
137	2902	29	3 BHK	881	53	934	969	21400	1,99,87,600	2,11,86,856	44,000	27,13,480

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138	2903	29	2 BHK	637	50	687	701	21400	1,47,01,800	1,55,83,908	32,500	19,61,960
139	2904	29	3 BHK	897	85	982	987	21400	2,10,14,800	2,22,75,688	46,500	27,62,760
140	2905	29	3 BHK	897	85	982	987	21400	2,10,14,800	2,22,75,688	46,500	27,62,760
141	3001	30	2 BHK	598	44	642	658	21450	1,37,70,900	1,45,97,154	30,500	18,41,840
142	3002	30	3 BHK	881	53	934	969	21450	2,00,34,300	2,12,36,358	44,000	27,13,480
143	3003	30	2 BHK	637	50	687	701	21450	1,47,36,150	1,56,20,319	32,500	19,61,960
144	3004	30	3 BHK	897	85	982	987	21450	2,10,63,900	2,23,27,734	46,500	27,62,760
145	3005	30	3 BHK	897	85	982	987	21450	2,10,63,900	2,23,27,734	46,500	27,62,760
146	3101	31	2 BHK	598	44	642	658	21500	1,38,03,000	1,46,31,180	30,500	18,41,840
147	3102	31	3 BHK	881	53	934	969	21500	2,00,81,000	2,12,85,860	44,500	27,13,480
148	3103	31	2 BHK	637	50	687	701	21500	1,47,70,500	1,56,56,730	32,500	19,61,960
149	3104	31	3 BHK	897	85	982	987	21500	2,11,13,000	2,23,79,780	46,500	27,62,760
150	3105	31	3 BHK	897	85	982	987	21500	2,11,13,000	2,23,79,780	46,500	27,62,760
151	3201	32	2 BHK	598	44	642	658	21550	1,38,35,100	1,46,65,206	30,500	18,41,840
152	3202	32	3 BHK	881	53	934	969	21550	2,01,27,700	2,13,35,362	44,500	27,13,480
153	3203	32	2 BHK	637	50	687	701	21550	1,48,04,850	1,56,93,141	32,500	19,61,960
154	3204	32	3 BHK	897	85	982	987	21550	2,11,62,100	2,24,31,826	46,500	27,62,760
155	3205	32	3 BHK	897	85	982	987	21550	2,11,62,100	2,24,31,826	46,500	27,62,760
156	3302	33	3 BHK	881	53	934	969	21600	2,01,74,400	2,13,84,864	44,500	27,13,480
157	3303	33	2 BHK	637	50	687	701	21600	1,48,39,200	1,57,29,552	33,000	19,61,960
158	3304	33	3 BHK	897	85	982	987	21600	2,12,11,200	2,24,83,872	47,000	27,62,760
159	3305	33	3 BHK	897	85	982	987	21600	2,12,11,200	2,24,83,872	47,000	27,62,760
160	3401	34	2 BHK	598	44	642	658	21650	1,38,99,300	1,47,33,258	30,500	18,41,840
161	3402	34	3 BHK	881	53	934	969	21650	2,02,21,100	2,14,34,366	44,500	27,13,480
162	3403	34	2 BHK	637	50	687	701	21650	1,48,73,550	1,57,65,963	33,000	19,61,960
163	3404	34	3 BHK	897	85	982	987	21650	2,12,60,300	2,25,35,918	47,000	27,62,760
164	3405	34	3 BHK	897	85	982	987	21650	2,12,60,300	2,25,35,918	47,000	27,62,760
165	3501	35	2 BHK	598	44	642	658	21700	1,39,31,400	1,47,67,284	31,000	18,41,840
166	3502	35	3 BHK	881	53	934	969	21700	2,02,67,800	2,14,83,868	45,000	27,13,480
167	3503	35	2 BHK	637	50	687	701	21700	1,49,07,900	1,58,02,374	33,000	19,61,960
168	3504	35	3 BHK	897	85	982	987	21700	2,13,09,400	2,25,87,964	47,000	27,62,760
169	3505	35	3 BHK	897	85	982	987	21700	2,13,09,400	2,25,87,964	47,000	27,62,760
170	3601	36	2 BHK	598	44	642	658	21750	1,39,63,500	1,48,01,310	31,000	18,41,840
171	3602	36	3 BHK	881	53	934	969	21750	2,03,14,500	2,15,33,370	45,000	27,13,480
172	3603	36	2 BHK	637	50	687	701	21750	1,49,42,250	1,58,38,785	33,000	19,61,960

Sr. No.	Flat No.	Floor No.	Comp.	As Per Approved Plan RERA Carpet Area in Sq. Ft.	Other Area in Sq. Ft.	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 ₹
173	3604	36	3 BHK	897	85	982	987	21750	2,13,58,500	2,26,40,010	47,000	27,62,760
174	3605	36	3 BHK	897	85	982	987	21750	2,13,58,500	2,26,40,010	47,000	27,62,760
175	3701	37	2 BHK	598	44	642	658	21800	1,39,95,600	1,48,35,336	31,000	18,41,840
176	3702	37	3 BHK	881	53	934	969	21800	2,03,61,200	2,15,82,872	45,000	27,13,480
177	3703	37	2 BHK	637	50	687	701	21800	1,49,76,600	1,58,75,196	33,000	19,61,960
178	3704	37	3 BHK	897	85	982	987	21800	2,14,07,600	2,26,92,056	47,500	27,62,760
179	3705	37	3 BHK	897	85	982	987	21800	2,14,07,600	2,26,92,056	47,500	27,62,760
180	3802	38	3 BHK	881	53	934	969	21850	2,04,07,900	2,16,32,374	45,000	27,13,480
181	3803	38	2 BHK	637	50	687	701	21850	1,50,10,950	1,59,11,607	33,000	19,61,960
182	3804	38	3 BHK	897	85	982	987	21850	2,14,56,700	2,27,44,102	47,500	27,62,760
183	3805	38	3 BHK	897	85	982	987	21850	2,14,56,700	2,27,44,102	47,500	27,62,760
184	3901	39	2 BHK	598	44	642	658	21900	1,40,59,800	1,49,03,388	31,000	18,41,840
185	3902	39	3 BHK	881	53	934	969	21900	2,04,54,600	2,16,81,876	45,000	27,13,480
186	3903	39	2 BHK	637	50	687	701	21900	1,50,45,300	1,59,48,018	33,000	19,61,960
187	3904	39	3 BHK	897	85	982	987	21900	2,15,05,800	2,27,96,148	47,500	27,62,760
188	3905	39	3 BHK	897	85	982	987	21900	2,15,05,800	2,27,96,148	47,500	27,62,760
189	4001	40	2 BHK	598	44	642	658	21950	1,40,91,900	1,49,37,414	31,000	18,41,840
190	4002	40	3 BHK	881	53	934	969	21950	2,05,01,300	2,17,31,378	45,500	27,13,480
191	4003	40	2 BHK	637	50	687	701	21950	1,50,79,650	1,59,84,429	33,500	19,61,960
192	4004	40	3 BHK	897	85	982	987	21950	2,15,54,900	2,28,48,194	47,500	27,62,760
193	4005	40	3 BHK	897	85	982	987	21950	2,15,54,900	2,28,48,194	47,500	27,62,760
194	4101	41	2 BHK	598	44	642	658	22000	1,41,24,000	1,49,71,440	31,000	18,41,840
195	4102	41	3 BHK	881	53	934	969	22000	2,05,48,000	2,17,80,880	45,500	27,13,480
196	4103	41	2 BHK	637	50	687	701	22000	1,51,14,000	1,60,20,840	33,500	19,61,960
197	4104	41	3 BHK	897	85	982	987	22000	2,16,04,000	2,29,00,240	47,500	27,62,760
198	4105	41	3 BHK	897	85	982	987	22000	2,16,04,000	2,29,00,240	47,500	27,62,760
Total				156124	12689	168813	171736		3,54,46,23,600	3,75,73,01,016		48,08,61,920

Summary of the Project:

Phase / Tower No.	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 ₹
2 / 3	2 BHK - 75 3 BHK - 123	198	168813	171736	3,54,46,23,600.00	3,75,73,01,016.00

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	3,54,46,23,600.00
Final Realizable Value After Completion in ₹	3,75,73,01,016.00
Cost of Construction (Total Built up area x Rate) 171736 Sq. Ft. x ₹ 2800.00	48,08,60,800.00

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 ₹		:	₹ 3,54,46,23,600.00
Final Realizable Value After Completion in ₹		:	₹ 3,75,73,01,016.00

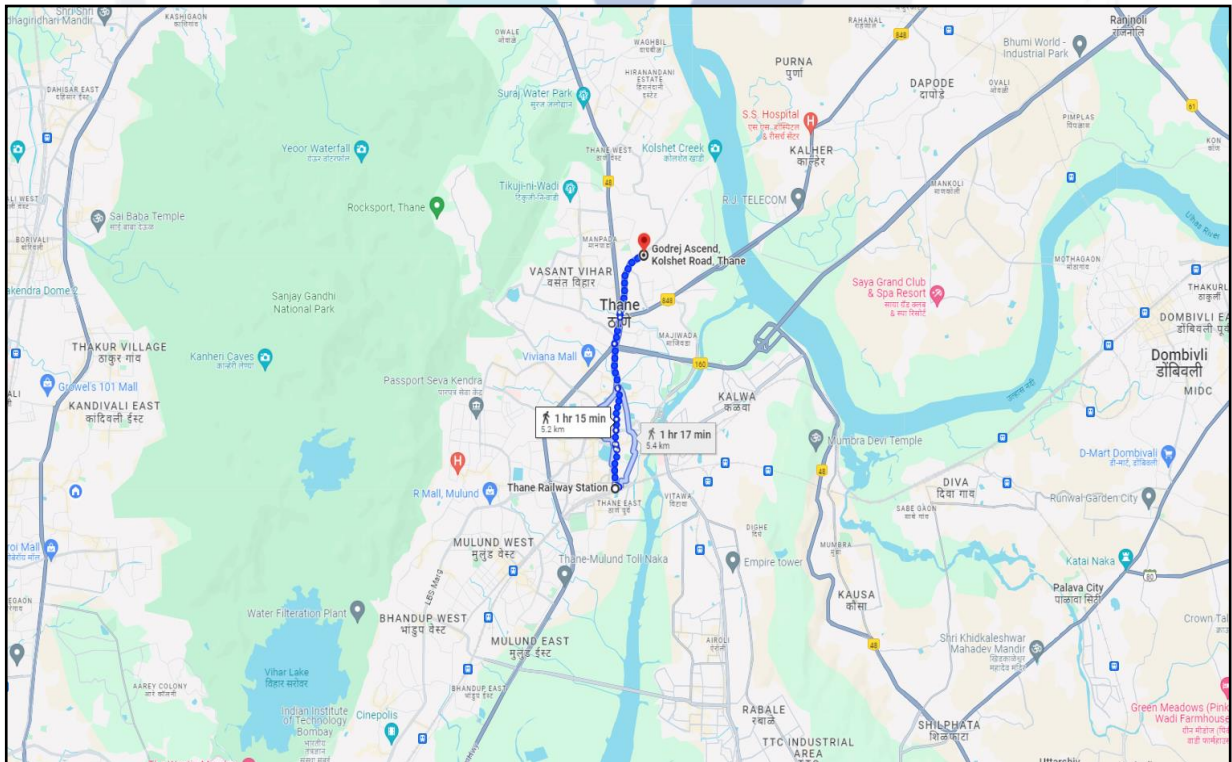
The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparable, or comps, must 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 ₹ 19,000.00 to ₹ 22,500.00 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 ₹ 20,000.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.

Actual Site Photographs



Route Map of the property

Site u/r



Latitude Longitude: 19°13'42.6"N 72°58'59.4"E

Note: The Blue line shows the route to site from nearest Railway Station (Thane – 5.2 KM.)




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नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



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

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Year: Language:

Selected District:


Select Taluka:

Select Village:

Search By: Survey No. SubZones

Enter Survey No:

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस दुकाने	औद्योगिक	एकक (Rs./)	Attribute
9/37-3क-1) कोलशेत रस्त्याच्या दोन्ही बाजू लागतचे सर्वे क्रमांक नौजे वाळकुम	30000	118300	120200	146500	120200	चौ. मीटर सर्वेक्षण नंबर



Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



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

[Home](#)
[Valuation Guidelines | User Manual](#)

Year: Language:

Selected District:

Select Taluka:

Select Village:

Search By: Survey No. SubZones

Enter Survey No:

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस दुकाने	औद्योगिक	एकक (Rs./)	Attribute
8/34-3ई-2) दोकाळी गावातील उपविभाग 3अ-2 व 3क-2 वगळता उर्वरित सिटीएस व गट नंबर सिटीएस नंबर	37500	116300	120100	144200	120100	चौ. मीटर गट नंबर

Sales Instance

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate / Sq. Ft. on Carpet Area
4710/2024	26.06.2024	1,31,70,167.00	59.68	642	20,502.00

सूची क्र.2	
471073 26-06-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	दुय्यम निबंधक : दु.नि. ठाणे 1 दस्त क्रमांक : 4710/2024 नोंदणी : Regn:63m
गावाचे नाव : ढोकाळी	
(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	13170167
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	8803654.14
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन :सदनिका नं: 3701, माळा नं: 37 वा मजला,टॉवर 3, इमारतीचे नाव: गोदरेज अॅसेंड फेज 2, रोड नं: मौजे ढोकाळी व बाळकुम,ता. जि. ठाणे, इतर माहिती: क्षेत्र-55.56 चौ. मीटर कारपेट व इतर लागतचे क्षेत्र-4.12 चौ. मीटर यांसी एकूण क्षेत्र- 59.68 चौ. मीटर कारपेट.(इतर माहिती दस्तात नमुद केल्याप्रमाणे)सोबत एक कार पार्किंग स्पेस सह((Survey Number : 39, 40, 41/1 VILLAGE DHOKALI AND SURVEY NO 234/1, 234/2, 235 VILLAGE BALKUM ;))
(5) क्षेत्रफळ	59.68 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्ताऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-गोदरेज प्रॉपर्टीज लिमिटेड चे ऑथोराइज सिग्नेटरी नॉरबर्ट मेडेस तर्फे कु. मु. म्हणुन ऋषी चौधरी वय:-35 पत्ता:-प्लॉट नं: ऑफिस, माळा नं: पाचवा मजला, इमारतीचे नाव: गोदरेज वन, ब्लॉक नं: पिरोजशानगर विक्रीळी पूर्व , रोड नं: इस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, मुम्बई. पिन कोड:-400079 पॅन नं:-AAACG3995M
(8)दस्ताऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-समिर हरिश्चंद्र देसाई वय:-48; पत्ता:-प्लॉट नं: डी44, माळा नं: -, इमारतीचे नाव: एमिरेट हिल सोसायटी, ब्लॉक नं: मुंबई पुणे हायवे नं. एनएच4, रोड नं: सोमटणा फाटा, सोमटणे, धामणे, मावळ, पुणे, महाराष्ट्र, पुणे. पिन कोड:-410506 पॅन नं:-ABBPD2000P 2): नाव:-अश्विनी समिर देसाई वय:-45; पत्ता:-प्लॉट नं: डी44, माळा नं: -, इमारतीचे नाव: एमिरेट हिल सोसायटी, ब्लॉक नं: मुंबई पुणे हायवे नं. एनएच4, रोड नं: सोमटणा फाटा, सोमटणे, धामणे, मावळ, पुणे, महाराष्ट्र, पुणे. पिन कोड:-410506 पॅन नं:-AILPD5665P 3): नाव:-सार्थक समिर देसाई वय:-20; पत्ता:-प्लॉट नं: डी44, माळा नं: -, इमारतीचे नाव: एमिरेट हिल सोसायटी, ब्लॉक नं: मुंबई पुणे हायवे नं. एनएच4, रोड नं: सोमटणा फाटा, सोमटणे, धामणे, मावळ, पुणे, महाराष्ट्र, पुणे. पिन कोड:-410506 पॅन नं:-IUPPD8185J
(9) दस्ताऐवज करून दिल्याचा दिनांक	26/06/2024
(10)दस्त नोंदणी केल्याचा दिनांक	26/06/2024
(11)अनुक्रमांक,खंड व पृष्ठ	4710/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	922000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	

Sales Instance

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate / Sq. Ft. on Carpet Area
484/2024	19.01.2024	1,77,67,711.00	86.01	926	19,192.00

सूची क्र.2	
48473 02-03-2024 Note:-Generated Through eSearch Module, For original report please contact concern SRO office.	दुय्यम निबंधक : दु.नि. ठाणे 1 दस्ता क्रमांक : 484/2024 नोंदणी : Regn:63m
गावाचे नाव : ढोकाळी	
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	17767711
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	12508890.73
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन :सदनिका नं: 2502, माळा नं: 25 वा मजला,टॉवर 3, इमारतीचे नाव: गोदरेज अॅसेंड फेज 2, रोड : मौजे ढोकाळी व बालकुम,ता. जि. ठाणे, इतर माहिती: क्षेत्र-81.07 चौ. मीटर कारपेट व इतर लगतचे क्षेत्र-4.94 चौ. मीटर यांसी एकूण क्षेत्र-86.01 चौ. मीटर कारपेट.(इतर माहिती दस्तात नमुद केल्याप्रमाणे)एक कार पार्किंग सह((Survey Number : 39, 40, 41/1 VILLAGE DHOKALI AND SURVEY NO 234/1, 234/2, 235 VILLAGE BALKUM ;))
(5) क्षेत्रफळ	86.01 चौ.मीटर
(6) आकारणी किंवा जुळी देण्यात असेल तेव्हा.	
(7) दस्ताऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-गोदरेज प्रॉपर्टीज लिमिटेड चे ऑथोराइज सिग्रेटरी नॉर्बर्ट मेंडेस तर्फे कु. मु. म्हणुन ऋषी चौधरी - - वय:-34 पत्ता:-प्लॉट नं: ऑफिस, माळा नं: पाचवा मजला, इमारतीचे नाव: गोदरेज वन, ब्लॉक नं: पिरोजशानगर विक्रोळी पूर्व , रोड नं: इस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, मुम्बई. पिन कोड:-400079 पॅन नं:-AAACG3995M
(8)दस्ताऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-आनंद वसंत म्हाडोलकर . वय:-45; पत्ता:-प्लॉट नं: ए-701, माळा नं: -, इमारतीचे नाव: पूजा गॅलक्सि, ब्लॉक नं: विजय नगरी अॅनेक्स जवळ, वाघबीळ, कावेसर, रोड नं: पोडबंदर रोड, ठाणे प , महाराष्ट्र, ठाणे. पिन कोड:-400615 पॅन नं:-AKEPM1205H 2): नाव:-अमीता आनंद म्हाडोलकर . वय:-41; पत्ता:-प्लॉट नं: ए-701, माळा नं: -, इमारतीचे नाव: पूजा गॅलक्सि, ब्लॉक नं: विजय नगरी अॅनेक्स जवळ, वाघबीळ, कावेसर, रोड नं: पोडबंदर रोड, ठाणे प , महाराष्ट्र, ठाणे. पिन कोड:-400615 पॅन नं:-AMAPR9289C
(9) दस्ताऐवज करून दिल्याचा दिनांक	19/01/2024
(10)दस्ता नोंदणी केल्याचा दिनांक	19/01/2024
(11)अनुक्रमांक,खंड व पृष्ठ	484/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1243800
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

Sales Instance

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate / Sq. Ft. on Carpet Area
2438/2024	30.03.2024	1,95,63,441.00	91.24	982.00	19,120.00

सूची क्र.2	
243873 30-03-2024 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	दुय्यम निबंधक : दु.नि. ठाणे 1 दस्ता क्रमांक : 2438/2024 नोदणी : Regn:63m
गावाचे नाव : ढोकाळी	
(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	19563441
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	13365586.108
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन :सदनिका नं: 1604, माळा नं: 16 वा मजला,टॉवर 3, इमारतीचे नाव: गोदरेज अॅसेंड फेज 2, रोड नं: मौजे ढोकाळी व बाळकुम,ता. जि. ठाणे, इतर माहिती: सदनिकेचे क्षेत्रफळ- 83.32 चौ. मीटर कारपेट व इतर लगतचे क्षेत्र- 7.92 चौ. मीटर यांचे एकूण क्षेत्रफळ- 91.24 चौ. मीटर कारपेट.(इतर माहिती दस्तात नमुद केल्याप्रमाणे)एक कार पार्किंग सह((Survey Number : 39, 40, 41/1 VILLAGE DHOKALI AND SURVEY NO 234/1, 234/2, 235 VILLAGE BALKUM ;))
(5) क्षेत्रफळ	91.24 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्ताऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-गोदरेज प्रॉपर्टीज लिमिटेड चे ऑथोराइज सिग्नेटरी नॉरबर्ट मॅडेस तर्फे कु. मु. म्हणून बिपीन महेरिया - वय:-41 पत्ता:-प्लॉट नं: ऑफिस, माळा नं: पाचवा मजला, इमारतीचे नाव: गोदरेज वन, ब्लॉक नं: पिरोजशानगर विक्रोळी पूर्व, रोड नं: इस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, मुंबई. पिन कोड:-400079 पॅन नं:-AAACG3995M
(8)दस्ताऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अंकित कटियार . वय:-33; पत्ता:-प्लॉट नं: 601, माळा नं: -, इमारतीचे नाव: शंकर रेसिडेन्सी को ऑप हौ सो, ब्लॉक नं: सेक्टर 10, खारघर, रोड नं: नवी मुंबई, महाराष्ट्र, राईगाड:(-). पिन कोड:-410210 पॅन नं:-BHSPK3465K 2): नाव:-नेहा सिंह . वय:-34; पत्ता:-प्लॉट नं: 601, माळा नं: -, इमारतीचे नाव: शंकर रेसिडेन्सी को ऑप हौ सो, ब्लॉक नं: सेक्टर 10, खारघर, रोड नं: नवी मुंबई, महाराष्ट्र, राईगाड:(-). पिन कोड:-410210 पॅन नं:-DSWPS0121R
(9) दस्ताऐवज करून दिल्याचा दिनांक	30/03/2024
(10)दस्त नोदणी केल्याचा दिनांक	30/03/2024
(11)अनुक्रमांक,खंड व पृष्ठ	2438/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1369500
(13)बाजारभावाप्रमाणे नोदणी शुल्क	30000
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील :-	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

Sales Instance Nearby

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate / Sq. Ft. on Carpet Area
4026/2024	30.05.2024	71,35,594.00	36.55	393.42	18,137.00

सूची क्र.2		दुय्यम निबंधक : दु.नि. ठाणे 1
402673	30-05-2024	दस्ता क्रमांक : 4026/2024
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोदणी : Regn:63m
गावाचे नाव : ढोकाळी		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	7135594	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5143426	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन :सदनिका नं: 4203, माळा नं: 42 वा मजला,टॉवर 4, इमारतीचे नाव: गोदरेज अॅसेंड फेज 1, रोड नं: मौजे ढोकाळी व बालकुम,ता. जि. ठाणे, इतर माहिती: क्षेत्र-35.41 चौ. मीटर कारपेट व इतर लगतचे क्षेत्र-1.14 चौ. मीटर यांसी एकूण क्षेत्र- 36.55 चौ. मीटर कारपेट.(इतर माहिती दस्तात नमुद केल्याप्रमाणे)((Survey Number : 39, 40, 41/1 VILLAGE DHOKALI AND SURVEY NO 234/1, 234/2, 235 VILLAGE BALKUM ;))	
(5) क्षेत्रफळ	36.55 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-गोदरेज प्रॉपर्टीज लिमिटेड चे ऑथोराइज सिप्रेटरी नॉरबर्ट मॅडेस तर्फे कु. मु. म्हणून ऋषी चौधरी वय:-35 पत्ता:-प्लॉट नं: ऑफिस, माळा नं: पाचवा मजला, इमारतीचे नाव: गोदरेज वन, ब्लॉक नं: पिरोजशानगर विक्रोळी पूर्व, रोड नं: इस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, मुम्बई. पिन कोड:-400079 पॅन नं:-AAACG3995M	
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सीमा एस कदम वय:-55; पत्ता:-प्लॉट नं: जी/601, माळा नं: -, इमारतीचे नाव: श्री दत्त दिगंबर को-ऑप. हौ. सो., ब्लॉक नं: जवाहर रोड, गौरी शंकर वाडी -1, पंत नगर, रोड नं: घाटकोपर, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400075 पॅन नं:-ADVPK6770D	
(9) दस्तऐवज करुन दिल्याचा दिनांक	30/05/2024	
(10)दस्त नोदणी केल्याचा दिनांक	30/05/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	4026/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	499500	
(13)बाजारभावाप्रमाणे नोदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	


Price Indicators

Comp.	Floor	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
2 BHK	20 th	magicbricks.com	642.00	1,34,00,000.00	20,872.00

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Rent ▾
Sell ▾
Home Loans ▾

₹1.34 Cr EMI - ₹ 60k | [Get Loan offers from 34+ banks](#)

2 BHK 850 Sq-ft Flat For Sale [Kolshet Road, Thane](#)



🛏️ 2 Beds
🚿 2 Baths
🏠 2 Balconies
🚗 1 Covered Parking

Carpet Area
642 sqft
₹20,872/sqft

Floor
20(Out of 48 Floors)

Lifts
4

Developer
[Godrej Properties](#)

Transaction Type
New Property

Furnished Status
Unfurnished

Project
[Godrej Ascend](#)

Facing
North

Car Parking
1 Covered

Contact Agent
Get Phone No.

👤 Last contact made 93 days ago

More Details

Price Breakup	₹1.34 Cr ₹6,000
Booking Amount	₹1.0 Lac
RERA ID	P51700034608, P51700046541
Address	Godrej Ascend, Kolshet Road, Dhokali, Thane West, Mumbai, Maharashtra, Kolshet Road, Thane, Maharashtra

Price Indicators

Comp.	Floor	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
2 BHK	-	housing.com	581.00	1,19,00,000.00	20,482.00
3 BHK	-	magicbricks.com	746.00	1,45,00,000.00	19,437.00

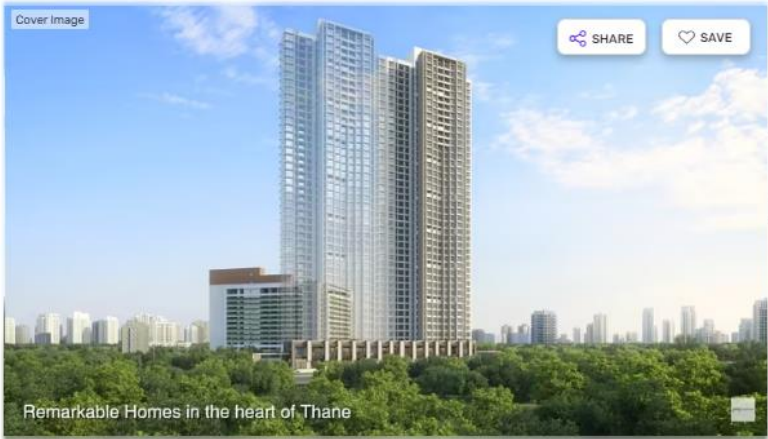
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Home / Thane / Thane West / Godrej Ascend Phase 2 Last updated: Jun 20, 2024



Godrej Ascend Phase 2 ✓ RERA

By GODREJ PROPERTIES LTD. ₹1.0 Cr - 1.19 Cr | 20.48 K - ₹22.22 K/sq.ft
EMI starts at ₹49.65 K

Godrej Ascent Phase 2, Kolshet Road, Ghodbunder Road, Thane Price includes everything except stamp... See More



Remarkable Homes in the heart of Thane

+ 9 more

1, 2 BHK Apartments Configurations

Nov, 2028 Possession Starts

20.48 K - ₹22.22 K/sq.ft Avg. Price

450 sq.ft. - 581 sq.ft. (Carpet Area) Sizes



[Contact Sellers](#)

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Home > Property for Sale in Thane > Flats for Sale in Thane > Flats for Sale in Kolshet Road > 3 BHK Flats for Sale in Kolshet Road > 820 Sq-ft

₹1.45 Cr | EMI - ₹ 65k | [How much loan can I get?](#)

3 BHK 820 Sq-ft Flat For Sale **Kolshet Road, Thane**

+5 Photos

3 Beds
3 Baths
Unfurnished

Carpet Area	Developer	Project
746 sqft ₹19,437/sqft	Godrej Properties	Godrej Ascend
Transaction Type	Furnished Status	Age Of Construction
New Property	Unfurnished	Under Construction


Price Indicators

Comp.	Floor	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
1 BHK	-	magicbricks.com	734.00	1,51,00,000.00	20,572.00

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Rent ▾
Sell ▾
Home Loans ▾

₹1.51 Cr EMI - ₹ 68k | [Can I afford it?](#) ⋮

2 BHK 1101 Sq-ft Flat For Sale [Kolshet Road, Thane](#)



2 Beds | 2 Baths | 4 Balconies | 1 Covered Parking

Carpet Area	Developer	Project
734 sqft ₹20,572/sqft	Godrej Properties	Godrej Ascend
Floor	Transaction Type	Facing
11 (Out of 46 Floors)	New Property	East
Lifts	Furnished Status	Car Parking
5	Unfurnished	1 Covered

✔ East Facing Property

Contact Agent
Get Phone No.

More Details

Price Breakup	₹1.51 Cr ₹5
Booking Amount	₹2.0 Lac
RERA ID	P51700053668
Address	Godrej Ascend, Kolshet Road, Dhokali, Thane West, Mumbai, Maharashtra, Kolshet Road, Thane, Maharashtra


Price Indicators

Comp.	Floor	Source	Super Built-up Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Super Built Area
2 BHK	-	magicbricks.com	950.00	1,39,00,000.00	14,631.00

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₹1.39 Cr [EMI - ₹ 63k](#) | [How much loan can I get?](#)

2 BHK 950 Sq-ft Flat For Sale [Kolshet Road, Thane](#)



2 Beds | 2 Baths | 1 Covered Parking | Unfurnished

Super Built-Up Area
950 sqft
₹14,631/sqft

Transaction Type
New Property

Furnished Status
Unfurnished

Developer
[Godrej Properties](#)

Facing
East

Car Parking
1 Covered

Project
[Godrej Ascend](#)

Lifts
4

Type Of Ownership
Freehold

✔ East Facing Property

Contact Agent
Get Phone No.

More Details

Price Breakup	₹1.39 Cr
Booking Amount	₹1.0 Lac
RERA ID	123456789
Address	Near Blossom school, Kolshet Road, Thane, Maharashtra
Landmarks	Prime location on kolshet premium property


Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
2 BHK	magicbricks.com	571.00	1,11,00,000.00	19,440.00

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

₹1.11 Cr [EMI - ₹ 50k](#) | [How much loan can I get?](#)

2 BHK 620 Sq-ft Flat For Sale [Kolshet Road, Thane](#)



+5 Photos

2 Beds
2 Baths
Unfurnished

Carpet Area	Developer	Project
571 sqft - ₹19,440/sqft	Godrej Properties	Godrej Ascend
Transaction Type	Furnished Status	Age Of Construction
New Property	Unfurnished	Under Construction

Contact Agent

Get Phone No.

More Details

Price Breakup	₹1.11 Cr
Address	Kolshet Road, Thane, Maharashtra


Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
2 BHK	magicbricks.com	642.00	1,30,00,000.00	20,249.00

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Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

₹1.30 Cr [EMI - ₹ 59k](#) | [Get Loan offers from 34+ banks](#)

2 BHK 700 Sq-ft Flat For Sale [Kolshet Road, Thane](#)



2 Beds | 2 Baths | 1 Balcony | Unfurnished

<p>Carpet Area 642 sqft - ₹20,249/sqft</p>	<p>Developer Godrej Properties</p>	<p>Project Godrej Ascend</p>
<p>Transaction Type New Property</p>	<p>Furnished Status Unfurnished</p>	<p>Age Of Construction Under Construction</p>

Contact Agent
Get Phone No.

More Details

Price Breakup	₹1.3 Cr
Address	Kolshet Road, Thane, Maharashtra


Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
2 BHK	magicbricks.com	620.00	1,20,00,000.00	19,355.00
3 BHK	magicbricks.com	755.00	1,47,00,000.00	19,470.00

magicbricks Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

₹1.20 Cr EMI - ₹ 54k | [Get pre-approved loan](#)

2 BHK 680 Sq-ft Flat For Sale [Kolshet Road, Thane](#)



2 Beds | 2 Baths | Unfurnished

Carpet Area
620 sqft
₹19,355/sqft

Transaction Type
New Property

Developer
[Godrej Properties](#)

Furnished Status
Unfurnished

Project
[Godrej Ascend](#)

Age Of Construction
Under Construction


+5 Photos

magicbricks Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home > Property for Sale in Thane > Flats for Sale in Thane > Flats for Sale in Kolshet Road > 3 BHK Flats for Sale in Kolshet Road > 880 Sq-ft

₹1.47 Cr EMI - ₹ 66k | [Get pre-approved loan](#)

3 BHK 880 Sq-ft Flat For Sale [Kolshet Road, Thane](#)



3 Beds | 3 Baths | 1 Balcony | Unfurnished

Carpet Area
755 sqft
₹19,470/sqft

Transaction Type
New Property

Developer
[Godrej Properties](#)

Furnished Status
Unfurnished

Project
[Godrej Ascend](#)

Age Of Construction
Under Construction

+5 Photos

Price Indicators Projects nearby Locality

Comp.	Floor	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
1 BHK	-	housing.com	429.00	83,00,000.00	19,347.00
3 BHK	-	housing.com	904.00	1,67,00,000.00	18,473.00
3 BHK	23 rd	99acrs.com	957.00	1,75,00,000.00	18,286.00

HOUSING.COM
Buy In Thane

+ Add


Download App
List Property Free
Saved

Home / Thane / Thane West / Risland The Icon Last updated: Jul 2, 2024



Risland The Icon RERA

By RISLAND

Highland Gardens Road, Dhokali, Thane West, Thane



1, 2, 3 BHK Apartments Configurations
Dec, 2025 Possession Starts
Price on request Avg. Price
429 sq.ft. - 904 sq.ft. (Carpet Area) Sizes

+
33 more

₹83.0 L - 1.67 Cr

EMI starts at ₹41.21 K

Basic Price

Contact Sellers

99acres

Home > Property in Thane > Flats in Thane > Flats in Thane West > Flats in Kolshet Road > 3 BHK Flats in Kolshet Road Posted on May 13, 2024 | Under Construction

₹1.75 Cr @ 18,286 per sq.ft.

Estimated EMI ₹1,39,773


RERA STATUS REGISTERED Registration No: P51700020196 Website: https://maharera.tn.mahaonline.gov.in/

3BHK 3Baths

Flat/Apartment for Sale

in Eternia at Kalpataru Parkcity, Kolshet Road, Thane

Overview
Society
Dealer Details
Price Trends
Society Reviews
Explore Locality



Area

Carpet area: 957 sq.ft. (88.91 sq.m.)

Configuration

3 Bedrooms, 3 Bathrooms, 1 Balcony with Pooja Room

Price

₹ 1.75 Crore+ Govt Charges & Tax @ 18,286 per sq.ft. (Negotiable)

Address

Eternia at Kalpataru Parkcity Kolshet Road, Thane

Floor Number

23rd of 42 Floors

Facing

East

Overlooking

Pool, Park/Garden, Club, Main Road

Possession in

Dec 2026 [View Construction Status](#)

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Price Indicators

Projects nearby Locality



Comp.	Source	Built u Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Built up Area
3 BHK	magicbricks.com	940.00	2,10,00,000.00	22,340.00

magicbricks Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home > Property for Sale in Thane > Flats for Sale in Thane > Flats for Sale in Dhokali > 3 BHK Flats for Sale in Dhokali > 940 Sq-ft

₹2.10 Cr EMI - ₹95k | [Get pre-approved loan](#)

3 BHK Flat For Sale in The Icon by Risland, **Dhokali, Thane**

3 Beds
 2 Baths
 4 Balconies
 Unfurnished

Jogging an...
 Outdoor Ten...

Carpet Area 940 sqft ₹22,340/sqft	Developer Risland India	Project The Icon by Risland	Floor 24(Out of 26 Floors)
Transaction Type New Property	Status Ready to Move	Facing West	Furnished Status Unfurnished

Newly Constructed Property

Contact Owner
Get Phone No.

Last contact made 1 day ago

More Details

Price Breakup	₹2.1 Cr
Address	m1, Dhokali, Thane, Maharashtra
Landmarks	Scenic views from balcony in every room. Narayana School Iskon temple walking distance.1km from Eastern Express highway.

Price Indicators

Projects nearby Locality

Comp.	Floor	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
3 BHK	10 th	magicbricks.com	1090.00	2,21,00,000.00	20,275.00


magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

[Home](#) » [Property for Sale in Thane](#) » [Flats for Sale in Thane](#) » [Flats for Sale in Kolshet](#) » [3 BHK Flats for Sale in Kolshet](#) » [1520 Sq-ft](#)

₹ 2.21 Cr

EMI - ₹ 100k | [How much loan can I get?](#)

3 BHK 1520 Sq-ft Flat For Sale [Kolshet, Thane](#)



3 Beds
3 Baths
1 Balcony
2 Covered Parking
Skylight View
Skydeck

Carpet Area 1090 sqft ₹ 20,275/sqft	Project Forestville	Floor 10(Out of 60 Floors)	Transaction Type New Property
Facing East	Lifts 6	Furnished Status Unfurnished	Car Parking 2 Covered

✔ East Facing Property OFFER Pay 25 % on Booking & Rest on Possession

Contact Agent
Get Phone No.

More Details

Price Breakup	₹ 2.21 Cr ₹ 13,080
Booking Amount	₹ 10.0 Lac
RERA ID	P51700050312
Address	Kolshet Road, Thane West, Kolshet, Thane, Maharashtra

Price Indicators Projects nearby Locality

Comp.	Floor	Source	Built u Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Built up Area
2 BHK	6 th	99acres.com	632.00	1,39,00,000.00	21,993.00
2 BHK	28 th	99acres.com	1400.00	2,80,00,000.00	20,000.00

99acres Buy ▾ Enter Locality / Project / Society / Landmark

Home > Property in Thane > Flats in Thane > Flats in Thane West > Flats in Kolshet Road > 2 BHK Flats in Kolshet Road Posted on May 31, 2024 | Under Construction

₹1.39 Cr @ 21,993 per sq.ft. **2BHK 2Baths**
 Flat/Apartment for Sale
 in Immensa by Kalpataru, Kolshet Road, Thane

Estimated EMI ₹ 1,11,020

RERA STATUS ● REGISTERED | Registration No: P51700001039 | Website: <https://maharera.mahaonline.gov.in/>

[Overview](#) | [Society](#) | [Owner Details](#) | [Price Trends](#) | [Registry Record](#) | [Society Reviews](#) >

Property (4) | Society (51)

Area
 Carpet area: 632 sq.ft. (58.71 sq.m.)

Configuration
 2 Bedrooms, 2 Bathrooms, No Balcony

Price
 ₹ 1.39 Crore
 @ 21,993 per sq.ft. (All Inclusive, Negotiable)

Address
 Immensa by Kalpataru
 Kolshet Road, Thane

Floor Number
 6th of 32 Floors

Possession in
 Within 6 months [View Construction Status](#)

Photos (1/4)

99acres Buy ▾ Enter Locality / Project / Society / Landmark

Home > Flats in Thane > Flats in Thane West > Flats in Kolshet Road > 4 BHK Flats in Kolshet Road

₹2.8 Cr @ 13,333 per sq.ft. **4BHK 4Baths**
 Flat/Apartment for Sale
 in Kolshet Road, Thane, Kolshet Road, Thane

Estimated EMI ₹ 2,23,637

RERA STATUS ● NOT AVAILABLE | Website: <https://maharera.mahaonline.gov.in/>

[Overview](#) | [Dealer Details](#) | [Price Trends](#) | [Registry Record](#) | [Explore Locality](#) | [Recomm](#) >

Property (0) | Explore Locality Photos/Videos

Area
 Built Up area: 2100 sq.ft. (195.1 sq.m.)
 Carpet area: 1400 sq.ft. (130.06 sq.m.)

Configuration
 4 Bedrooms, 4 Bathrooms, 1 Balcony with Pooja Room

Price
 ₹ 2.8 Crore+ Govt Charges & Tax
 @ 13,333 per sq.ft. [View Price Details](#)

Address
 Kolshet Road, Thane
 Kolshet Road, Thane

Floor Number
 28th of 30 Floors

Facing
 East

Overlooking
 Pool, Park/Garden, Main Road, Others

Possession in
 Dec 2024

Photos not shared by advertiser
[Request Photos](#)

Price Indicators Projects nearby Locality

Comp.	Floor	Source	Built u Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Built up Area
1 BHK	2 nd	99acres.com	968.00	2,10,00,000.00	21,694.00
1 BHK	11 th	99acres.com	636.00	1,20,00,000.00	18,867.00

99acres
Buy ▾ Enter Locality / Project / Society / Landmark

Home > Property in Thane > Flats in Thane > Flats in Thane West > Flats in Kolshet Road > 3 BHK Flats in Kolshet Road

₹ 2.1 Cr

@ 21,694 per sq.ft.

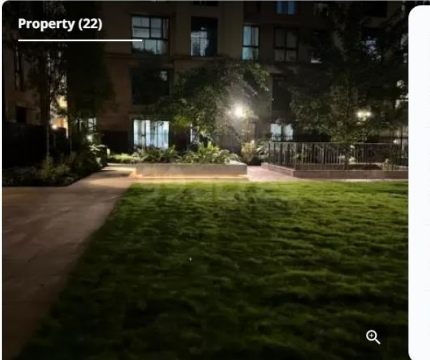
Estimated EMI ₹ 1,67,728

3BHK 3Baths

Flat/Apartment for Sale
in Lodha Sterling, Kolshet Road, Thane

RERA STATUS NOT AVAILABLE
Website: <https://maharera.t.mahaonline.gov.in/>

Overview
Dealer Details
Price Trends
Registry Record
Explore Locality
Recomm >



Property (22)

Area

Super Built up area 1518 sq.ft. (141.03 sq.m.)

Built Up area: 1290 sq.ft. (119.84 sq.m.)

Carpet area: 968 sq.ft. (89.93 sq.m.)

Price

₹ 2.1 Crore+ Govt Charges & Tax @ 21,694 per sq.ft. (Negotiable) [View Price Details](#)

Address

Lodha Sterling
Kolshet Road, Thane

Floor Number

2nd of 8 Floors

Facing

West

Overlooking

Pool, Park/Garden, Main Road, Others, Club

Property Age

Under Construction

99acres
Buy ▾ Enter Locality / Project / Society / Landmark

Home > Property in Thane > Flats in Thane > Flats in Thane West > Flats in Kolshet Road > 2 BHK Flats in Kolshet Road

Posted on May 29, 2024 | Under Construction

₹ 1.2 Cr

@ 18,867 per sq.ft.


Estimated EMI ₹ 95,844

2BHK 2Baths

Flat/Apartment for Sale
in Eternia at Kalpataru Parkcity, Kolshet Road, Thane

RERA STATUS REGISTERED
Registration No: P51700020196 | Website: <https://maharera.t.mahaonline.gov.in/>

Overview
Society
Dealer Details
Price Trends
Society Reviews
Explore Locality >



Property (42)

Area

Carpet area: 636 sq.ft. (59.09 sq.m.)

Price

₹ 1.2 Crore+ Govt Charges & Tax @ 18,867 per sq.ft.

Address

Eternia at Kalpataru Parkcity
Kolshet Road, Thane

Floor Number

11th of 42 Floors

Facing


North-East

Overlooking

Pool, Park/Garden, Club, Main Road, Others

Possession in

Dec 2026 [View Construction Status](#)




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Valuers & Appraisers
Architects &
Interior Designers
Chartered Engineers (I)
TEV Consultants
Lender's Engineer
U/1720 MH2010 PTC237165

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: 11.07.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.



Manoj B. Chalikwar

Govt. Registered Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

SBI Empanelment No.: SME/TCC/38/IBBI/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



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(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 03.07.2024 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 11.07.2024. 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. Godrej Properties Limited
2.	Purpose of valuation and appointing authority	As per request from State Bank of India, Administrative Office South Mumbai 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 Bhagat – Valuation Engineer Bhavika Chavan / Saiprasad Patil – Technical Officer Vinita Surve – Technical Manager
4.	Disclosure of Valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment – 03.07.2024 Valuation Date – 11.07.2024 Date of Report – 11.07.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 03.07.2024
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 **11th July 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. Godrej Properties Limited**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.



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Property Title

Based on our discussion with the Client, we understand that the subject property is owned by **M/s. Godrej Properties 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



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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.



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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.

Director

Auth. Sign.

Manoj B. Chalikwar

Govt. Registered Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

SBI Empanelment No.: SME/TCC/38/IBBI/3



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