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CIN: U74120MH2010PTC207869

**Vastukala Consultants (I) Pvt. Ltd.**

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# MASTER VALUATION REPORT



## Details of the property under consideration:

**Name of Project: "Godrej Ascend – Phase 3 (Tower 5)"**

"Godrej Ascend – Phase 3 (Tower 5)" 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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# Vastukala Consultants (I) Pvt. Ltd.

Valuation Report Prepared For: State Bank of India / Administrative Office South Mumbai / Godrej Ascend – Phase 3 / (9685/2307184) Page 2 of 55

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Vastu/SBI/Mumbai/07/2024/9685/2307184  
12/01-188-SSPV  
Date: 12.07.2024

## MASTER VALUATION REPORT OF "Godrej Ascend – Phase 3 (Tower 5)"

**"Godrej Ascend – Phase 3 (Tower 5)" 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 **03<sup>rd</sup> July 2024** for approval of Advance Processing Facility.

### 1. Location Details:

The property is situated **"Godrej Ascend – Phase 3 (Tower 5)"** 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:

<b>Name of builder</b>	<b>M/s. Godrej Properties Limited</b>	
<b>Project Registration Number</b>	<b>Project</b>	<b>RERA Project Number</b>
	<b>Godrej Ascend – Phase 3</b>	<b>P51700049514</b>
<b>Register office address</b>	<b>M/s. Godrej Properties Limited</b>	
	<b>Address:</b> Office on 5 <sup>th</sup> Floor, <b>"Godrej One"</b> , Pirojshahnagar, Eastern Express Highway, Vikhroli (East), Mumbai, PIN Code - 400 079, State - Maharashtra, Country - India.	
<b>Contact Numbers</b>	<b>Contact Person:</b> Mr. Norbert Mendes (Builders Person - Mobile No. 9821422860) Mr. Sachin Shewale (Builder Person – Mobile No. 9324555766)	
<b>E – mail ID And Website</b>	<a href="mailto:sachin.shewale@godrejproperties.com">sachin.shewale@godrejproperties.com</a> <a href="mailto:nmendes@godrejproperties.com">nmendes@godrejproperties.com</a> , <a href="http://www.godrejproperties.com">www.godrejproperties.com</a>	

### 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	: 12.07.2024
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. P51700049514 issued by Maharashtra Real Estate Regulatory Authority date 15.02.2023	
	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;"><b>AMENDED PERMISSION / COMMENCEMENT CERTIFICATE</b></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- टॉवर3-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 <u>0109/PIC/2024/Andh</u> Date : <u>26/03/2024</u></p> <p>To, Shri / Smt. <u>Sandeep Prabhu</u> (Architect)</p> <p style="text-align: center;"><b>For M/s, Saakaar</b></p> <p style="text-align: center;">Shri <u>M/s. Godrej Properties Ltd.</u> (Owners)</p>	



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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)											
<b>Approved Up to:</b>											
<b>Phase / Tower No.</b>	<b>Number of Floors</b>										
3 / 5	Ground (Part) + Stilt (Part) + 1 <sup>st</sup> to 42 <sup>nd</sup> Upper Floors.										
Project Name (With address & phone nos.)	: <b>"Godrej Ascend – Phase 3 (Tower 5)"</b> 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)	: <b>M/s. Godrej Properties Limited</b>  <b>Address:</b> Office at 5 <sup>th</sup> Floor, "Godrej One", Pirojshanagar, Vikhroli (East) Mumbai, Pin 400 079, State - Maharashtra, Country – India.  <b>Contact Person:</b> 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.)	:										
<p><b>About "Godrej Ascend – Phase 3" Project:</b> 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 P51700049514.</p> <p><b>TYPE OF THE BUILDING:</b></p> <table border="1"> <thead> <tr> <th>Phase / Tower No.</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>3 / 5</td> <td>Proposed Ground (Part) + Stilt (Part) + 1<sup>st</sup> to 42<sup>nd</sup> Upper Floors.</td> </tr> </tbody> </table> <p><b>LEVEL OF COMPLETION:</b></p> <table border="1"> <thead> <tr> <th>Phase / Tower No.</th> <th>Present stage of Construction</th> <th>Percentage of work completion</th> </tr> </thead> <tbody> <tr> <td>3 / 5</td> <td>RCC work upto 1<sup>st</sup> floor slab is in progress.</td> <td>12%</td> </tr> </tbody> </table> <p><b>DATE OF COMPLETION &amp; FUTURE LIFE:</b> Expected completion date as informed by builder is <b>October - 2029 (As per MAHARERA Certificate – Phase 3)</b> Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance &amp; Structural repairs.</p>		Phase / Tower No.	Number of Floors	3 / 5	Proposed Ground (Part) + Stilt (Part) + 1 <sup>st</sup> to 42 <sup>nd</sup> Upper Floors.	Phase / Tower No.	Present stage of Construction	Percentage of work completion	3 / 5	RCC work upto 1 <sup>st</sup> floor slab is in progress.	12%
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Phase / Tower No.	Present stage of Construction	Percentage of work completion									
3 / 5	RCC work upto 1 <sup>st</sup> floor slab is in progress.	12%									

<b>PROPOSED PROJECT AMENITIES:</b>			
➤	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	:	<b>"Godrej Ascend – Phase 3 (Tower 5)"</b> 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.	<b>Boundaries of the property</b>	<b>As per Documents</b>	<b>As per MAHARERA</b>
	North	Phase 1 Tower 2	Phase 1 Tower 2
	South	Layout Internal Road & RG on Ground	Layout Internal Road & RG on Ground
	East	Layout Internal Road & STP	Layout Internal Road & STP
	West	Phase 1 Tower 4	Phase 1 Tower 4
			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. 1458.12
			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. 1458.12
			Structure - As per table attached to the report
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	N.A. Building Construction work is in progress
<b>II</b>	<b>CHARACTERSTICS OF THE SITE</b>		
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) <b>Approved Up to:</b>										
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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.	<b>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)</b>	:	No										
<b>Part – A (Valuation of land)</b>													
1	Size of plot	:	<table border="1"> <thead> <tr> <th colspan="2">Approved Plan – Total Plot area in Sq. M.</th> </tr> </thead> <tbody> <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>1458.12</td> </tr> </tbody> </table> Structure - As per table attached to the report	Approved Plan – Total Plot area in Sq. M.		Dhokali	26,780.00	Balkum	6,800.00	As per RERA Certificate		Plot Area Sq. M.	1458.12
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Plot Area Sq. M.	1458.12												
	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 thereof to be enclosed)	:	<table border="1"> <tr> <th colspan="3">Village Balkum</th> </tr> <tr> <td colspan="3">₹ 1,18,300.00 per Sq. M. for Residential</td> </tr> <tr> <td colspan="3">₹ 30,000.00 per Sq. M. for Land</td> </tr> </table> <table border="1"> <tr> <th colspan="3">Village Dhokali</th> </tr> <tr> <td colspan="3">₹ 1,16,300.00 per Sq. M. for Residential</td> </tr> <tr> <td colspan="3">₹ 37,500.00 per Sq. M. for Land</td> </tr> </table>	Village Balkum			₹ 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																				
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5	Assessed / adopted rate of valuation	:	<b>As per table attached to the report</b>																																				
6	<b>Estimated value of land</b>	:	<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>1458.12</td> <td>30,000</td> <td>4,37,43,600</td> </tr> </table> <table border="1"> <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>1458.12</td> <td>37,500</td> <td>5,46,79,500</td> </tr> </table> <table border="1"> <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> </table> <table border="1"> <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 (₹)	1458.12	30,000	4,37,43,600	As per RERA Certificate Village Dhokali			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	1458.12	37,500	5,46,79,500	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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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																																					
<b>Part – B (Valuation of Building)</b>																																							
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 is in progress																																				
	c) Year of construction	:	N.A. Building Construction work is in progress																																				
	d) Number of floors and height of each floor including basement, if any	:																																					
	<b>Phase / Tower No.</b>		<b>Number of Floors</b>																																				
	<b>3 / 5</b>		<b>Proposed Ground (Part) + Stilt (Part) + 1<sup>st</sup> to 42<sup>nd</sup> Upper Floors.</b>																																				
	e) Plinth area floor-wise	:	<b>As per table attached to the report</b>																																				
	f) Condition of the building	:																																					
	i) Exterior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress																																				
	ii) Interior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress																																				
	g) Date of issue and validity of layout of approved map	:	Copy of Approved Plan No. 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) <b>Approved Up to:</b> <table border="1" data-bbox="1015 416 1525 555"> <thead> <tr> <th data-bbox="1015 416 1171 483">Phase / Tower No.</th> <th data-bbox="1171 416 1525 483">Number of Floors</th> </tr> </thead> <tbody> <tr> <td data-bbox="1015 483 1171 555">3 / 5</td> <td data-bbox="1171 483 1525 555">Ground (Part) + Stilt (Part) + 1<sup>st</sup> to 42<sup>nd</sup> Upper Floors.</td> </tr> </tbody> </table>	Phase / Tower No.	Number of Floors	3 / 5	Ground (Part) + Stilt (Part) + 1 <sup>st</sup> to 42 <sup>nd</sup> Upper Floors.
Phase / Tower No.	Number of Floors					
3 / 5	Ground (Part) + Stilt (Part) + 1 <sup>st</sup> to 42 <sup>nd</sup> 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 is in progress
6.	Plastering	: N.A. Building Construction work is in progress
7.	Flooring, Skirting, dado	: N.A. Building Construction work is in progress
8.	Special finish as marble, granite, wooden paneling, grills etc.	: N.A. Building Construction work is in progress
9.	Roofing including weather proof course	: N.A. Building Construction work is in progress
10.	Drainage	: Proposed
<b>2.</b>	<b>Compound Wall</b>	:
	Height	: N.A. Building Construction work is in progress
	Length	:
	Type of construction	:
<b>3.</b>	<b>Electrical installation</b>	: N.A. Building Construction work is in progress
	Type of wiring	:
	Class of fittings (superior / ordinary / poor)	:
	Number of light points	: N.A. Building Construction work is in progress
	Fan points	:
	Spare plug points	:
	Any other item	: -
<b>4.</b>	<b>Plumbing installation</b>	
	a) No. of water closets and their type	:
	b) No. of wash basins	:
	c) No. of urinals	:
	d) No. of bath tubs	: N.A. Building Construction work is in progress
	e) Water meters, taps etc.	:
	f) Any other fixtures	:

**CONFIGURATION OF PROJECT AS PER DEVELOPER'S INFORMATION & 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 - 3, Tower No. 5:**

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	467	0	467	514	20000	93,40,000	99,00,400	20,500	14,38,360
2	102	1	1 BHK	392	15	407	431	20000	81,40,000	86,28,400	18,000	12,07,360
3	103	1	1 BHK	400	40	440	440	20000	88,00,000	93,28,000	19,500	12,32,000
4	104	1	1 BHK	392	15	407	431	20000	81,40,000	86,28,400	18,000	12,07,360
5	105	1	1 BHK	392	15	407	431	20000	81,40,000	86,28,400	18,000	12,07,360
6	106	1	2 BHK	471	0	471	518	20000	94,20,000	99,85,200	21,000	14,50,680
7	107	1	2 BHK	471	0	471	518	20000	94,20,000	99,85,200	21,000	14,50,680
8	108	1	2 BHK	599	47	646	659	20000	1,29,20,000	1,36,95,200	28,500	18,44,920
9	109	1	2 BHK	459	0	459	505	20000	91,80,000	97,30,800	20,500	14,13,720
10	110	1	2 BHK	459	0	459	505	20000	91,80,000	97,30,800	20,500	14,13,720
11	111	1	2 BHK	589	16	605	648	20000	1,21,00,000	1,28,26,000	26,500	18,14,120
12	112	1	2 BHK	467	0	467	514	20000	93,40,000	99,00,400	20,500	14,38,360
13	201	2	2 BHK	467	0	467	514	20050	93,63,350	99,25,151	20,500	14,38,360
14	202	2	1 BHK	392	15	407	431	20050	81,60,350	86,49,971	18,000	12,07,360
15	203	2	1 BHK	400	40	440	440	20050	88,22,000	93,51,320	19,500	12,32,000
16	204	2	1 BHK	392	15	407	431	20050	81,60,350	86,49,971	18,000	12,07,360
17	205	2	1 BHK	392	15	407	431	20050	81,60,350	86,49,971	18,000	12,07,360
18	206	2	2 BHK	471	0	471	518	20050	94,43,550	1,00,10,163	21,000	14,50,680
19	207	2	2 BHK	471	0	471	518	20050	94,43,550	1,00,10,163	21,000	14,50,680
20	208	2	2 BHK	599	47	646	659	20050	1,29,52,300	1,37,29,438	28,500	18,44,920
21	209	2	2 BHK	459	0	459	505	20050	92,02,950	97,55,127	20,500	14,13,720
22	210	2	2 BHK	459	0	459	505	20050	92,02,950	97,55,127	20,500	14,13,720
23	211	2	2 BHK	589	16	605	648	20050	1,21,30,250	1,28,58,065	27,000	18,14,120
24	212	2	2 BHK	467	0	467	514	20050	93,63,350	99,25,151	20,500	14,38,360
25	301	3	2 BHK	467	0	467	514	20100	93,86,700	99,49,902	20,500	14,38,360
26	302	3	1 BHK	392	15	407	431	20100	81,80,700	86,71,542	18,000	12,07,360
27	303	3	1 BHK	400	40	440	440	20100	88,44,000	93,74,640	19,500	12,32,000
28	304	3	1 BHK	392	15	407	431	20100	81,80,700	86,71,542	18,000	12,07,360
29	305	3	1 BHK	392	15	407	431	20100	81,80,700	86,71,542	18,000	12,07,360
30	306	3	2 BHK	471	0	471	518	20100	94,67,100	1,00,35,126	21,000	14,50,680
31	307	3	2 BHK	471	0	471	518	20100	94,67,100	1,00,35,126	21,000	14,50,680

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	308	3	2 BHK	599	47	646	659	20100	1,29,84,600	1,37,63,676	28,500	18,44,920
33	309	3	2 BHK	459	0	459	505	20100	92,25,900	97,79,454	20,500	14,13,720
34	310	3	2 BHK	459	0	459	505	20100	92,25,900	97,79,454	20,500	14,13,720
35	311	3	2 BHK	589	16	605	648	20100	1,21,60,500	1,28,90,130	27,000	18,14,120
36	312	3	2 BHK	467	0	467	514	20100	93,86,700	99,49,902	20,500	14,38,360
37	401	4	2 BHK	467	0	467	514	20150	94,10,050	99,74,653	21,000	14,38,360
38	402	4	1 BHK	392	15	407	431	20150	82,01,050	86,93,113	18,000	12,07,360
39	403	4	1 BHK	400	40	440	440	20150	88,66,000	93,97,960	19,500	12,32,000
40	404	4	1 BHK	392	15	407	431	20150	82,01,050	86,93,113	18,000	12,07,360
41	405	4	1 BHK	392	15	407	431	20150	82,01,050	86,93,113	18,000	12,07,360
42	406	4	2 BHK	471	0	471	518	20150	94,90,650	1,00,60,089	21,000	14,50,680
43	407	4	2 BHK	471	0	471	518	20150	94,90,650	1,00,60,089	21,000	14,50,680
44	408	4	2 BHK	599	47	646	659	20150	1,30,16,900	1,37,97,914	28,500	18,44,920
45	409	4	2 BHK	459	0	459	505	20150	92,48,850	98,03,781	20,500	14,13,720
46	410	4	2 BHK	459	0	459	505	20150	92,48,850	98,03,781	20,500	14,13,720
47	411	4	2 BHK	589	16	605	648	20150	1,21,90,750	1,29,22,195	27,000	18,14,120
48	412	4	2 BHK	467	0	467	514	20150	94,10,050	99,74,653	21,000	14,38,360
49	501	5	2 BHK	467	0	467	514	20200	94,33,400	99,99,404	21,000	14,38,360
50	502	5	1 BHK	392	15	407	431	20200	82,21,400	87,14,684	18,000	12,07,360
51	503	5	1 BHK	400	40	440	440	20200	88,88,000	94,21,280	19,500	12,32,000
52	504	5	1 BHK	392	15	407	431	20200	82,21,400	87,14,684	18,000	12,07,360
53	505	5	1 BHK	392	15	407	431	20200	82,21,400	87,14,684	18,000	12,07,360
54	506	5	2 BHK	471	0	471	518	20200	95,14,200	1,00,85,052	21,000	14,50,680
55	507	5	2 BHK	471	0	471	518	20200	95,14,200	1,00,85,052	21,000	14,50,680
56	508	5	2 BHK	599	47	646	659	20200	1,30,49,200	1,38,32,152	29,000	18,44,920
57	509	5	2 BHK	459	0	459	505	20200	92,71,800	98,28,108	20,500	14,13,720
58	510	5	2 BHK	459	0	459	505	20200	92,71,800	98,28,108	20,500	14,13,720
59	511	5	2 BHK	589	16	605	648	20200	1,22,21,000	1,29,54,260	27,000	18,14,120
60	512	5	2 BHK	467	0	467	514	20200	94,33,400	99,99,404	21,000	14,38,360
61	601	6	2 BHK	467	0	467	514	20250	94,56,750	1,00,24,155	21,000	14,38,360
62	602	6	1 BHK	392	15	407	431	20250	82,41,750	87,36,255	18,000	12,07,360
63	603	6	1 BHK	400	40	440	440	20250	89,10,000	94,44,600	19,500	12,32,000
64	604	6	1 BHK	392	15	407	431	20250	82,41,750	87,36,255	18,000	12,07,360
65	605	6	1 BHK	392	15	407	431	20250	82,41,750	87,36,255	18,000	12,07,360
66	606	6	2 BHK	471	0	471	518	20250	95,37,750	1,01,10,015	21,000	14,50,680

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	607	6	2 BHK	471	0	471	518	20250	95,37,750	1,01,10,015	21,000	14,50,680
68	608	6	2 BHK	599	47	646	659	20250	1,30,81,500	1,38,66,390	29,000	18,44,920
69	609	6	2 BHK	459	0	459	505	20250	92,94,750	98,52,435	20,500	14,13,720
70	610	6	2 BHK	459	0	459	505	20250	92,94,750	98,52,435	20,500	14,13,720
71	611	6	2 BHK	589	16	605	648	20250	1,22,51,250	1,29,86,325	27,000	18,14,120
72	612	6	2 BHK	467	0	467	514	20250	94,56,750	1,00,24,155	21,000	14,38,360
73	701	7	2 BHK	467	0	467	514	20300	94,80,100	1,00,48,906	21,000	14,38,360
74	702	7	1 BHK	392	15	407	431	20300	82,62,100	87,57,826	18,000	12,07,360
75	703	7	1 BHK	400	40	440	440	20300	89,32,000	94,67,920	19,500	12,32,000
76	704	7	1 BHK	392	15	407	431	20300	82,62,100	87,57,826	18,000	12,07,360
77	705	7	1 BHK	392	15	407	431	20300	82,62,100	87,57,826	18,000	12,07,360
78	706	7	2 BHK	471	0	471	518	20300	95,61,300	1,01,34,978	21,000	14,50,680
79	707	7	2 BHK	471	0	471	518	20300	95,61,300	1,01,34,978	21,000	14,50,680
80	708	7	2 BHK	599	47	646	659	20300	1,31,13,800	1,39,00,628	29,000	18,44,920
81	709	7	2 BHK	459	0	459	505	20300	93,17,700	98,76,762	20,500	14,13,720
82	710	7	2 BHK	459	0	459	505	20300	93,17,700	98,76,762	20,500	14,13,720
83	711	7	2 BHK	589	16	605	648	20300	1,22,81,500	1,30,18,390	27,000	18,14,120
84	712	7	2 BHK	467	0	467	514	20300	94,80,100	1,00,48,906	21,000	14,38,360
85	801	8	2 BHK	467	0	467	514	20350	95,03,450	1,00,73,657	21,000	14,38,360
86	802	8	1 BHK	392	15	407	431	20350	82,82,450	87,79,397	18,500	12,07,360
87	803	8	1 BHK	400	40	440	440	20350	89,54,000	94,91,240	20,000	12,32,000
88	804	8	1 BHK	392	15	407	431	20350	82,82,450	87,79,397	18,500	12,07,360
89	805	8	1 BHK	392	15	407	431	20350	82,82,450	87,79,397	18,500	12,07,360
90	806	8	2 BHK	471	0	471	518	20350	95,84,850	1,01,59,941	21,000	14,50,680
91	807	8	2 BHK	471	0	471	518	20350	95,84,850	1,01,59,941	21,000	14,50,680
92	808	8	2 BHK	599	47	646	659	20350	1,31,46,100	1,39,34,866	29,000	18,44,920
93	809	8	2 BHK	459	0	459	505	20350	93,40,650	99,01,089	20,500	14,13,720
94	811	8	2 BHK	589	16	605	648	20350	1,23,11,750	1,30,50,455	27,000	18,14,120
95	812	8	2 BHK	467	0	467	514	20350	95,03,450	1,00,73,657	21,000	14,38,360
96	901	9	2 BHK	467	0	467	514	20400	95,26,800	1,00,98,408	21,000	14,38,360
97	902	9	1 BHK	392	15	407	431	20400	83,02,800	88,00,968	18,500	12,07,360
98	903	9	1 BHK	400	40	440	440	20400	89,76,000	95,14,560	20,000	12,32,000
99	904	9	1 BHK	392	15	407	431	20400	83,02,800	88,00,968	18,500	12,07,360
100	905	9	1 BHK	392	15	407	431	20400	83,02,800	88,00,968	18,500	12,07,360
101	906	9	2 BHK	471	0	471	518	20400	96,08,400	1,01,84,904	21,000	14,50,680

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 ₹
102	907	9	2 BHK	471	0	471	518	20400	96,08,400	1,01,84,904	21,000	14,50,680
103	908	9	2 BHK	599	47	646	659	20400	1,31,78,400	1,39,69,104	29,000	18,44,920
104	909	9	2 BHK	459	0	459	505	20400	93,63,600	99,25,416	20,500	14,13,720
105	910	9	2 BHK	459	0	459	505	20400	93,63,600	99,25,416	20,500	14,13,720
106	911	9	2 BHK	589	16	605	648	20400	1,23,42,000	1,30,82,520	27,500	18,14,120
107	912	9	2 BHK	467	0	467	514	20400	95,26,800	1,00,98,408	21,000	14,38,360
108	1001	10	2 BHK	467	0	467	514	20450	95,50,150	1,01,23,159	21,000	14,38,360
109	1002	10	1 BHK	392	15	407	431	20450	83,23,150	88,22,539	18,500	12,07,360
110	1003	10	1 BHK	400	40	440	440	20450	89,98,000	95,37,880	20,000	12,32,000
111	1004	10	1 BHK	392	15	407	431	20450	83,23,150	88,22,539	18,500	12,07,360
112	1005	10	1 BHK	392	15	407	431	20450	83,23,150	88,22,539	18,500	12,07,360
113	1006	10	2 BHK	471	0	471	518	20450	96,31,950	1,02,09,867	21,500	14,50,680
114	1007	10	2 BHK	471	0	471	518	20450	96,31,950	1,02,09,867	21,500	14,50,680
115	1008	10	2 BHK	599	47	646	659	20450	1,32,10,700	1,40,03,342	29,000	18,44,920
116	1009	10	2 BHK	459	0	459	505	20450	93,86,550	99,49,743	20,500	14,13,720
117	1010	10	2 BHK	459	0	459	505	20450	93,86,550	99,49,743	20,500	14,13,720
118	1011	10	2 BHK	589	16	605	648	20450	1,23,72,250	1,31,14,585	27,500	18,14,120
119	1012	10	2 BHK	467	0	467	514	20450	95,50,150	1,01,23,159	21,000	14,38,360
120	1101	11	2 BHK	467	0	467	514	20500	95,73,500	1,01,47,910	21,000	14,38,360
121	1102	11	1 BHK	392	15	407	431	20500	83,43,500	88,44,110	18,500	12,07,360
122	1103	11	1 BHK	400	40	440	440	20500	90,20,000	95,61,200	20,000	12,32,000
123	1104	11	1 BHK	392	15	407	431	20500	83,43,500	88,44,110	18,500	12,07,360
124	1105	11	1 BHK	392	15	407	431	20500	83,43,500	88,44,110	18,500	12,07,360
125	1106	11	2 BHK	471	0	471	518	20500	96,55,500	1,02,34,830	21,500	14,50,680
126	1107	11	2 BHK	471	0	471	518	20500	96,55,500	1,02,34,830	21,500	14,50,680
127	1108	11	2 BHK	599	47	646	659	20500	1,32,43,000	1,40,37,580	29,000	18,44,920
128	1109	11	2 BHK	459	0	459	505	20500	94,09,500	99,74,070	21,000	14,13,720
129	1110	11	2 BHK	459	0	459	505	20500	94,09,500	99,74,070	21,000	14,13,720
130	1111	11	2 BHK	589	16	605	648	20500	1,24,02,500	1,31,46,650	27,500	18,14,120
131	1112	11	2 BHK	467	0	467	514	20500	95,73,500	1,01,47,910	21,000	14,38,360
132	1201	12	2 BHK	467	0	467	514	20550	95,96,850	1,01,72,661	21,000	14,38,360
133	1202	12	1 BHK	392	15	407	431	20550	83,63,850	88,65,681	18,500	12,07,360
134	1203	12	1 BHK	400	40	440	440	20550	90,42,000	95,84,520	20,000	12,32,000
135	1204	12	1 BHK	392	15	407	431	20550	83,63,850	88,65,681	18,500	12,07,360
136	1205	12	1 BHK	392	15	407	431	20550	83,63,850	88,65,681	18,500	12,07,360

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 ₹
137	1206	12	2 BHK	471	0	471	518	20550	96,79,050	1,02,59,793	21,500	14,50,680
138	1207	12	2 BHK	471	0	471	518	20550	96,79,050	1,02,59,793	21,500	14,50,680
139	1208	12	2 BHK	599	47	646	659	20550	1,32,75,300	1,40,71,818	29,500	18,44,920
140	1209	12	2 BHK	459	0	459	505	20550	94,32,450	99,98,397	21,000	14,13,720
141	1210	12	2 BHK	459	0	459	505	20550	94,32,450	99,98,397	21,000	14,13,720
142	1211	12	2 BHK	589	16	605	648	20550	1,24,32,750	1,31,78,715	27,500	18,14,120
143	1212	12	2 BHK	467	0	467	514	20550	95,96,850	1,01,72,661	21,000	14,38,360
144	1301	13	2 BHK	467	0	467	514	20600	96,20,200	1,01,97,412	21,000	14,38,360
145	1302	13	1 BHK	392	15	407	431	20600	83,84,200	88,87,252	18,500	12,07,360
146	1303	13	1 BHK	400	40	440	440	20600	90,64,000	96,07,840	20,000	12,32,000
147	1304	13	1 BHK	392	15	407	431	20600	83,84,200	88,87,252	18,500	12,07,360
148	1305	13	1 BHK	392	15	407	431	20600	83,84,200	88,87,252	18,500	12,07,360
149	1306	13	2 BHK	471	0	471	518	20600	97,02,600	1,02,84,756	21,500	14,50,680
150	1307	13	2 BHK	471	0	471	518	20600	97,02,600	1,02,84,756	21,500	14,50,680
151	1308	13	2 BHK	599	47	646	659	20600	1,33,07,600	1,41,06,056	29,500	18,44,920
152	1309	13	2 BHK	459	0	459	505	20600	94,55,400	1,00,22,724	21,000	14,13,720
153	1311	13	2 BHK	589	16	605	648	20600	1,24,63,000	1,32,10,780	27,500	18,14,120
154	1312	13	2 BHK	467	0	467	514	20600	96,20,200	1,01,97,412	21,000	14,38,360
155	1401	14	2 BHK	467	0	467	514	20650	96,43,550	1,02,22,163	21,500	14,38,360
156	1402	14	1 BHK	392	15	407	431	20650	84,04,550	89,08,823	18,500	12,07,360
157	1403	14	1 BHK	400	40	440	440	20650	90,86,000	96,31,160	20,000	12,32,000
158	1404	14	1 BHK	392	15	407	431	20650	84,04,550	89,08,823	18,500	12,07,360
159	1405	14	1 BHK	392	15	407	431	20650	84,04,550	89,08,823	18,500	12,07,360
160	1406	14	2 BHK	471	0	471	518	20650	97,26,150	1,03,09,719	21,500	14,50,680
161	1407	14	2 BHK	471	0	471	518	20650	97,26,150	1,03,09,719	21,500	14,50,680
162	1408	14	2 BHK	599	47	646	659	20650	1,33,39,900	1,41,40,294	29,500	18,44,920
163	1409	14	2 BHK	459	0	459	505	20650	94,78,350	1,00,47,051	21,000	14,13,720
164	1410	14	2 BHK	459	0	459	505	20650	94,78,350	1,00,47,051	21,000	14,13,720
165	1411	14	2 BHK	589	16	605	648	20650	1,24,93,250	1,32,42,845	27,500	18,14,120
166	1412	14	2 BHK	467	0	467	514	20650	96,43,550	1,02,22,163	21,500	14,38,360
167	1501	15	2 BHK	467	0	467	514	20700	96,66,900	1,02,46,914	21,500	14,38,360
168	1502	15	1 BHK	392	15	407	431	20700	84,24,900	89,30,394	18,500	12,07,360
169	1503	15	1 BHK	400	40	440	440	20700	91,08,000	96,54,480	20,000	12,32,000
170	1504	15	1 BHK	392	15	407	431	20700	84,24,900	89,30,394	18,500	12,07,360
171	1505	15	1 BHK	392	15	407	431	20700	84,24,900	89,30,394	18,500	12,07,360

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172	1506	15	2 BHK	471	0	471	518	20700	97,49,700	1,03,34,682	21,500	14,50,680
173	1507	15	2 BHK	471	0	471	518	20700	97,49,700	1,03,34,682	21,500	14,50,680
174	1508	15	2 BHK	599	47	646	659	20700	1,33,72,200	1,41,74,532	29,500	18,44,920
175	1509	15	2 BHK	459	0	459	505	20700	95,01,300	1,00,71,378	21,000	14,13,720
176	1510	15	2 BHK	459	0	459	505	20700	95,01,300	1,00,71,378	21,000	14,13,720
177	1511	15	2 BHK	589	16	605	648	20700	1,25,23,500	1,32,74,910	27,500	18,14,120
178	1512	15	2 BHK	467	0	467	514	20700	96,66,900	1,02,46,914	21,500	14,38,360
179	1601	16	2 BHK	467	0	467	514	20750	96,90,250	1,02,71,665	21,500	14,38,360
180	1602	16	1 BHK	392	15	407	431	20750	84,45,250	89,51,965	18,500	12,07,360
181	1603	16	1 BHK	400	40	440	440	20750	91,30,000	96,77,800	20,000	12,32,000
182	1604	16	1 BHK	392	15	407	431	20750	84,45,250	89,51,965	18,500	12,07,360
183	1605	16	1 BHK	392	15	407	431	20750	84,45,250	89,51,965	18,500	12,07,360
184	1606	16	2 BHK	471	0	471	518	20750	97,73,250	1,03,59,645	21,500	14,50,680
185	1607	16	2 BHK	471	0	471	518	20750	97,73,250	1,03,59,645	21,500	14,50,680
186	1608	16	2 BHK	599	47	646	659	20750	1,34,04,500	1,42,08,770	29,500	18,44,920
187	1609	16	2 BHK	459	0	459	505	20750	95,24,250	1,00,95,705	21,000	14,13,720
188	1610	16	2 BHK	459	0	459	505	20750	95,24,250	1,00,95,705	21,000	14,13,720
189	1611	16	2 BHK	589	16	605	648	20750	1,25,53,750	1,33,06,975	27,500	18,14,120
190	1612	16	2 BHK	467	0	467	514	20750	96,90,250	1,02,71,665	21,500	14,38,360
191	1701	17	2 BHK	467	0	467	514	20800	97,13,600	1,02,96,416	21,500	14,38,360
192	1702	17	1 BHK	392	15	407	431	20800	84,65,600	89,73,536	18,500	12,07,360
193	1703	17	1 BHK	400	40	440	440	20800	91,52,000	97,01,120	20,000	12,32,000
194	1704	17	1 BHK	392	15	407	431	20800	84,65,600	89,73,536	18,500	12,07,360
195	1705	17	1 BHK	392	15	407	431	20800	84,65,600	89,73,536	18,500	12,07,360
196	1706	17	2 BHK	471	0	471	518	20800	97,96,800	1,03,84,608	21,500	14,50,680
197	1707	17	2 BHK	471	0	471	518	20800	97,96,800	1,03,84,608	21,500	14,50,680
198	1708	17	2 BHK	599	47	646	659	20800	1,34,36,800	1,42,43,008	29,500	18,44,920
199	1709	17	2 BHK	459	0	459	505	20800	95,47,200	1,01,20,032	21,000	14,13,720
200	1710	17	2 BHK	459	0	459	505	20800	95,47,200	1,01,20,032	21,000	14,13,720
201	1711	17	2 BHK	589	16	605	648	20800	1,25,84,000	1,33,39,040	28,000	18,14,120
202	1712	17	2 BHK	467	0	467	514	20800	97,13,600	1,02,96,416	21,500	14,38,360
203	1801	18	2 BHK	467	0	467	514	20850	97,36,950	1,03,21,167	21,500	14,38,360
204	1802	18	1 BHK	392	15	407	431	20850	84,85,950	89,95,107	18,500	12,07,360
205	1803	18	1 BHK	400	40	440	440	20850	91,74,000	97,24,440	20,500	12,32,000
206	1804	18	1 BHK	392	15	407	431	20850	84,85,950	89,95,107	18,500	12,07,360
207	1805	18	1 BHK	392	15	407	431	20850	84,85,950	89,95,107	18,500	12,07,360

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208	1806	18	2 BHK	471	0	471	518	20850	98,20,350	1,04,09,571	21,500	14,50,680
209	1807	18	2 BHK	471	0	471	518	20850	98,20,350	1,04,09,571	21,500	14,50,680
210	1808	18	2 BHK	599	47	646	659	20850	1,34,69,100	1,42,77,246	29,500	18,44,920
211	1809	18	2 BHK	459	0	459	505	20850	95,70,150	1,01,44,359	21,000	14,13,720
212	1811	18	2 BHK	589	16	605	648	20850	1,26,14,250	1,33,71,105	28,000	18,14,120
213	1812	18	2 BHK	467	0	467	514	20850	97,36,950	1,03,21,167	21,500	14,38,360
214	1901	19	2 BHK	467	0	467	514	20900	97,60,300	1,03,45,918	21,500	14,38,360
215	1902	19	1 BHK	392	15	407	431	20900	85,06,300	90,16,678	19,000	12,07,360
216	1903	19	1 BHK	400	40	440	440	20900	91,96,000	97,47,760	20,500	12,32,000
217	1904	19	1 BHK	392	15	407	431	20900	85,06,300	90,16,678	19,000	12,07,360
218	1905	19	1 BHK	392	15	407	431	20900	85,06,300	90,16,678	19,000	12,07,360
219	1906	19	2 BHK	471	0	471	518	20900	98,43,900	1,04,34,534	21,500	14,50,680
220	1907	19	2 BHK	471	0	471	518	20900	98,43,900	1,04,34,534	21,500	14,50,680
221	1908	19	2 BHK	599	47	646	659	20900	1,35,01,400	1,43,11,484	30,000	18,44,920
222	1909	19	2 BHK	459	0	459	505	20900	95,93,100	1,01,68,686	21,000	14,13,720
223	1910	19	2 BHK	459	0	459	505	20900	95,93,100	1,01,68,686	21,000	14,13,720
224	1911	19	2 BHK	589	16	605	648	20900	1,26,44,500	1,34,03,170	28,000	18,14,120
225	1912	19	2 BHK	467	0	467	514	20900	97,60,300	1,03,45,918	21,500	14,38,360
226	2001	20	2 BHK	467	0	467	514	20950	97,83,650	1,03,70,669	21,500	14,38,360
227	2002	20	1 BHK	392	15	407	431	20950	85,26,650	90,38,249	19,000	12,07,360
228	2003	20	1 BHK	400	40	440	440	20950	92,18,000	97,71,080	20,500	12,32,000
229	2004	20	1 BHK	392	15	407	431	20950	85,26,650	90,38,249	19,000	12,07,360
230	2005	20	1 BHK	392	15	407	431	20950	85,26,650	90,38,249	19,000	12,07,360
231	2006	20	2 BHK	471	0	471	518	20950	98,67,450	1,04,59,497	22,000	14,50,680
232	2007	20	2 BHK	471	0	471	518	20950	98,67,450	1,04,59,497	22,000	14,50,680
233	2008	20	2 BHK	599	47	646	659	20950	1,35,33,700	1,43,45,722	30,000	18,44,920
234	2009	20	2 BHK	459	0	459	505	20950	96,16,050	1,01,93,013	21,000	14,13,720
235	2010	20	2 BHK	459	0	459	505	20950	96,16,050	1,01,93,013	21,000	14,13,720
236	2011	20	2 BHK	589	16	605	648	20950	1,26,74,750	1,34,35,235	28,000	18,14,120
237	2012	20	2 BHK	467	0	467	514	20950	97,83,650	1,03,70,669	21,500	14,38,360
238	2101	21	2 BHK	467	0	467	514	21000	98,07,000	1,03,95,420	21,500	14,38,360
239	2102	21	1 BHK	392	15	407	431	21000	85,47,000	90,59,820	19,000	12,07,360
240	2103	21	1 BHK	400	40	440	440	21000	92,40,000	97,94,400	20,500	12,32,000
241	2104	21	1 BHK	392	15	407	431	21000	85,47,000	90,59,820	19,000	12,07,360
242	2105	21	1 BHK	392	15	407	431	21000	85,47,000	90,59,820	19,000	12,07,360



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243	2106	21	2 BHK	471	0	471	518	21000	98,91,000	1,04,84,460	22,000	14,50,680
244	2107	21	2 BHK	471	0	471	518	21000	98,91,000	1,04,84,460	22,000	14,50,680
245	2108	21	2 BHK	599	47	646	659	21000	1,35,66,000	1,43,79,960	30,000	18,44,920
246	2109	21	2 BHK	459	0	459	505	21000	96,39,000	1,02,17,340	21,500	14,13,720
247	2110	21	2 BHK	459	0	459	505	21000	96,39,000	1,02,17,340	21,500	14,13,720
248	2111	21	2 BHK	589	16	605	648	21000	1,27,05,000	1,34,67,300	28,000	18,14,120
249	2112	21	2 BHK	467	0	467	514	21000	98,07,000	1,03,95,420	21,500	14,38,360
250	2201	22	2 BHK	467	0	467	514	21050	98,30,350	1,04,20,171	21,500	14,38,360
251	2202	22	1 BHK	392	15	407	431	21050	85,67,350	90,81,391	19,000	12,07,360
252	2203	22	1 BHK	400	40	440	440	21050	92,62,000	98,17,720	20,500	12,32,000
253	2204	22	1 BHK	392	15	407	431	21050	85,67,350	90,81,391	19,000	12,07,360
254	2205	22	1 BHK	392	15	407	431	21050	85,67,350	90,81,391	19,000	12,07,360
255	2206	22	2 BHK	471	0	471	518	21050	99,14,550	1,05,09,423	22,000	14,50,680
256	2207	22	2 BHK	471	0	471	518	21050	99,14,550	1,05,09,423	22,000	14,50,680
257	2208	22	2 BHK	599	47	646	659	21050	1,35,98,300	1,44,14,198	30,000	18,44,920
258	2209	22	2 BHK	459	0	459	505	21050	96,61,950	1,02,41,667	21,500	14,13,720
259	2210	22	2 BHK	459	0	459	505	21050	96,61,950	1,02,41,667	21,500	14,13,720
260	2211	22	2 BHK	589	16	605	648	21050	1,27,35,250	1,34,99,365	28,000	18,14,120
261	2212	22	2 BHK	467	0	467	514	21050	98,30,350	1,04,20,171	21,500	14,38,360
262	2301	23	2 BHK	467	0	467	514	21100	98,53,700	1,04,44,922	22,000	14,38,360
263	2302	23	1 BHK	392	15	407	431	21100	85,87,700	91,02,962	19,000	12,07,360
264	2303	23	1 BHK	400	40	440	440	21100	92,84,000	98,41,040	20,500	12,32,000
265	2304	23	1 BHK	392	15	407	431	21100	85,87,700	91,02,962	19,000	12,07,360
266	2305	23	1 BHK	392	15	407	431	21100	85,87,700	91,02,962	19,000	12,07,360
267	2306	23	2 BHK	471	0	471	518	21100	99,38,100	1,05,34,386	22,000	14,50,680
268	2307	23	2 BHK	471	0	471	518	21100	99,38,100	1,05,34,386	22,000	14,50,680
269	2308	23	2 BHK	599	47	646	659	21100	1,36,30,600	1,44,48,436	30,000	18,44,920
270	2309	23	2 BHK	459	0	459	505	21100	96,84,900	1,02,65,994	21,500	14,13,720
271	2311	23	2 BHK	589	16	605	648	21100	1,27,65,500	1,35,31,430	28,000	18,14,120
272	2312	23	2 BHK	467	0	467	514	21100	98,53,700	1,04,44,922	22,000	14,38,360
273	2401	24	2 BHK	467	0	467	514	21150	98,77,050	1,04,69,673	22,000	14,38,360
274	2402	24	1 BHK	392	15	407	431	21150	86,08,050	91,24,533	19,000	12,07,360
275	2403	24	1 BHK	400	40	440	440	21150	93,06,000	98,64,360	20,500	12,32,000
276	2404	24	1 BHK	392	15	407	431	21150	86,08,050	91,24,533	19,000	12,07,360
277	2405	24	1 BHK	392	15	407	431	21150	86,08,050	91,24,533	19,000	12,07,360

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278	2406	24	2 BHK	471	0	471	518	21150	99,61,650	1,05,59,349	22,000	14,50,680
279	2407	24	2 BHK	471	0	471	518	21150	99,61,650	1,05,59,349	22,000	14,50,680
280	2408	24	2 BHK	599	47	646	659	21150	1,36,62,900	1,44,82,674	30,000	18,44,920
281	2409	24	2 BHK	459	0	459	505	21150	97,07,850	1,02,90,321	21,500	14,13,720
282	2410	24	2 BHK	459	0	459	505	21150	97,07,850	1,02,90,321	21,500	14,13,720
283	2411	24	2 BHK	589	16	605	648	21150	1,27,95,750	1,35,63,495	28,500	18,14,120
284	2412	24	2 BHK	467	0	467	514	21150	98,77,050	1,04,69,673	22,000	14,38,360
285	2501	25	2 BHK	467	0	467	514	21200	99,00,400	1,04,94,424	22,000	14,38,360
286	2502	25	1 BHK	392	15	407	431	21200	86,28,400	91,46,104	19,000	12,07,360
287	2503	25	1 BHK	400	40	440	440	21200	93,28,000	98,87,680	20,500	12,32,000
288	2504	25	1 BHK	392	15	407	431	21200	86,28,400	91,46,104	19,000	12,07,360
289	2505	25	1 BHK	392	15	407	431	21200	86,28,400	91,46,104	19,000	12,07,360
290	2506	25	2 BHK	471	0	471	518	21200	99,85,200	1,05,84,312	22,000	14,50,680
291	2507	25	2 BHK	471	0	471	518	21200	99,85,200	1,05,84,312	22,000	14,50,680
292	2508	25	2 BHK	599	47	646	659	21200	1,36,95,200	1,45,16,912	30,000	18,44,920
293	2509	25	2 BHK	459	0	459	505	21200	97,30,800	1,03,14,648	21,500	14,13,720
294	2510	25	2 BHK	459	0	459	505	21200	97,30,800	1,03,14,648	21,500	14,13,720
295	2511	25	2 BHK	589	16	605	648	21200	1,28,26,000	1,35,95,560	28,500	18,14,120
296	2512	25	2 BHK	467	0	467	514	21200	99,00,400	1,04,94,424	22,000	14,38,360
297	2601	26	2 BHK	467	0	467	514	21250	99,23,750	1,05,19,175	22,000	14,38,360
298	2602	26	1 BHK	392	15	407	431	21250	86,48,750	91,67,675	19,000	12,07,360
299	2603	26	1 BHK	400	40	440	440	21250	93,50,000	99,11,000	20,500	12,32,000
300	2604	26	1 BHK	392	15	407	431	21250	86,48,750	91,67,675	19,000	12,07,360
301	2605	26	1 BHK	392	15	407	431	21250	86,48,750	91,67,675	19,000	12,07,360
302	2606	26	2 BHK	471	0	471	518	21250	1,00,08,750	1,06,09,275	22,000	14,50,680
303	2607	26	2 BHK	471	0	471	518	21250	1,00,08,750	1,06,09,275	22,000	14,50,680
304	2608	26	2 BHK	599	47	646	659	21250	1,37,27,500	1,45,51,150	30,500	18,44,920
305	2609	26	2 BHK	459	0	459	505	21250	97,53,750	1,03,38,975	21,500	14,13,720
306	2610	26	2 BHK	459	0	459	505	21250	97,53,750	1,03,38,975	21,500	14,13,720
307	2611	26	2 BHK	589	16	605	648	21250	1,28,56,250	1,36,27,625	28,500	18,14,120
308	2612	26	2 BHK	467	0	467	514	21250	99,23,750	1,05,19,175	22,000	14,38,360
309	2701	27	2 BHK	467	0	467	514	21300	99,47,100	1,05,43,926	22,000	14,38,360
310	2702	27	1 BHK	392	15	407	431	21300	86,69,100	91,89,246	19,000	12,07,360
311	2703	27	1 BHK	400	40	440	440	21300	93,72,000	99,34,320	20,500	12,32,000
312	2704	27	1 BHK	392	15	407	431	21300	86,69,100	91,89,246	19,000	12,07,360

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 ₹
313	2705	27	1 BHK	392	15	407	431	21300	86,69,100	91,89,246	19,000	12,07,360
314	2706	27	2 BHK	471	0	471	518	21300	1,00,32,300	1,06,34,238	22,000	14,50,680
315	2707	27	2 BHK	471	0	471	518	21300	1,00,32,300	1,06,34,238	22,000	14,50,680
316	2708	27	2 BHK	599	47	646	659	21300	1,37,59,800	1,45,85,388	30,500	18,44,920
317	2709	27	2 BHK	459	0	459	505	21300	97,76,700	1,03,63,302	21,500	14,13,720
318	2710	27	2 BHK	459	0	459	505	21300	97,76,700	1,03,63,302	21,500	14,13,720
319	2711	27	2 BHK	589	16	605	648	21300	1,28,86,500	1,36,59,690	28,500	18,14,120
320	2712	27	2 BHK	467	0	467	514	21300	99,47,100	1,05,43,926	22,000	14,38,360
321	2801	28	2 BHK	467	0	467	514	21350	99,70,450	1,05,68,677	22,000	14,38,360
322	2802	28	1 BHK	392	15	407	431	21350	86,89,450	92,10,817	19,000	12,07,360
323	2803	28	1 BHK	400	40	440	440	21350	93,94,000	99,57,640	20,500	12,32,000
324	2804	28	1 BHK	392	15	407	431	21350	86,89,450	92,10,817	19,000	12,07,360
325	2805	28	1 BHK	392	15	407	431	21350	86,89,450	92,10,817	19,000	12,07,360
326	2806	28	2 BHK	471	0	471	518	21350	1,00,55,850	1,06,59,201	22,000	14,50,680
327	2807	28	2 BHK	471	0	471	518	21350	1,00,55,850	1,06,59,201	22,000	14,50,680
328	2808	28	2 BHK	599	47	646	659	21350	1,37,92,100	1,46,19,626	30,500	18,44,920
329	2809	28	2 BHK	459	0	459	505	21350	97,99,650	1,03,87,629	21,500	14,13,720
330	2811	28	2 BHK	589	16	605	648	21350	1,29,16,750	1,36,91,755	28,500	18,14,120
331	2812	28	2 BHK	467	0	467	514	21350	99,70,450	1,05,68,677	22,000	14,38,360
332	2901	29	2 BHK	467	0	467	514	21400	99,93,800	1,05,93,428	22,000	14,38,360
333	2902	29	1 BHK	392	15	407	431	21400	87,09,800	92,32,388	19,000	12,07,360
334	2903	29	1 BHK	400	40	440	440	21400	94,16,000	99,80,960	21,000	12,32,000
335	2904	29	1 BHK	392	15	407	431	21400	87,09,800	92,32,388	19,000	12,07,360
336	2905	29	1 BHK	392	15	407	431	21400	87,09,800	92,32,388	19,000	12,07,360
337	2906	29	2 BHK	471	0	471	518	21400	1,00,79,400	1,06,84,164	22,500	14,50,680
338	2907	29	2 BHK	471	0	471	518	21400	1,00,79,400	1,06,84,164	22,500	14,50,680
339	2908	29	2 BHK	599	47	646	659	21400	1,38,24,400	1,46,53,864	30,500	18,44,920
340	2909	29	2 BHK	459	0	459	505	21400	98,22,600	1,04,11,956	21,500	14,13,720
341	2910	29	2 BHK	459	0	459	505	21400	98,22,600	1,04,11,956	21,500	14,13,720
342	2911	29	2 BHK	589	16	605	648	21400	1,29,47,000	1,37,23,820	28,500	18,14,120
343	2912	29	2 BHK	467	0	467	514	21400	99,93,800	1,05,93,428	22,000	14,38,360
344	3001	30	2 BHK	467	0	467	514	21450	1,00,17,150	1,06,18,179	22,000	14,38,360
345	3002	30	1 BHK	392	15	407	431	21450	87,30,150	92,53,959	19,500	12,07,360
346	3003	30	1 BHK	400	40	440	440	21450	94,38,000	1,00,04,280	21,000	12,32,000
347	3004	30	1 BHK	392	15	407	431	21450	87,30,150	92,53,959	19,500	12,07,360

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348	3005	30	1 BHK	392	15	407	431	21450	87,30,150	92,53,959	19,500	12,07,360
349	3006	30	2 BHK	471	0	471	518	21450	1,01,02,950	1,07,09,127	22,500	14,50,680
350	3007	30	2 BHK	471	0	471	518	21450	1,01,02,950	1,07,09,127	22,500	14,50,680
351	3008	30	2 BHK	599	47	646	659	21450	1,38,56,700	1,46,88,102	30,500	18,44,920
352	3009	30	2 BHK	459	0	459	505	21450	98,45,550	1,04,36,283	21,500	14,13,720
353	3010	30	2 BHK	459	0	459	505	21450	98,45,550	1,04,36,283	21,500	14,13,720
354	3011	30	2 BHK	589	16	605	648	21450	1,29,77,250	1,37,55,885	28,500	18,14,120
355	3012	30	2 BHK	467	0	467	514	21450	1,00,17,150	1,06,18,179	22,000	14,38,360
356	3101	31	2 BHK	467	0	467	514	21500	1,00,40,500	1,06,42,930	22,000	14,38,360
357	3102	31	1 BHK	392	15	407	431	21500	87,50,500	92,75,530	19,500	12,07,360
358	3103	31	1 BHK	400	40	440	440	21500	94,60,000	1,00,27,600	21,000	12,32,000
359	3104	31	1 BHK	392	15	407	431	21500	87,50,500	92,75,530	19,500	12,07,360
360	3105	31	1 BHK	392	15	407	431	21500	87,50,500	92,75,530	19,500	12,07,360
361	3106	31	2 BHK	471	0	471	518	21500	1,01,26,500	1,07,34,090	22,500	14,50,680
362	3107	31	2 BHK	471	0	471	518	21500	1,01,26,500	1,07,34,090	22,500	14,50,680
363	3108	31	2 BHK	599	47	646	659	21500	1,38,89,000	1,47,22,340	30,500	18,44,920
364	3109	31	2 BHK	459	0	459	505	21500	98,68,500	1,04,60,610	22,000	14,13,720
365	3110	31	2 BHK	459	0	459	505	21500	98,68,500	1,04,60,610	22,000	14,13,720
366	3111	31	2 BHK	589	16	605	648	21500	1,30,07,500	1,37,87,950	28,500	18,14,120
367	3112	31	2 BHK	467	0	467	514	21500	1,00,40,500	1,06,42,930	22,000	14,38,360
368	3201	32	2 BHK	467	0	467	514	21550	1,00,63,850	1,06,67,681	22,000	14,38,360
369	3202	32	1 BHK	392	15	407	431	21550	87,70,850	92,97,101	19,500	12,07,360
370	3203	32	1 BHK	400	40	440	440	21550	94,82,000	1,00,50,920	21,000	12,32,000
371	3204	32	1 BHK	392	15	407	431	21550	87,70,850	92,97,101	19,500	12,07,360
372	3205	32	1 BHK	392	15	407	431	21550	87,70,850	92,97,101	19,500	12,07,360
373	3206	32	2 BHK	471	0	471	518	21550	1,01,50,050	1,07,59,053	22,500	14,50,680
374	3207	32	2 BHK	471	0	471	518	21550	1,01,50,050	1,07,59,053	22,500	14,50,680
375	3208	32	2 BHK	599	47	646	659	21550	1,39,21,300	1,47,56,578	30,500	18,44,920
376	3209	32	2 BHK	459	0	459	505	21550	98,91,450	1,04,84,937	22,000	14,13,720
377	3210	32	2 BHK	459	0	459	505	21550	98,91,450	1,04,84,937	22,000	14,13,720
378	3211	32	2 BHK	589	16	605	648	21550	1,30,37,750	1,38,20,015	29,000	18,14,120
379	3212	32	2 BHK	467	0	467	514	21550	1,00,63,850	1,06,67,681	22,000	14,38,360
380	3301	33	2 BHK	467	0	467	514	21600	1,00,87,200	1,06,92,432	22,500	14,38,360
381	3302	33	1 BHK	392	15	407	431	21600	87,91,200	93,18,672	19,500	12,07,360
382	3303	33	1 BHK	400	40	440	440	21600	95,04,000	1,00,74,240	21,000	12,32,000

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383	3304	33	1 BHK	392	15	407	431	21600	87,91,200	93,18,672	19,500	12,07,360
384	3305	33	1 BHK	392	15	407	431	21600	87,91,200	93,18,672	19,500	12,07,360
385	3306	33	2 BHK	471	0	471	518	21600	1,01,73,600	1,07,84,016	22,500	14,50,680
386	3307	33	2 BHK	471	0	471	518	21600	1,01,73,600	1,07,84,016	22,500	14,50,680
387	3308	33	2 BHK	599	47	646	659	21600	1,39,53,600	1,47,90,816	31,000	18,44,920
388	3309	33	2 BHK	459	0	459	505	21600	99,14,400	1,05,09,264	22,000	14,13,720
389	3311	33	2 BHK	589	16	605	648	21600	1,30,68,000	1,38,52,080	29,000	18,14,120
390	3312	33	2 BHK	467	0	467	514	21600	1,00,87,200	1,06,92,432	22,500	14,38,360
391	3401	34	2 BHK	467	0	467	514	21650	1,01,10,550	1,07,17,183	22,500	14,38,360
392	3402	34	1 BHK	392	15	407	431	21650	88,11,550	93,40,243	19,500	12,07,360
393	3403	34	1 BHK	400	40	440	440	21650	95,26,000	1,00,97,560	21,000	12,32,000
394	3404	34	1 BHK	392	15	407	431	21650	88,11,550	93,40,243	19,500	12,07,360
395	3405	34	1 BHK	392	15	407	431	21650	88,11,550	93,40,243	19,500	12,07,360
396	3406	34	2 BHK	471	0	471	518	21650	1,01,97,150	1,08,08,979	22,500	14,50,680
397	3407	34	2 BHK	471	0	471	518	21650	1,01,97,150	1,08,08,979	22,500	14,50,680
398	3408	34	2 BHK	599	47	646	659	21650	1,39,85,900	1,48,25,054	31,000	18,44,920
399	3409	34	2 BHK	459	0	459	505	21650	99,37,350	1,05,33,591	22,000	14,13,720
400	3410	34	2 BHK	459	0	459	505	21650	99,37,350	1,05,33,591	22,000	14,13,720
401	3411	34	2 BHK	589	16	605	648	21650	1,30,98,250	1,38,84,145	29,000	18,14,120
402	3412	34	2 BHK	467	0	467	514	21650	1,01,10,550	1,07,17,183	22,500	14,38,360
403	3501	35	2 BHK	467	0	467	514	21700	1,01,33,900	1,07,41,934	22,500	14,38,360
404	3502	35	1 BHK	392	15	407	431	21700	88,31,900	93,61,814	19,500	12,07,360
405	3503	35	1 BHK	400	40	440	440	21700	95,48,000	1,01,20,880	21,000	12,32,000
406	3504	35	1 BHK	392	15	407	431	21700	88,31,900	93,61,814	19,500	12,07,360
407	3505	35	1 BHK	392	15	407	431	21700	88,31,900	93,61,814	19,500	12,07,360
408	3506	35	2 BHK	471	0	471	518	21700	1,02,20,700	1,08,33,942	22,500	14,50,680
409	3507	35	2 BHK	471	0	471	518	21700	1,02,20,700	1,08,33,942	22,500	14,50,680
410	3508	35	2 BHK	599	47	646	659	21700	1,40,18,200	1,48,59,292	31,000	18,44,920
411	3509	35	2 BHK	459	0	459	505	21700	99,60,300	1,05,57,918	22,000	14,13,720
412	3510	35	2 BHK	459	0	459	505	21700	99,60,300	1,05,57,918	22,000	14,13,720
413	3511	35	2 BHK	589	16	605	648	21700	1,31,28,500	1,39,16,210	29,000	18,14,120
414	3512	35	2 BHK	467	0	467	514	21700	1,01,33,900	1,07,41,934	22,500	14,38,360
415	3601	36	2 BHK	467	0	467	514	21750	1,01,57,250	1,07,66,685	22,500	14,38,360
416	3602	36	1 BHK	392	15	407	431	21750	88,52,250	93,83,385	19,500	12,07,360
417	3603	36	1 BHK	400	40	440	440	21750	95,70,000	1,01,44,200	21,000	12,32,000

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418	3604	36	1 BHK	392	15	407	431	21750	88,52,250	93,83,385	19,500	12,07,360
419	3605	36	1 BHK	392	15	407	431	21750	88,52,250	93,83,385	19,500	12,07,360
420	3606	36	2 BHK	471	0	471	518	21750	1,02,44,250	1,08,58,905	22,500	14,50,680
421	3607	36	2 BHK	471	0	471	518	21750	1,02,44,250	1,08,58,905	22,500	14,50,680
422	3608	36	2 BHK	599	47	646	659	21750	1,40,50,500	1,48,93,530	31,000	18,44,920
423	3609	36	2 BHK	459	0	459	505	21750	99,83,250	1,05,82,245	22,000	14,13,720
424	3610	36	2 BHK	459	0	459	505	21750	99,83,250	1,05,82,245	22,000	14,13,720
425	3611	36	2 BHK	589	16	605	648	21750	1,31,58,750	1,39,48,275	29,000	18,14,120
426	3612	36	2 BHK	467	0	467	514	21750	1,01,57,250	1,07,66,685	22,500	14,38,360
427	3701	37	2 BHK	467	0	467	514	21800	1,01,80,600	1,07,91,436	22,500	14,38,360
428	3702	37	1 BHK	392	15	407	431	21800	88,72,600	94,04,956	19,500	12,07,360
429	3703	37	1 BHK	400	40	440	440	21800	95,92,000	1,01,67,520	21,000	12,32,000
430	3704	37	1 BHK	392	15	407	431	21800	88,72,600	94,04,956	19,500	12,07,360
431	3705	37	1 BHK	392	15	407	431	21800	88,72,600	94,04,956	19,500	12,07,360
432	3706	37	2 BHK	471	0	471	518	21800	1,02,67,800	1,08,83,868	22,500	14,50,680
433	3707	37	2 BHK	471	0	471	518	21800	1,02,67,800	1,08,83,868	22,500	14,50,680
434	3708	37	2 BHK	599	47	646	659	21800	1,40,82,800	1,49,27,768	31,000	18,44,920
435	3709	37	2 BHK	459	0	459	505	21800	1,00,06,200	1,06,06,572	22,000	14,13,720
436	3710	37	2 BHK	459	0	459	505	21800	1,00,06,200	1,06,06,572	22,000	14,13,720
437	3711	37	2 BHK	589	16	605	648	21800	1,31,89,000	1,39,80,340	29,000	18,14,120
438	3712	37	2 BHK	467	0	467	514	21800	1,01,80,600	1,07,91,436	22,500	14,38,360
439	3801	38	2 BHK	467	0	467	514	21850	1,02,03,950	1,08,16,187	22,500	14,38,360
440	3802	38	1 BHK	392	15	407	431	21850	88,92,950	94,26,527	19,500	12,07,360
441	3803	38	1 BHK	400	40	440	440	21850	96,14,000	1,01,90,840	21,000	12,32,000
442	3804	38	1 BHK	392	15	407	431	21850	88,92,950	94,26,527	19,500	12,07,360
443	3805	38	1 BHK	392	15	407	431	21850	88,92,950	94,26,527	19,500	12,07,360
444	3806	38	2 BHK	471	0	471	518	21850	1,02,91,350	1,09,08,831	22,500	14,50,680
445	3807	38	2 BHK	471	0	471	518	21850	1,02,91,350	1,09,08,831	22,500	14,50,680
446	3808	38	2 BHK	599	47	646	659	21850	1,41,15,100	1,49,62,006	31,000	18,44,920
447	3809	38	2 BHK	459	0	459	505	21850	1,00,29,150	1,06,30,899	22,000	14,13,720
448	3811	38	2 BHK	589	16	605	648	21850	1,32,19,250	1,40,12,405	29,000	18,14,120
449	3812	38	2 BHK	467	0	467	514	21850	1,02,03,950	1,08,16,187	22,500	14,38,360
450	3901	39	2 BHK	467	0	467	514	21900	1,02,27,300	1,08,40,938	22,500	14,38,360
451	3902	39	1 BHK	392	15	407	431	21900	89,13,300	94,48,098	19,500	12,07,360
452	3903	39	1 BHK	400	40	440	440	21900	96,36,000	1,02,14,160	21,500	12,32,000

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 ₹
453	3904	39	1 BHK	392	15	407	431	21900	89,13,300	94,48,098	19,500	12,07,360
454	3905	39	1 BHK	392	15	407	431	21900	89,13,300	94,48,098	19,500	12,07,360
455	3906	39	2 BHK	471	0	471	518	21900	1,03,14,900	1,09,33,794	23,000	14,50,680
456	3907	39	2 BHK	471	0	471	518	21900	1,03,14,900	1,09,33,794	23,000	14,50,680
457	3908	39	2 BHK	599	47	646	659	21900	1,41,47,400	1,49,96,244	31,000	18,44,920
458	3909	39	2 BHK	459	0	459	505	21900	1,00,52,100	1,06,55,226	22,000	14,13,720
459	3910	39	2 BHK	459	0	459	505	21900	1,00,52,100	1,06,55,226	22,000	14,13,720
460	3911	39	2 BHK	589	16	605	648	21900	1,32,49,500	1,40,44,470	29,500	18,14,120
461	3912	39	2 BHK	467	0	467	514	21900	1,02,27,300	1,08,40,938	22,500	14,38,360
462	4001	40	2 BHK	467	0	467	514	21950	1,02,50,650	1,08,65,689	22,500	14,38,360
463	4002	40	1 BHK	392	15	407	431	21950	89,33,650	94,69,669	19,500	12,07,360
464	4003	40	1 BHK	400	40	440	440	21950	96,58,000	1,02,37,480	21,500	12,32,000
465	4004	40	1 BHK	392	15	407	431	21950	89,33,650	94,69,669	19,500	12,07,360
466	4005	40	1 BHK	392	15	407	431	21950	89,33,650	94,69,669	19,500	12,07,360
467	4006	40	2 BHK	471	0	471	518	21950	1,03,38,450	1,09,58,757	23,000	14,50,680
468	4007	40	2 BHK	471	0	471	518	21950	1,03,38,450	1,09,58,757	23,000	14,50,680
469	4008	40	2 BHK	599	47	646	659	21950	1,41,79,700	1,50,30,482	31,500	18,44,920
470	4009	40	2 BHK	459	0	459	505	21950	1,00,75,050	1,06,79,553	22,000	14,13,720
471	4010	40	2 BHK	459	0	459	505	21950	1,00,75,050	1,06,79,553	22,000	14,13,720
472	4011	40	2 BHK	589	16	605	648	21950	1,32,79,750	1,40,76,535	29,500	18,14,120
473	4012	40	2 BHK	467	0	467	514	21950	1,02,50,650	1,08,65,689	22,500	14,38,360
474	4101	41	2 BHK	467	0	467	514	22000	1,02,74,000	1,08,90,440	22,500	14,38,360
475	4102	41	1 BHK	392	15	407	431	22000	89,54,000	94,91,240	20,000	12,07,360
476	4103	41	1 BHK	400	40	440	440	22000	96,80,000	1,02,60,800	21,500	12,32,000
477	4104	41	1 BHK	392	15	407	431	22000	89,54,000	94,91,240	20,000	12,07,360
478	4105	41	1 BHK	392	15	407	431	22000	89,54,000	94,91,240	20,000	12,07,360
479	4106	41	2 BHK	471	0	471	518	22000	1,03,62,000	1,09,83,720	23,000	14,50,680
480	4107	41	2 BHK	471	0	471	518	22000	1,03,62,000	1,09,83,720	23,000	14,50,680
481	4108	41	2 BHK	599	47	646	659	22000	1,42,12,000	1,50,64,720	31,500	18,44,920
482	4109	41	2 BHK	459	0	459	505	22000	1,00,98,000	1,07,03,880	22,500	14,13,720
483	4110	41	2 BHK	459	0	459	505	22000	1,00,98,000	1,07,03,880	22,500	14,13,720
484	4111	41	2 BHK	589	16	605	648	22000	1,33,10,000	1,41,08,600	29,500	18,14,120
485	4112	41	2 BHK	467	0	467	514	22000	1,02,74,000	1,08,90,440	22,500	14,38,360
486	4201	42	2 BHK	467	0	467	514	22050	1,02,97,350	1,09,15,191	22,500	14,38,360
487	4202	42	1 BHK	392	15	407	431	22050	89,74,350	95,12,811	20,000	12,07,360

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 ₹
488	4203	42	1 BHK	400	40	440	440	22050	97,02,000	1,02,84,120	21,500	12,32,000
489	4204	42	1 BHK	392	15	407	431	22050	89,74,350	95,12,811	20,000	12,07,360
490	4205	42	1 BHK	392	15	407	431	22050	89,74,350	95,12,811	20,000	12,07,360
491	4206	42	2 BHK	471	0	471	518	22050	1,03,85,550	1,10,08,683	23,000	14,50,680
492	4207	42	2 BHK	471	0	471	518	22050	1,03,85,550	1,10,08,683	23,000	14,50,680
493	4208	42	2 BHK	599	47	646	659	22050	1,42,44,300	1,50,98,958	31,500	18,44,920
494	4209	42	2 BHK	459	0	459	505	22050	1,01,20,950	1,07,28,207	22,500	14,13,720
495	4210	42	2 BHK	459	0	459	505	22050	1,01,20,950	1,07,28,207	22,500	14,13,720
496	4211	42	2 BHK	589	16	605	648	22050	1,33,40,250	1,41,40,665	29,500	18,14,120
497	4212	42	2 BHK	467	0	467	514	22050	1,02,97,350	1,09,15,191	22,500	14,38,360
<b>Total</b>				<b>230223</b>	<b>6216</b>	<b>236439</b>	<b>253245</b>		<b>4,97,08,89,000</b>	<b>5,26,91,42,340</b>		<b>70,90,86,840</b>

### 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 ₹
3 / 5	1 BHK - 168 2 BHK - 329	497	236439	253245	4,97,08,89,000.00	5,26,91,42,340.00

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	4,97,08,89,000.00
Final Realizable Value After Completion in ₹	5,26,91,42,340.00
Cost of Construction (Total Built up area x Rate) 253245 Sq. Ft. x ₹ 2800.00	70,90,86,000.00

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	:	
<b>Realizable Value / Fair Market Value as on date in ₹</b>		:	<b>₹ 4,97,08,89,000.00</b>
<b>Final Realizable Value After Completion in ₹</b>		:	<b>₹ 5,26,91,42,340.00</b>

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.



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An ISO 9001 : 2015 Certified Company

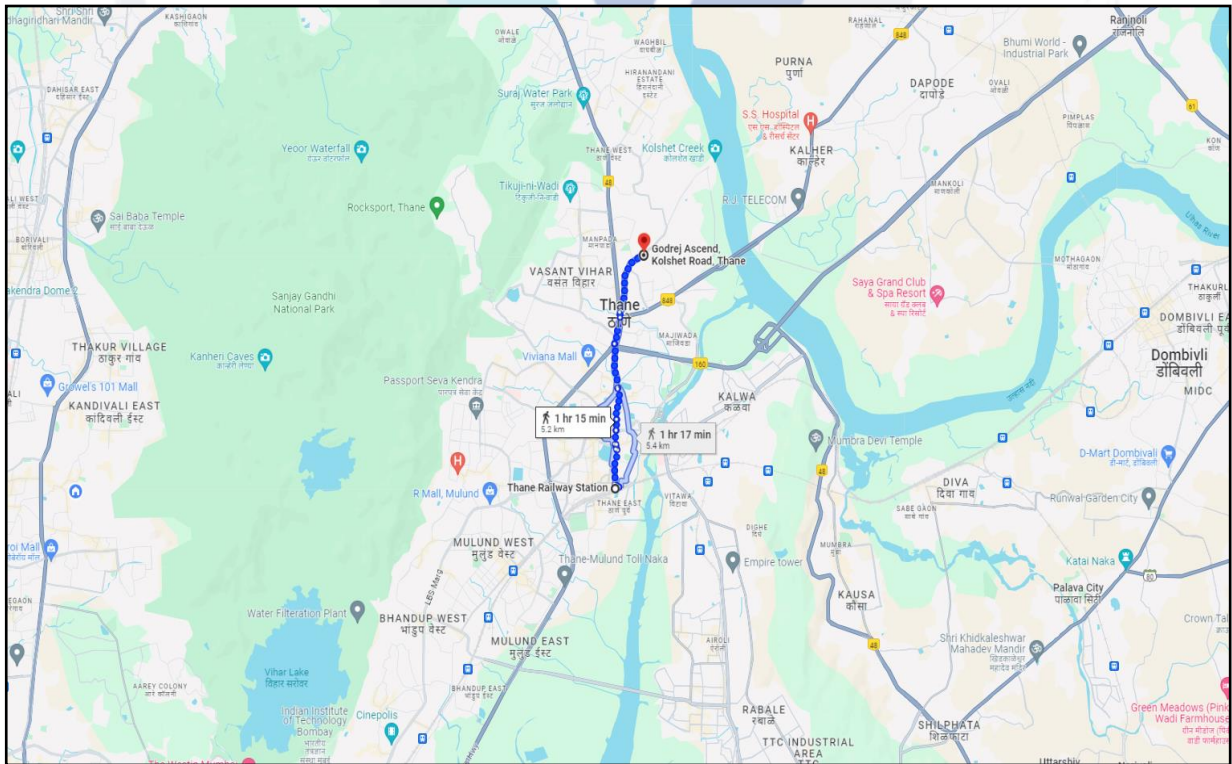


## Actual Site Photographs



## 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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## Ready Reckoner Rate



Department of Registration and Stamp  
Government of Maharashtra

नोंदणी व मुद्रांक विभाग  
महाराष्ट्र शासन



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

[Home](#)
[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
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
8/34-3क-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
4990/2024	08.07.2024	88,79,664.00	43.38	467	19,017.00

सूची क्र.2	
499073 08-07-2024 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	दुय्यम निबंधक : दु.नि. ठाणे 1 दस्ता क्रमांक : 4990/2024 नोंदणी : Regn:63m
<b>गावाचे नाव : ढोकाळी</b>	
(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	8879664
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	6509869.24
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन :सदनिका नं: 2301, माळा नं: 23 वा मजला,टॉवर 5, इमारतीचे नाव: गोदरेज अॅसेंड फेज 3, रोड नं: मौजे ढोकाळी व बालकुम,ता. जि. ठाणे, इतर माहिती: क्षेत्र-43.38 चौ. मीटर कारपेट व इतर लगतचे क्षेत्र-0 चौ. मीटर यांसी एकूण क्षेत्र- 43.38 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	43.38 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तावेज 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. म्हणुन 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, मुंबई. पिन कोड:-400079 पॅन नं:-AAACG3995M
(8)दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-शिल्पा हरेश नरसिंघाणी वय:-63; पत्ता:-प्लॉट नं: 401, माळा नं: ., इमारतीचे नाव: बाबा सतगुरु शरण सोसायटी, ब्लॉक नं: प्लॉट नं. 40, प्लॉटिनम, रोड नं: 28 वा रोड, बांद्रा प, मुंबई, . . . पिन कोड:-400050 पॅन नं:-AAVPM2358P 2): नाव:-पायल संचावी वय:-42; पत्ता:-प्लॉट नं: 401, माळा नं: ., इमारतीचे नाव: बाबा सतगुरु शरण सोसायटी, ब्लॉक नं: प्लॉट नं. 40, प्लॉटिनम, रोड नं: 28 वा रोड, बांद्रा प, मुंबई, . . . पिन कोड:-400050 पॅन नं:-AFNPN5903R
(9) दस्तावेज करून दिल्याचा दिनांक	08/07/2024
(10)दस्ता नोंदणी केल्याचा दिनांक	08/07/2024
(11)अनुक्रमांक,खंड व पृष्ठ	4990/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	621600
(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
3689 / 2024	17.05.2024	95,92,731.00	43.78	471.00	20,356.00

सूची क्र.2	
368973 17-05-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	दुय्यम निबंधक : दु.नि. ठाणे 1 दस्ता क्रमांक : 3689/2024 नोंदणी : Regn:63m
<b>गावाचे नाव : ढोकाळी</b>	
(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	9592731
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	6566158.44
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन :सदनिका नं: 3206, माळा नं: 32 वा मजला,टॉवर 5, इमारतीचे नाव: गोदरेज अॅसेंड फेज 3, रोड नं: मौजे ढोकाळी व बाळकुम,ता. जि. ठाणे, इतर माहिती: क्षेत्र-43.78 चौ. मीटर कारपेट व इतर लगतचे क्षेत्र- 0 चौ. मीटर यांसी एकूण क्षेत्र- 43.78 चौ. मीटर कारपेट.(इतर माहिती दस्तात नमुद केल्याप्रमाणे)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	43.78 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 सिप्रेटरी नॉरबर्ट मेंडेस 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)दस्ताऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अलेयम्मा सत्री वय:-61; पत्ता:-प्लॉट नं: 6/802, माळा नं: ., इमारतीचे नाव: अक्कोलेड को-ऑप. हौ. सो., ब्लॉक नं: हजुरी दर्गा रोड, एलआयसी बिल्डिंग मागे, लुईसवाडी, रोड नं: ठाणे प, महाराष्ट्र, ठाणे. पिन कोड:-400604 पॅन नं:-AEQPS2819R 2): नाव:-सत्री मॅथ्यु आलीयादुकुडीईल वय:-65; पत्ता:-प्लॉट नं: 6/802, माळा नं: ., इमारतीचे नाव: अक्कोलेड को-ऑप. हौ. सो., ब्लॉक नं: हजुरी दर्गा रोड, एलआयसी बिल्डिंग मागे, लुईसवाडी, रोड नं: ठाणे प, महाराष्ट्र, ठाणे. पिन कोड:-400604 पॅन नं:-ABDPA6709Q 3): नाव:-रोशना मारियम जेकब तर्फे कु मु म्हणून अलेयम्मा सत्री वय:-61; पत्ता:-प्लॉट नं: 6/802, माळा नं: ., इमारतीचे नाव: अक्कोलेड को-ऑप. हौ. सो., ब्लॉक नं: हजुरी दर्गा रोड, एलआयसी बिल्डिंग मागे, लुईसवाडी, रोड नं: ठाणे प, महाराष्ट्र, ठाणे. पिन कोड:-400604 पॅन नं:-BHAPJ7322L
(9) दस्ताऐवज करून दिल्याचा दिनांक	17/05/2024
(10)दस्ता नोंदणी केल्याचा दिनांक	17/05/2024
(11)अनुक्रमांक,खंड व पृष्ठ	3689/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	671500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)सोरा	
मुल्योक्तनासाठी 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
4539 / 2024	20.06.2024	95,71,970.00	42.64	459.00	20,855.00

गावाचे नाव : ढोकाळी	
453973 21-06-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2 दुय्यम निबंधक : दु.नि. ठाणे 1 दस्ता क्रमांक : 4539/2024 नोंदणी : Regn:63m
(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	9571970
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	6405734.22
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन :सदनिका नं: 3009, माळा नं: 30 वा मजला,टॉवर 5, इमारतीचे नाव: गोदरेज अॅसेंड फेज 3, रोड नं: मौजे ढोकाळी व बालकुम,ता. जि. ठाणे, इतर माहिती: क्षेत्र-42.64 चौ. मीटर कारपेट व इतर लगतचे क्षेत्र-0 चौ. मीटर यांसी एकूण क्षेत्र- 42.64 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	42.64 चौ.मीटर
(6)आकारणी किंवा जुळी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-गोदरेज प्रॉपर्टीज लिमिटेड चे ऑथोराइज सिमेटरी नॉरबर्ट मॅडेस तर्फे कु. मु. म्हणुन 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 करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-जसप्रीत सिंह बचितर सिंह खांबे तर्फे कु मु म्हणुन जसवीर कौर बचितर सिंह खांबे वय:-74; पत्ता:-प्लॉट नं: प्लॉट नं. 504, बिल्डिंग 2, माळा नं: -, इमारतीचे नाव: हर्षा अपार्टमेंट्स, ब्लॉक नं: सेवन बंगलो, रोड नं: अंधेरी प, मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400061 पॅन नं:-BRCPK0453M
(9) दस्तऐवज करून दिल्याचा दिनांक	20/06/2024
(10)दस्त नोंदणी केल्याचा दिनांक	20/06/2024
(11)अनुक्रमांक,खंड व पृष्ठ	4539/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	670100
(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
4748 / 2024	27.06.2024	91,65,379.00	43.38	467.00	19,629.00

474873 27-06-2024 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : दु.नि. ठाणे 1 दस्ता क्रमांक : 4748/2024 नोदणी : Regn:63m
<b>गावाचे नाव : ढोकाळी</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	9165379	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	6509869.24	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन :सदनिका नं: 4112, माळा नं: 41 वा मजला,टॉवर 5, इमारतीचे नाव: गोदरेज अॅसेंड फेज 3, रोड नं: मौजे ढोकाळी व बाळकुम,ता. जि. ठाणे, इतर माहिती: क्षेत्र-43.38 चौ. मीटर कारपेट व इतर लगतचे क्षेत्र-0 चौ. मीटर यांसी एकूण क्षेत्र- 43.38 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	43.38 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 सिग्रेटरी नॉरबर्ट मॅडेस तर्फे कु. मु. म्हणुन 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:-रीटा महेश गुरनानी वय:-50; पत्ता:-प्लॉट नं: बी-303/304, माळा नं: -, इमारतीचे नाव: निर्लक सॉलिटेअर, ब्लॉक नं: दोस्ती इम्पेरिया जवळ, रोड नं: घोडबंदर रोड, चितळसर, मानपाडा, ठाणे प, महाराष्ट्र, ठाणे. पिन कोड:-400610 पॅन नं:-ADMPC5297L	
(9) दस्तऐवज करुन दिल्याचा दिनांक	27/06/2024	
(10)दस्त नोदणी केल्याचा दिनांक	27/06/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	4748/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	641600	
(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 <sup>th</sup>	magicbricks.com	642.00	1,34,00,000.00	20,872.00

**magicbricks**
Buy ▾ 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

<p><b>Carpet Area</b> 642 sqft ₹20,872/sqft</p>	<p><b>Developer</b> <a href="#">Godrej Properties</a></p>	<p><b>Project</b> <a href="#">Godrej Ascend</a></p>
<p><b>Floor</b> 20(Out of 48 Floors)</p>	<p><b>Transaction Type</b> New Property</p>	<p><b>Facing</b> North</p>
<p><b>Lifts</b> 4</p>	<p><b>Furnished Status</b> Unfurnished</p>	<p><b>Car Parking</b> 1 Covered</p>

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

**HOUSING.COM** Buy In Thane  + Add

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  
Price includes everything except stamp... See More

Godrej Ascend Phase 2, Kolshet Road, Ghodbunder Road, Thane

Cover Image

Remarkable Homes in the heart of Thane

Project Tour

+ 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

**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 > 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**

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

+5 Photos


## Price Indicators

Comp.	Floor	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
2 BHK	15 <sup>th</sup>	magicbricks.com	650.00	1,23,00,000.00	18,923.00

**magicbricks**
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

₹1.23 Cr [EMI - ₹ 55k](#) | [Get pre-approved loan](#)

2 BHK 990 Sq-ft Flat For Sale [Kolshet Road, Thane](#)



2 Beds
2 Baths
1 Balcony
1 Covered Parking

Carpet Area	Developer	Project
650 sqft ₹18,923/sqft	<a href="#">Godrej Properties</a>	<a href="#">Godrej Ascend</a>
Floor	Transaction Type	Additional Rooms
15(Out of 42 Floors)	New Property	1 Store Room
Facing	Lifts	Furnished Status
East	5	Unfurnished

✔ East Facing Property

Contact Agent
Get Phone No.

👤 Last contact made 135 days ago

### More Details

Price Breakup	₹1.23 Cr   ₹4
Booking Amount	₹1.0 Lac
Address	Kolshet Road, Thane, Thane-Central Thane, Thane west, Maharashtra, Kolshet Road, Thane, Maharashtra

## Price Indicators

Comp.	Floor	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Super Built Area
2 BHK	-	magicbricks.com	522.00	1,01,00,000.00	19,349.00
1 BHK	-	magicbricks.com	407.00	80,00,000.00	19,656.00

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

**₹1.01 Cr** EMI - ₹ 46k | [Can I afford it?](#)

2 BHK 550 Sq-ft Flat For Sale [Kolshet Road, Thane](#)

2 Beds | 2 Baths | Unfurnished

Carpet Area: 522 sqft - ₹19,349/sqft

Transaction Type: **New Property**

Developer: [Godrej Properties](#)

Project: [Godrej Ascend](#)

Furnished Status: **Unfurnished**

Age Of Construction: **Under Construction**

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home > Property in Thane > Kolshet Road > Apartment in Kolshet Road > 1 BHK > 671 Sq-ft

**₹80.0 Lac** EMI - ₹ 36k | [Can I afford it?](#)

1 BHK 671 Sq-ft Flat For Sale [Kolshet Road, Thane](#)

1 Bed | 2 Baths | 1 Covered Parking | Semi-Furnished

Carpet Area: 407 sqft - ₹19,656/sqft

Transaction Type: **New Property**

Facing: **East**

Furnished Status: **Semi-Furnished**

Developer: [Godrej Properties](#)

Project: [Godrej Ascend](#)

Lifts: **4**

Car Parking: **1 Covered**

Type Of Ownership: **Freehold**

✓ East Facing Property

Contact Agent
Get Phone No.

### More Details

Price Breakup	₹ 80 Lac   ₹ 6,000
Booking Amount	₹ 5.0 Lac
RERA ID	P51700053668
Address	Godrej Ascend, Kolshet Road, Dhokali, Thane West, Mumbai, Maharashtra, Kolshet Road, Thane, Maharashtra
Landmarks	Hotel Vihang, R Mall, Hiranandani School, Jupiter Hospital, Viviana

## Price Indicators

Comp.	Floor	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Super Built Area
1 BHK	-	housing.com	380.00	80,82,000.00	21,260.00
2 BHK	-	housing.com	599.00	1,30,000.00	21,700.00
1 BHK	-	squareyards.com	400.00	80,82,000.00	21,000.00

**HOUSING.COM** Buy In Thane  + Add

**Godrej Ascend Phase 3**  RERA

By GODREJ PROPERTIES LTD.  
Dhokali Naka, Thane West, Thane

₹80.82 L - 1.3 Cr | ₹21.46 K/sq.ft  
EMI starts at ₹40.13 K  
Basic Price

COVER IMAGE

Project Tour

11 more

1. 2 BHK Apartments Configurations | Oct. 2029 Possession Starts | ₹21.46 K/sq.ft Avg. Price | 380 sq.ft. - 599 sq.ft. (Carpet Area) Sizes

**square yards** Thane

**Godrej Ascend**  
Kolshet Road, Thane

₹ 84.00 Lac to 2.02 Cr

Status: **New Launch**

Project Size: 1526 units - 6.5 Acres

Configurations: 1,2,3 BHK Flat from 400 Sq. Ft. to 915 Sq. Ft. (Carpet)

Recent Registered Sale: Jun 2024 ₹ 96.31 L 471 Sq.ft

20 Photos

Why Invest through Square Yards?


## 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	<a href="#">Godrej Properties</a>	<a href="#">Godrej Ascend</a>
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	<a href="#">Kolshet Road, Thane, Maharashtra</a>

## Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
2 BHK	99acres.com	522.00	1,13,00,000.00	21,647.00
1 BHK	99acres.com	381.00	81,00,000.00	21,260.00

99acres

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

**₹ 1.13 Cr** @ 2,32,989 per sq.m.

Estimated EMI ₹ 90,254

**2BHK 2Baths**

Flat/Apartment for Sale

in Godrej Ascend, Kolshet Road, Thane

RERA STATUS REGISTERED | Registration No: P51700034608 | Website: <https://maharera.it.mahaonline.gov.in/>

Overview
Society
Dealer Details
Price Trends
Registry Record
Society Reviews >

**Area**

Carpet area: 48.5 sq.m.

**Price**

₹ 1.13 Crore

@ 2,32,989 per sq.m.

**Floor Number**

19<sup>th</sup> of 41 Floors

**Overlooking**

Pool, Park/Garden, Club, Main Road

**Configuration**

2 Bedrooms, 2 Bathrooms, 2 Balconies

[View Floor Plan](#)

**Address**

Godrej Ascend

Kolshet Road, Thane

**Facing**

North

**Possession in**

Dec 2028 [View Construction Status](#)

99acres

Enter Locality / Project / Society / Landmark

Home > Property in Thane > Flats in Thane > Flats in Thane West > Flats in Kolshet Road > 1 BHK Flats in Kolshet Road

**₹ 81 Lac** @ 2,28,813 per sq.m.

Estimated EMI ₹ 64,695

**1BHK 1Bath**

Flat/Apartment for Sale

in Godrej Ascend, Kolshet Road, Thane

RERA STATUS REGISTERED | Registration No: P51700034608 | Website: <https://maharera.it.mahaonline.gov.in/>

Overview
Society
Dealer Details
Price Trends
Registry Record
Society Reviews >

**Area**

Carpet area: 35.4 sq.m.

**Price**

₹ 81 Lac

@ 2,28,813 per sq.m.

**Floor Number**

27<sup>th</sup> of 41 Floors

**Overlooking**

Pool, Park/Garden, Club, Main Road

**Configuration**

1 Bedroom, 1 Bathroom, 1 Balcony

**Address**

Godrej Ascend

Kolshet Road, Thane

**Facing**

North

**Possession in**

Apr 2028 [View Construction Status](#)

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 Architects & Interior Designers  
 Chartered Engineers (I)  
 TVS Consultants  
 Lender's Engineer  
 U/120 MH2010 PTC237184

## Price Indicators


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

magicbricks
Buy ▾
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](#)



1 Photos

2 Beds
2 Baths
2 Balconies
1 Covered Parking

Carpet Area 642 sqft ~ ₹ 20,872/sqft	Developer <b>Godrej Properties</b>	Project <b>Godrej Ascend</b>
Floor 20(Out of 48 Floors)	Transaction Type <b>New Property</b>	Facing <b>North</b>
Lifts 4	Furnished Status <b>Unfurnished</b>	Car Parking <b>1 Covered</b>

Contact Agent

Get Phone No.

👤 Last contact made 94 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
Landmarks	Rainbow School



## 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 <sup>rd</sup>	99acrs.com	957.00	1,75,00,000.00	18,286.00

HOUSING.COM
Buy In Thane

Thane West

+ 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

**₹83.0 L - 1.67 Cr**

EMI starts at ₹41.21 K

Basic Price

Contact Sellers

Project Tour

WE PROMISE TO BE ON TIME!

COVER IMAGE

SHARE SAVE

33 more

1, 2, 3 BHK Apartments Configurations

Dec, 2025 Possession Starts

Price on request Avg. Price

429 sq.ft. - 904 sq.ft. (Carpet Area) Sizes

99acres
Buy

Enter Locality / Project / Society / Landmark

Search

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/>

Overview Society Dealer Details Price Trends Society Reviews Explore Locality

**3BHK 3Baths**

Flat/Apartment for Sale

in Eternia at Kalpataru Parkcity, Kolshet Road, Thane

Property (19) Society (28)

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

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

**Floor Number**  
23<sup>rd</sup> of 42 Floors

**Overlooking**  
Pool, Park/Garden, Club, Main Road

**Configuration**  
3 Bedrooms, 3 Bathrooms, 1 Balcony with Pooja Room

**Address**  
Eternia at Kalpataru Parkcity Kolshet Road, Thane

**Facing**  
East

**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 <b>Risland India</b>	Project <b>The Icon by Risland</b>	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 <sup>th</sup>	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

<p><b>Carpet Area</b> 1090 sqft ₹ 20,275/sqft</p>	<p><b>Project</b> <a href="#">Forestville</a></p>	<p><b>Floor</b> 10 (Out of 60 Floors)</p>	<p><b>Transaction Type</b> New Property</p>
<p><b>Facing</b> East</p>	<p><b>Lifts</b> 6</p>	<p><b>Furnished Status</b> Unfurnished</p>	<p><b>Car Parking</b> 2 Covered</p>

✔ 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 <sup>th</sup>	99acres.com	632.00	1,39,00,000.00	21,993.00
2 BHK	28 <sup>th</sup>	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)



Photos (1/4)

**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**  
6<sup>th</sup> of 32 Floors

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

**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



Photos not shared by advertiser

[Request Photos](#)

**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**  
28<sup>th</sup> of 30 Floors

**Facing**  
East

**Overlooking**  
Pool, Park/Garden, Main Road, Others

**Possession in**  
Dec 2024

## 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 <sup>nd</sup>	99acres.com	968.00	2,10,00,000.00	21,694.00
1 BHK	11 <sup>th</sup>	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

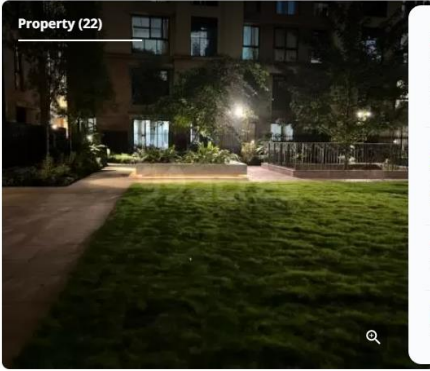
3BHK 3Baths

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.)

Configuration

3 Bedrooms , 3 Bathrooms, No Balcony with Store Room

Price

₹ 2.1 Crore+ Govt Charges & Tax @ 21,694 per sq.ft. (Negotiable)

[View Price Details](#)

Address

Lodha Sterling  
Kolshet Road, Thane

Floor Number

2<sup>nd</sup> 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

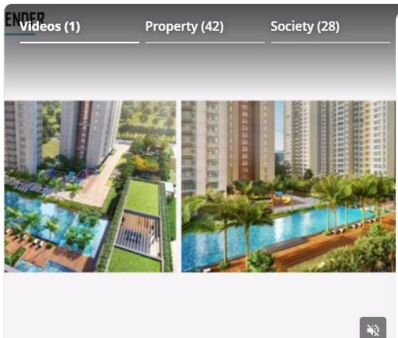
2BHK 2Baths

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 >

Videos (1)
Property (42)
Society (28)



Area

Carpet area: 636 sq.ft.

(59.09 sq.m.)

Configuration

2 Bedrooms , 2 Bathrooms, 2 Balconies with Study Room

[View Floor Plan](#)

Price

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

Address

Eternia at Kalpataru Parkcity  
Kolshet Road, Thane

Floor Number

11<sup>th</sup> 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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TEV Consultants  
Lender's Engineer  
U-1120 MH2010 PTC2307184

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: 12.07.2024

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 12.07.2024. 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.



	<b>Particulars</b>	<b>Valuer comment</b>
1.	Background information of the asset being valued;	The property under consideration was purchased by <b>M/s. Godrej Properties Limited</b>
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 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 – 12.07.2024 Date of Report – 12.07.2024
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 **12<sup>th</sup> 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.



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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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