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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "Godrej Ascend – Phase 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 :

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

Regd. Office

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

📞 +91 2247495919

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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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- Nanded
- Thane
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- Aurangabad
- Pune
- Indore
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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. Ceear 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. Ceear Lifespaces Private Limited Doc. No. TNN – 1 / 2015 / 2020.	
	11. Copy of Further Commencement Certificate No. S05 / 0194 / 19 TMCB / TDD / (P/C) 2024 / AUTO DCR date 26.03.2024 issued by Thane Municipal Corporation	
	<p align="center">AMENDED PERMISSION / COMMENCEMENT CERTIFICATE</p> <p>परवानगी - बिल्डींग- टॉवर 1- तळ/स्टील्ट + 44 + 45 वा पार्ट रिक्रोएशन मजला + 46 वा (पार्ट) मजला, Retail - Gr. + 1 मजला, बिल्डींग- टॉवर 2-तळ/स्टील्ट + 42वा मजला, Retail-Gr. + 1 मजला, बिल्डींग- टॉवर 3-तळ/स्टील्ट + 41वा मजला, बिल्डींग- टॉवर 5-तळ/स्टील्ट + 42वा मजला, सी.सी. - बिल्डींग- टॉवर 1- तळ/स्टील्ट + 42 मजला, Retail - Gr. + 1 मजला, बिल्डींग- टॉवर 2- तळ/स्टील्ट + 42वा मजला, Retail - Gr. + 1 मजला, बिल्डींग- टॉवर 3- तळ/स्टील्ट + 41वा मजला, बिल्डींग- टॉवर 5- तळ/स्टील्ट + 42वा मजला,</p> <p>V. P. No. <u>S05/0194/19</u> TMCB/TDD/0109/P/C/2024/AutoDCR Date: 26/03/2024</p> <p>To, Shri / Smt. <u>Sandeep Prabhu</u> (Architect)</p> <p align="center">For M/s, Saakaar</p> <p align="center">Shri <u>M/s. Godrej Properties Ltd.</u> (Owners)</p>	

12. Copy of Approved Plan No. S05 / 0194 / 19 / TMCB / TDD / 0109 / (P/C) 2024 / AUTO DCR dated 26.03.2024 issued by Thane Municipal Corporation (Number of Copies – Twenty One – Sheet No. 1 /21 to 21/21)											
Approved Up to:											
Phase / Tower No.	Number of Floors										
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%
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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	As per Site
	North	Koshet Road	Koshet Road
	South	Pathway	Pathway
	East	Layout Internal Road	Layout Internal Road
	West	Phase 1 Tower 2	Phase 1 Tower 2
			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	CHARACTERSTICS OF THE SITE		
1.	Classification of locality	:	Middle Class
2.	Development of surrounding areas	:	Good

3.	Possibility of frequent flooding/ sub-merging	:	No										
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	:	All available near by										
5.	Level of land with topographical conditions	:	Plain										
6.	Shape of land	:	Irregular										
7.	Type of use to which it can be put	:	For residential purpose										
8.	Any usage restriction	:	Residential										
	Is plot in town planning approved layout?	:	Copy of Approved Plan No. S05 / 0194 / 19 / TMCB / TDD / 0109 / (P/C) 2024 / AUTO DCR dated 26.03.2024 issued by Thane Municipal Corporation (Number of Copies – Twenty One – Sheet No. 1 /21 to 21/21) Approved Up to:										
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9.	Corner plot or intermittent plot?	:	Intermittent										
10.	Road facilities	:	Yes										
11.	Type of road available at present	:	B. T. Road										
12.	Width of road – is it below 20 ft. or more than 20 ft.	:	40.00 M. Kolshet Road										
13.	Is it a Land – Locked land?	:	No										
14.	Water potentiality	:	Municipal Water supply										
15.	Underground sewerage system	:	Connected to Municipal sewer										
16.	Is Power supply is available in the site	:	Yes										
17.	Advantages of the site	:	Located in developed area										
18.	Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc.(Distance from sea-coast / tidal level must be incorporated)	:	No										
Part – A (Valuation of land)													
1	Size of plot	:	<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>	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
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	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																		
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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> <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> <tr> <th colspan="3">As per Approved Plan Village Balkum</th> </tr> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> <tr> <td>6,800.00</td> <td>30,000</td> <td>20,40,00,000.00</td> </tr> <tr> <th colspan="3">As per Approved Plan Village Dhokali</th> </tr> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> <tr> <td>26,780.00</td> <td>37,500</td> <td>1,00,42,50,000.00</td> </tr> </table>	As per RERA Certificate Village Balkum			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	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
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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																																					
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	e) Plinth area floor-wise	As per table attached to the report																																				
	f) Condition of the building																																					
	i) Exterior – Excellent, Good, Normal, Poor	N.A. Building Construction work is in progress																																				
	ii) Interior – Excellent, Good, Normal, Poor	N.A. Building Construction work is in progress																																				
	g) Date of issue and validity of layout of approved map	Copy of Approved Plan 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	:	
	c) No. of urinals	:	N.A. Building Construction work is in progress
	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 ₹
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	



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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.



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Actual Site Photographs



Route Map of the property

Site u/r



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

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



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Ready Reckoner Rate



Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



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

[Home](#)

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Year: 2024-2025 Language: English

Selected District: Thane

Select Taluka: Thane

Select Village: Gavache Nav : Balkum (Thane Mahanag:

Search By: Survey No. SubZones

Enter Survey No: 234 Search

उपविभाग	खुली जमीन	निवासी सदनिका	बॉडीस	दुकाने	औद्योगिक	एकक (Rs.)	Attribute
9/37-3अ-1) कोलगेत रस्त्याच्या दोन्ही बाजू लागतले सर्व इमारत मीने बाळकुम	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: 2024-2025 Language: English

Selected District: Thane

Select Taluka: Thane

Select Village: Gavache Nav : Dhokali (Thane Mahanag:

Search By: Survey No. SubZones

Enter Survey No: 39 Search

उपविभाग	खुली जमीन	निवासी सदनिका	बॉडीस	दुकाने	औद्योगिक	एकक (Rs.)	Attribute
8/34-3अ-2) डोकाली गावातील उपविभाग 3अ-2 व 3अ-2 बगळता उर्वरित सिटीएस व गड नंबर सिटीएस नंबर	37500	116300	120100	144200	120100	चौ. मीटर	गड 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

393373 25-05-2024 Note:-Generated Through eSearch Module, For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक दु.नि. ठाणे 1 दस्ता क्रमांक : 3933/2024 नोंदणी : Regn:63m
गावाचे नाव : ढोकाळी		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	13725897	
(3) बाजारभाव(भाडेपट्टापत्न्या बाबतितपट्टाकार आकारणी देणे की पट्टेदार ते नमुद करावे)	9646584.91	
(4) भू-मापन पोटहिस्सा व परक्रमांक(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 करून देणा-या लिटून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास.प्रतिवादिचे नाव व पत्ता.	1): नाव:-गोदरेज प्रॉपर्टीज लिमिटेड चे ऑथोराइज सिग्रेटरी नॉरबर्ट मेंडेस हर्फे कु. मु. म्हणून ऋषी चौधरी . वय:-35 पत्ता:-प्लॉट नं: ऑफिस, माळा नं: पाचवा मजला, इमारतीचे नाव: गोदरेज वन, ब्लॉक नं: पिरोजमानगर विकोली पूर्व, रोड नं: इस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, मुंबई. पिन कोड:-400079 पॅन नं:-AAACG3995M	
(8) दस्ताऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास.प्रतिवादिचे नाव व पत्ता	1): नाव:-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 करून 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) शीरा		
नुर्त्याकनासाठी 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 दरा क्रमांक 3862/2024 नोदणी. Regn:83m
गावाचे नाव : ढोकाळी	
(1)विलेखिचा प्रकार	करारनामा
(2)मोबदलः	20890067
(3) बाजारभाव(भाडेपट्टयाव्यः बाबल्लिपट्टाकर आकारणी देतो की पट्टेदार हे नमुद करावे)	13711756.202
(4) भू.माज्ज.पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नावःठाणे म.न.पा.इतर दर्णनः सदनिका नंः 1804, माळा नंः 18 दा मजला.टाँवर 1, इमारतीचे नावः गोदरेज अॅसेंड फेज 4, रोड नंः मौजे ढोकाळी व बाळकुम.ता. जि. ठाणे. इतर माहितीः 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 किवा जुडी देण्यात असेल तेव्हाः	
(7) दस्तावेज करुन देणा-या तिहून ठेवणा-या पक्षकाराचे नाव किवा दिवाणी न्यायालयाचा हुकुमनामा किवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.); नावः-गोदरेज प्रॉपर्टीज लिमिटेड चे ऑधोराइज डिप्रेटरी नॉरबर्ट मेठेस तर्फे कु. मु. म्हणुन ऋषी चौधरी वयः-35 पत्ताः-प्लॉट नंः ऑफिस, माळा नं. पाचवा मजला, इमारतीचे नावः गोदरेज वन. ब्लॉक नंः पिरेजशानगर विक्रोळी पूर्व, रोड नं. इरुन एक्सप्रेस हायवे, महाराष्ट्र, मुम्बई. पिन कोडः-400079 पॅन नंः-AAACG3995M
(8)दस्तावेज करुन घेणा-या पक्षकाराचे व किवा दिवाणी न्यायालयाचा हुकुमनामा किवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ताः	1); नावः-अमित डी. वालेचा . वयः-46; पत्ताः-प्लॉट नंः डी 606, माळा नंः. . इमारतीचे नावः अॅटलांटिका कॅसार्िओ, ब्लॉक नंः लोढा पलावा सिटी. रोड नंः निळजे. कल्याण. ठाणे. महाराष्ट्र. पिन कोडः-421204 पॅन नंः-ADXPV8560G 2); नावः-मिशा अमित वालेचा . वयः-44; पत्ताः-प्लॉट नंः डी 605, माळा नंः. . इमारतीचे नावः अॅटलांटिका कॅसार्िओ, ब्लॉक नंः लोढा पलावा सिटी. रोड नंः निळजे. कल्याण. ठाणे. महाराष्ट्र. पिन कोडः-421204 पॅन नंः-AMWPV9588N
(9) दस्तावेज करुन दिल्याचा दिनांक	24/05/2024
(10)दरा नोंदणी केल्याचा दिनांक	24/05/2024
(11)अनुक्रमांक.खंड व पृष्ठ	3862/2024
(12)बाजारभावःप्रमाणे मुद्रांक शुल्क	1462400
(13)बाजारभावःप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	
मुल्यांकनासाठी विचारत घेतलेला तपशीलः-	
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 06-06-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	द्वयम निबंधक : दु.नि. ठाणे 1 दस्ता क्रमांक : 4248/2024 नोंदणी : Regn.83m
गावाचे नाव : ढोकाळी	
(1) विलेखिचा प्रकार	करारनामा
(2) मोबदला	17023106
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	11331603.19
(4) भू-मापन,पोटहिसा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर दर्शन :सदनिका नं: 1606, माळा नं: 16 वा मजला.टॉवर 1. इमारतीचे नाव: गोदरेज अॅसेंड फ्लॅज 4, रोड नं: मौजे ढोकाळी व बालकुम,ता. जि. ठाणे, इतर माहिती: क्षेत्र-74.67 चौ. मीटर कारपेट व इतर लागतचे 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) दस्तादेवज करून देणा-या लिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-गोदरेज प्रॉपर्टीज लिमिटेड चे ऑथोराइज सिग्रेटरी नॉरबर्ट मेडेस लॉ कु. मु. म्हणून ऋषी चौधरी वय:-35 पत्ता:-प्लॉट नं: ऑफिस, माळा नं: पाचवा मजला, इमारतीचे नाव: गोदरेज वन. ब्लॉक नं: पिरोजशाहानगर विक्रोळी पूर्व, रोड नं. इस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, नुम्बई, पिन कोड:-400079 पॅन नं:-AAACG19995M
(8) दस्तादेवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनाम किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-एलिस टिकोन मार्क रोव्रींग्स 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 एलिस रोव्रींग्स 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:-BGZPF1634K
(9) दस्तादेवज करून दिल्याचा दिनांक	07/06/2024
(10) दस्ता नोंदणी केल्याचा दिनांक	07/06/2024
(11) अनुक्रमांक, खेळ व पृष्ठ	4248/2024
(12) बाजारभावप्रमाणे मुद्रांक शुल्क	1191700
(13) बाजारभावप्रमाणे नोंदणी शुल्क	30000
(14) शेष	
मुल्यांकनासाठी विचारात घेतलेला तापशील:-	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(1) within the limits of any Municipal Corporation or any Canteament 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

सूची क्र.2	
403273 30-05-2024 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	दुय्यम निबंधक : दु.नि. ठाणे 1 दस्त क्रमांक : 4032/2024 नोंदणी : Regn:63m
गावाचे नाव : ढोकाळी	
(1)दिलेखाचा प्रकार	करारनामा
(2)मोबदला	14005056
(3) बाजारभाव(भाडेपट्टयच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	9559656.475
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असत्यास)	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 करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-गोदरेज प्रॉपर्टीज लिमिटेड चे ऑथोराइज सिग्रेटरी नॉरबर्ट मॅडेस तर्फे कु. मु. म्हणुन ऋषी चौधरी वय:-35 पत्ता:-प्लॉट नं: ऑफिस, माळा नं: पाचवा मजला, इमारतीचे नाव: गोदरेज वन, ब्लॉक नं: पिरोजशानगर विक्रोळी पूर्व , रोड नं: इस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, मुम्बई. पिन कोड:-400079 पॅन नं:-AAACG3995M
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अश्विनी अशोक गायकवाड तर्फे कु. मु. म्हणुन अशोक देवराज गायकवाड वय:-64; पत्ता:-प्लॉट नं: फ्लॅट 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 देवराज गायकवाड वय:-64; पत्ता:-प्लॉट नं: फ्लॅट 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: फ्लॅट 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 करून दिल्याचा दिनांक	30/05/2024
(10)दस्त नोंदणी केल्याचा दिनांक	30/05/2024
(11)अनुक्रमांक,खंड व पृष्ठ	4032/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	980400
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)जोय	



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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

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

[Contact Agent](#)

[Get Phone No.](#)

Last contact made 93 days ago

More Details

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

Price Indicators

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

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

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

Godrej Ascend Phase 2 REERA **₹1.0 Cr - 1.19 Cr** | 20.48 K - ₹22.22 K/sq ft
EMI starts at ₹49.65 K
Price includes everything except stamp. See More

By GODREJ PROPERTIES LTD Contact Sellers

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

Remarkable Homes in the heart of Thane

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 - ₹19.45/sqft Developer: **Godrej Properties** Project: **Godrej Ascend**

Transaction Type: **New Property** Furnished Status: **Unfurnished** Age Of Construction: **Under Construction**

+5 Photos



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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

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

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

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



2 Beds
 2 Baths
 1 Balcony
 1 Covered Parking

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

✔ East Facing Property

[Contact Agent](#)
[Get Phone No.](#)
 Last contact made 135 days ago

More Details

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

Price Indicators

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

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

₹1.01 Cr EMI - ₹46k | Can I afford it?

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



2 Beds 2 Baths Unfurnished

Carpet Area
522 sqft - ₹19,349/sqft

Transaction Type
New Property

Developer
[Godrej Properties](#)

Project
[Godrej Ascend](#)

Furnished Status
Unfurnished

Age Of Construction
Under Construction

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

₹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](#)

Project
[Godrej Ascend](#)

Facing
East

Lifts
4

Car Parking
1 Covered

Type Of Ownership
Freehold

East Facing Property

Contact Agent
Get Phone No.

More Details

Price Breakup **₹80 Lac | ₹6,000**

Booking Amount **₹5.0 Lac**

RERA ID **P51700053668**

Address **Godrej Ascend, Kolshet Road, Dhokali, Thane West, Mumbai, Maharashtra, Kolshet Road, Thane, Maharashtra**

Landmarks **Hotel Vihang, R Mall, Hiranandani School, Jupiter Hospital, Viviana**



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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



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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

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

Contact Agent
Get Phone No.

More Details

Price Breakup ₹1.11 Cr

Address Kolshet Road, Thane, Maharashtra



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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

₹1.13 Cr ₹2,32,989 per sq.m **2BHK 2Baths**
 Flat, Apartment for Sale
 Estimated EMI ₹90,254

REG-17/AN/20/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
- Address: Godrej Ascend, Kolshet Road, Thane
- Facing: North
- Possession in: Dec 2028

99acres Buy Enter Locality / Project / Society / Landmark

₹81 Lac ₹2,28,813 per sq.m **1BHK 1Bath**
 Flat, Apartment for Sale
 Estimated EMI ₹64,695

REG-17/AN/20/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



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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](#)



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

Carpet Area
 642 sqft - ₹20,872/sqft

Floor
 20 (Out of 48 Floors)

Lifts
 4

Developer
[Godrej Properties](#)

Transaction Type
 New Property

Furnished Status
 Unfurnished

Project
[Godrej Ascend](#)

Facing
 Norths

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



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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 Thane West Add Download App List Property Free Saved

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

Risland The Icon ✓ RERA

By RISLAND

Highland Gardens Road, Dhokali, Thane West, Thane

₹83.0 L - 1.67 Cr
EMI starts at ₹41.21 K
Basic Price

Contact Sellers

COVER IMAGE SHARE SAVE

WE PROMISE TO DELIVER 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 Enter location, Project, Society, Landmark

₹1.75 Cr
Estimated EMI ₹1.36,773

3BHK 3Baths
Flat/Apartment for Sale

REGISTRATION REGISTERED Registration No. P5/700020196 Website: https://maharashtra.maharashtra.gov.in/

Overview Society Dealer Details Price Trends Society Reviews Explore Locality

Property (19) Society (28)

Area: Carpet area: 957 sq.ft.

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

Floor Number: 23rd of 42 Floors

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

Configurations: 3 Bedrooms, 3 Bathrooms, 1 Balcony with Poola Room

Address: Eternial at Kalpataru Parkcity, Kolshet Road, Thane

Parking: East

Possession: Dec 2026 View Construction Status



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Price Indicators Projects nearby Locality

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

magicbricks

[Buy](#) [Rent](#) [Sell](#) [Home Loans](#)

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

₹ 2.10 Cr

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

3 BHK Flat For Sale in The Icon by Risland, [Dhokali, Thane](#)




3 Beds
2 Baths
4 Balconies
Unfurnished
Jogging an...
Outdoor Ten...

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



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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

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

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

Contact Agent

Get Phone No.

More Details

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

Price Indicators Projects nearby Locality

Comp.	Floor	Source	Built u Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Built up Area
2 BHK	6 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 Kolshe Road > 2 BHK Flats in Kolshe Road

Posted on May 31, 2024 | Under Construction

₹1.39 Cr @ 21,993 per sq.ft. **2BHK 2Baths**
Estimated EMI ₹ 11,020
Flat/Apartment for Sale
Immense by Kalpataru, Kolshe Road

REGISTRATION: REGISTERED Registration No: P5170001239 Website: https://mahareraat.mahaonline.gov.in/

Overview Society Owner Details Price Trends Registry Record Society Reviews

Property (4) Society (31)

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

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

Floor Number: 6th of 32 Floors

Configuration: 2 Bedrooms, 2 Bathrooms, No Balcony

Address: Immense by Kalpataru, Kolshe Road, Thane

Construction: 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 Kolshe Road > 4 BHK Flats in Kolshe Road

₹2.8 Cr @ 13,333 per sq.ft. **4BHK 4Baths**
Estimated EMI ₹ 2,23,637
Flat/Apartment for Sale
Immense by Kalpataru, Kolshe Road, Thane

REGISTRATION: NOT AVAILABLE Website: https://mahareraat.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. (196.1 sq.m.) Carpet area: 1400 sq.ft. (130.05 sq.m.)

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

Floor Number: 28th of 30 Floors

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

Address: Kolshe Road, Thane, Kolshe Road, Thane

Facing: East

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

Project's completion: Dec 2024

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



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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

₹2.1 Cr ₹21,694 per sq.ft. **3BHK 3Baths**
 Flat/Apartment for Sale
 Estimated EM: ₹1.67,728
 Website: <https://maharashtra.mahatransaction.gov/>

RENT STATUS: **NOT AVAILABLE**

Overview Dealer Details Price Trends Registry Record Explore Locality Recomm. >

Property (22)

- Area:** Super Built up area 1518 sq.ft. (1518 sq.m.)
Built Up area: 1290 sq.ft. (119.9 sq.m.)
Carpet area: 968 sq.ft. (89.8 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
- Open-Booking:** Pool, Park/Garden, Main Road, Others, Club
- Possession:** Under Construction

99acres Buy ▾ Enter locality · Project · Society · Landmark

₹1.2 Cr ₹18,867 per sq.ft. **2BHK 2Baths**
 Flat/Apartment for Sale
 Estimated EM: ₹95,844
 Registration No: 951700020196
 Website: <https://maharashtra.mahatransaction.gov/>

REGISTERED

Overview Society Dealer Details Price Trends Society Reviews Explore Locality >

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

- Area:** Carpet area: 636 sq.ft. (58.9 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
- Open-Booking:** Pool, Park/Garden, Club, Main Road, Others
- Possession:** Dec 2026 [View Construction Status](#)



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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.**

**Manoj
Chalikwar**

Director

Manoj B. Chalikwar

Govt. Registered Valuer

Chartered Engineer (India)

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

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

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.07.12 12:41:12 +05'30'

Auth. Sign.

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



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- 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.



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	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.



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(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.



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Gifts and hospitality:

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

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

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

Remuneration and Costs.

27. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.
28. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

Occupation, employability and restrictions.

29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.
30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

Miscellaneous

31. A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.
32. A valuer shall follow this code as amended or revised from time to time.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj
Chalikwar

Director

Manoj B. Chalikwar

Govt. Registered Valuer

Chartered Engineer (India)

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

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

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.07.12 12:41:40 +05'30'

Auth. Sign.

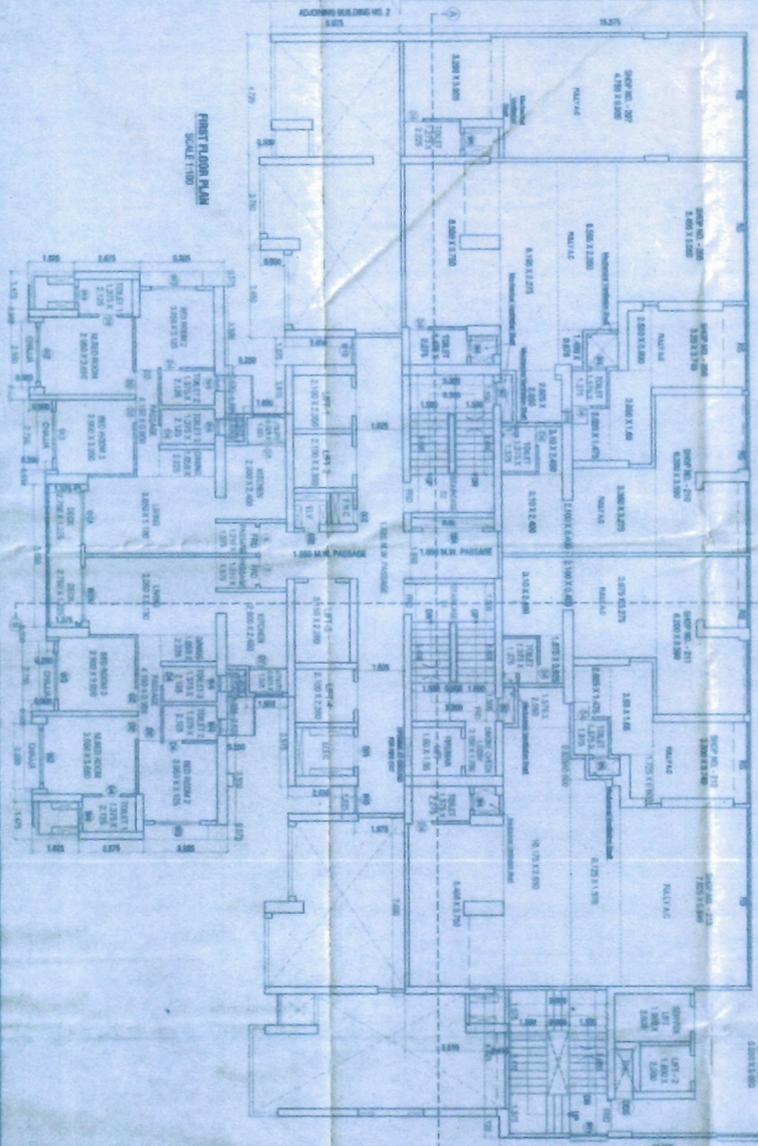


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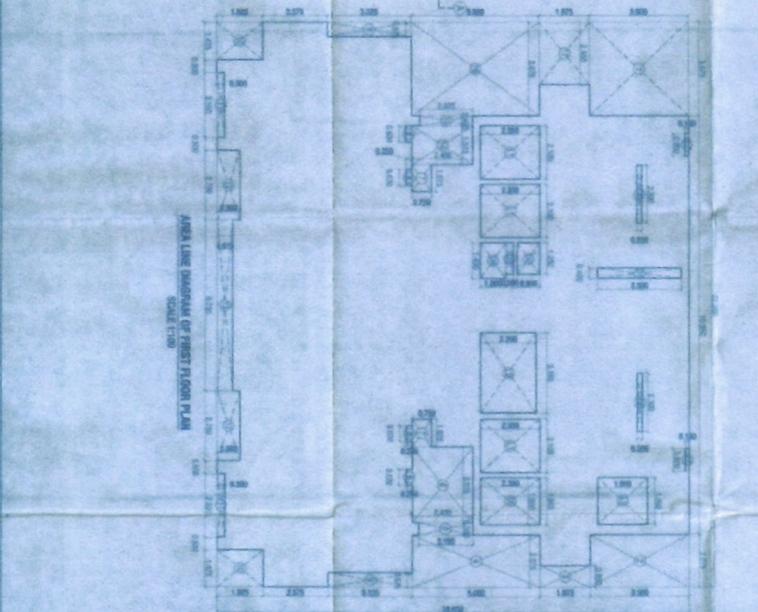
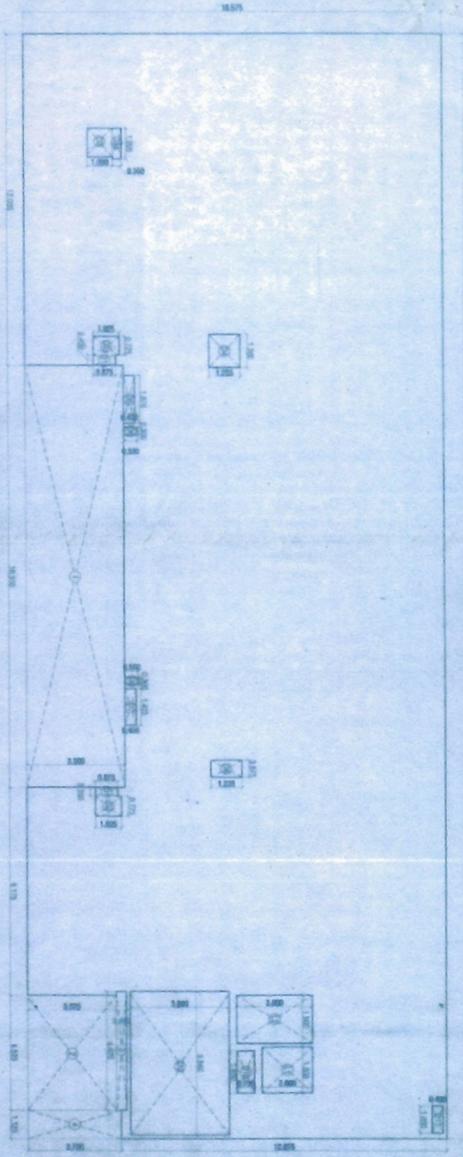
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FRONT FLOOR PLAN
SCALE 1/8" = 1'-0"

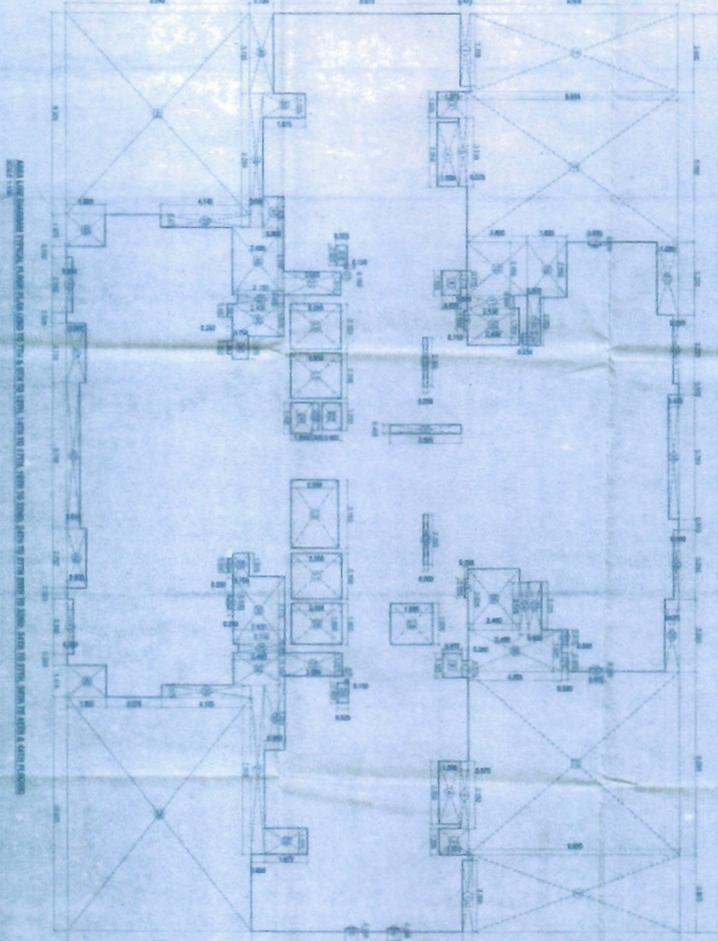
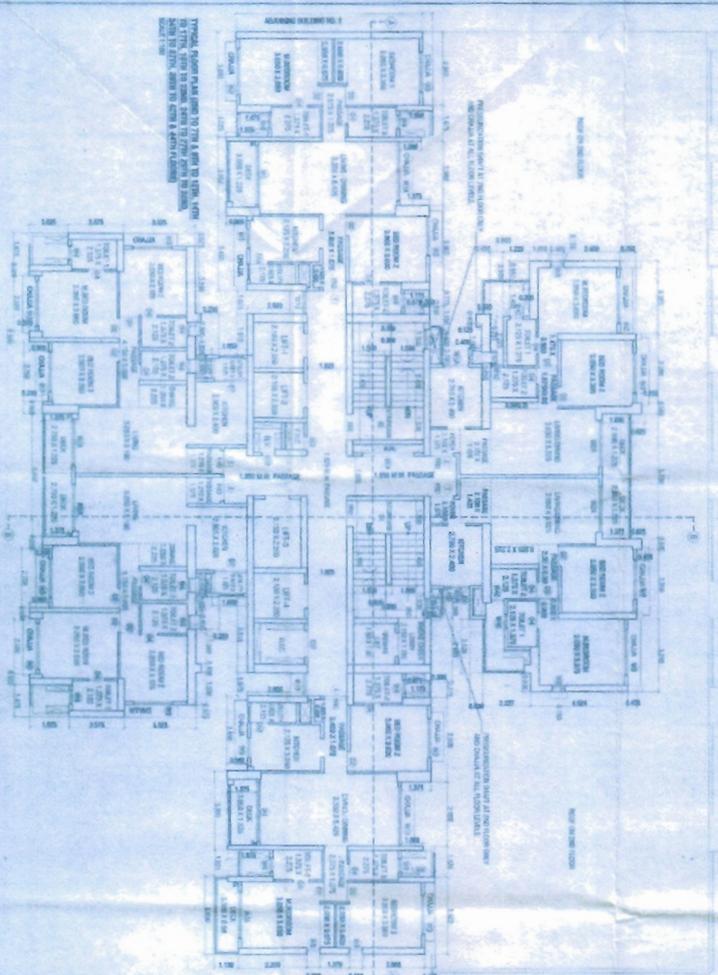
AREA LINE DIAGRAM OF 1ST FLOOR PLAN (COMMERCIAL)
SCALE 1/8" = 1'-0"



AREA LINE DIAGRAM OF 2ND FLOOR PLAN
SCALE 1/8" = 1'-0"

AREA LINE CALCULATION OF 1ST FLOOR PLAN (COMMERCIAL)

NO.	DESCRIPTION	AREA (SQ. FT.)	TOTAL
1	REAR CORRIDOR	1,200	1,200
2	REAR OFFICE	1,500	2,700
3	REAR OFFICE	1,500	4,200
4	REAR OFFICE	1,500	5,700
5	REAR OFFICE	1,500	7,200
6	REAR OFFICE	1,500	8,700
7	REAR OFFICE	1,500	10,200
8	REAR OFFICE	1,500	11,700
9	REAR OFFICE	1,500	13,200
10	REAR OFFICE	1,500	14,700
11	REAR OFFICE	1,500	16,200
12	REAR OFFICE	1,500	17,700
13	REAR OFFICE	1,500	19,200
14	REAR OFFICE	1,500	20,700
15	REAR OFFICE	1,500	22,200
16	REAR OFFICE	1,500	23,700
17	REAR OFFICE	1,500	25,200
18	REAR OFFICE	1,500	26,700
19	REAR OFFICE	1,500	28,200
20	REAR OFFICE	1,500	29,700
21	REAR OFFICE	1,500	31,200
22	REAR OFFICE	1,500	32,700
23	REAR OFFICE	1,500	34,200
24	REAR OFFICE	1,500	35,700
25	REAR OFFICE	1,500	37,200
26	REAR OFFICE	1,500	38,700
27	REAR OFFICE	1,500	40,200
28	REAR OFFICE	1,500	41,700
29	REAR OFFICE	1,500	43,200
30	REAR OFFICE	1,500	44,700
31	REAR OFFICE	1,500	46,200
32	REAR OFFICE	1,500	47,700
33	REAR OFFICE	1,500	49,200
34	REAR OFFICE	1,500	50,700
35	REAR OFFICE	1,500	52,200
36	REAR OFFICE	1,500	53,700
37	REAR OFFICE	1,500	55,200
38	REAR OFFICE	1,500	56,700
39	REAR OFFICE	1,500	58,200
40	REAR OFFICE	1,500	59,700
41	REAR OFFICE	1,500	61,200
42	REAR OFFICE	1,500	62,700
43	REAR OFFICE	1,500	64,200
44	REAR OFFICE	1,500	65,700
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49	REAR OFFICE	1,500	73,200
50	REAR OFFICE	1,500	74,700
51	REAR OFFICE	1,500	76,200
52	REAR OFFICE	1,500	77,700
53	REAR OFFICE	1,500	79,200
54	REAR OFFICE	1,500	80,700
55	REAR OFFICE	1,500	82,200
56	REAR OFFICE	1,500	83,700
57	REAR OFFICE	1,500	85,200
58	REAR OFFICE	1,500	86,700
59	REAR OFFICE	1,500	88,200
60	REAR OFFICE	1,500	89,700
61	REAR OFFICE	1,500	91,200
62	REAR OFFICE	1,500	92,700
63	REAR OFFICE	1,500	94,200
64	REAR OFFICE	1,500	95,700
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160	REAR OFFICE	1,500	239,700
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211	REAR OFFICE	1,500	316,200
212	REAR OFFICE	1,500	317,700
213	REAR OFFICE	1,500	319,200
214	REAR OFFICE	1,500	320,700
215	REAR OFFICE	1,500	322,200
216	REAR OFFICE	1,500	323,700
217	REAR OFFICE	1,500	325,200
218	REAR OFFICE	1,500	326,700
219	REAR OFFICE	1,500	328,200
220	REAR OFFICE	1,500	329,700
221	REAR OFFICE	1,500	331,200
222	REAR OFFICE	1,500	332,700
223	REAR OFFICE	1,500	334,200
224	REAR OFFICE	1,500	335,700
225	REAR OFFICE	1,500	337,200
226	REAR OFFICE	1,500	338,700
227	REAR OFFICE	1,500	340,200
228	REAR OFFICE	1,500	341,700
229	REAR OFFICE	1,500	343,200
230	REAR OFFICE	1,500	344,700
231	REAR OFFICE	1,500	346,200
232	REAR OFFICE	1,500	347,700
233	REAR OFFICE	1,500	349,200
234	REAR OFFICE	1,500	350,700
235	REAR OFFICE	1,500	352,200
236	REAR OFFICE	1,500	353,700
237	REAR OFFICE	1,500	355,200
238	REAR OFFICE	1,500	356,700
239	REAR OFFICE	1,500	358,200
240	REAR OFFICE	1,500	359,700
241	REAR OFFICE	1,500	361,200
242	REAR OFFICE	1,500	362,700
243	REAR OFFICE	1,500	364,200
244	REAR OFFICE	1,500	365,700
245	REAR OFFICE	1,500	367,200
246	REAR OFFICE	1,500	368,700
247	REAR OFFICE	1,500	370,200
248	REAR OFFICE	1,500	371,700
249	REAR OFFICE	1,500	373,200
250	REAR OFFICE	1,500	374,700
251	REAR OFFICE	1,500	376,200
252	REAR OFFICE	1,500	377,700
253	REAR OFFICE	1,500	379,200
254	REAR OFFICE	1,500	380,700
255	REAR OFFICE	1,500	382,200
256	REAR OFFICE	1,500	383,700
257	REAR OFFICE	1,500	385,200
258	REAR OFFICE	1,500	386,700
259	REAR OFFICE	1,500	388,200
260	REAR OFFICE	1,500	389,700
261	REAR OFFICE	1,500	391,200
262	REAR OFFICE	1,500	392,700
263	REAR OFFICE	1,500	394,200
264	REAR OFFICE	1,500	395,700
265	REAR OFFICE	1,500	397,200
266	REAR OFFICE	1,500	398,700
267	REAR OFFICE	1,500	400,200
268	REAR OFFICE	1,500	401,700
269	REAR OFFICE	1,500	403,200
270	REAR OFFICE	1,500	404,700
271	REAR OFFICE	1,500	406,200
272	REAR OFFICE	1,500	407,700
273	REAR		



NO.	DESCRIPTION	QTY	UNIT	AMOUNT
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ITEM	DESCRIPTION	QTY	UNIT	AMOUNT
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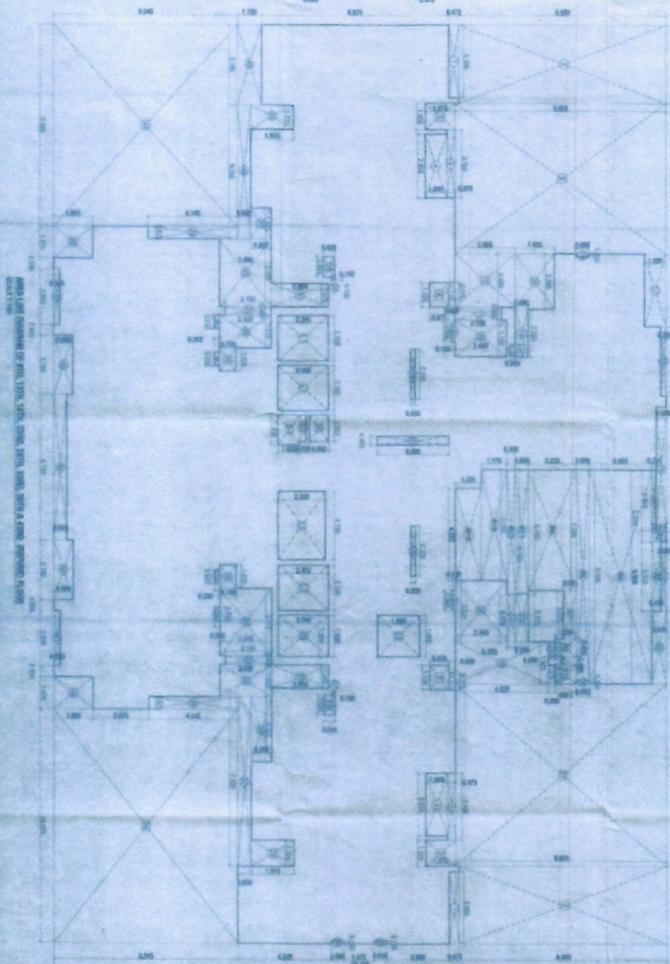
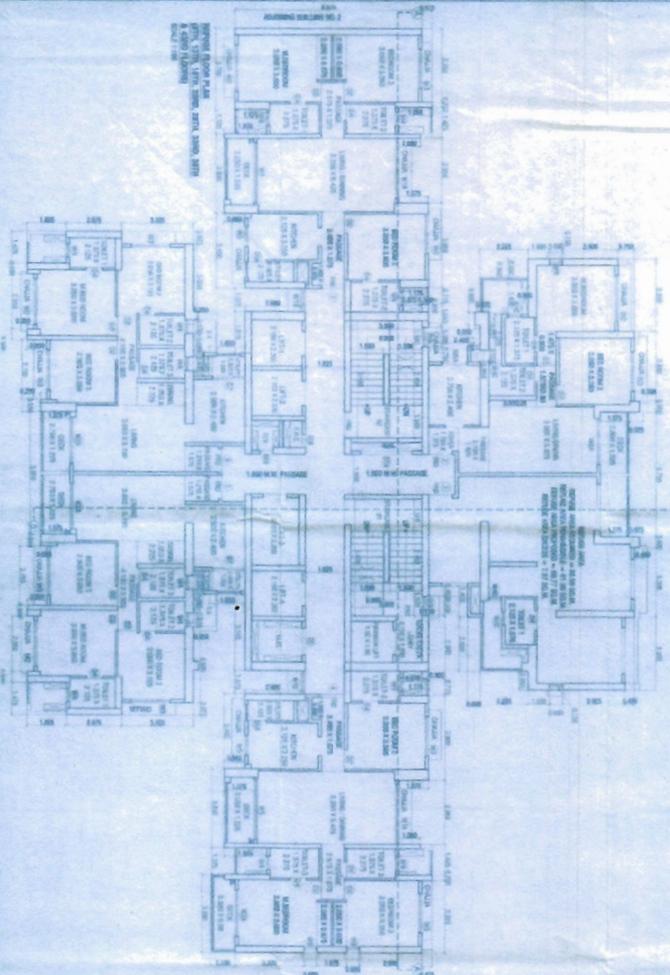


TABLE 1: DIMENSIONS OF ROOMS

ROOM NO.	ROOM NAME	AREA (SQ. M)	VOLUME (CU. M)
001	RECEPTION	12.5	37.5
002	OFFICE	15.0	45.0
003	CONFERENCE	20.0	60.0
004	STAIRS	10.0	30.0
005	RESTROOM	5.0	15.0
006	STORAGE	8.0	24.0
007	LABORATORY	30.0	90.0
008	WORKSHOP	25.0	75.0
009	OFFICE	18.0	54.0
010	CONFERENCE	15.0	45.0
011	STAIRS	12.0	36.0
012	RESTROOM	6.0	18.0
013	STORAGE	10.0	30.0
014	LABORATORY	25.0	75.0
015	WORKSHOP	20.0	60.0
016	OFFICE	15.0	45.0
017	CONFERENCE	12.0	36.0
018	STAIRS	8.0	24.0
019	RESTROOM	5.0	15.0
020	STORAGE	7.0	21.0
021	LABORATORY	20.0	60.0
022	WORKSHOP	15.0	45.0
023	OFFICE	10.0	30.0
024	CONFERENCE	8.0	24.0
025	STAIRS	6.0	18.0
026	RESTROOM	4.0	12.0
027	STORAGE	5.0	15.0
028	LABORATORY	15.0	45.0
029	WORKSHOP	12.0	36.0
030	OFFICE	8.0	24.0
031	CONFERENCE	6.0	18.0
032	STAIRS	4.0	12.0
033	RESTROOM	3.0	9.0
034	STORAGE	4.0	12.0
035	LABORATORY	10.0	30.0
036	WORKSHOP	8.0	24.0
037	OFFICE	6.0	18.0
038	CONFERENCE	4.0	12.0
039	STAIRS	3.0	9.0
040	RESTROOM	2.0	6.0
041	STORAGE	3.0	9.0
042	LABORATORY	5.0	15.0
043	WORKSHOP	4.0	12.0
044	OFFICE	3.0	9.0
045	CONFERENCE	2.0	6.0
046	STAIRS	1.5	4.5
047	RESTROOM	1.0	3.0
048	STORAGE	1.5	4.5
049	LABORATORY	2.0	6.0
050	WORKSHOP	1.5	4.5
051	OFFICE	1.0	3.0
052	CONFERENCE	0.5	1.5
053	STAIRS	0.5	1.5
054	RESTROOM	0.5	1.5
055	STORAGE	0.5	1.5
056	LABORATORY	0.5	1.5
057	WORKSHOP	0.5	1.5
058	OFFICE	0.5	1.5
059	CONFERENCE	0.5	1.5
060	STAIRS	0.5	1.5
061	RESTROOM	0.5	1.5
062	STORAGE	0.5	1.5
063	LABORATORY	0.5	1.5
064	WORKSHOP	0.5	1.5
065	OFFICE	0.5	1.5
066	CONFERENCE	0.5	1.5
067	STAIRS	0.5	1.5
068	RESTROOM	0.5	1.5
069	STORAGE	0.5	1.5
070	LABORATORY	0.5	1.5
071	WORKSHOP	0.5	1.5
072	OFFICE	0.5	1.5
073	CONFERENCE	0.5	1.5
074	STAIRS	0.5	1.5
075	RESTROOM	0.5	1.5
076	STORAGE	0.5	1.5
077	LABORATORY	0.5	1.5
078	WORKSHOP	0.5	1.5
079	OFFICE	0.5	1.5
080	CONFERENCE	0.5	1.5
081	STAIRS	0.5	1.5
082	RESTROOM	0.5	1.5
083	STORAGE	0.5	1.5
084	LABORATORY	0.5	1.5
085	WORKSHOP	0.5	1.5
086	OFFICE	0.5	1.5
087	CONFERENCE	0.5	1.5
088	STAIRS	0.5	1.5
089	RESTROOM	0.5	1.5
090	STORAGE	0.5	1.5
091	LABORATORY	0.5	1.5
092	WORKSHOP	0.5	1.5
093	OFFICE	0.5	1.5
094	CONFERENCE	0.5	1.5
095	STAIRS	0.5	1.5
096	RESTROOM	0.5	1.5
097	STORAGE	0.5	1.5
098	LABORATORY	0.5	1.5
099	WORKSHOP	0.5	1.5
100	OFFICE	0.5	1.5

TABLE 2: MATERIALS AND FINISHES

NO.	DESCRIPTION	UNIT	QTY.	REMARKS
001	CONCRETE	CUM	100.0	FOR FOUNDATION
002	BRICK	SQ. M	500.0	FOR WALLS
003	ROOFING	SQ. M	200.0	FOR ROOF
004	PAINT	LITRE	500.0	FOR INTERIOR
005	GLASS	SQ. M	100.0	FOR WINDOWS
006	IRON	KG	1000.0	FOR REINFORCEMENT
007	STEEL	KG	500.0	FOR STRUCTURE
008	WOOD	CUM	50.0	FOR FLOORING
009	CEMENT	TON	10.0	FOR CONCRETE
010	SAND	CUM	100.0	FOR CONCRETE
011	GRAVEL	CUM	100.0	FOR CONCRETE
012	PLASTER	SQ. M	100.0	FOR WALLS
013	WATERPROOFING	SQ. M	100.0	FOR ROOF
014	INSULATION	CUM	50.0	FOR ROOF
015	MECHANICAL	UNIT	10.0	FOR VENTILATION
016	ELECTRICAL	UNIT	10.0	FOR LIGHTING
017	PLUMBING	UNIT	10.0	FOR WATER SUPPLY
018	PAINT	LITRE	1000.0	FOR EXTERIOR
019	GLASS	SQ. M	200.0	FOR DOORS
020	IRON	KG	2000.0	FOR REINFORCEMENT
021	STEEL	KG	1000.0	FOR STRUCTURE
022	WOOD	CUM	100.0	FOR FLOORING
023	CEMENT	TON	20.0	FOR CONCRETE
024	SAND	CUM	200.0	FOR CONCRETE
025	GRAVEL	CUM	200.0	FOR CONCRETE
026	PLASTER	SQ. M	200.0	FOR WALLS
027	WATERPROOFING	SQ. M	200.0	FOR ROOF
028	INSULATION	CUM	100.0	FOR ROOF
029	MECHANICAL	UNIT	20.0	FOR VENTILATION
030	ELECTRICAL	UNIT	20.0	FOR LIGHTING
031	PLUMBING	UNIT	20.0	FOR WATER SUPPLY
032	PAINT	LITRE	2000.0	FOR EXTERIOR
033	GLASS	SQ. M	400.0	FOR DOORS
034	IRON	KG	4000.0	FOR REINFORCEMENT
035	STEEL	KG	2000.0	FOR STRUCTURE
036	WOOD	CUM	200.0	FOR FLOORING
037	CEMENT	TON	40.0	FOR CONCRETE
038	SAND	CUM	400.0	FOR CONCRETE
039	GRAVEL	CUM	400.0	FOR CONCRETE
040	PLASTER	SQ. M	400.0	FOR WALLS
041	WATERPROOFING	SQ. M	400.0	FOR ROOF
042	INSULATION	CUM	200.0	FOR ROOF
043	MECHANICAL	UNIT	40.0	FOR VENTILATION
044	ELECTRICAL	UNIT	40.0	FOR LIGHTING
045	PLUMBING	UNIT	40.0	FOR WATER SUPPLY
046	PAINT	LITRE	4000.0	FOR EXTERIOR
047	GLASS	SQ. M	800.0	FOR DOORS
048	IRON	KG	8000.0	FOR REINFORCEMENT
049	STEEL	KG	4000.0	FOR STRUCTURE
050	WOOD	CUM	400.0	FOR FLOORING
051	CEMENT	TON	80.0	FOR CONCRETE
052	SAND	CUM	800.0	FOR CONCRETE
053	GRAVEL	CUM	800.0	FOR CONCRETE
054	PLASTER	SQ. M	800.0	FOR WALLS
055	WATERPROOFING	SQ. M	800.0	FOR ROOF
056	INSULATION	CUM	400.0	FOR ROOF
057	MECHANICAL	UNIT	80.0	FOR VENTILATION
058	ELECTRICAL	UNIT	80.0	FOR LIGHTING
059	PLUMBING	UNIT	80.0	FOR WATER SUPPLY
060	PAINT	LITRE	8000.0	FOR EXTERIOR
061	GLASS	SQ. M	1600.0	FOR DOORS
062	IRON	KG	16000.0	FOR REINFORCEMENT
063	STEEL	KG	8000.0	FOR STRUCTURE
064	WOOD	CUM	800.0	FOR FLOORING
065	CEMENT	TON	160.0	FOR CONCRETE
066	SAND	CUM	1600.0	FOR CONCRETE
067	GRAVEL	CUM	1600.0	FOR CONCRETE
068	PLASTER	SQ. M	1600.0	FOR WALLS
069	WATERPROOFING	SQ. M	1600.0	FOR ROOF
070	INSULATION	CUM	800.0	FOR ROOF
071	MECHANICAL	UNIT	160.0	FOR VENTILATION
072	ELECTRICAL	UNIT	160.0	FOR LIGHTING
073	PLUMBING	UNIT	160.0	FOR WATER SUPPLY
074	PAINT	LITRE	16000.0	FOR EXTERIOR
075	GLASS	SQ. M	3200.0	FOR DOORS
076	IRON	KG	32000.0	FOR REINFORCEMENT
077	STEEL	KG	16000.0	FOR STRUCTURE
078	WOOD	CUM	1600.0	FOR FLOORING
079	CEMENT	TON	320.0	FOR CONCRETE
080	SAND	CUM	3200.0	FOR CONCRETE
081	GRAVEL	CUM	3200.0	FOR CONCRETE
082	PLASTER	SQ. M	3200.0	FOR WALLS
083	WATERPROOFING	SQ. M	3200.0	FOR ROOF
084	INSULATION	CUM	1600.0	FOR ROOF
085	MECHANICAL	UNIT	320.0	FOR VENTILATION
086	ELECTRICAL	UNIT	320.0	FOR LIGHTING
087	PLUMBING	UNIT	320.0	FOR WATER SUPPLY
088	PAINT	LITRE	32000.0	FOR EXTERIOR
089	GLASS	SQ. M	6400.0	FOR DOORS
090	IRON	KG	64000.0	FOR REINFORCEMENT
091	STEEL	KG	32000.0	FOR STRUCTURE
092	WOOD	CUM	3200.0	FOR FLOORING
093	CEMENT	TON	640.0	FOR CONCRETE
094	SAND	CUM	6400.0	FOR CONCRETE
095	GRAVEL	CUM	6400.0	FOR CONCRETE
096	PLASTER	SQ. M	6400.0	FOR WALLS
097	WATERPROOFING	SQ. M	6400.0	FOR ROOF
098	INSULATION	CUM	3200.0	FOR ROOF
099	MECHANICAL	UNIT	640.0	FOR VENTILATION
100	ELECTRICAL	UNIT	640.0	FOR LIGHTING

TABLE 3: MATERIALS AND FINISHES (Continued)

NO.	DESCRIPTION	UNIT	QTY.	REMARKS
101	CONCRETE	CUM	200.0	FOR FOUNDATION
102	BRICK	SQ. M	1000.0	FOR WALLS
103	ROOFING	SQ. M	400.0	FOR ROOF
104	PAINT	LITRE	1000.0	FOR INTERIOR
105	GLASS	SQ. M	200.0	FOR WINDOWS
106	IRON	KG	2000.0	FOR REINFORCEMENT
107	STEEL	KG	1000.0	FOR STRUCTURE
108	WOOD	CUM	100.0	FOR FLOORING
109	CEMENT	TON	20.0	FOR CONCRETE
110	SAND	CUM	200.0	FOR CONCRETE
111	GRAVEL	CUM	200.0	FOR CONCRETE
112	PLASTER	SQ. M	200.0	FOR WALLS
113	WATERPROOFING	SQ. M	200.0	FOR ROOF
114	INSULATION	CUM	100.0	FOR ROOF
115	MECHANICAL	UNIT	20.0	FOR VENTILATION
116	ELECTRICAL	UNIT	20.0	FOR LIGHTING
117	PLUMBING	UNIT	20.0	FOR WATER SUPPLY
118	PAINT	LITRE	2000.0	FOR EXTERIOR
119	GLASS	SQ. M	400.0	FOR DOORS
120	IRON	KG	4000.0	FOR REINFORCEMENT
121	STEEL	KG	2000.0	FOR STRUCTURE
122	WOOD	CUM	200.0	FOR FLOORING
123	CEMENT	TON	40.0	FOR CONCRETE
124	SAND	CUM	400.0	FOR CONCRETE
125	GRAVEL	CUM	400.0	FOR CONCRETE
126	PLASTER	SQ. M	400.0	FOR WALLS
127	WATERPROOFING	SQ. M	400.0	FOR ROOF
128	INSULATION	CUM	200.0	FOR ROOF
129	MECHANICAL	UNIT	40.0	FOR VENTILATION
130	ELECTRICAL	UNIT	40.0	FOR LIGHTING
131	PLUMBING	UNIT	40.0	FOR WATER SUPPLY
132	PAINT	LITRE	4000.0	FOR EXTERIOR
133	GLASS	SQ. M	800.0	FOR DOORS
134	IRON	KG	8000.0	FOR REINFORCEMENT
135	STEEL	KG	4000.0	FOR STRUCTURE
136	WOOD	CUM	400.0	FOR FLOORING
137	CEMENT	TON	80.0	FOR CONCRETE
138	SAND	CUM	800.0	FOR CONCRETE
139	GRAVEL	CUM	800.0	FOR CONCRETE
140	PLASTER	SQ. M	800.0	FOR WALLS
141	WATERPROOFING	SQ. M	800.0	FOR ROOF
142	INSULATION	CUM	400.0	FOR ROOF
143	MECHANICAL	UNIT	80.0	FOR VENTILATION
144	ELECTRICAL	UNIT	80.0	FOR LIGHTING
145	PLUMBING	UNIT	80.0	FOR WATER SUPPLY
146	PAINT	LITRE	8000.0	FOR EXTERIOR
147	GLASS	SQ. M	1600.0	FOR DOORS
148	IRON	KG	16000.0	FOR REINFORCEMENT
149	STEEL	KG	8000.0	FOR STRUCTURE
150	WOOD	CUM	800.0	FOR FLOORING

TABLE 4: MATERIALS AND FINISHES (Continued)

NO.	DESCRIPTION	UNIT	QTY.	REMARKS
151	CONCRETE	CUM	400.0	FOR FOUNDATION
152	BRICK	SQ. M	2000.0	FOR WALLS
153	ROOFING	SQ. M	800.0	FOR ROOF
154	PAINT	LITRE	2000.0	FOR INTERIOR
155	GLASS	SQ. M	400.0	FOR WINDOWS
156	IRON	KG	4000.0	FOR REINFORCEMENT
157	STEEL	KG	2000.0	FOR STRUCTURE
158	WOOD	CUM	200.0	FOR FLOORING
159	CEMENT	TON	40.0	FOR CONCRETE
160	SAND	CUM	400.0	FOR CONCRETE
161	GRAVEL	CUM	400.0	FOR CONCRETE
162	PLASTER	SQ. M	400.0	FOR WALLS
163	WATERPROOFING	SQ. M	400.0	FOR ROOF
164	INSULATION	CUM	200.0	FOR ROOF
165	MECHANICAL	UNIT	40.0	FOR VENTILATION
166	ELECTRICAL	UNIT	40.0	FOR LIGHTING
167	PLUMBING	UNIT	40.0	FOR WATER SUPPLY
168	PAINT	LITRE	4000.0	FOR EXTERIOR
169	GLASS	SQ. M	800.0	FOR DOORS
170	IRON	KG	8000.0	FOR REINFORCEMENT
171	STEEL	KG	4000.0	FOR STRUCTURE
172	WOOD	CUM	400.0	FOR FLOORING
173	CEMENT	TON	80.0	FOR CONCRETE
174	SAND	CUM	800.0	FOR CONCRETE
175	GRAVEL	CUM	800.0	FOR CONCRETE
176	PLASTER	SQ. M	800.0	FOR WALLS
177	WATERPROOFING	SQ. M	800.0	FOR ROOF
178				

