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Vastukala Consultants (I) Pvt. Ltd.

MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "Godrej Ascend – Phase 4 (Tower 1)"

"Godrej Ascend – Phase 4 (Tower 1)" 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 :

- | | | | |
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Regd. Office

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

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Vastu/SBI/Mumbai/07/2024/9686/2307190
12/07-194-SSPV
Date: 12.07.2024

Page 2 of 49

**MASTER VALUATION REPORT
OF
"Godrej Ascend – Phase 4 (Tower 1)"**

"Godrej Ascend – Phase 4 (Tower 1)" Proposed Residential & Commercial Complex on Survey No. 234/A, 234/B, 235/A, 235/B of Village – Balkum & Survey No. 39, 40/A, 40/B, 41/A, 41/B, 41/C of Village – Dhokali, Kolshet Road, Dohali Naka, Thane, Taluka & District – Thane, Pin Code - 400 607, State - Maharashtra, Country – India.

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

NAME OF DEVELOPER: M/s. Godrej Properties Limited

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

1. Location Details:

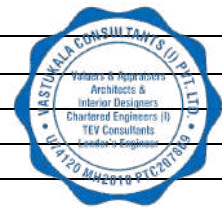
The property is situated **"Godrej Ascend – Phase 4 (Tower 1)"** Proposed Residential & Commercial Complex on Survey No. 234/A, 234/B, 235/A, 235/B of Village – Balkum & Survey No. 39, 40/A, 40/B, 41/A, 41/B, 41/C of Village – Dhokali, Kolshet Road, Dohali Naka, Thane, Taluka & District – Thane, Pin Code - 400 607, State - Maharashtra, Country – India. It is about 5.2 Km. travelling distance from Thane Railway Station. Surface transport to the property is by buses, Auto, taxis & private vehicles. The property is in developed locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The locality is Middle class & developed.

2. Developer Details:

| | | |
|------------------------------------|---|----------------------------|
| Name of builder | M/s. Godrej Properties Limited | |
| Project Registration Number | Project | RERA Project Number |
| | Godrej Ascend – Phase 4 | P51700053668 |
| Register office address | M/s. Godrej Properties Limited Address: Office on 5 th Floor, "Godrej One" , Pirojshahnagar, Eastern Express Highway, Vikhroli (East), Mumbai, PIN Code - 400 079, State - Maharashtra, Country - India. | |
| Contact Numbers | Contact Person: Mr. Norbert Mendes (Builders Person - Mobile No. 9821422860) Mr. Sachin Shewale (Builder Person – Mobile No. 9324555766) | |
| E – mail ID And Website | sachin.shewale@godrejproperties.com nmendes@godrejproperties.com , www.godrejproperties.com | |

3. Boundaries of the Property:

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



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

To,

The Branch Manager,**State Bank of India****Administrative Office South Mumbai**

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

Mumbai, Pin – 400 001, State - Maharashtra, Country - India

VALUATION REPORT (IN RESPECT OF MASTER VALUATION REPORT)

| I | | General | |
|--|---|-------------------------------------|--|
| 1. | Purpose for which the valuation is made | : | As per request from State Bank of India, Administrative Office South Mumbai to assess fair market value of the property for bank loan purpose. |
| 2. | a) | Date of inspection | : 03.07.2024 |
| | b) | Date on which the valuation is made | : 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. P51700053668 issued by Maharashtra Real Estate Regulatory Authority date 21.11.2023 | | |
| | 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 | | |
| AMENDED PERMISSION / COMMENCEMENT CERTIFICATE | | | |
| परवानगी - बिल्डींग- टॉवर 1- तळ/स्टिल्ट + 44 + 45 वा पार्ट रिक्रीएशन मजला + 46 वा (पाट) मजला, Retail - Gr. + 1 मजला, बिल्डींग- टॉवर 2-तळ/स्टिल्ट + 42वा मजला, Retail-Gr. + 1 मजला, बिल्डींग- टॉवर 3-तळ/स्टिल्ट + 41वा मजला, बिल्डींग- टॉवर 5-तळ/स्टिल्ट + 42वा मजला, सी.सी. - बिल्डींग- टॉवर 1- तळ/स्टिल्ट + 42 मजला, Retail - Gr. + 1 मजला, बिल्डींग- टॉवर 2- तळ/स्टिल्ट + 42वा मजला, Retail - Gr. + 1 मजला, बिल्डींग- टॉवर 3- तळ/स्टिल्ट + 41वा मजला, बिल्डींग- टॉवर 5- तळ/स्टिल्ट + 42वा मजला, | | | |
| V. P. No. <u>S05/0194/19</u> TMCB/TDD/0109/PIC/2024/AutoDCR Date : 26/03/2024 | | | |
| To, Shri / Smt. <u>Sandeep Prabhu</u> (Architect) | | | |
| For M/s, <u>Saakaar</u> | | | |
| Shri <u>M/s. Godrej Properties Ltd.</u> (Owners) | | | |

| | 12. Copy of Approved Plan No. S05 / 0194 / 19 / TMCB / TDD / 0109 / (P/C) 2024 / AUTO DCR dated 26.03.2024 issued by Thane Municipal Corporation (Number of Copies – Twenty One – Sheet No. 1 /21 to 21/21) Approved Up to: | | | | | | | | | | | |
|--|---|---|-------------------|------------------|-------|--|-------------------|-------------------------------|-------------------------------|-------|--------------------------|-----|
| | Phase / Tower No. | Number of Floors | | | | | | | | | | |
| | 4 / 1 | Ground (Part) + Stilt (Part) + 1 st to 44 th Floors Residential + 45 th Recreational Floor + 46 th (part) (Amenity Floor) Upper Floors. | | | | | | | | | | |
| | Project Name (With address & phone nos.) | : "Godrej Ascend – Phase 4 (Tower 1)" Proposed Residential & Commercial Complex on Survey No. 234/A, 234/B, 235/A, 235/B of Village – Balkum & Survey No. 39, 40/A, 40/B, 41/A, 41/B, 41/C of Village – Dhokali, Kolshet Road, Dohali Naka, Thane, Taluka & District – Thane, Pin Code - 400 607, State - Maharashtra, Country – India. | | | | | | | | | | |
| 4. | Name of the Developer(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership) | : M/s. Godrej Properties Limited Address: Office at 5 th Floor, "Godrej One", Pirojshanagar, Vikhroli (East) Mumbai, Pin 400 079, State - Maharashtra, Country – India. Contact Person: Mr. Norbert Mendes (Builders Person - Mobile No. 9821422860) Mr. Sachin Shewale (Builder Person – Mobile No. 9324555766) | | | | | | | | | | |
| 5. | Brief description of the property (Including Leasehold / freehold etc.) | : | | | | | | | | | | |
| <p>About "Godrej Ascend – Phase 4" Project: Godrej Ascend is a project by Godrej Properties Ltd. in Thane. It is a Under Construction project. Godrej Ascend offers some of the most conveniently designed Apartment. Located in Thane West, it is a residential project. The project is spread over 6.5 Acres. Godrej Ascend offers some of the most exclusive 1 BHK, 2 BHK, 3 BHK. The address of Godrej Ascend is At Kolshet Road, Thane West. The project covers a wide area of 6 acres and includes 46+ 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 P51700053668.</p> <p>TYPE OF THE BUILDING:</p> <table border="1"> <thead> <tr> <th>Phase / Tower No.</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>4 / 1</td> <td>Proposed Ground (Part) + Stilt (Part) + 1st to 44th Floors Residential + 45th Recreational Floor + 46th (part) (Amenity Floor) Upper Floors.</td> </tr> </tbody> </table> <p>LEVEL OF COMPLETION:</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>4 / 1</td> <td>Plinth work is completed</td> <td>10%</td> </tr> </tbody> </table> <p>DATE OF COMPLETION & FUTURE LIFE: Expected completion date as informed by builder is December - 2029 (As per MAHARERA Certificate – Phase 4) Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance & Structural repairs.</p> | | | Phase / Tower No. | Number of Floors | 4 / 1 | Proposed Ground (Part) + Stilt (Part) + 1 st to 44 th Floors Residential + 45 th Recreational Floor + 46 th (part) (Amenity Floor) Upper Floors. | Phase / Tower No. | Present stage of Construction | Percentage of work completion | 4 / 1 | Plinth work is completed | 10% |
| Phase / Tower No. | Number of Floors | | | | | | | | | | | |
| 4 / 1 | Proposed Ground (Part) + Stilt (Part) + 1 st to 44 th Floors Residential + 45 th Recreational Floor + 46 th (part) (Amenity Floor) Upper Floors. | | | | | | | | | | | |
| Phase / Tower No. | Present stage of Construction | Percentage of work completion | | | | | | | | | | |
| 4 / 1 | Plinth work is completed | 10% | | | | | | | | | | |

| PROPOSED PROJECT AMENITIES: | | | |
|------------------------------------|--|---|---|
| ➤ | Vitrified flooring for living, dining, bedrooms and kitchen. | | |
| ➤ | Granite Kitchen platform with Stainless Steel Sink | | |
| ➤ | Powder coated aluminum sliding windows with M.S. Grills | | |
| ➤ | Laminated wooden flush doors with Safety door | | |
| ➤ | Concealed wiring | | |
| ➤ | Concealed plumbing | | |
| ➤ | Club House | | |
| ➤ | Landscape Garden and Tree Planting | | |
| ➤ | Gymnasium | | |
| ➤ | Swimming Pool | | |
| ➤ | Children's Play Area | | |
| ➤ | Yoga / Meditation Area | | |
| ➤ | Jogging Track | | |
| ➤ | Multipurpose Room | | |
| ➤ | Indoor Games | | |
| ➤ | Amphitheater | | |
| ➤ | Party Hall | | |
| ➤ | Tennis Court | | |
| ➤ | Basket Ball Court | | |
| ➤ | Business Park | | |
| ➤ | Party Lawn | | |
| ➤ | Senior Citizen Area | | |
| ➤ | Badminton Court | | |
| ➤ | Skating Rink | | |
| 6. | Location of property | : | |
| a) | Plot No. / Survey No. | : | Survey No. 234/A, 234/B, 235/A, 235/B of Village – Balkum & Survey No. 39, 40/A, 40/B, 41/A, 41/B, 41/C of Village – Dhokali |
| b) | Door No. | : | Not applicable |
| c) | C. T.S. No. / Village | : | Survey No. 234/A, 234/B, 235/A, 235/B of Village – Balkum & Survey No. 39, 40/A, 40/B, 41/A, 41/B, 41/C of Village – Dhokali |
| d) | Ward / Taluka | : | Thane |
| e) | Mandal / District | : | Thane |
| 7. | Postal address of the property | : | "Godrej Ascend – Phase 4 (Tower 1)" Proposed Residential & Commercial Complex on Survey No. 234/A, 234/B, 235/A, 235/B of Village – Balkum & Survey No. 39, 40/A, 40/B, 41/A, 41/B, 41/C of Village – Dhokali, Kolshet Road, Dohali Naka, Thane, Taluka & District – Thane, Pin Code - 400 607, State - Maharashtra, Country – India. |
| 8. | City / Town | : | Thane |
| | Residential area | : | Yes |
| | Commercial area | : | Yes |
| | Industrial area | : | No |

| | | | |
|-----------|---|-------------------------|--|
| 9. | Classification of the area | : | |
| | i) High / Middle / Poor | : | Middle Class |
| | ii) Urban / Semi Urban / Rural | : | Urban |
| 10. | Coming under Corporation limit / Village Panchayat / Municipality | : | Thane Municipal Corporation, Village – Balkum & Dhokali |
| 11. | Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area | : | No |
| 12. | In Case it is Agricultural land, any conversion to house site plots is contemplated | : | N.A. |
| 13. | Boundaries of the property | As per Documents | As per MAHARERA |
| | North | Koshet Road | Koshet Road |
| | South | Pathway | Pathway |
| | East | Layout Internal Road | Layout Internal Road |
| | West | Phase 1 Tower 2 | Phase 1 Tower 2 |
| | | | 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. 1221.47 |
| | | | 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. 1221.47 |
| | | | Structure - As per table attached to the report |
| 16 | Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month. | : | N.A. Building Construction work is in progress |
| II | CHARACTERISTICS OF THE SITE | | |
| 1. | Classification of locality | : | Middle Class |
| 2. | Development of surrounding areas | : | Good |

| 3. | Possibility of frequent flooding/ sub-merging | : | No | | | | | | | | | | |
|---|--|---|--|---|------------------|---------|---|--------|----------|-------------------------|--|------------------|---------|
| 4. | Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc. | : | All available near by | | | | | | | | | | |
| 5. | Level of land with topographical conditions | : | Plain | | | | | | | | | | |
| 6. | Shape of land | : | Irregular | | | | | | | | | | |
| 7. | Type of use to which it can be put | : | For residential purpose | | | | | | | | | | |
| 8. | Any usage restriction | : | Residential | | | | | | | | | | |
| | Is plot in town planning approved layout? | : | Copy of Approved Plan No. S05 / 0194 / 19 / TMCB / TDD / 0109 / (P/C) 2024 / AUTO DCR dated 26.03.2024 issued by Thane Municipal Corporation (Number of Copies – Twenty One – Sheet No. 1 /21 to 21/21) Approved Up to: | | | | | | | | | | |
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| Phase / Tower No. | Number of Floors | | | | | | | | | | | | |
| 4 / 1 | Ground (Part) + Stilt (Part) + 1 st to 44 th Floors Residential + 45 th Recreational Floor + 46 th (part) (Amenity Floor) Upper Floors. | | | | | | | | | | | | |
| 9. | Corner plot or intermittent plot? | : | Intermittent | | | | | | | | | | |
| 10. | Road facilities | : | Yes | | | | | | | | | | |
| 11. | Type of road available at present | : | B. T. Road | | | | | | | | | | |
| 12. | Width of road – is it below 20 ft. or more than 20 ft. | : | 40.00 M. Kolshet Road | | | | | | | | | | |
| 13. | Is it a Land – Locked land? | : | No | | | | | | | | | | |
| 14. | Water potentiality | : | Municipal Water supply | | | | | | | | | | |
| 15. | Underground sewerage system | : | Connected to Municipal sewer | | | | | | | | | | |
| 16. | Is Power supply is available in the site | : | Yes | | | | | | | | | | |
| 17. | Advantages of the site | : | Located in developed area | | | | | | | | | | |
| 18. | Special remarks, if any like threat of acquisition of land for publics service purposes, road widening or applicability of CRZ provisions etc.(Distance from sea-cost / tidal level must be incorporated) | : | No | | | | | | | | | | |
| Part – A (Valuation of land) | | | | | | | | | | | | | |
| 1 | Size of plot | : | <table border="1"> <tr> <td colspan="2">Approved Plan – Total Plot area in Sq. M.</td> </tr> <tr> <td>Dhokali</td> <td>26,780.00</td> </tr> <tr> <td>Balkum</td> <td>6,800.00</td> </tr> <tr> <td colspan="2">As per RERA Certificate</td> </tr> <tr> <td>Plot Area Sq. M.</td> <td>1221.47</td> </tr> </table> <p>Structure - As per table attached to the report</p> | Approved Plan – Total Plot area in Sq. M. | | Dhokali | 26,780.00 | Balkum | 6,800.00 | As per RERA Certificate | | Plot Area Sq. M. | 1221.47 |
| Approved Plan – Total Plot area in Sq. M. | | | | | | | | | | | | | |
| Dhokali | 26,780.00 | | | | | | | | | | | | |
| Balkum | 6,800.00 | | | | | | | | | | | | |
| As per RERA Certificate | | | | | | | | | | | | | |
| Plot Area Sq. M. | 1221.47 | | | | | | | | | | | | |
| | 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 | : | As per table attached to the report | | | | | | | | | | |

| | least two latest deals / transactions with respect to adjacent properties in the areas) | : | 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>₹ 1,18,300.00</td> <td>per Sq. M.</td> <td>for Residential</td> </tr> <tr> <td>₹ 30,000.00</td> <td>per Sq. M.</td> <td>for Land</td> </tr> </table> <table border="1"> <tr> <th colspan="3">Village Dhokali</th> </tr> <tr> <td>₹ 1,16,300.00</td> <td>per Sq. M.</td> <td>for Residential</td> </tr> <tr> <td>₹ 37,500.00</td> <td>per Sq. M.</td> <td>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 | | | | | | | | | | | | | | | | | | |
| 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 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5 | Assessed / adopted rate of valuation | : | As per table attached to the report | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 6 | Estimated value of land | : | <table border="1"> <tr> <th colspan="3">As per RERA Certificate Village Balkum</th> </tr> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> <tr> <td>1221.47</td> <td>30,000</td> <td>3,66,44,100.00</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>1221.47</td> <td>37,500</td> <td>4,58,05,125.00</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 (₹) | 1221.47 | 30,000 | 3,66,44,100.00 | As per RERA Certificate Village Dhokali | | | Land Area in Sq. M. | Rate in Sq. M. | Value in (₹) | 1221.47 | 37,500 | 4,58,05,125.00 | As per Approved Plan Village Balkum | | | Land Area in Sq. M. | Rate in Sq. M. | Value in (₹) | 6,800.00 | 30,000 | 20,40,00,000.00 | As per Approved Plan Village Dhokali | | | Land Area in Sq. M. | Rate in Sq. M. | Value in (₹) | 26,780.00 | 37,500 | 1,00,42,50,000.00 |
| As per RERA Certificate Village Balkum | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Land Area in Sq. M. | Rate in Sq. M. | Value in (₹) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1221.47 | 30,000 | 3,66,44,100.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| As per RERA Certificate Village Dhokali | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Land Area in Sq. M. | Rate in Sq. M. | Value in (₹) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1221.47 | 37,500 | 4,58,05,125.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| As per Approved Plan Village Balkum | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Land Area in Sq. M. | Rate in Sq. M. | Value in (₹) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 6,800.00 | 30,000 | 20,40,00,000.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| As per Approved Plan Village Dhokali | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Land Area in Sq. M. | Rate in Sq. M. | Value in (₹) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 26,780.00 | 37,500 | 1,00,42,50,000.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Part – B (Valuation of Building) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1 | Technical details of the building | : | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | a) Type of Building (Residential / Commercial / Industrial) | : | Residential & Commercial | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | b) Type of construction (Load bearing / RCC / Steel Framed) | : | N.A. Building Construction work 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 | : | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Phase / Tower No. | | Number of Floors | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | 4 / 1 | | Proposed Ground (Part) + Stilt (Part) + 1 st to 44 th Floors Residential + 45 th Recreational Floor + 46 th (part) (Amenity Floor) Upper Floors. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | e) Plinth area floor-wise | : | As per table attached to the report | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | f) Condition of the building | : | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | i) Exterior – Excellent, Good, Normal, Poor | : | N.A. Building Construction work is in progress | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | ii) Interior – Excellent, Good, Normal, Poor | : | N.A. Building Construction work is in progress | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | g) Date of issue and validity of layout of approved map | : | Copy of Approved Plan No. S05 / 0194 / 19 / TMCB / TDD / 0109 / (P/C) 2024 / AUTO DCR | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

| | h) Approved map / plan issuing authority | : | dated 26.03.2024 issued by Thane Municipal Corporation (Number of Copies – Twenty One – Sheet No. 1 /21 to 21/21) Approved Up to: | | | | |
|-------------------|---|---|--|-------------------|------------------|-------|---|
| | | | <table border="1"> <thead> <tr> <th>Phase / Tower No.</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>4 / 1</td> <td>Ground (Part) + Stilt (Part) + 1st to 44th Floors Residential + 45th Recreational Floor + 46th (part) (Amenity Floor) Upper Floors.</td> </tr> </tbody> </table> | Phase / Tower No. | Number of Floors | 4 / 1 | Ground (Part) + Stilt (Part) + 1 st to 44 th Floors Residential + 45 th Recreational Floor + 46 th (part) (Amenity Floor) Upper Floors. |
| Phase / Tower No. | Number of Floors | | | | | | |
| 4 / 1 | Ground (Part) + Stilt (Part) + 1 st to 44 th Floors Residential + 45 th Recreational Floor + 46 th (part) (Amenity Floor) 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 |
| 2. | Compound Wall | : | |
| | Height | : | N.A. Building Construction work is in progress |
| | Length | : | |
| | Type of construction | : | |
| 3. | Electrical installation | : | N.A. Building Construction work is in progress |
| | Type of wiring | : | |
| | Class of fittings (superior / ordinary / poor) | : | |
| | Number of light points | : | N.A. Building Construction work is in progress |
| | Fan points | : | |
| | Spare plug points | : | |
| | Any other item | : | - |
| 4. | Plumbing installation | : | |
| | a) No. of water closets and their type | : | |
| | b) No. of wash basins | : | N.A. Building Construction work is in progress |
| | c) No. of urinals | : | |
| | d) No. of bath tubs | : | |

| | | |
|----------------------------|---|--|
| e) Water meters, taps etc. | : | |
| f) Any other fixtures | : | |

CONFIGURATION OF PROJECT AS PER DEVELOPER'S INFORMATION & 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 - 4, Tower No. 1:

| 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 | 105 | 1 | 3 BHK | 804 | 51 | 855 | 884 | 20000 | 1,71,00,000 | 1,81,26,000 | 38,000 | 24,76,320 |
| 2 | 106 | 1 | 3 BHK | 804 | 51 | 855 | 884 | 20000 | 1,71,00,000 | 1,81,26,000 | 38,000 | 24,76,320 |
| 3 | 201 | 2 | 3 BHK | 910 | 61 | 971 | 1001 | 20050 | 1,94,68,550 | 2,06,36,663 | 43,000 | 28,02,800 |
| 4 | 202 | 2 | 2 BHK | 670 | 37 | 707 | 737 | 20050 | 1,41,75,350 | 1,50,25,871 | 31,500 | 20,63,600 |
| 5 | 203 | 2 | 2 BHK | 697 | 37 | 734 | 767 | 20050 | 1,47,16,700 | 1,55,99,702 | 32,500 | 21,46,760 |
| 6 | 204 | 2 | 3 BHK | 915 | 95 | 1010 | 1007 | 20050 | 2,02,50,500 | 2,14,65,530 | 44,500 | 28,18,200 |
| 7 | 205 | 2 | 3 BHK | 804 | 51 | 855 | 884 | 20050 | 1,71,42,750 | 1,81,71,315 | 38,000 | 24,76,320 |
| 8 | 206 | 2 | 3 BHK | 804 | 51 | 855 | 884 | 20050 | 1,71,42,750 | 1,81,71,315 | 38,000 | 24,76,320 |
| 9 | 301 | 3 | 3 BHK | 910 | 61 | 971 | 1001 | 20100 | 1,95,17,100 | 2,06,88,126 | 43,000 | 28,02,800 |
| 10 | 302 | 3 | 2 BHK | 670 | 37 | 707 | 737 | 20100 | 1,42,10,700 | 1,50,63,342 | 31,500 | 20,63,600 |
| 11 | 303 | 3 | 2 BHK | 697 | 37 | 734 | 767 | 20100 | 1,47,53,400 | 1,56,38,604 | 32,500 | 21,46,760 |
| 12 | 304 | 3 | 3 BHK | 915 | 95 | 1010 | 1007 | 20100 | 2,03,01,000 | 2,15,19,060 | 45,000 | 28,18,200 |
| 13 | 305 | 3 | 3 BHK | 804 | 51 | 855 | 884 | 20100 | 1,71,85,500 | 1,82,16,630 | 38,000 | 24,76,320 |
| 14 | 306 | 3 | 3 BHK | 804 | 51 | 855 | 884 | 20100 | 1,71,85,500 | 1,82,16,630 | 38,000 | 24,76,320 |
| 15 | 401 | 4 | 3 BHK | 910 | 61 | 971 | 1001 | 20150 | 1,95,65,650 | 2,07,39,589 | 43,000 | 28,02,800 |
| 16 | 402 | 4 | 2 BHK | 670 | 37 | 707 | 737 | 20150 | 1,42,46,050 | 1,51,00,813 | 31,500 | 20,63,600 |
| 17 | 403 | 4 | 2 BHK | 697 | 37 | 734 | 767 | 20150 | 1,47,90,100 | 1,56,77,506 | 32,500 | 21,46,760 |
| 18 | 404 | 4 | 3 BHK | 915 | 95 | 1010 | 1007 | 20150 | 2,03,51,500 | 2,15,72,590 | 45,000 | 28,18,200 |
| 19 | 405 | 4 | 3 BHK | 804 | 51 | 855 | 884 | 20150 | 1,72,28,250 | 1,82,61,945 | 38,000 | 24,76,320 |
| 20 | 406 | 4 | 3 BHK | 804 | 51 | 855 | 884 | 20150 | 1,72,28,250 | 1,82,61,945 | 38,000 | 24,76,320 |
| 21 | 501 | 5 | 3 BHK | 910 | 61 | 971 | 1001 | 20200 | 1,96,14,200 | 2,07,91,052 | 43,500 | 28,02,800 |
| 22 | 502 | 5 | 2 BHK | 670 | 37 | 707 | 737 | 20200 | 1,42,81,400 | 1,51,38,284 | 31,500 | 20,63,600 |
| 23 | 503 | 5 | 2 BHK | 697 | 37 | 734 | 767 | 20200 | 1,48,26,800 | 1,57,16,408 | 32,500 | 21,46,760 |
| 24 | 504 | 5 | 3 BHK | 915 | 95 | 1010 | 1007 | 20200 | 2,04,02,000 | 2,16,26,120 | 45,000 | 28,18,200 |
| 25 | 505 | 5 | 3 BHK | 804 | 51 | 855 | 884 | 20200 | 1,72,71,000 | 1,83,07,260 | 38,000 | 24,76,320 |
| 26 | 506 | 5 | 3 BHK | 804 | 51 | 855 | 884 | 20200 | 1,72,71,000 | 1,83,07,260 | 38,000 | 24,76,320 |
| 27 | 601 | 6 | 3 BHK | 910 | 61 | 971 | 1001 | 20250 | 1,96,62,750 | 2,08,42,515 | 43,500 | 28,02,800 |
| 28 | 602 | 6 | 2 BHK | 670 | 37 | 707 | 737 | 20250 | 1,43,16,750 | 1,51,75,755 | 31,500 | 20,63,600 |

| 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 ₹ |
|---------|----------|-----------|-------|--|----------------------|----------------------|--------------------------|-------------------------------------|--|---|---|---------------------------|
| 29 | 603 | 6 | 2 BHK | 697 | 37 | 734 | 767 | 20250 | 1,48,63,500 | 1,57,55,310 | 33,000 | 21,46,760 |
| 30 | 604 | 6 | 3 BHK | 915 | 95 | 1010 | 1007 | 20250 | 2,04,52,500 | 2,16,79,650 | 45,000 | 28,18,200 |
| 31 | 605 | 6 | 3 BHK | 804 | 51 | 855 | 884 | 20250 | 1,73,13,750 | 1,83,52,575 | 38,000 | 24,76,320 |
| 32 | 606 | 6 | 3 BHK | 804 | 51 | 855 | 884 | 20250 | 1,73,13,750 | 1,83,52,575 | 38,000 | 24,76,320 |
| 33 | 701 | 7 | 3 BHK | 910 | 61 | 971 | 1001 | 20300 | 1,97,11,300 | 2,08,93,978 | 43,500 | 28,02,800 |
| 34 | 702 | 7 | 2 BHK | 670 | 37 | 707 | 737 | 20300 | 1,43,52,100 | 1,52,13,226 | 31,500 | 20,63,600 |
| 35 | 703 | 7 | 2 BHK | 697 | 37 | 734 | 767 | 20300 | 1,49,00,200 | 1,57,94,212 | 33,000 | 21,46,760 |
| 36 | 704 | 7 | 3 BHK | 915 | 95 | 1010 | 1007 | 20300 | 2,05,03,000 | 2,17,33,180 | 45,500 | 28,18,200 |
| 37 | 705 | 7 | 3 BHK | 804 | 51 | 855 | 884 | 20300 | 1,73,56,500 | 1,83,97,890 | 38,500 | 24,76,320 |
| 38 | 706 | 7 | 3 BHK | 804 | 51 | 855 | 884 | 20300 | 1,73,56,500 | 1,83,97,890 | 38,500 | 24,76,320 |
| 39 | 801 | 8 | 3 BHK | 910 | 61 | 971 | 1001 | 20350 | 1,97,59,850 | 2,09,45,441 | 43,500 | 28,02,800 |
| 40 | 802 | 8 | 2 BHK | 670 | 37 | 707 | 737 | 20350 | 1,43,87,450 | 1,52,50,697 | 32,000 | 20,63,600 |
| 41 | 804 | 8 | 3 BHK | 915 | 95 | 1010 | 1007 | 20350 | 2,05,53,500 | 2,17,86,710 | 45,500 | 28,18,200 |
| 42 | 805 | 8 | 3 BHK | 804 | 51 | 855 | 884 | 20350 | 1,73,99,250 | 1,84,43,205 | 38,500 | 24,76,320 |
| 43 | 806 | 8 | 3 BHK | 804 | 51 | 855 | 884 | 20350 | 1,73,99,250 | 1,84,43,205 | 38,500 | 24,76,320 |
| 44 | 901 | 9 | 3 BHK | 910 | 61 | 971 | 1001 | 20400 | 1,98,08,400 | 2,09,96,904 | 43,500 | 28,02,800 |
| 45 | 902 | 9 | 2 BHK | 670 | 37 | 707 | 737 | 20400 | 1,44,22,800 | 1,52,88,168 | 32,000 | 20,63,600 |
| 46 | 903 | 9 | 2 BHK | 697 | 37 | 734 | 767 | 20400 | 1,49,73,600 | 1,58,72,016 | 33,000 | 21,46,760 |
| 47 | 904 | 9 | 3 BHK | 915 | 95 | 1010 | 1007 | 20400 | 2,06,04,000 | 2,18,40,240 | 45,500 | 28,18,200 |
| 48 | 905 | 9 | 3 BHK | 804 | 51 | 855 | 884 | 20400 | 1,74,42,000 | 1,84,88,520 | 38,500 | 24,76,320 |
| 49 | 906 | 9 | 3 BHK | 804 | 51 | 855 | 884 | 20400 | 1,74,42,000 | 1,84,88,520 | 38,500 | 24,76,320 |
| 50 | 1001 | 10 | 3 BHK | 910 | 61 | 971 | 1001 | 20450 | 1,98,56,950 | 2,10,48,367 | 44,000 | 28,02,800 |
| 51 | 1002 | 10 | 2 BHK | 670 | 37 | 707 | 737 | 20450 | 1,44,58,150 | 1,53,25,639 | 32,000 | 20,63,600 |
| 52 | 1003 | 10 | 2 BHK | 697 | 37 | 734 | 767 | 20450 | 1,50,10,300 | 1,59,10,918 | 33,000 | 21,46,760 |
| 53 | 1004 | 10 | 3 BHK | 915 | 95 | 1010 | 1007 | 20450 | 2,06,54,500 | 2,18,93,770 | 45,500 | 28,18,200 |
| 54 | 1005 | 10 | 3 BHK | 804 | 51 | 855 | 884 | 20450 | 1,74,84,750 | 1,85,33,835 | 38,500 | 24,76,320 |
| 55 | 1006 | 10 | 3 BHK | 804 | 51 | 855 | 884 | 20450 | 1,74,84,750 | 1,85,33,835 | 38,500 | 24,76,320 |
| 56 | 1101 | 11 | 3 BHK | 910 | 61 | 971 | 1001 | 20500 | 1,99,05,500 | 2,10,99,830 | 44,000 | 28,02,800 |
| 57 | 1102 | 11 | 2 BHK | 670 | 37 | 707 | 737 | 20500 | 1,44,93,500 | 1,53,63,110 | 32,000 | 20,63,600 |
| 58 | 1103 | 11 | 2 BHK | 697 | 37 | 734 | 767 | 20500 | 1,50,47,000 | 1,59,49,820 | 33,000 | 21,46,760 |
| 59 | 1104 | 11 | 3 BHK | 915 | 95 | 1010 | 1007 | 20500 | 2,07,05,000 | 2,19,47,300 | 45,500 | 28,18,200 |
| 60 | 1105 | 11 | 3 BHK | 804 | 51 | 855 | 884 | 20500 | 1,75,27,500 | 1,85,79,150 | 38,500 | 24,76,320 |
| 61 | 1106 | 11 | 3 BHK | 804 | 51 | 855 | 884 | 20500 | 1,75,27,500 | 1,85,79,150 | 38,500 | 24,76,320 |
| 62 | 1201 | 12 | 3 BHK | 910 | 61 | 971 | 1001 | 20550 | 1,99,54,050 | 2,11,51,293 | 44,000 | 28,02,800 |
| 63 | 1202 | 12 | 2 BHK | 670 | 37 | 707 | 737 | 20550 | 1,45,28,850 | 1,54,00,581 | 32,000 | 20,63,600 |

| 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 ₹ |
|---------|----------|-----------|-------|--|----------------------|----------------------|--------------------------|-------------------------------------|--|---|---|---------------------------|
| 64 | 1203 | 12 | 2 BHK | 697 | 37 | 734 | 767 | 20550 | 1,50,83,700 | 1,59,88,722 | 33,500 | 21,46,760 |
| 65 | 1204 | 12 | 3 BHK | 915 | 95 | 1010 | 1007 | 20550 | 2,07,55,500 | 2,20,00,830 | 46,000 | 28,18,200 |
| 66 | 1205 | 12 | 3 BHK | 804 | 51 | 855 | 884 | 20550 | 1,75,70,250 | 1,86,24,465 | 39,000 | 24,76,320 |
| 67 | 1206 | 12 | 3 BHK | 804 | 51 | 855 | 884 | 20550 | 1,75,70,250 | 1,86,24,465 | 39,000 | 24,76,320 |
| 68 | 1301 | 13 | 3 BHK | 910 | 61 | 971 | 1001 | 20600 | 2,00,02,600 | 2,12,02,756 | 44,000 | 28,02,800 |
| 69 | 1302 | 13 | 2 BHK | 670 | 37 | 707 | 737 | 20600 | 1,45,64,200 | 1,54,38,052 | 32,000 | 20,63,600 |
| 70 | 1304 | 13 | 3 BHK | 915 | 95 | 1010 | 1007 | 20600 | 2,08,06,000 | 2,20,54,360 | 46,000 | 28,18,200 |
| 71 | 1305 | 13 | 3 BHK | 804 | 51 | 855 | 884 | 20600 | 1,76,13,000 | 1,86,69,780 | 39,000 | 24,76,320 |
| 72 | 1306 | 13 | 3 BHK | 804 | 51 | 855 | 884 | 20600 | 1,76,13,000 | 1,86,69,780 | 39,000 | 24,76,320 |
| 73 | 1401 | 14 | 3 BHK | 910 | 61 | 971 | 1001 | 20650 | 2,00,51,150 | 2,12,54,219 | 44,500 | 28,02,800 |
| 74 | 1402 | 14 | 2 BHK | 670 | 37 | 707 | 737 | 20650 | 1,45,99,550 | 1,54,75,523 | 32,000 | 20,63,600 |
| 75 | 1403 | 14 | 2 BHK | 697 | 37 | 734 | 767 | 20650 | 1,51,57,100 | 1,60,66,526 | 33,500 | 21,46,760 |
| 76 | 1404 | 14 | 3 BHK | 915 | 95 | 1010 | 1007 | 20650 | 2,08,56,500 | 2,21,07,890 | 46,000 | 28,18,200 |
| 77 | 1405 | 14 | 3 BHK | 804 | 51 | 855 | 884 | 20650 | 1,76,55,750 | 1,87,15,095 | 39,000 | 24,76,320 |
| 78 | 1406 | 14 | 3 BHK | 804 | 51 | 855 | 884 | 20650 | 1,76,55,750 | 1,87,15,095 | 39,000 | 24,76,320 |
| 79 | 1501 | 15 | 3 BHK | 910 | 61 | 971 | 1001 | 20700 | 2,00,99,700 | 2,13,05,682 | 44,500 | 28,02,800 |
| 80 | 1502 | 15 | 2 BHK | 670 | 37 | 707 | 737 | 20700 | 1,46,34,900 | 1,55,12,994 | 32,500 | 20,63,600 |
| 81 | 1503 | 15 | 2 BHK | 697 | 37 | 734 | 767 | 20700 | 1,51,93,800 | 1,61,05,428 | 33,500 | 21,46,760 |
| 82 | 1504 | 15 | 3 BHK | 915 | 95 | 1010 | 1007 | 20700 | 2,09,07,000 | 2,21,61,420 | 46,000 | 28,18,200 |
| 83 | 1505 | 15 | 3 BHK | 804 | 51 | 855 | 884 | 20700 | 1,76,98,500 | 1,87,60,410 | 39,000 | 24,76,320 |
| 84 | 1506 | 15 | 3 BHK | 804 | 51 | 855 | 884 | 20700 | 1,76,98,500 | 1,87,60,410 | 39,000 | 24,76,320 |
| 85 | 1601 | 16 | 3 BHK | 910 | 61 | 971 | 1001 | 20750 | 2,01,48,250 | 2,13,57,145 | 44,500 | 28,02,800 |
| 86 | 1602 | 16 | 2 BHK | 670 | 37 | 707 | 737 | 20750 | 1,46,70,250 | 1,55,50,465 | 32,500 | 20,63,600 |
| 87 | 1603 | 16 | 2 BHK | 697 | 37 | 734 | 767 | 20750 | 1,52,30,500 | 1,61,44,330 | 33,500 | 21,46,760 |
| 88 | 1604 | 16 | 3 BHK | 915 | 95 | 1010 | 1007 | 20750 | 2,09,57,500 | 2,22,14,950 | 46,500 | 28,18,200 |
| 89 | 1605 | 16 | 3 BHK | 804 | 51 | 855 | 884 | 20750 | 1,77,41,250 | 1,88,05,725 | 39,000 | 24,76,320 |
| 90 | 1606 | 16 | 3 BHK | 804 | 51 | 855 | 884 | 20750 | 1,77,41,250 | 1,88,05,725 | 39,000 | 24,76,320 |
| 91 | 1701 | 17 | 3 BHK | 910 | 61 | 971 | 1001 | 20800 | 2,01,96,800 | 2,14,08,608 | 44,500 | 28,02,800 |
| 92 | 1702 | 17 | 2 BHK | 670 | 37 | 707 | 737 | 20800 | 1,47,05,600 | 1,55,87,936 | 32,500 | 20,63,600 |
| 93 | 1703 | 17 | 2 BHK | 697 | 37 | 734 | 767 | 20800 | 1,52,67,200 | 1,61,83,232 | 33,500 | 21,46,760 |
| 94 | 1704 | 17 | 3 BHK | 915 | 95 | 1010 | 1007 | 20800 | 2,10,08,000 | 2,22,68,480 | 46,500 | 28,18,200 |
| 95 | 1705 | 17 | 3 BHK | 804 | 51 | 855 | 884 | 20800 | 1,77,84,000 | 1,88,51,040 | 39,500 | 24,76,320 |
| 96 | 1706 | 17 | 3 BHK | 804 | 51 | 855 | 884 | 20800 | 1,77,84,000 | 1,88,51,040 | 39,500 | 24,76,320 |
| 97 | 1801 | 18 | 3 BHK | 910 | 61 | 971 | 1001 | 20850 | 2,02,45,350 | 2,14,60,071 | 44,500 | 28,02,800 |
| 98 | 1802 | 18 | 2 BHK | 670 | 37 | 707 | 737 | 20850 | 1,47,40,950 | 1,56,25,407 | 32,500 | 20,63,600 |

| 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 ₹ |
|---------|----------|-----------|-------|--|----------------------|----------------------|--------------------------|-------------------------------------|--|---|---|---------------------------|
| 99 | 1804 | 18 | 3 BHK | 915 | 95 | 1010 | 1007 | 20850 | 2,10,58,500 | 2,23,22,010 | 46,500 | 28,18,200 |
| 100 | 1805 | 18 | 3 BHK | 804 | 51 | 855 | 884 | 20850 | 1,78,26,750 | 1,88,96,355 | 39,500 | 24,76,320 |
| 101 | 1806 | 18 | 3 BHK | 804 | 51 | 855 | 884 | 20850 | 1,78,26,750 | 1,88,96,355 | 39,500 | 24,76,320 |
| 102 | 1901 | 19 | 3 BHK | 910 | 61 | 971 | 1001 | 20900 | 2,02,93,900 | 2,15,11,534 | 45,000 | 28,02,800 |
| 103 | 1902 | 19 | 2 BHK | 670 | 37 | 707 | 737 | 20900 | 1,47,76,300 | 1,56,62,878 | 32,500 | 20,63,600 |
| 104 | 1903 | 19 | 2 BHK | 697 | 37 | 734 | 767 | 20900 | 1,53,40,600 | 1,62,61,036 | 34,000 | 21,46,760 |
| 105 | 1904 | 19 | 3 BHK | 915 | 95 | 1010 | 1007 | 20900 | 2,11,09,000 | 2,23,75,540 | 46,500 | 28,18,200 |
| 106 | 1905 | 19 | 3 BHK | 804 | 51 | 855 | 884 | 20900 | 1,78,69,500 | 1,89,41,670 | 39,500 | 24,76,320 |
| 107 | 1906 | 19 | 3 BHK | 804 | 51 | 855 | 884 | 20900 | 1,78,69,500 | 1,89,41,670 | 39,500 | 24,76,320 |
| 108 | 2001 | 20 | 3 BHK | 910 | 61 | 971 | 1001 | 20950 | 2,03,42,450 | 2,15,62,997 | 45,000 | 28,02,800 |
| 109 | 2002 | 20 | 2 BHK | 670 | 37 | 707 | 737 | 20950 | 1,48,11,650 | 1,57,00,349 | 32,500 | 20,63,600 |
| 110 | 2003 | 20 | 2 BHK | 697 | 37 | 734 | 767 | 20950 | 1,53,77,300 | 1,62,99,938 | 34,000 | 21,46,760 |
| 111 | 2004 | 20 | 3 BHK | 915 | 95 | 1010 | 1007 | 20950 | 2,11,59,500 | 2,24,29,070 | 46,500 | 28,18,200 |
| 112 | 2005 | 20 | 3 BHK | 804 | 51 | 855 | 884 | 20950 | 1,79,12,250 | 1,89,86,985 | 39,500 | 24,76,320 |
| 113 | 2006 | 20 | 3 BHK | 804 | 51 | 855 | 884 | 20950 | 1,79,12,250 | 1,89,86,985 | 39,500 | 24,76,320 |
| 114 | 2101 | 21 | 3 BHK | 910 | 61 | 971 | 1001 | 21000 | 2,03,91,000 | 2,16,14,460 | 45,000 | 28,02,800 |
| 115 | 2102 | 21 | 2 BHK | 670 | 37 | 707 | 737 | 21000 | 1,48,47,000 | 1,57,37,820 | 33,000 | 20,63,600 |
| 116 | 2103 | 21 | 2 BHK | 697 | 37 | 734 | 767 | 21000 | 1,54,14,000 | 1,63,38,840 | 34,000 | 21,46,760 |
| 117 | 2104 | 21 | 3 BHK | 915 | 95 | 1010 | 1007 | 21000 | 2,12,10,000 | 2,24,82,600 | 47,000 | 28,18,200 |
| 118 | 2105 | 21 | 3 BHK | 804 | 51 | 855 | 884 | 21000 | 1,79,55,000 | 1,90,32,300 | 39,500 | 24,76,320 |
| 119 | 2106 | 21 | 3 BHK | 804 | 51 | 855 | 884 | 21000 | 1,79,55,000 | 1,90,32,300 | 39,500 | 24,76,320 |
| 120 | 2201 | 22 | 3 BHK | 910 | 61 | 971 | 1001 | 21050 | 2,04,39,550 | 2,16,65,923 | 45,000 | 28,02,800 |
| 121 | 2202 | 22 | 2 BHK | 670 | 37 | 707 | 737 | 21050 | 1,48,82,350 | 1,57,75,291 | 33,000 | 20,63,600 |
| 122 | 2203 | 22 | 2 BHK | 697 | 37 | 734 | 767 | 21050 | 1,54,50,700 | 1,63,77,742 | 34,000 | 21,46,760 |
| 123 | 2204 | 22 | 3 BHK | 915 | 95 | 1010 | 1007 | 21050 | 2,12,60,500 | 2,25,36,130 | 47,000 | 28,18,200 |
| 124 | 2205 | 22 | 3 BHK | 804 | 51 | 855 | 884 | 21050 | 1,79,97,750 | 1,90,77,615 | 39,500 | 24,76,320 |
| 125 | 2206 | 22 | 3 BHK | 804 | 51 | 855 | 884 | 21050 | 1,79,97,750 | 1,90,77,615 | 39,500 | 24,76,320 |
| 126 | 2301 | 23 | 3 BHK | 910 | 61 | 971 | 1001 | 21100 | 2,04,88,100 | 2,17,17,386 | 45,000 | 28,02,800 |
| 127 | 2302 | 23 | 2 BHK | 670 | 37 | 707 | 737 | 21100 | 1,49,17,700 | 1,58,12,762 | 33,000 | 20,63,600 |
| 128 | 2304 | 23 | 3 BHK | 915 | 95 | 1010 | 1007 | 21100 | 2,13,11,000 | 2,25,89,660 | 47,000 | 28,18,200 |
| 129 | 2305 | 23 | 3 BHK | 804 | 51 | 855 | 884 | 21100 | 1,80,40,500 | 1,91,22,930 | 40,000 | 24,76,320 |
| 130 | 2306 | 23 | 3 BHK | 804 | 51 | 855 | 884 | 21100 | 1,80,40,500 | 1,91,22,930 | 40,000 | 24,76,320 |
| 131 | 2401 | 24 | 3 BHK | 910 | 61 | 971 | 1001 | 21150 | 2,05,36,650 | 2,17,68,849 | 45,500 | 28,02,800 |
| 132 | 2402 | 24 | 2 BHK | 670 | 37 | 707 | 737 | 21150 | 1,49,53,050 | 1,58,50,233 | 33,000 | 20,63,600 |
| 133 | 2403 | 24 | 2 BHK | 697 | 37 | 734 | 767 | 21150 | 1,55,24,100 | 1,64,55,546 | 34,500 | 21,46,760 |

| 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 ₹ |
|---------|----------|-----------|-------|--|----------------------|----------------------|--------------------------|-------------------------------------|--|---|---|---------------------------|
| 134 | 2404 | 24 | 3 BHK | 915 | 95 | 1010 | 1007 | 21150 | 2,13,61,500 | 2,26,43,190 | 47,000 | 28,18,200 |
| 135 | 2405 | 24 | 3 BHK | 804 | 51 | 855 | 884 | 21150 | 1,80,83,250 | 1,91,68,245 | 40,000 | 24,76,320 |
| 136 | 2406 | 24 | 3 BHK | 804 | 51 | 855 | 884 | 21150 | 1,80,83,250 | 1,91,68,245 | 40,000 | 24,76,320 |
| 137 | 2501 | 25 | 3 BHK | 910 | 61 | 971 | 1001 | 21200 | 2,05,85,200 | 2,18,20,312 | 45,500 | 28,02,800 |
| 138 | 2502 | 25 | 2 BHK | 670 | 37 | 707 | 737 | 21200 | 1,49,88,400 | 1,58,87,704 | 33,000 | 20,63,600 |
| 139 | 2503 | 25 | 2 BHK | 697 | 37 | 734 | 767 | 21200 | 1,55,60,800 | 1,64,94,448 | 34,500 | 21,46,760 |
| 140 | 2504 | 25 | 3 BHK | 915 | 95 | 1010 | 1007 | 21200 | 2,14,12,000 | 2,26,96,720 | 47,500 | 28,18,200 |
| 141 | 2505 | 25 | 3 BHK | 804 | 51 | 855 | 884 | 21200 | 1,81,26,000 | 1,92,13,560 | 40,000 | 24,76,320 |
| 142 | 2506 | 25 | 3 BHK | 804 | 51 | 855 | 884 | 21200 | 1,81,26,000 | 1,92,13,560 | 40,000 | 24,76,320 |
| 143 | 2601 | 26 | 3 BHK | 910 | 61 | 971 | 1001 | 21250 | 2,06,33,750 | 2,18,71,775 | 45,500 | 28,02,800 |
| 144 | 2602 | 26 | 2 BHK | 670 | 37 | 707 | 737 | 21250 | 1,50,23,750 | 1,59,25,175 | 33,000 | 20,63,600 |
| 145 | 2603 | 26 | 2 BHK | 697 | 37 | 734 | 767 | 21250 | 1,55,97,500 | 1,65,33,350 | 34,500 | 21,46,760 |
| 146 | 2604 | 26 | 3 BHK | 915 | 95 | 1010 | 1007 | 21250 | 2,14,62,500 | 2,27,50,250 | 47,500 | 28,18,200 |
| 147 | 2605 | 26 | 3 BHK | 804 | 51 | 855 | 884 | 21250 | 1,81,68,750 | 1,92,58,875 | 40,000 | 24,76,320 |
| 148 | 2606 | 26 | 3 BHK | 804 | 51 | 855 | 884 | 21250 | 1,81,68,750 | 1,92,58,875 | 40,000 | 24,76,320 |
| 149 | 2701 | 27 | 3 BHK | 910 | 61 | 971 | 1001 | 21300 | 2,06,82,300 | 2,19,23,238 | 45,500 | 28,02,800 |
| 150 | 2702 | 27 | 2 BHK | 670 | 37 | 707 | 737 | 21300 | 1,50,59,100 | 1,59,62,646 | 33,500 | 20,63,600 |
| 151 | 2703 | 27 | 2 BHK | 697 | 37 | 734 | 767 | 21300 | 1,56,34,200 | 1,65,72,252 | 34,500 | 21,46,760 |
| 152 | 2704 | 27 | 3 BHK | 915 | 95 | 1010 | 1007 | 21300 | 2,15,13,000 | 2,28,03,780 | 47,500 | 28,18,200 |
| 153 | 2705 | 27 | 3 BHK | 804 | 51 | 855 | 884 | 21300 | 1,82,11,500 | 1,93,04,190 | 40,000 | 24,76,320 |
| 154 | 2706 | 27 | 3 BHK | 804 | 51 | 855 | 884 | 21300 | 1,82,11,500 | 1,93,04,190 | 40,000 | 24,76,320 |
| 155 | 2801 | 28 | 3 BHK | 910 | 61 | 971 | 1001 | 21350 | 2,07,30,850 | 2,19,74,701 | 46,000 | 28,02,800 |
| 156 | 2802 | 28 | 2 BHK | 670 | 37 | 707 | 737 | 21350 | 1,50,94,450 | 1,60,00,117 | 33,500 | 20,63,600 |
| 157 | 2804 | 28 | 3 BHK | 915 | 95 | 1010 | 1007 | 21350 | 2,15,63,500 | 2,28,57,310 | 47,500 | 28,18,200 |
| 158 | 2805 | 28 | 3 BHK | 804 | 51 | 855 | 884 | 21350 | 1,82,54,250 | 1,93,49,505 | 40,500 | 24,76,320 |
| 159 | 2806 | 28 | 3 BHK | 804 | 51 | 855 | 884 | 21350 | 1,82,54,250 | 1,93,49,505 | 40,500 | 24,76,320 |
| 160 | 2901 | 29 | 3 BHK | 910 | 61 | 971 | 1001 | 21400 | 2,07,79,400 | 2,20,26,164 | 46,000 | 28,02,800 |
| 161 | 2902 | 29 | 2 BHK | 670 | 37 | 707 | 737 | 21400 | 1,51,29,800 | 1,60,37,588 | 33,500 | 20,63,600 |
| 162 | 2903 | 29 | 2 BHK | 697 | 37 | 734 | 767 | 21400 | 1,57,07,600 | 1,66,50,056 | 34,500 | 21,46,760 |
| 163 | 2904 | 29 | 3 BHK | 915 | 95 | 1010 | 1007 | 21400 | 2,16,14,000 | 2,29,10,840 | 47,500 | 28,18,200 |
| 164 | 2905 | 29 | 3 BHK | 804 | 51 | 855 | 884 | 21400 | 1,82,97,000 | 1,93,94,820 | 40,500 | 24,76,320 |
| 165 | 2906 | 29 | 3 BHK | 804 | 51 | 855 | 884 | 21400 | 1,82,97,000 | 1,93,94,820 | 40,500 | 24,76,320 |
| 166 | 3001 | 30 | 3 BHK | 910 | 61 | 971 | 1001 | 21450 | 2,08,27,950 | 2,20,77,627 | 46,000 | 28,02,800 |
| 167 | 3002 | 30 | 2 BHK | 670 | 37 | 707 | 737 | 21450 | 1,51,65,150 | 1,60,75,059 | 33,500 | 20,63,600 |
| 168 | 3003 | 30 | 2 BHK | 697 | 37 | 734 | 767 | 21450 | 1,57,44,300 | 1,66,88,958 | 35,000 | 21,46,760 |

| 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 ₹ |
|---------|----------|-----------|-------|--|----------------------|----------------------|--------------------------|-------------------------------------|--|---|---|---------------------------|
| 169 | 3004 | 30 | 3 BHK | 915 | 95 | 1010 | 1007 | 21450 | 2,16,64,500 | 2,29,64,370 | 48,000 | 28,18,200 |
| 170 | 3005 | 30 | 3 BHK | 804 | 51 | 855 | 884 | 21450 | 1,83,39,750 | 1,94,40,135 | 40,500 | 24,76,320 |
| 171 | 3006 | 30 | 3 BHK | 804 | 51 | 855 | 884 | 21450 | 1,83,39,750 | 1,94,40,135 | 40,500 | 24,76,320 |
| 172 | 3101 | 31 | 3 BHK | 910 | 61 | 971 | 1001 | 21500 | 2,08,76,500 | 2,21,29,090 | 46,000 | 28,02,800 |
| 173 | 3102 | 31 | 2 BHK | 670 | 37 | 707 | 737 | 21500 | 1,52,00,500 | 1,61,12,530 | 33,500 | 20,63,600 |
| 174 | 3103 | 31 | 2 BHK | 697 | 37 | 734 | 767 | 21500 | 1,57,81,000 | 1,67,27,860 | 35,000 | 21,46,760 |
| 175 | 3104 | 31 | 3 BHK | 915 | 95 | 1010 | 1007 | 21500 | 2,17,15,000 | 2,30,17,900 | 48,000 | 28,18,200 |
| 176 | 3105 | 31 | 3 BHK | 804 | 51 | 855 | 884 | 21500 | 1,83,82,500 | 1,94,85,450 | 40,500 | 24,76,320 |
| 177 | 3106 | 31 | 3 BHK | 804 | 51 | 855 | 884 | 21500 | 1,83,82,500 | 1,94,85,450 | 40,500 | 24,76,320 |
| 178 | 3201 | 32 | 3 BHK | 910 | 61 | 971 | 1001 | 21550 | 2,09,25,050 | 2,21,80,553 | 46,000 | 28,02,800 |
| 179 | 3202 | 32 | 2 BHK | 670 | 37 | 707 | 737 | 21550 | 1,52,35,850 | 1,61,50,001 | 33,500 | 20,63,600 |
| 180 | 3203 | 32 | 2 BHK | 697 | 37 | 734 | 767 | 21550 | 1,58,17,700 | 1,67,66,762 | 35,000 | 21,46,760 |
| 181 | 3204 | 32 | 3 BHK | 915 | 95 | 1010 | 1007 | 21550 | 2,17,65,500 | 2,30,71,430 | 48,000 | 28,18,200 |
| 182 | 3205 | 32 | 3 BHK | 804 | 51 | 855 | 884 | 21550 | 1,84,25,250 | 1,95,30,765 | 40,500 | 24,76,320 |
| 183 | 3206 | 32 | 3 BHK | 804 | 51 | 855 | 884 | 21550 | 1,84,25,250 | 1,95,30,765 | 40,500 | 24,76,320 |
| 184 | 3301 | 33 | 3 BHK | 910 | 61 | 971 | 1001 | 21600 | 2,09,73,600 | 2,22,32,016 | 46,500 | 28,02,800 |
| 185 | 3302 | 33 | 2 BHK | 670 | 37 | 707 | 737 | 21600 | 1,52,71,200 | 1,61,87,472 | 33,500 | 20,63,600 |
| 186 | 3304 | 33 | 3 BHK | 915 | 95 | 1010 | 1007 | 21600 | 2,18,16,000 | 2,31,24,960 | 48,000 | 28,18,200 |
| 187 | 3305 | 33 | 3 BHK | 804 | 51 | 855 | 884 | 21600 | 1,84,68,000 | 1,95,76,080 | 41,000 | 24,76,320 |
| 188 | 3306 | 33 | 3 BHK | 804 | 51 | 855 | 884 | 21600 | 1,84,68,000 | 1,95,76,080 | 41,000 | 24,76,320 |
| 189 | 3401 | 34 | 3 BHK | 910 | 61 | 971 | 1001 | 21650 | 2,10,22,150 | 2,22,83,479 | 46,500 | 28,02,800 |
| 190 | 3402 | 34 | 2 BHK | 670 | 37 | 707 | 737 | 21650 | 1,53,06,550 | 1,62,24,943 | 34,000 | 20,63,600 |
| 191 | 3403 | 34 | 2 BHK | 697 | 37 | 734 | 767 | 21650 | 1,58,91,100 | 1,68,44,566 | 35,000 | 21,46,760 |
| 192 | 3404 | 34 | 3 BHK | 915 | 95 | 1010 | 1007 | 21650 | 2,18,66,500 | 2,31,78,490 | 48,500 | 28,18,200 |
| 193 | 3405 | 34 | 3 BHK | 804 | 51 | 855 | 884 | 21650 | 1,85,10,750 | 1,96,21,395 | 41,000 | 24,76,320 |
| 194 | 3406 | 34 | 3 BHK | 804 | 51 | 855 | 884 | 21650 | 1,85,10,750 | 1,96,21,395 | 41,000 | 24,76,320 |
| 195 | 3501 | 35 | 3 BHK | 910 | 61 | 971 | 1001 | 21700 | 2,10,70,700 | 2,23,34,942 | 46,500 | 28,02,800 |
| 196 | 3502 | 35 | 2 BHK | 670 | 37 | 707 | 737 | 21700 | 1,53,41,900 | 1,62,62,414 | 34,000 | 20,63,600 |
| 197 | 3503 | 35 | 2 BHK | 697 | 37 | 734 | 767 | 21700 | 1,59,27,800 | 1,68,83,468 | 35,000 | 21,46,760 |
| 198 | 3504 | 35 | 3 BHK | 915 | 95 | 1010 | 1007 | 21700 | 2,19,17,000 | 2,32,32,020 | 48,500 | 28,18,200 |
| 199 | 3505 | 35 | 3 BHK | 804 | 51 | 855 | 884 | 21700 | 1,85,53,500 | 1,96,66,710 | 41,000 | 24,76,320 |
| 200 | 3506 | 35 | 3 BHK | 804 | 51 | 855 | 884 | 21700 | 1,85,53,500 | 1,96,66,710 | 41,000 | 24,76,320 |
| 201 | 3601 | 36 | 3 BHK | 910 | 61 | 971 | 1001 | 21750 | 2,11,19,250 | 2,23,86,405 | 46,500 | 28,02,800 |
| 202 | 3602 | 36 | 2 BHK | 670 | 37 | 707 | 737 | 21750 | 1,53,77,250 | 1,62,99,885 | 34,000 | 20,63,600 |
| 203 | 3603 | 36 | 2 BHK | 697 | 37 | 734 | 767 | 21750 | 1,59,64,500 | 1,69,22,370 | 35,500 | 21,46,760 |

| 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 ₹ |
|---------|----------|-----------|-------|--|----------------------|----------------------|--------------------------|-------------------------------------|--|---|---|---------------------------|
| 204 | 3604 | 36 | 3 BHK | 915 | 95 | 1010 | 1007 | 21750 | 2,19,67,500 | 2,32,85,550 | 48,500 | 28,18,200 |
| 205 | 3605 | 36 | 3 BHK | 804 | 51 | 855 | 884 | 21750 | 1,85,96,250 | 1,97,12,025 | 41,000 | 24,76,320 |
| 206 | 3606 | 36 | 3 BHK | 804 | 51 | 855 | 884 | 21750 | 1,85,96,250 | 1,97,12,025 | 41,000 | 24,76,320 |
| 207 | 3701 | 37 | 3 BHK | 910 | 61 | 971 | 1001 | 21800 | 2,11,67,800 | 2,24,37,868 | 46,500 | 28,02,800 |
| 208 | 3702 | 37 | 2 BHK | 670 | 37 | 707 | 737 | 21800 | 1,54,12,600 | 1,63,37,356 | 34,000 | 20,63,600 |
| 209 | 3703 | 37 | 2 BHK | 697 | 37 | 734 | 767 | 21800 | 1,60,01,200 | 1,69,61,272 | 35,500 | 21,46,760 |
| 210 | 3704 | 37 | 3 BHK | 915 | 95 | 1010 | 1007 | 21800 | 2,20,18,000 | 2,33,39,080 | 48,500 | 28,18,200 |
| 211 | 3705 | 37 | 3 BHK | 804 | 51 | 855 | 884 | 21800 | 1,86,39,000 | 1,97,57,340 | 41,000 | 24,76,320 |
| 212 | 3706 | 37 | 3 BHK | 804 | 51 | 855 | 884 | 21800 | 1,86,39,000 | 1,97,57,340 | 41,000 | 24,76,320 |
| 213 | 3801 | 38 | 3 BHK | 910 | 61 | 971 | 1001 | 21850 | 2,12,16,350 | 2,24,89,331 | 47,000 | 28,02,800 |
| 214 | 3802 | 38 | 2 BHK | 670 | 37 | 707 | 737 | 21850 | 1,54,47,950 | 1,63,74,827 | 34,000 | 20,63,600 |
| 215 | 3804 | 38 | 3 BHK | 915 | 95 | 1010 | 1007 | 21850 | 2,20,68,500 | 2,33,92,610 | 48,500 | 28,18,200 |
| 216 | 3805 | 38 | 3 BHK | 804 | 51 | 855 | 884 | 21850 | 1,86,81,750 | 1,98,02,655 | 41,500 | 24,76,320 |
| 217 | 3806 | 38 | 3 BHK | 804 | 51 | 855 | 884 | 21850 | 1,86,81,750 | 1,98,02,655 | 41,500 | 24,76,320 |
| 218 | 3901 | 39 | 3 BHK | 910 | 61 | 971 | 1001 | 21900 | 2,12,64,900 | 2,25,40,794 | 47,000 | 28,02,800 |
| 219 | 3902 | 39 | 2 BHK | 670 | 37 | 707 | 737 | 21900 | 1,54,83,300 | 1,64,12,298 | 34,000 | 20,63,600 |
| 220 | 3903 | 39 | 2 BHK | 697 | 37 | 734 | 767 | 21900 | 1,60,74,600 | 1,70,39,076 | 35,500 | 21,46,760 |
| 221 | 3904 | 39 | 3 BHK | 915 | 95 | 1010 | 1007 | 21900 | 2,21,19,000 | 2,34,46,140 | 49,000 | 28,18,200 |
| 222 | 3905 | 39 | 3 BHK | 804 | 51 | 855 | 884 | 21900 | 1,87,24,500 | 1,98,47,970 | 41,500 | 24,76,320 |
| 223 | 3906 | 39 | 3 BHK | 804 | 51 | 855 | 884 | 21900 | 1,87,24,500 | 1,98,47,970 | 41,500 | 24,76,320 |
| 224 | 4001 | 40 | 3 BHK | 910 | 61 | 971 | 1001 | 21950 | 2,13,13,450 | 2,25,92,257 | 47,000 | 28,02,800 |
| 225 | 4002 | 40 | 2 BHK | 670 | 37 | 707 | 737 | 21950 | 1,55,18,650 | 1,64,49,769 | 34,500 | 20,63,600 |
| 226 | 4003 | 40 | 2 BHK | 697 | 37 | 734 | 767 | 21950 | 1,61,11,300 | 1,70,77,978 | 35,500 | 21,46,760 |
| 227 | 4004 | 40 | 3 BHK | 915 | 95 | 1010 | 1007 | 21950 | 2,21,69,500 | 2,34,99,670 | 49,000 | 28,18,200 |
| 228 | 4005 | 40 | 3 BHK | 804 | 51 | 855 | 884 | 21950 | 1,87,67,250 | 1,98,93,285 | 41,500 | 24,76,320 |
| 229 | 4006 | 40 | 3 BHK | 804 | 51 | 855 | 884 | 21950 | 1,87,67,250 | 1,98,93,285 | 41,500 | 24,76,320 |
| 230 | 4101 | 41 | 3 BHK | 910 | 61 | 971 | 1001 | 22000 | 2,13,62,000 | 2,26,43,720 | 47,000 | 28,02,800 |
| 231 | 4102 | 41 | 2 BHK | 670 | 37 | 707 | 737 | 22000 | 1,55,54,000 | 1,64,87,240 | 34,500 | 20,63,600 |
| 232 | 4103 | 41 | 2 BHK | 697 | 37 | 734 | 767 | 22000 | 1,61,48,000 | 1,71,16,880 | 35,500 | 21,46,760 |
| 233 | 4104 | 41 | 3 BHK | 915 | 95 | 1010 | 1007 | 22000 | 2,22,20,000 | 2,35,53,200 | 49,000 | 28,18,200 |
| 234 | 4105 | 41 | 3 BHK | 804 | 51 | 855 | 884 | 22000 | 1,88,10,000 | 1,99,38,600 | 41,500 | 24,76,320 |
| 235 | 4106 | 41 | 3 BHK | 804 | 51 | 855 | 884 | 22000 | 1,88,10,000 | 1,99,38,600 | 41,500 | 24,76,320 |
| 236 | 4201 | 42 | 3 BHK | 910 | 61 | 971 | 1001 | 22050 | 2,14,10,550 | 2,26,95,183 | 47,500 | 28,02,800 |
| 237 | 4202 | 42 | 2 BHK | 670 | 37 | 707 | 737 | 22050 | 1,55,89,350 | 1,65,24,711 | 34,500 | 20,63,600 |
| 238 | 4203 | 42 | 2 BHK | 697 | 37 | 734 | 767 | 22050 | 1,61,84,700 | 1,71,55,782 | 35,500 | 21,46,760 |

| 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 ₹ |
|--------------|----------|-----------|-------|--|----------------------|----------------------|--------------------------|-------------------------------------|--|---|---|---------------------------|
| 239 | 4204 | 42 | 3 BHK | 915 | 95 | 1010 | 1007 | 22050 | 2,22,70,500 | 2,36,06,730 | 49,000 | 28,18,200 |
| 240 | 4205 | 42 | 3 BHK | 804 | 51 | 855 | 884 | 22050 | 1,88,52,750 | 1,99,83,915 | 41,500 | 24,76,320 |
| 241 | 4206 | 42 | 3 BHK | 804 | 51 | 855 | 884 | 22050 | 1,88,52,750 | 1,99,83,915 | 41,500 | 24,76,320 |
| 242 | 4301 | 43 | 3 BHK | 910 | 61 | 971 | 1001 | 22100 | 2,14,59,100 | 2,27,46,646 | 47,500 | 28,02,800 |
| 243 | 4302 | 43 | 2 BHK | 670 | 37 | 707 | 737 | 22100 | 1,56,24,700 | 1,65,62,182 | 34,500 | 20,63,600 |
| 244 | 4304 | 43 | 3 BHK | 915 | 95 | 1010 | 1007 | 22100 | 2,23,21,000 | 2,36,60,260 | 49,500 | 28,18,200 |
| 245 | 4305 | 43 | 3 BHK | 804 | 51 | 855 | 884 | 22100 | 1,88,95,500 | 2,00,29,230 | 41,500 | 24,76,320 |
| 246 | 4306 | 43 | 3 BHK | 804 | 51 | 855 | 884 | 22100 | 1,88,95,500 | 2,00,29,230 | 41,500 | 24,76,320 |
| 247 | 4401 | 44 | 3 BHK | 910 | 61 | 971 | 1001 | 22150 | 2,15,07,650 | 2,27,98,109 | 47,500 | 28,02,800 |
| 248 | 4402 | 44 | 2 BHK | 670 | 37 | 707 | 737 | 22150 | 1,56,60,050 | 1,65,99,653 | 34,500 | 20,63,600 |
| 249 | 4403 | 44 | 2 BHK | 697 | 37 | 734 | 767 | 22150 | 1,62,58,100 | 1,72,33,586 | 36,000 | 21,46,760 |
| 250 | 4404 | 44 | 3 BHK | 915 | 95 | 1010 | 1007 | 22150 | 2,23,71,500 | 2,37,13,790 | 49,500 | 28,18,200 |
| 251 | 4405 | 44 | 3 BHK | 804 | 51 | 855 | 884 | 22150 | 1,89,38,250 | 2,00,74,545 | 42,000 | 24,76,320 |
| 252 | 4406 | 44 | 3 BHK | 804 | 51 | 855 | 884 | 22150 | 1,89,38,250 | 2,00,74,545 | 42,000 | 24,76,320 |
| Total | | | | 202432 | 14082 | 216514 | 222675 | | 4,56,58,30,400 | 4,83,97,80,224 | | 62,34,90,560 |

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 ₹ |
|-------------------|---------------------------|-----------------------|------------------------|--------------------------|--|--|
| 4 / 1 | 2 BHK - 78 3 BHK - 174 | 252 | 216514 | 222675 | 4,56,58,30,400.00 | 4,83,97,80,224.00 |

| Particulars | Market Value (₹) |
|--|-------------------|
| Realizable Value / Fair Market Value as on date in ₹ | 4,56,58,30,400.00 |
| Final Realizable Value After Completion in ₹ | 4,83,97,80,224.00 |
| Cost of Construction (Total Built up area x Rate) 222675 Sq. Ft. x ₹ 2800.00 | 62,34,90,560.00 |

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

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

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

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

Total abstract of the entire property

| | | |
|---|------------------|-------------------------------------|
| Part – A | Land | As per table attached to the report |
| Part – B | Building | |
| | Land development | |
| Part – C | Compound wall | |
| Part - D | Amenities | |
| Part – E | Pavement | |
| Part – F | Services | |
| Realizable Value / Fair Market Value as on date in ₹ | | ₹ 4,56,58,30,400.00 |
| Final Realizable Value After Completion in ₹ | | ₹ 4,83,97,80,224.00 |

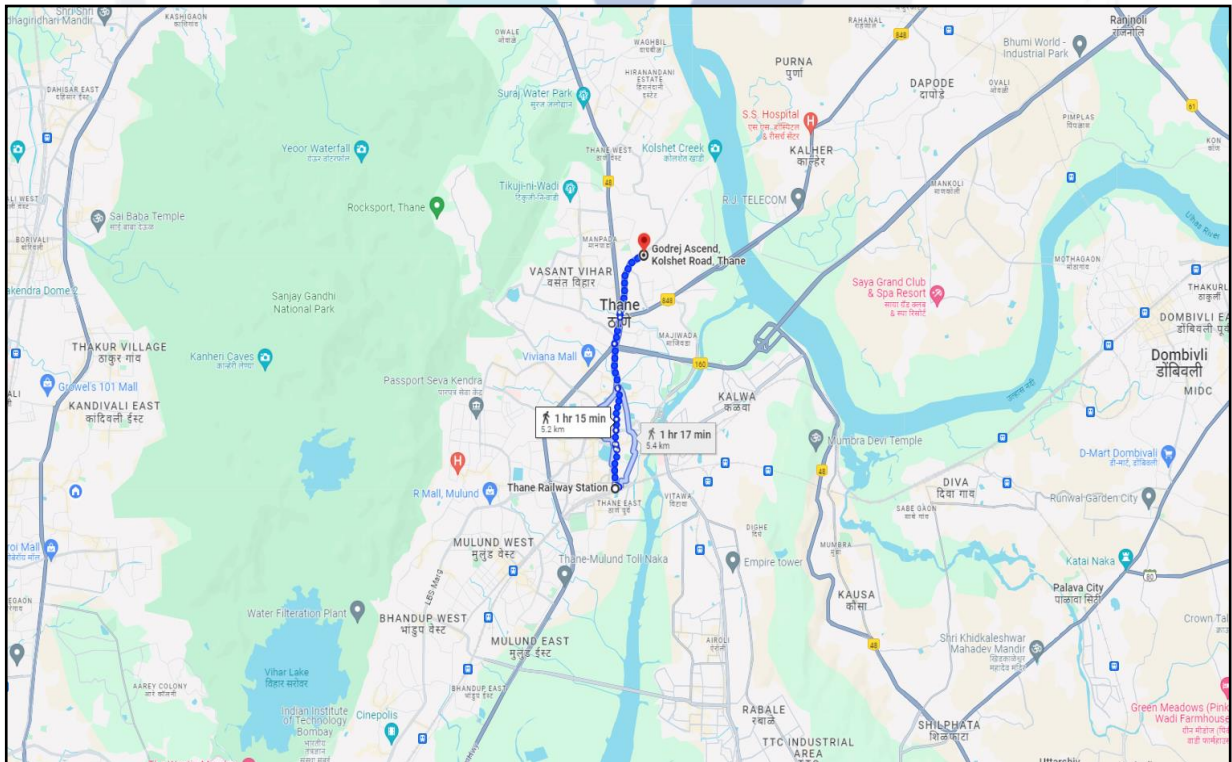
The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparable, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a residential flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 19,000.00 to ₹ 22,500.00 per Sq. Ft. on Carpet area Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc. We estimate ₹ 20,000.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.

Actual Site Photographs



Route Map of the property

Site u/r



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

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




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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) कोलभेत रस्त्याच्या दोन्ही बाजू लागतचे सर्वे क्रमांक नौजे वाळकुम | 30000 | 118300 | 120200 | 146500 | 120200 | चौ. मीटर | सर्वेक्षण नंबर |



Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



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

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

Year: Language:

Selected District:

Select Taluka:

Select Village:

Search By: Survey No. SubZones

Enter Survey No:

| उपविभाग | खुली जमीन | निवासी सदनिका | ऑफिस | दुकाने | औद्योगिक | एकक (Rs./) | Attribute |
|--|-----------|---------------|--------|--------|----------|------------|-----------|
| 8/34-3ई-2) दोकाळी गावातील उपविभाग 3क-2 व 3क-2 बगळता 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 |
|----------------|------------|----------------------|-----------------------|------------------------|-------------------------------|
| 3933 / 2024 | 25.05.2024 | 1,37,25,897.00 | 65.67 | 707.00 | 19,418.00 |

| सूची क्र.2 | |
|--|--|
| 393373 25-05-2024 Note:-Generated Through eSearch Module.For original report please contact concern SRO office. | दुय्यम निबंधक : दु.नि. ठाणे 1 दस्ता क्रमांक : 3933/2024 नोंदणी : Regn:63m |
| गावाचे नाव : ढोकाळी | |
| (1)विलेखाचा प्रकार | करारनामा |
| (2)मोबदला | 13725897 |
| (3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) | 9646584.91 |
| (4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास) | 1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन :सदनिका नं: 2502, माळा नं: 25 वा मजला,टॉवर 1, इमारतीचे नाव: गोदरेज अॅसेंड फेज 4, रोड नं: मौजे ढोकाळी व बाळकुम,ता. जि. ठाणे, इतर माहिती: क्षेत्र-62.24 चौ. मीटर कारपेट व इतर लागतचे क्षेत्र-3.43 चौ. मीटर यांसी एकूण क्षेत्र- 65.67 चौ. मीटर कारपेट.(इतर माहिती दस्तात नमुद केल्याप्रमाणे)एक कार पार्किंग सह((Survey Number : 39, 40, 41/1 VILLAGE DHOKALI AND SURVEY NO 234/1, 234/2, 235 VILLAGE BALKUM ;)) |
| (5) क्षेत्रफळ | 65.67 चौ.मीटर |
| (6)आकारणी किंवा जुडी देण्यात असेल तेव्हा. | |
| (7) दस्ताऐवज 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 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, मुम्बई. पिन कोड:-400079 पॅन नं:-AAACG3995M |
| (8)दस्ताऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता | 1): नाव:-राजेश एस कांकाणी वय:-39; पत्ता:-प्लॉट नं: ए/1/14, माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: गौतम सेंटर,मंगला स्कूल, कोपरी कॉलनी,, रोड नं: टिळक नगर रोड, ठाणे पु. ठाणे , महाराष्ट्र, ठाणे. पिन कोड:-400603 पॅन नं:-AYLPK1597K 2): नाव:-निशा कांकाणी वय:-35; पत्ता:-प्लॉट नं: ए/1/14, माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: गौतम सेंटर,मंगला स्कूल, कोपरी कॉलनी,, रोड नं: टिळक नगर रोड, ठाणे पु. ठाणे , महाराष्ट्र, ठाणे. पिन कोड:-400603 पॅन नं:-BOJPS0647M |
| (9) दस्ताऐवज करुन दिल्याचा दिनांक | 25/05/2024 |
| (10)दस्ता नोंदणी केल्याचा दिनांक | 25/05/2024 |
| (11)अनुक्रमांक,खंड व पृष्ठ | 3933/2024 |
| (12)बाजारभावाप्रमाणे मुद्रांक शुल्क | 960900 |
| (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 |
|----------------|------------|----------------------|-----------------------|------------------------|-------------------------------|
| 3862 / 2024 | 25.05.2024 | 2,08,90,067.00 | 93.81 | 1010.00 | 20,688.00 |

| सूची क्र.2 | |
|---|--|
| 386273 25-05-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office. | दुय्यम निबंधक : दु.नि. ठाणे 1 दस्त क्रमांक : 3862/2024 नोदणी : Regn:83m |
| गावाचे नाव : ढोकाळी | |
| (1)वितरेखाचा प्रकार | करारनामा |
| (2)मोबदला | 20890067 |
| (3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) | 13711756.202 |
| (4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास) | 1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन :सदनिका नं: 1804, माळा नं: 18 वा मजला,टॉवर 1, इमारतीचे नाव: गोदरेज अॅसेंड फेज 4, रोड नं: मौजे ढोकाळी व बाळकुम,ता. जि. ठाणे, इतर माहिती: क्षेत्र-84.99 चौ. मीटर कारपेट व इतर लगतचे क्षेत्र-8.82 चौ. मीटर यांसी एकूण क्षेत्र- 93.81 चौ. मीटर कारपेट.(इतर माहिती दस्तात नमुद केल्याप्रमाणे)दोन कार पार्किंग सह((Survey Number : 39, 40, 41/1 VILLAGE DHOKALI AND SURVEY NO 234/1, 234/2, 235 VILLAGE BALKUM ;)) |
| (5) क्षेत्रफळ | 93.81 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 सिग्नेटरी नॉरबर्ट मेंडेस 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:-अमित डी. वालेचा . वय:-46; पत्ता:-प्लॉट नं: डी 606, माळा नं: ., इमारतीचे नाव: अॅटलांटिका कॅसारिओ, ब्लॉक नं: लोढा पलावा सिटी, रोड नं: निळजे, कल्याण, ठाणे , महाराष्ट्र, ठाणे. पिन कोड:-421204 पॅन नं:-ADXPV8560G 2): नाव:-मिशा अमित वालेचा . वय:-44; पत्ता:-प्लॉट नं: डी 606, माळा नं: ., इमारतीचे नाव: अॅटलांटिका कॅसारिओ, ब्लॉक नं: लोढा पलावा सिटी, रोड नं: निळजे, कल्याण, ठाणे , महाराष्ट्र, ठाणे. पिन कोड:-421204 पॅन नं:-AMWVPV9588N |
| (9) दस्तऐवज करुन दिल्याचा दिनांक | 24/05/2024 |
| (10)दस्त नोदणी केल्याचा दिनांक | 24/05/2024 |
| (11)अनुक्रमांक,खेड व पृष्ठ | 3862/2024 |
| (12)बाजारभावाप्रमाणे मुद्रांक शुल्क | 1462400 |
| (13)बाजारभावाप्रमाणे नोदणी शुल्क | 30000 |
| (14)सोरा | |
| 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 |
|----------------|------------|----------------------|-----------------------|------------------------|-------------------------------|
| 4248 / 2024 | 07.06.2024 | 1,70,23,106.00 | 79.45 | 855.00 | 19,905.00 |

| सूची क्र.2 | |
|---|---|
| 424873 08-06-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office. | दुय्यम निबंधक : दु.नि. ठाणे 1 दस्त क्रमांक : 4248/2024 नोंदणी : Regn:83m |
| गावाचे नाव : ढोकाळी | |
| (1)विलेखाचा प्रकार | करारनामा |
| (2)मोबदला | 17023106 |
| (3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) | 11331603.19 |
| (4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास) | 1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन :सदनिका नं: 1606, माळा नं: 16 वा मजला,टॉवर 1, इमारतीचे नाव: गोदरेज अॅसेंड फेज 4, रोड नं: मौजे ढोकाळी व बाळकुम,ता. जि. ठाणे, इतर माहिती: क्षेत्र-74.67 चौ. मीटर कारपेट व इतर लगतचे क्षेत्र-4.78 चौ. मीटर यांसी एकूण क्षेत्र- 79.45 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 | 79.45 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 सिग्नेटरी 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:-AAAACG3995M |
| (8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता | 1): नाव:-एल्विस डिक्रान मार्क रोद्रीगस वय:-39; पत्ता:-प्लॉट नं: ए/201, माळा नं: -, इमारतीचे नाव: पूजा गॅलेक्सी, ब्लॉक नं: विजय नगरी च्या पुढे, रोड नं: घोडबंदर रोड, वाघबीळ, ठाणे प, महाराष्ट्र, ठाणे. पिन कोड:-400615 पॅन नं:-AKXPR0044G 2): नाव:-जेनिफर एल्विस रोद्रीगस वय:-36; पत्ता:-प्लॉट नं: ए/201, माळा नं: -, इमारतीचे नाव: पूजा गॅलेक्सी, ब्लॉक नं: विजय नगरी च्या पुढे, रोड नं: घोडबंदर रोड, वाघबीळ, ठाणे प, महाराष्ट्र, ठाणे. पिन कोड:-400615 पॅन नं:-BGZPP1834K |
| (9) दस्तऐवज करुन दिल्याचा दिनांक | 07/06/2024 |
| (10)दस्त नोंदणी केल्याचा दिनांक | 07/06/2024 |
| (11)अनुक्रमांक,खंड व पृष्ठ | 4248/2024 |
| (12)बाजारभावाप्रमाणे मुद्रांक शुल्क | 1191700 |
| (13)बाजारभावाप्रमाणे नोंदणी शुल्क | 30000 |
| (14)सोरा | |
| 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 |
|----------------|------------|----------------------|-----------------------|------------------------|-------------------------------|
| 4032 / 2024 | 30.05.2024 | 1,40,05,056.00 | 68.15 | 734.00 | 19,000.00 |

| | | |
|---|---|--|
| 403273 30-05-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office. | सूची क्र.2 | दुय्यम निबंधक : दु.नि. ठाणे 1 दस्त क्रमांक : 4032/2024 नोदणी : Regn:63m |
| गावाचे नाव : ढोकाळी | | |
| (1)विलेखाचा प्रकार | करारनामा | |
| (2)मोबदला | 14005056 | |
| (3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) | 9559656.475 | |
| (4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास) | 1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन :सदनिका नं: 503, माळा नं: 5 वा मजला,टॉवर 1, इमारतीचे नाव: गोदरेज अॅसेंड फेज 4, रोड नं: मौजे ढोकाळी व बाळकुम,ता. जि. ठाणे, इतर माहिती: क्षेत्र-64.72 चौ. मीटर कारपेट व इतर लागतचे क्षेत्र-3.43 चौ. मीटर यांसी एकूण क्षेत्र- 68.15 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 | 68.15 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 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, 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:-अश्विनी अशोक गायकवाड तर्फे कु मु म्हणुन अशोक देवराम गायकवाड वय:-64; पत्ता:- प्लॉट नं: फ्लॉट नं. 201, माळा नं: ., इमारतीचे नाव: अनंत रेजेन्सी फेज 2, ब्लॉक नं: संतोषी माता रोड, सुरेश केबल जवळ, रामबाग लेन 4, रोड नं: कल्याण प, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-AZAPG2808D 2): नाव:-अशोक देवराम गायकवाड वय:-64; पत्ता:-प्लॉट नं: फ्लॉट नं. 201, माळा नं: ., इमारतीचे नाव: अनंत रेजेन्सी फेज 2, ब्लॉक नं: संतोषी माता रोड, सुरेश केबल जवळ, रामबाग लेन 4, रोड नं: कल्याण प, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-AEFPG4763B 3): नाव:-लता अशोक गायकवाड वय:-66; पत्ता:-प्लॉट नं: फ्लॉट नं. 201, माळा नं: ., इमारतीचे नाव: अनंत रेजेन्सी फेज 2, ब्लॉक नं: संतोषी माता रोड, सुरेश केबल जवळ, रामबाग लेन 4, रोड नं: कल्याण प, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-ABKPG2310C | |
| (9) दस्तऐवज करुन दिल्याचा दिनांक | 30/05/2024 | |
| (10)दस्त नोंदणी केल्याचा दिनांक | 30/05/2024 | |
| (11)अनुक्रमांक,खंड व पृष्ठ | 4032/2024 | |
| (12)बाजारभावप्रमाणे मुद्रांक शुल्क | 980400 | |
| (13)बाजारभावप्रमाणे नोंदणी शुल्क | 30000 | |
| (14)घेण | | |

Price Indicators


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

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 Godrej Properties | Project Godrej Ascend |
| Floor 20 (Out of 48 Floors) | Transaction Type New Property | Facing North |
| Lifts 4 | Furnished Status Unfurnished | Car Parking 1 Covered |

Contact Agent
Get Phone No.

Last contact made 93 days ago

More Details

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

Price Indicators

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

HOUSING.COM Buy In Thane + Add List Property Saved

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

Godrej Ascend Phase 2 ✓ RERA

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

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

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**

3 Beds | 3 Baths | Unfurnished

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

+5 Photos




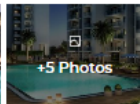
Price Indicators

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

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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](#)

+5 Photos

2 Beds
2 Baths
1 Balcony
1 Covered Parking

| | | |
|--------------------------|-----------------------------------|-------------------------------|
| Carpet Area | Developer | Project |
| 650 sqft ₹18,923/sqft | Godrej Properties | Godrej Ascend |
| 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](#)

Furnished Status
Unfurnished

Project
[Godrej Ascend](#)

Age Of Construction
Under Construction

[+5 Photos](#)

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

Furnished Status
Semi-Furnished

Developer
[Godrej Properties](#)

Facing
East

Car Parking
1 Covered

Project
[Godrej Ascend](#)

Lifts
4

Type Of Ownership
Freehold

[1 Photos](#)

✓ 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 Download App List Property Free Saved

Godrej Ascend Phase 3 REERA ₹80.82 L - 1.3 Cr | ₹21.46 K/sq.ft
EMI starts at ₹40.13 K
Basic Price

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

Cover Image SHARE SAVE Project Tour

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 i

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

Whatsapp Get a Call Back

20 Photos Video Download Brochure

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 | Godrej Properties | Godrej Ascend |
| Transaction Type | Furnished Status | Age Of Construction |
| New Property | Unfurnished | Under Construction |

Contact Agent
Get Phone No.

More Details

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

Price Indicators

| Comp. | Source | Carpet Area in Sq. Ft. | Value in ₹ | Rate / Sq. Ft. on Carpet Area |
|-------|-------------|------------------------|----------------|-------------------------------|
| 2 BHK | 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
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

₹ 1.13 Cr

@ 2,32,989 per sq.m.

Estimated EMI ₹ 90,254

2BHK 2Baths

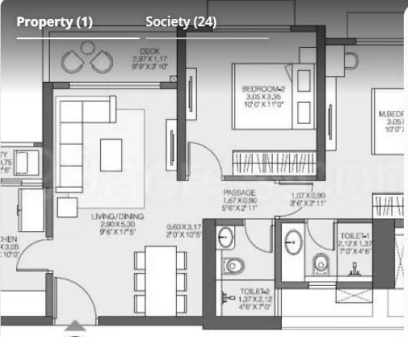
Flat/Apartment for Sale

in Godrej Ascend, Kolshet Road, Thane

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

Overview
Society
Dealer Details
Price Trends
Registry Record
Society Reviews >

Property (1) Society (24)



Area

Carpet area: 48.5 sq.m. ▾

Price

₹ 1.13 Crore

@ 2,32,989 per sq.m.

Floor Number

19th 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
Buy ▾ 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.mahaonline.gov.in/>

Overview
Society
Dealer Details
Price Trends
Registry Record
Society Reviews >

Property (1) Society (24)



Area

Carpet area: 35.4 sq.m. ▾

Price

₹ 81 Lac

@ 2,28,813 per sq.m.

Floor Number

27th 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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Valuers & Appraisers
Architects & Interior Designers
Chartered Engineers (I)
TEV Consultants
Lender's Engineer
U/120 MH2010 PTC2307190


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 Godrej Properties | Project Godrej Ascend |
| Floor 20(Out of 48 Floors) | Transaction Type New Property | Facing North |
| Lifts 4 | Furnished Status Unfurnished | Car Parking 1 Covered |

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 rd | 99acrs.com | 957.00 | 1,75,00,000.00 | 18,286.00 |

HOUSING.COM Buy In Thane + Add Download App List Property Free Saved

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

Risland The Icon

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](#)

COVER IMAGE SHARE SAVE

Project Tour: WE PROMISE TO BE ON TIME!

+ 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 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

3BHK 3Baths
Flat/Apartment for Sale
in Eternia at Kalpataru Parkcity, Kolshet Road, Thane

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

[Overview](#) [Society](#) [Dealer Details](#) [Price Trends](#) [Society Reviews](#) [Explore Locality](#)

Property (19) Society (28)

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

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

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

Address: Eternia at Kalpataru Parkcity, Kolshet Road, Thane

Floor Number: 23rd of 42 Floors

Facing: East

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

Possession in: Dec 2026 [View Construction Status](#)

Price Indicators Projects nearby Locality



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

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

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

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

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

🛏️ 3 Beds
🛁 2 Baths
🏠 4 Balconies
🏠 Unfurnished
🏃 Jogging an...
🏊 Outdoor Ten...

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

🟢 Newly Constructed Property

Contact Owner
Get Phone No.
👤 Last contact made 1 day ago

More Details

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

Price Indicators Projects nearby Locality


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

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home » Property for Sale in Thane » Flats for Sale in Thane » Flats for Sale in Kolshet » 3 BHK Flats for Sale in Kolshet » 1520 Sq-ft

₹ 2.21 Cr [EMI - ₹ 100k](#) | [How much loan can I get?](#)

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



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

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

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

Contact Agent
Get Phone No.

More Details

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

Price Indicators Projects nearby Locality

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

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

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

₹1.39 Cr @ 21,993 per sq.ft.
Estimated EMI ₹ 1,11,020

2BHK 2Baths
Flat/Apartment for Sale
in Immensa by Kalpataru, Kolshet Road, Thane

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

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

Property (4) | **Society (51)**

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

Configuration
2 Bedrooms, 2 Bathrooms, No Balcony

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

Address
Immensa by Kalpataru
Kolshet Road, Thane

Floor Number
6th of 32 Floors

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

[Photos \(1/4\)](#)

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

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

₹2.8 Cr @ 13,333 per sq.ft.
Estimated EMI ₹ 2,23,637

4BHK 4Baths
Flat/Apartment for Sale
in Kolshet Road, Thane, Kolshet Road, Thane

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

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

Property (0) | [Explore Locality Photos/Videos](#)

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

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

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

Address
Kolshet Road, Thane
Kolshet Road, Thane

Floor Number
28th of 30 Floors

Facing
East

Overlooking
Pool, Park/Garden, Main Road, Others

Possession in
Dec 2024

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

Price Indicators Projects nearby Locality

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

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

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

₹2.1 Cr @ 21,694 per sq.ft.
Estimated EMI ₹1,67,728

3BHK 3Baths
Flat/Apartment for Sale
in Lodha Sterling, Kolshet Road, Thane

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

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

Property (22)

Area
Super Built up area 1518 sq.ft. (141.03 sq.m.)
Built Up area: 1290 sq.ft. (119.84 sq.m.)
Carpet area: 968 sq.ft. (89.93 sq.m.)

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
2nd of 8 Floors

Facing
West

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

Property Age
Under Construction

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

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

Posted on May 29, 2024 | Under Construction

₹1.2 Cr @ 18,867 per sq.ft.
Estimated EMI ₹95,844

2BHK 2Baths
Flat/Apartment for Sale
in Eternia at Kalpataru Parkcity, Kolshet Road, Thane

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

[Overview](#) | [Society](#) | [Dealer Details](#) | [Price Trends](#) | [Society Reviews](#) | [Explore Locality](#)

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
11th of 42 Floors

Facing
North-East

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

Possession in
Dec 2026 [View Construction Status](#)

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.

| | Particulars | Valuer comment |
|-----|---|---|
| 1. | Background information of the asset being valued; | The property under consideration was purchased by M/s. Godrej Properties Limited |
| 2. | Purpose of valuation and appointing authority | As per request from State Bank of India, Administrative Office South Mumbai to assess fair market value of the property for bank loan purpose. |
| 3. | Identity of the Valuer and any other experts involved in the valuation; | Manoj B. Chalikwar – Regd. Valuer Vaibhav Bhagat – Valuation Engineer 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 **12th July 2024** and does not take into account any unforeseeable developments which could impact the same in the future.

Our Investigations

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

Assumptions

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

Information Supplied by Others

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

Future Matters

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

Map and Plans

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

Site Details

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



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Property Title

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

Environmental Conditions

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

Town Planning

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

Area

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

Condition & Repair

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

Valuation Methodology

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

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



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

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

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

Not a Structural Survey

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

Other

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

Legal

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

Property specific assumptions

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

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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

(Annexure - II)

MODEL CODE OF CONDUCT FOR VALUERS

Integrity and Fairness

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

Professional Competence and Due Care

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

Independence and Disclosure of Interest

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



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

Confidentiality

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

Information Management

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

Gifts and hospitality:

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

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

26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself / itself, or to obtain or retain an advantage in the conduct of profession for himself / itself.

Remuneration and Costs.

27. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.

28. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

Occupation, employability and restrictions.

29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.

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

Miscellaneous

31. A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.

32. A valuer shall follow this code as amended or revised from time to time.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

Manoj B. Chalikwar

Govt. Registered Valuer

Chartered Engineer (India)

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

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



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