



**VASTUKALA**  
Unlocking Excellence

[www.vastukala.co.in](http://www.vastukala.co.in)

MSME Reg No: UDYAM-MH-18-0083617  
An ISO 9001 : 2015 Certified Company  
CIN: U74120MH2010PTC207869

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

# MASTER VALUATION REPORT



## Details of the property under consideration:

**Name of Project: "Manhattan Phase 2"**

**"Manhattan Phase 2", Building No. 2 - Brooklyn**, Proposed Layout on Plot Bearing Survey No. 128/1,2,3, 129/1/A to 129/2/B, 129/2/1 to 129/2/9, 129/3, 129/4A, 130/1, 130/2, 131/1, 132/1, 132/2 & 225/7 of Village - Kavesar, Hiranandani Estate, Ghodbunder Road, Forest Ave, Thane (West), Taluka & Dist. – Thane, Pin – 400 615, State - Maharashtra, Country – India

**Latitude Longitude: 19°15'30.8"N 72°58'38.2"E**

## Valuation Done for: **State Bank of India**

**Administrative Office, Thane Branch,**  
SBI Building, 1<sup>st</sup> Floor, B -35, Road No. 22, Wagle Industrial Estate,  
Wagle Circle, Thane (West), Pin – 400 604 State - Maharashtra, Country - India

## Our Pan India Presence at :

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

## Regd. Office

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

**+91 2247495919**

**mumbai@vastukala.co.in**

**www.vastukala.co.in**



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

www.vastukala.co.in

Page 2 of 47  
Vastu/SBI/Mumbai/08/2024/9986/2307605  
08/07-83-SSPV  
Date: 08.08.2024

**MASTER VALUATION REPORT  
OF  
"Manhattan Phase 2"**

**"Manhattan Phase 2", Building No. 2 - Brooklyn, Proposed Layout on Plot Bearing Survey No. 128/1,2,3, 129/1/A to 129/2/B, 129/2/1 to 129/2/9, 129/3, 129/4A, 130/1, 130/2, 131/1, 132/1, 132/2 & 225/7 of Village - Kavesar, Hiranandani Estate, Ghodbunder Road, Forest Ave, Thane (West), Taluka & Dist. – Thane, Pin – 400 615, State - Maharashtra, Country – India**

**Latitude Longitude: 19°15'30.8"N 72°58'38.2"E**

**NAME OF DEVELOPER: M/s. Sai Uma Construction Pvt. Ltd.**

Pursuant to instructions from State Bank of India, Administrative Office Thane 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 **18<sup>th</sup> July 2024** for approval of Advance Processing Facility.

**1. Location Details:**

The property is situated **"Manhattan Phase 2", Building No. 2 - Brooklyn**, Proposed Layout on Plot Bearing Survey No. 128/1,2,3, 129/1/A to 129/2/B, 129/2/1 to 129/2/9, 129/3, 129/4A, 130/1, 130/2, 131/1, 132/1, 132/2 & 225/7 of Village - Kavesar, Hiranandani Estate, Ghodbunder Road, Forest Ave, Thane (West), Taluka & Dist. – Thane, Pin – 400 615, State - Maharashtra, Country – India. It is about 10.3 Km. travel distance from Thane Railway station of Central Railway line. Surface transport to the property is by buses, taxis & private vehicles. The property is in developed locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The locality is Middle class & developed.

**2. Developer Details:**

<b>Name of builder</b>	<b>M/s. Sai Uma Construction Pvt. Ltd.</b>	
<b>Project Registration Number</b>	<b>Project</b>	<b>RERA Project Number</b>
	<b>Manhattan Phase 2</b>	<b>P51700013323</b>
<b>Register office address</b>	<b>M/s. Sai Uma Construction Pvt. Ltd.</b> Office at 1 <sup>st</sup> Floor, A-Wing, <b>"Rosa Royale"</b> , Opp. Crown Tower, Hiranandani Estate, Ghodbunder Road, Patlipada, Thane, Pin – 400 615, State – Maharashtra, Country - India	
<b>Contact Numbers</b>	<b>Contact Person:</b> Mr. Viven (Builder Person - Mobile No. 7666317637)	

**3. Boundaries of the Property:**

<b>Direction</b>	<b>Particulars</b>
On or towards North	Bhoomi Acres Building
On or towards South	Forest Ave Road & Open Plot
On or towards East	Rosa Manhattan Building & Park Ave Road
On or towards West	Open Plot & Wagbil Road



**Our Pan India Presence at :**

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

**Regd. Office**

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

**+91 2247495919**  
 **mumbai@vastukala.co.in**  
 **www.vastukala.co.in**





<b>Approved Upto:</b>											
<b>Phase / Building No.</b>	<b>Number of Floors</b>										
<b>2 / 2 - Brooklyn</b>	<b>Lower Ground Floor + Upper Ground Floor + 1<sup>st</sup> to 3<sup>rd</sup> Podium + 1<sup>st</sup> to 40<sup>th</sup> Floor.</b>										
Project Name (With address & phone nos.)	: <b>"Manhattan Phase 2", Building No. 2 - Brooklyn, Proposed Layout on Plot Bearing Survey No. 128/1,2,3, 129/1/A to 129/2/B, 129/2/1 to 129/2/9, 129/3, 129/4A, 130/1, 130/2, 131/1, 132/1, 132/2 &amp; 225/7 of Village - Kavesar, Hiranandani Estate, Ghodbunder Road, Forest Ave, Thane (West), Taluka &amp; Dist. – Thane, Pin – 400 615, State - Maharashtra, Country – India</b>										
4. Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: <b>M/s. Sai Uma Construction Pvt. Ltd.</b> <b>Address:</b> Office at 1 <sup>st</sup> Floor, A-Wing, "Rosa Royale", Opp. Crown Tower, Hiranandani Estate, Ghodbunder Road, Patlipada, Thane, Pin – 400 615, State – Maharashtra, Country - India. <b>Contact Person:</b> Mr. Viven (Builder Person - Mobile No. 7666317637)										
5. Brief description of the property (Including Leasehold / freehold etc.)	:										
<p><b>About "Manhattan Phase 2" Project:</b> Welcome to Manhattan, a milestone project by the renowned Rosa Group at Thane West. Manhattan comes with a promise of aristocratic lifestyle and a perfect blend of contemporary finesse. The project comprises 2 BHK and 3 BHK apartments that are designed to stand apart from the ordinary. The magnificent project, with its compelling features, spells an aura of sophistication and opulence. The amenities include a jogging track, multipurpose sports zone with turf, leisure pool, toddler's pool, party lawn, poolside cabanas, children's park and a landscaped garden. Manhattan, with its enthralling architecture, contemporary amenities and strategic location, surely offers the best-in-class living experience.</p> <p><b>TYPE OF THE BUILDING:</b></p> <table border="1"> <thead> <tr> <th><b>Phase / Building No.</b></th> <th><b>Number of Floors</b></th> </tr> </thead> <tbody> <tr> <td><b>2 / 2 - Brooklyn</b></td> <td><b>Lower Ground + Upper Ground + 3 Podiums (1<sup>st</sup> to 3<sup>rd</sup> floors) + 1<sup>st</sup> to 40<sup>th</sup> Upper Floors.</b></td> </tr> </tbody> </table> <p><b>LEVEL OF COMPLETION:</b></p> <table border="1"> <thead> <tr> <th><b>Phase / Building No.</b></th> <th><b>Present stage of Construction</b></th> <th><b>Percentage of work completion</b></th> </tr> </thead> <tbody> <tr> <td><b>2 / 2 – Brooklyn</b></td> <td><b>RCC work is completed. Internal &amp; External Brick work completed upto 37<sup>th</sup> floors. Internal &amp; External Plastering work completed upto 33<sup>rd</sup> floors. Internal Painting work completed upto 30<sup>th</sup> floors. External painting work completed. Flooring work upto 27<sup>th</sup> floors completed. Kitchen platform work completed upto 32<sup>nd</sup> floors. Door &amp; Window work completed upto 32<sup>nd</sup> floors.</b></td> <td><b>88%</b></td> </tr> </tbody> </table>		<b>Phase / Building No.</b>	<b>Number of Floors</b>	<b>2 / 2 - Brooklyn</b>	<b>Lower Ground + Upper Ground + 3 Podiums (1<sup>st</sup> to 3<sup>rd</sup> floors) + 1<sup>st</sup> to 40<sup>th</sup> Upper Floors.</b>	<b>Phase / Building No.</b>	<b>Present stage of Construction</b>	<b>Percentage of work completion</b>	<b>2 / 2 – Brooklyn</b>	<b>RCC work is completed. Internal &amp; External Brick work completed upto 37<sup>th</sup> floors. Internal &amp; External Plastering work completed upto 33<sup>rd</sup> floors. Internal Painting work completed upto 30<sup>th</sup> floors. External painting work completed. Flooring work upto 27<sup>th</sup> floors completed. Kitchen platform work completed upto 32<sup>nd</sup> floors. Door &amp; Window work completed upto 32<sup>nd</sup> floors.</b>	<b>88%</b>
<b>Phase / Building No.</b>	<b>Number of Floors</b>										
<b>2 / 2 - Brooklyn</b>	<b>Lower Ground + Upper Ground + 3 Podiums (1<sup>st</sup> to 3<sup>rd</sup> floors) + 1<sup>st</sup> to 40<sup>th</sup> Upper Floors.</b>										
<b>Phase / Building No.</b>	<b>Present stage of Construction</b>	<b>Percentage of work completion</b>									
<b>2 / 2 – Brooklyn</b>	<b>RCC work is completed. Internal &amp; External Brick work completed upto 37<sup>th</sup> floors. Internal &amp; External Plastering work completed upto 33<sup>rd</sup> floors. Internal Painting work completed upto 30<sup>th</sup> floors. External painting work completed. Flooring work upto 27<sup>th</sup> floors completed. Kitchen platform work completed upto 32<sup>nd</sup> floors. Door &amp; Window work completed upto 32<sup>nd</sup> floors.</b>	<b>88%</b>									

<b>DATE OF COMPLETION &amp; FUTURE LIFE:</b>		Expected completion date as informed by builder is <b>December - 2024 (As per MAHARERA Certificate)</b>	
		Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance & Structural repairs.	
<b>PROPOSED PROJECT AMENITIES:</b>			
➤		Vitrified tiles flooring in all rooms	
➤		Granite Kitchen platform with Stainless Steel Sink	
➤		Powder coated aluminum sliding windows with M.S. Grills	
➤		Laminated wooden flush doors with Safety door	
➤		Concealed wiring	
➤		Concealed plumbing	
➤		Mini Theatre	
➤		Water Softener Plant	
➤		Power Back Up	
➤		Gymnasium	
➤		Swimming pool	
➤		Jogging track	
➤		Children's Play Area	
➤		Kids play area	
➤		Yoga Area	
➤		Cafeteria	
➤		Senior Citizen Corner Area	
➤		Fitness Centre	
6.	Location of property	:	
	a) Plot No. / Survey No.	:	Survey No. 128/1,2,3, 129/2/1 to 129/2/9, 129/3, 129/4A, 130/1, 130/2, 132/1, 132/2 & 131/1
	b) Door No.	:	Not applicable
	c) C. T.S. No. / Village	:	Survey No. 128/1,2,3, 129/2/1 to 129/2/9, 129/3, 129/4A, 130/1, 130/2, 132/1, 132/2 & 131/1 of Village - Kavesar
	d) Ward / Taluka	:	Thane
	e) Mandal / District	:	Thane
7.	Postal address of the property	:	<b>"Manhattan Phase 2", Building No. 2 - Brooklyn</b> , Proposed Layout on Plot Bearing Survey No. 128/1,2,3, 129/1/A to 129/2/B, 129/2/1 to 129/2/9, 129/3, 129/4A, 130/1, 130/2, 131/1, 132/1, 132/2 & 225/7 of Village - Kavesar, Hiranandani Estate, Ghodbunder Road, Forest Ave, Thane (West), Taluka & Dist. – Thane, Pin – 400 615, State - Maharashtra, Country – India
8.	City / Town	:	Thane
	Residential area	:	Yes
	Commercial area	:	No
	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, Thane, Village - Kavesar
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No
12.	In Case it is Agricultural land, any conversion to house site plots is contemplated	:	N.A.
13.	<b>Boundaries of the property</b>		
	<b>As per Documents</b>	<b>As per MAHARERA</b>	<b>As per Site</b>
	North	Survey No. 127,125 & 225	Survey No. 127,125 & 225
	South	40.00 Mtr. Wide DP Road	40.00 Mtr. Wide DP Road
	East	40.00 Mtr. Wide DP Road	40.00 Mtr. Wide DP Road
	West	40.00 Mtr. Wide DP Road	40.00 Mtr. Wide DP Road
			Bhoomi Acres Building
			Forest Ave Road & Open Plot
			Rosa Manhattan Building & Park Ave Road
			Open Plot & Wagbil 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°15'30.8" N 72°58'38.2" E
14.	Extent of the site	:	Total Plot area – 27895.60 Sq. M. (As per Approved Plan) Plot area – 2125.40 Sq. M. (As per RERA Certificate)
15.	Extent of the site considered for Valuation (least of 14A& 14B)	:	Total Plot area – 27895.60 Sq. M. (As per Approved Plan) Plot area – 2125.40 Sq. M. (As per RERA Certificate)
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	N.A. Building Construction work is in progress
<b>II</b>	<b>CHARACTERSTICS OF THE SITE</b>		
1.	Classification of locality	:	Middle Class
2.	Development of surrounding areas	:	Good
3.	Possibility of frequent flooding/ sub-merging	:	No
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	:	All available near by
5.	Level of land with topographical conditions	:	Plain

6.	Shape of land	:	Irregular									
7.	Type of use to which it can be put	:	For residential purpose									
8.	Any usage restriction	:	Residential									
	Is plot in town planning approved layout?	:	Copy of Approved Plan No. S06 / 0228 / 15 / TMC / TD-DP / TPS / 08 date 06.05.2024 issued by Thane Municipal Corporation, Thane (Number of Copies – Thirty Two – 1/32 to 32/32) <b>Approved Upto:</b>									
			<table border="1"> <thead> <tr> <th>Phase / Building No.</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>2 / 2 - Brooklyn</td> <td>Lower Ground + Upper Ground + 3 Podiums (1<sup>st</sup> to 3<sup>rd</sup> floors) + 1<sup>st</sup> to 40<sup>th</sup> Upper Floors.</td> </tr> </tbody> </table>	Phase / Building No.	Number of Floors	2 / 2 - Brooklyn	Lower Ground + Upper Ground + 3 Podiums (1 <sup>st</sup> to 3 <sup>rd</sup> floors) + 1 <sup>st</sup> to 40 <sup>th</sup> Upper Floors.					
Phase / Building No.	Number of Floors											
2 / 2 - Brooklyn	Lower Ground + Upper Ground + 3 Podiums (1 <sup>st</sup> to 3 <sup>rd</sup> floors) + 1 <sup>st</sup> to 40 <sup>th</sup> Upper Floors.											
9.	Corner plot or intermittent plot?	:	Intermittent									
10.	Road facilities	:	Yes									
11.	Type of road available at present	:	B. T. Road									
12.	Width of road – is it below 20 ft. or more than 20 ft.	:	40.00 M. Wide D. P. Road									
13.	Is it a Land – Locked land?	:	No									
14.	Water potentiality	:	Municipal Water supply									
15.	Underground sewerage system	:	Connected to Municipal sewer									
16.	Is Power supply is available in the site	:	Yes									
17.	Advantages of the site	:	Located in developed area									
18.	<b>Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc.(Distance from sea-cost / tidal level must be incorporated)</b>	:	No									
<b>Part – A (Valuation of land)</b>												
1	Size of plot	:	Total Plot area – 27895.60 Sq. M. (As per Approved Plan) Plot area – 2125.40 Sq. M. (As per RERA Certificate)									
	North & South	:	-									
	East & West	:	-									
2	Total extent of the plot	:	As per table attached to the report									
3	Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	As per table attached to the report Details of recent transactions/online listings are attached with the report.									
4	Guideline rate obtained from the Register's Office (evidence thereof to be enclosed)	:	₹ 1,15,500.00 per Sq. M. for Residential ₹ 23,600.00per Sq. M. for Land									
5	Assessed / adopted rate of valuation	:	<b>As per table attached to the report</b>									
6	<b>Estimated value of land</b>	:	<table border="1"> <thead> <tr> <th colspan="3">As per Approved Plan</th> </tr> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> </tr> </tbody> </table>	As per Approved Plan			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)			
As per Approved Plan												
Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)										

			27895.60	23600	65,83,36,160.00				
<b>As per RERA Certificate</b>									
			<b>Land Area in Sq. M.</b>	<b>Rate in Sq. M.</b>	<b>Value in (₹)</b>				
			2125.40	23600	5,01,59,440.00				
<b>Part – B (Valuation of Building)</b>									
1	Technical details of the building	:							
	a) Type of Building (Residential / Commercial / Industrial)	:	Residential						
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	N.A. Building Construction work is in progress						
	c) Year of construction	:	N.A. Building Construction work is in progress						
	d) Number of floors and height of each floor including basement, if any	:							
	<b>Phase / Building No.</b>		<b>Number of Floors</b>						
	2 / 2 - Brooklyn		Lower Ground + Upper Ground + 3 Podiums (1 <sup>st</sup> to 3 <sup>rd</sup> floors) + 1 <sup>st</sup> to 40 <sup>th</sup> Upper Floors.						
	e) Plinth area floor-wise	:	As per table attached to the report						
	f) Condition of the building	:							
	i) Exterior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress						
	ii) Interior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress						
	g) Date of issue and validity of layout of approved map	:	Copy of Approved Plan No. S06 / 0228 / 15 / TMC / TD-DP / TPS / 08 date 06.05.2024 issued by Thane Municipal Corporation, Thane (Number of Copies – Thirty Two – 1/32 to 32/32)						
	h) Approved map / plan issuing authority	:	<p><b>Approved Upto:</b></p> <table border="1"> <thead> <tr> <th>Phase / Building No.</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>2 / 2 - Brooklyn</td> <td>Lower Ground + Upper Ground + 3 Podiums (1<sup>st</sup> to 3<sup>rd</sup> floors) + 1<sup>st</sup> to 40<sup>th</sup> Upper Floors.</td> </tr> </tbody> </table>			Phase / Building No.	Number of Floors	2 / 2 - Brooklyn	Lower Ground + Upper Ground + 3 Podiums (1 <sup>st</sup> to 3 <sup>rd</sup> floors) + 1 <sup>st</sup> to 40 <sup>th</sup> Upper Floors.
Phase / Building No.	Number of Floors								
2 / 2 - Brooklyn	Lower Ground + Upper Ground + 3 Podiums (1 <sup>st</sup> to 3 <sup>rd</sup> floors) + 1 <sup>st</sup> to 40 <sup>th</sup> Upper Floors.								
	i) Whether genuineness or authenticity of approved map / plan is verified	:	Yes						
	j) Any other comments by our empaneled valuers on authentic of approved plan	:	No.						

**Specifications of construction (floor-wise) in respect of**

Sr. No.	Description	:	
1.	Foundation	:	R.C.C. Footing
2.	Basement	:	N.A. Building Construction work is in progress
3.	Superstructure	:	Proposed as per IS Code requirements



4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber	:	Proposed
5.	RCC Works	:	N.A. Building Construction work is in progress
6.	Plastering	:	N.A. Building Construction work is in progress
7.	Flooring, Skirting, dado	:	N.A. Building Construction work is in progress
8.	Special finish as marble, granite, wooden paneling, grills etc.	:	N.A. Building Construction work is in progress
9.	Roofing including weather proof course	:	N.A. Building Construction work is in progress
10.	Drainage	:	Proposed
<b>2.</b>	<b>Compound Wall</b>	:	
	Height	:	N.A. Building Construction work is in progress
	Length	:	
	Type of construction	:	
<b>3.</b>	<b>Electrical installation</b>	:	N.A. Building Construction work is in progress
	Type of wiring	:	
	Class of fittings (superior / ordinary / poor)	:	
	Number of light points	:	N.A. Building Construction work is in progress
	Fan points	:	
	Spare plug points	:	
	Any other item	:	-
<b>4.</b>	<b>Plumbing installation</b>	:	
	a) No. of water closets and their type	:	
	b) No. of wash basins	:	
	c) No. of urinals	:	
	d) No. of bath tubs	:	N.A. Building Construction work is in progress
	e) Water meters, taps etc.	:	
	f) Any other fixtures	:	

**CONFIGURATION OF PROJECT AS PER APPROVED PLAN NO. S06 / 0228 / 15 / TMC / TD-DP / TPS / 08  
DATE 06.05.2024 ISSUED BY THANE MUNICIPAL CORPORATION, THANE**

### 1) Manhattan Phase 2, Building No. 2, Brooklyn:

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan		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 ₹
				Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.							
1	P4 / 104	P3 / 1	Duplex	2020	0	2020	2222	19000	3,83,80,000	4,06,82,800	85000	62,21,600
2	P5 / 105	P3 / 1	Duplex	1914	41	1955	2151	19000	3,71,45,000	3,93,73,700	82000	60,21,400
3	P6 / 106	P3 / 1	Duplex	2004	0	2004	2204	19000	3,80,76,000	4,03,60,560	84000	61,72,320
4	101	1	2 BHK	754	0	754	829	19000	1,43,26,000	1,51,85,560	31500	23,22,320
5	102	1	3 BHK	982	41	1023	1125	19000	1,94,37,000	2,06,03,220	43000	31,50,840
6	103	1	2 BHK	754	0	754	829	19000	1,43,26,000	1,51,85,560	31500	23,22,320
7	201	2	2 BHK	754	0	754	829	19070	1,43,78,780	1,52,41,507	32000	23,22,320
8	202	2	3 BHK	982	41	1023	1125	19070	1,95,08,610	2,06,79,127	43000	31,50,840
9	203	2	2 BHK	754	0	754	829	19070	1,43,78,780	1,52,41,507	32000	23,22,320
10	204	2	2 BHK	754	0	754	829	19070	1,43,78,780	1,52,41,507	32000	23,22,320

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan		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 ₹
				Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.							
11	205	2	3 BHK	982	41	1023	1125	19070	1,95,08,610	2,06,79,127	43000	31,50,840
12	206	2	2 BHK	754	0	754	829	19070	1,43,78,780	1,52,41,507	32000	23,22,320
13	301	3	2 BHK	754	0	754	829	19140	1,44,31,560	1,52,97,454	32000	23,22,320
14	302	3	3 BHK	982	41	1023	1125	19140	1,95,80,220	2,07,55,033	43000	31,50,840
15	303	3	2 BHK	754	0	754	829	19140	1,44,31,560	1,52,97,454	32000	23,22,320
16	304	3	2 BHK	754	0	754	829	19140	1,44,31,560	1,52,97,454	32000	23,22,320
17	305	3	3 BHK	982	41	1023	1125	19140	1,95,80,220	2,07,55,033	43000	31,50,840
18	306	3	2 BHK	754	0	754	829	19140	1,44,31,560	1,52,97,454	32000	23,22,320
19	401	4	2 BHK	754	0	754	829	19210	1,44,84,340	1,53,53,400	32000	23,22,320
20	402	4	3 BHK	982	41	1023	1125	19210	1,96,51,830	2,08,30,940	43500	31,50,840
21	403	4	2 BHK	754	0	754	829	19210	1,44,84,340	1,53,53,400	32000	23,22,320
22	404	4	2 BHK	754	0	754	829	19210	1,44,84,340	1,53,53,400	32000	23,22,320
23	406	4	2 BHK	754	0	754	829	19210	1,44,84,340	1,53,53,400	32000	23,22,320
24	501	5	2 BHK	754	0	754	829	19280	1,45,37,120	1,54,09,347	32000	23,22,320
25	502	5	3 BHK	982	41	1023	1125	19280	1,97,23,440	2,09,06,846	43500	31,50,840
26	503	5	2 BHK	754	0	754	829	19280	1,45,37,120	1,54,09,347	32000	23,22,320
27	504	5	2 BHK	754	0	754	829	19280	1,45,37,120	1,54,09,347	32000	23,22,320
28	505	5	3 BHK	982	41	1023	1125	19280	1,97,23,440	2,09,06,846	43500	31,50,840
29	506	5	2 BHK	754	0	754	829	19280	1,45,37,120	1,54,09,347	32000	23,22,320
30	601	6	2 BHK	754	0	754	829	19350	1,45,89,900	1,54,65,294	32000	23,22,320
31	602	6	3 BHK	982	41	1023	1125	19350	1,97,95,050	2,09,82,753	43500	31,50,840
32	603	6	2 BHK	754	0	754	829	19350	1,45,89,900	1,54,65,294	32000	23,22,320
33	604	6	2 BHK	754	0	754	829	19350	1,45,89,900	1,54,65,294	32000	23,22,320
34	605	6	3 BHK	982	41	1023	1125	19350	1,97,95,050	2,09,82,753	43500	31,50,840
35	606	6	2 BHK	754	0	754	829	19350	1,45,89,900	1,54,65,294	32000	23,22,320
36	701	7	2 BHK	754	0	754	829	19420	1,46,42,680	1,55,21,241	32500	23,22,320
37	702	7	3 BHK	982	41	1023	1125	19420	1,98,66,660	2,10,58,660	44000	31,50,840
38	703	7	2 BHK	754	0	754	829	19420	1,46,42,680	1,55,21,241	32500	23,22,320
39	704	7	2 BHK	754	0	754	829	19420	1,46,42,680	1,55,21,241	32500	23,22,320
40	705	7	3 BHK	982	41	1023	1125	19420	1,98,66,660	2,10,58,660	44000	31,50,840
41	706	7	2 BHK	754	0	754	829	19420	1,46,42,680	1,55,21,241	32500	23,22,320
42	801	8	2 BHK	754	0	754	829	19490	1,46,95,460	1,55,77,188	32500	23,22,320
43	802	8	3 BHK	982	41	1023	1125	19490	1,99,38,270	2,11,34,566	44000	31,50,840
44	803	8	2 BHK	754	0	754	829	19490	1,46,95,460	1,55,77,188	32500	23,22,320
45	804	8	2 BHK	754	0	754	829	19490	1,46,95,460	1,55,77,188	32500	23,22,320
46	806	8	2 BHK	754	0	754	829	19490	1,46,95,460	1,55,77,188	32500	23,22,320
47	901	9	2 BHK	754	0	754	829	19560	1,47,48,240	1,56,33,134	32500	23,22,320
48	902	9	3 BHK	982	41	1023	1125	19560	2,00,09,880	2,12,10,473	44000	31,50,840

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan		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 ₹
				Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.							
49	903	9	2 BHK	754	0	754	829	19560	1,47,48,240	1,56,33,134	32500	23,22,320
50	904	9	2 BHK	754	0	754	829	19560	1,47,48,240	1,56,33,134	32500	23,22,320
51	905	9	3 BHK	982	41	1023	1125	19560	2,00,09,880	2,12,10,473	44000	31,50,840
52	906	9	2 BHK	754	0	754	829	19560	1,47,48,240	1,56,33,134	32500	23,22,320
53	1001	10	2 BHK	754	0	754	829	19630	1,48,01,020	1,56,89,081	32500	23,22,320
54	1002	10	3 BHK	982	41	1023	1125	19630	2,00,81,490	2,12,86,379	44500	31,50,840
55	1003	10	2 BHK	754	0	754	829	19630	1,48,01,020	1,56,89,081	32500	23,22,320
56	1004	10	2 BHK	754	0	754	829	19630	1,48,01,020	1,56,89,081	32500	23,22,320
57	1005	10	3 BHK	982	41	1023	1125	19630	2,00,81,490	2,12,86,379	44500	31,50,840
58	1006	10	2 BHK	754	0	754	829	19630	1,48,01,020	1,56,89,081	32500	23,22,320
59	1101	11	2 BHK	754	0	754	829	19700	1,48,53,800	1,57,45,028	33000	23,22,320
60	1102	11	3 BHK	982	41	1023	1125	19700	2,01,53,100	2,13,62,286	44500	31,50,840
61	1103	11	2 BHK	754	0	754	829	19700	1,48,53,800	1,57,45,028	33000	23,22,320
62	1104	11	2 BHK	754	0	754	829	19700	1,48,53,800	1,57,45,028	33000	23,22,320
63	1105	11	3 BHK	982	41	1023	1125	19700	2,01,53,100	2,13,62,286	44500	31,50,840
64	1106	11	2 BHK	754	0	754	829	19700	1,48,53,800	1,57,45,028	33000	23,22,320
65	1201	12	2 BHK	754	0	754	829	19770	1,49,06,580	1,58,00,975	33000	23,22,320
66	1202	12	3 BHK	982	41	1023	1125	19770	2,02,24,710	2,14,38,193	44500	31,50,840
67	1203	12	2 BHK	754	0	754	829	19770	1,49,06,580	1,58,00,975	33000	23,22,320
68	1204	12	2 BHK	754	0	754	829	19770	1,49,06,580	1,58,00,975	33000	23,22,320
69	1205	12	3 BHK	982	41	1023	1125	19770	2,02,24,710	2,14,38,193	44500	31,50,840
70	1206	12	2 BHK	754	0	754	829	19770	1,49,06,580	1,58,00,975	33000	23,22,320
71	1301	13	2 BHK	754	0	754	829	19840	1,49,59,360	1,58,56,922	33000	23,22,320
72	1302	13	3 BHK	982	41	1023	1125	19840	2,02,96,320	2,15,14,099	45000	31,50,840
73	1303	13	2 BHK	754	0	754	829	19840	1,49,59,360	1,58,56,922	33000	23,22,320
74	1304	13	2 BHK	754	0	754	829	19840	1,49,59,360	1,58,56,922	33000	23,22,320
75	1306	13	2 BHK	754	0	754	829	19840	1,49,59,360	1,58,56,922	33000	23,22,320
76	1401	14	2 BHK	754	0	754	829	19910	1,50,12,140	1,59,12,868	33000	23,22,320
77	1402	14	3 BHK	982	41	1023	1125	19910	2,03,67,930	2,15,90,006	45000	31,50,840
78	1403	14	2 BHK	754	0	754	829	19910	1,50,12,140	1,59,12,868	33000	23,22,320
79	1404	14	2 BHK	754	0	754	829	19910	1,50,12,140	1,59,12,868	33000	23,22,320
80	1405	14	3 BHK	982	41	1023	1125	19910	2,03,67,930	2,15,90,006	45000	31,50,840
81	1406	14	2 BHK	754	0	754	829	19910	1,50,12,140	1,59,12,868	33000	23,22,320
82	1501	15	2 BHK	754	0	754	829	19980	1,50,64,920	1,59,68,815	33500	23,22,320
83	1502	15	3 BHK	982	41	1023	1125	19980	2,04,39,540	2,16,65,912	45000	31,50,840
84	1503	15	2 BHK	754	0	754	829	19980	1,50,64,920	1,59,68,815	33500	23,22,320
85	1504	15	2 BHK	754	0	754	829	19980	1,50,64,920	1,59,68,815	33500	23,22,320
86	1505	15	3 BHK	982	41	1023	1125	19980	2,04,39,540	2,16,65,912	45000	31,50,840

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan		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 ₹
				Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.							
87	1506	15	2 BHK	754	0	754	829	19980	1,50,64,920	1,59,68,815	33500	23,22,320
88	1601	16	2 BHK	754	0	754	829	20050	1,51,17,700	1,60,24,762	33500	23,22,320
89	1602	16	3 BHK	982	41	1023	1125	20050	2,05,11,150	2,17,41,819	45500	31,50,840
90	1603	16	2 BHK	754	0	754	829	20050	1,51,17,700	1,60,24,762	33500	23,22,320
91	1604	16	2 BHK	754	0	754	829	20050	1,51,17,700	1,60,24,762	33500	23,22,320
92	1605	16	3 BHK	982	41	1023	1125	20050	2,05,11,150	2,17,41,819	45500	31,50,840
93	1606	16	2 BHK	754	0	754	829	20050	1,51,17,700	1,60,24,762	33500	23,22,320
94	1701	17	2 BHK	754	0	754	829	20120	1,51,70,480	1,60,80,709	33500	23,22,320
95	1702	17	3 BHK	982	41	1023	1125	20120	2,05,82,760	2,18,17,726	45500	31,50,840
96	1703	17	2 BHK	754	0	754	829	20120	1,51,70,480	1,60,80,709	33500	23,22,320
97	1704	17	2 BHK	754	0	754	829	20120	1,51,70,480	1,60,80,709	33500	23,22,320
98	1705	17	3 BHK	982	41	1023	1125	20120	2,05,82,760	2,18,17,726	45500	31,50,840
99	1706	17	2 BHK	754	0	754	829	20120	1,51,70,480	1,60,80,709	33500	23,22,320
100	1801	18	2 BHK	754	0	754	829	20190	1,52,23,260	1,61,36,656	33500	23,22,320
101	1802	18	3 BHK	982	41	1023	1125	20190	2,06,54,370	2,18,93,632	45500	31,50,840
102	1803	18	2 BHK	754	0	754	829	20190	1,52,23,260	1,61,36,656	33500	23,22,320
103	1804	18	2 BHK	754	0	754	829	20190	1,52,23,260	1,61,36,656	33500	23,22,320
104	1806	18	2 BHK	754	0	754	829	20190	1,52,23,260	1,61,36,656	33500	23,22,320
105	1901	19	2 BHK	754	0	754	829	20260	1,52,76,040	1,61,92,602	33500	23,22,320
106	1902	19	3 BHK	982	41	1023	1125	20260	2,07,25,980	2,19,69,539	46000	31,50,840
107	1903	19	2 BHK	754	0	754	829	20260	1,52,76,040	1,61,92,602	33500	23,22,320
108	1904	19	2 BHK	754	0	754	829	20260	1,52,76,040	1,61,92,602	33500	23,22,320
109	1905	19	3 BHK	982	41	1023	1125	20260	2,07,25,980	2,19,69,539	46000	31,50,840
110	1906	19	2 BHK	754	0	754	829	20260	1,52,76,040	1,61,92,602	33500	23,22,320
111	2001	20	2 BHK	754	0	754	829	20330	1,53,28,820	1,62,48,549	34000	23,22,320
112	2002	20	3 BHK	982	41	1023	1125	20330	2,07,97,590	2,20,45,445	46000	31,50,840
113	2003	20	2 BHK	754	0	754	829	20330	1,53,28,820	1,62,48,549	34000	23,22,320
114	2004	20	2 BHK	754	0	754	829	20330	1,53,28,820	1,62,48,549	34000	23,22,320
115	2005	20	3 BHK	982	41	1023	1125	20330	2,07,97,590	2,20,45,445	46000	31,50,840
116	2006	20	2 BHK	754	0	754	829	20330	1,53,28,820	1,62,48,549	34000	23,22,320
117	2101	21	2 BHK	754	0	754	829	20400	1,53,81,600	1,63,04,496	34000	23,22,320
118	2102	21	3 BHK	982	41	1023	1125	20400	2,08,69,200	2,21,21,352	46000	31,50,840
119	2103	21	2 BHK	754	0	754	829	20400	1,53,81,600	1,63,04,496	34000	23,22,320
120	2104	21	2 BHK	754	0	754	829	20400	1,53,81,600	1,63,04,496	34000	23,22,320
121	2105	21	3 BHK	982	41	1023	1125	20400	2,08,69,200	2,21,21,352	46000	31,50,840
122	2106	21	2 BHK	754	0	754	829	20400	1,53,81,600	1,63,04,496	34000	23,22,320
123	2201	22	2 BHK	754	0	754	829	20470	1,54,34,380	1,63,60,443	34000	23,22,320
124	2202	22	3 BHK	982	41	1023	1125	20470	2,09,40,810	2,21,97,259	46000	31,50,840

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan		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 ₹
				Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.							
125	2203	22	2 BHK	754	0	754	829	20470	1,54,34,380	1,63,60,443	34000	23,22,320
126	2204	22	2 BHK	754	0	754	829	20470	1,54,34,380	1,63,60,443	34000	23,22,320
127	2205	22	3 BHK	982	41	1023	1125	20470	2,09,40,810	2,21,97,259	46000	31,50,840
128	2206	22	2 BHK	754	0	754	829	20470	1,54,34,380	1,63,60,443	34000	23,22,320
129	2301	23	2 BHK	754	0	754	829	20540	1,54,87,160	1,64,16,390	34000	23,22,320
130	2302	23	3 BHK	982	41	1023	1125	20540	2,10,12,420	2,22,73,165	46500	31,50,840
131	2303	23	2 BHK	754	0	754	829	20540	1,54,87,160	1,64,16,390	34000	23,22,320
132	2304	23	2 BHK	754	0	754	829	20540	1,54,87,160	1,64,16,390	34000	23,22,320
133	2306	23	2 BHK	754	0	754	829	20540	1,54,87,160	1,64,16,390	34000	23,22,320
134	2401	24	2 BHK	754	0	754	829	20610	1,55,39,940	1,64,72,336	34500	23,22,320
135	2402	24	3 BHK	982	41	1023	1125	20610	2,10,84,030	2,23,49,072	46500	31,50,840
136	2403	24	2 BHK	754	0	754	829	20610	1,55,39,940	1,64,72,336	34500	23,22,320
137	2404	24	2 BHK	754	0	754	829	20610	1,55,39,940	1,64,72,336	34500	23,22,320
138	2405	24	3 BHK	982	41	1023	1125	20610	2,10,84,030	2,23,49,072	46500	31,50,840
139	2406	24	2 BHK	754	0	754	829	20610	1,55,39,940	1,64,72,336	34500	23,22,320
140	2501	25	2 BHK	754	0	754	829	20680	1,55,92,720	1,65,28,283	34500	23,22,320
141	2502	25	3 BHK	982	41	1023	1125	20680	2,11,55,640	2,24,24,978	46500	31,50,840
142	2503	25	2 BHK	754	0	754	829	20680	1,55,92,720	1,65,28,283	34500	23,22,320
143	2504	25	2 BHK	754	0	754	829	20680	1,55,92,720	1,65,28,283	34500	23,22,320
144	2505	25	3 BHK	982	41	1023	1125	20680	2,11,55,640	2,24,24,978	46500	31,50,840
145	2506	25	2 BHK	754	0	754	829	20680	1,55,92,720	1,65,28,283	34500	23,22,320
146	2601	26	2 BHK	754	0	754	829	20750	1,56,45,500	1,65,84,230	34500	23,22,320
147	2602	26	3 BHK	982	41	1023	1125	20750	2,12,27,250	2,25,00,885	47000	31,50,840
148	2603	26	2 BHK	754	0	754	829	20750	1,56,45,500	1,65,84,230	34500	23,22,320
149	2604	26	2 BHK	754	0	754	829	20750	1,56,45,500	1,65,84,230	34500	23,22,320
150	2605	26	3 BHK	982	41	1023	1125	20750	2,12,27,250	2,25,00,885	47000	31,50,840
151	2606	26	2 BHK	754	0	754	829	20750	1,56,45,500	1,65,84,230	34500	23,22,320
152	2701	27	2 BHK	754	0	754	829	20820	1,56,98,280	1,66,40,177	34500	23,22,320
153	2702	27	3 BHK	982	41	1023	1125	20820	2,12,98,860	2,25,76,792	47000	31,50,840
154	2703	27	2 BHK	754	0	754	829	20820	1,56,98,280	1,66,40,177	34500	23,22,320
155	2704	27	2 BHK	754	0	754	829	20820	1,56,98,280	1,66,40,177	34500	23,22,320
156	2705	27	3 BHK	982	41	1023	1125	20820	2,12,98,860	2,25,76,792	47000	31,50,840
157	2706	27	2 BHK	754	0	754	829	20820	1,56,98,280	1,66,40,177	34500	23,22,320
158	2801	28	2 BHK	754	0	754	829	20890	1,57,51,060	1,66,96,124	35000	23,22,320
159	2802	28	3 BHK	982	41	1023	1125	20890	2,13,70,470	2,26,52,698	47000	31,50,840
160	2803	28	2 BHK	754	0	754	829	20890	1,57,51,060	1,66,96,124	35000	23,22,320
161	2804	28	2 BHK	754	0	754	829	20890	1,57,51,060	1,66,96,124	35000	23,22,320
162	2805	28	2 BHK	756	41	797	877	20890	1,66,49,330	1,76,48,290	37000	24,54,760

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan		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 ₹
				Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.							
163	2806	28	2 BHK	754	0	754	829	20890	1,57,51,060	1,66,96,124	35000	23,22,320
164	2901	29	2 BHK	754	0	754	829	20960	1,58,03,840	1,67,52,070	35000	23,22,320
165	2902	29	3 BHK	982	41	1023	1125	20960	2,14,42,080	2,27,28,605	47500	31,50,840
166	2903	29	2 BHK	754	0	754	829	20960	1,58,03,840	1,67,52,070	35000	23,22,320
167	2904	29	2 BHK	754	0	754	829	20960	1,58,03,840	1,67,52,070	35000	23,22,320
168	2905	29	3 BHK	982	41	1023	1125	20960	2,14,42,080	2,27,28,605	47500	31,50,840
169	2906	29	2 BHK	754	0	754	829	20960	1,58,03,840	1,67,52,070	35000	23,22,320
170	3001	30	2 BHK	754	0	754	829	21030	1,58,56,620	1,68,08,017	35000	23,22,320
171	3002	30	3 BHK	982	41	1023	1125	21030	2,15,13,690	2,28,04,511	47500	31,50,840
172	3003	30	2 BHK	754	0	754	829	21030	1,58,56,620	1,68,08,017	35000	23,22,320
173	3004	30	2 BHK	754	0	754	829	21030	1,58,56,620	1,68,08,017	35000	23,22,320
174	3005	30	3 BHK	982	41	1023	1125	21030	2,15,13,690	2,28,04,511	47500	31,50,840
175	3006	30	2 BHK	754	0	754	829	21030	1,58,56,620	1,68,08,017	35000	23,22,320
176	3101	31	2 BHK	754	0	754	829	21100	1,59,09,400	1,68,63,964	35000	23,22,320
177	3102	31	3 BHK	982	41	1023	1125	21100	2,15,85,300	2,28,80,418	47500	31,50,840
178	3103	31	2 BHK	754	0	754	829	21100	1,59,09,400	1,68,63,964	35000	23,22,320
179	3104	31	2 BHK	754	0	754	829	21100	1,59,09,400	1,68,63,964	35000	23,22,320
180	3105	31	3 BHK	982	41	1023	1125	21100	2,15,85,300	2,28,80,418	47500	31,50,840
181	3106	31	2 BHK	754	0	754	829	21100	1,59,09,400	1,68,63,964	35000	23,22,320
182	3201	32	2 BHK	754	0	754	829	21170	1,59,62,180	1,69,19,911	35000	23,22,320
183	3202	32	3 BHK	982	41	1023	1125	21170	2,16,56,910	2,29,56,325	48000	31,50,840
184	3203	32	2 BHK	754	0	754	829	21170	1,59,62,180	1,69,19,911	35000	23,22,320
185	3204	32	2 BHK	754	0	754	829	21170	1,59,62,180	1,69,19,911	35000	23,22,320
186	3205	32	3 BHK	982	41	1023	1125	21170	2,16,56,910	2,29,56,325	48000	31,50,840
187	3206	32	2 BHK	754	0	754	829	21170	1,59,62,180	1,69,19,911	35000	23,22,320
188	3301	33	2 BHK	754	0	754	829	21240	1,60,14,960	1,69,75,858	35500	23,22,320
189	3302	33	3 BHK	982	41	1023	1125	21240	2,17,28,520	2,30,32,231	48000	31,50,840
190	3303	33	2 BHK	754	0	754	829	21240	1,60,14,960	1,69,75,858	35500	23,22,320
191	3304	33	2 BHK	754	0	754	829	21240	1,60,14,960	1,69,75,858	35500	23,22,320
192	3305	33	2 BHK	756	41	797	877	21240	1,69,28,280	1,79,43,977	37500	24,54,760
193	3306	33	2 BHK	754	0	754	829	21240	1,60,14,960	1,69,75,858	35500	23,22,320
194	3401	34	2 BHK	754	0	754	829	21310	1,60,67,740	1,70,31,804	35500	23,22,320
195	3402	34	3 BHK	982	41	1023	1125	21310	2,18,00,130	2,31,08,138	48000	31,50,840
196	3403	34	2 BHK	754	0	754	829	21310	1,60,67,740	1,70,31,804	35500	23,22,320
197	3404	34	2 BHK	754	0	754	829	21310	1,60,67,740	1,70,31,804	35500	23,22,320
198	3405	34	3 BHK	982	41	1023	1125	21310	2,18,00,130	2,31,08,138	48000	31,50,840
199	3406	34	2 BHK	754	0	754	829	21310	1,60,67,740	1,70,31,804	35500	23,22,320
200	3501	35	2 BHK	754	0	754	829	21380	1,61,20,520	1,70,87,751	35500	23,22,320

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan		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 ₹
				Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.							
201	3502	35	3 BHK	982	41	1023	1125	21380	2,18,71,740	2,31,84,044	48500	31,50,840
202	3503	35	2 BHK	754	0	754	829	21380	1,61,20,520	1,70,87,751	35500	23,22,320
203	3504	35	2 BHK	754	0	754	829	21380	1,61,20,520	1,70,87,751	35500	23,22,320
204	3505	35	3 BHK	982	41	1023	1125	21380	2,18,71,740	2,31,84,044	48500	31,50,840
205	3506	35	2 BHK	754	0	754	829	21380	1,61,20,520	1,70,87,751	35500	23,22,320
206	3601	36	2 BHK	754	0	754	829	21450	1,61,73,300	1,71,43,698	35500	23,22,320
207	3602	36	3 BHK	982	41	1023	1125	21450	2,19,43,350	2,32,59,951	48500	31,50,840
208	3603	36	2 BHK	754	0	754	829	21450	1,61,73,300	1,71,43,698	35500	23,22,320
209	3604	36	2 BHK	754	0	754	829	21450	1,61,73,300	1,71,43,698	35500	23,22,320
210	3605	36	3 BHK	982	41	1023	1125	21450	2,19,43,350	2,32,59,951	48500	31,50,840
211	3606	36	2 BHK	754	0	754	829	21450	1,61,73,300	1,71,43,698	35500	23,22,320
212	3701	37	2 BHK	754	0	754	829	21520	1,62,26,080	1,71,99,645	36000	23,22,320
213	3702	37	3 BHK	982	41	1023	1125	21520	2,20,14,960	2,33,35,858	48500	31,50,840
214	3703	37	2 BHK	754	0	754	829	21520	1,62,26,080	1,71,99,645	36000	23,22,320
215	3704	37	2 BHK	754	0	754	829	21520	1,62,26,080	1,71,99,645	36000	23,22,320
216	3705	37	3 BHK	982	41	1023	1125	21520	2,20,14,960	2,33,35,858	48500	31,50,840
217	3706	37	2 BHK	754	0	754	829	21520	1,62,26,080	1,71,99,645	36000	23,22,320
218	3801	38	2 BHK	754	0	754	829	21590	1,62,78,860	1,72,55,592	36000	23,22,320
219	3802	38	3 BHK	982	41	1023	1125	21590	2,20,86,570	2,34,11,764	49000	31,50,840
220	3803	38	2 BHK	754	0	754	829	21590	1,62,78,860	1,72,55,592	36000	23,22,320
221	3804	38	2 BHK	754	0	754	829	21590	1,62,78,860	1,72,55,592	36000	23,22,320
222	3805	38	2 BHK	756	41	797	877	21590	1,72,07,230	1,82,39,664	38000	24,54,760
223	3806	38	2 BHK	754	0	754	829	21590	1,62,78,860	1,72,55,592	36000	23,22,320
224	3901 / 4001	39/40	Duplex	1635	241	1876	2064	21730	4,07,65,480	4,32,11,409	90000	57,78,080
225	3902 / 4002	39/40	Duplex	1963	177	2140	2354	21730	4,65,02,200	4,92,92,332	102500	65,91,200
226	3903 / 4003	39/40	Duplex	1635	241	1876	2064	21730	4,07,65,480	4,32,11,409	90000	57,78,080
227	3904 / 4004	39/40	Duplex	1635	241	1876	2064	21730	4,07,65,480	4,32,11,409	90000	57,78,080
228	3905 / 4005	39/40	Duplex	1963	177	2140	2354	21730	4,65,02,200	4,92,92,332	102500	65,91,200
229	3906 / 4006	39/40	Duplex	1635	241	1876	2064	21730	4,07,65,480	4,32,11,409	90000	57,78,080
<b>Total</b>				<b>197566</b>	<b>4229</b>	<b>201795</b>	<b>221974</b>		<b>4,10,94,89,410</b>	<b>4,35,60,58,780</b>		<b>62,15,28,600</b>

### Summary of the Project:

Phase / Building No.	Comp.	Total Number of Flats	Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value After Completion in ₹
2 / 2 - Brooklyn	2 BHK – 153 3 BHK – 67 Duplex – 09	229	201795	221974	4,10,94,89,410.00	4,35,60,58,780.00
<b>Typical Refuge Floors – 4<sup>th</sup>, 8<sup>th</sup>, 13<sup>th</sup>, 18<sup>th</sup> &amp; 23<sup>rd</sup> Floors - Flat No. 5</b>						



Since 1989

## Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Particulars	Market Value (₹)
<b>Realizable Value / Fair Market Value as on date in ₹</b>	<b>4,10,94,89,410.00</b>
<b>Final Realizable Value After Completion in ₹</b>	<b>4,35,60,58,780.00</b>
<b>Cost of Construction (Total Built up area x Rate) 221974 Sq. Ft. x ₹ 2800.00</b>	<b>62,15,28,600.00</b>

Phase / Building No.	Percentage of work done as on date	Built up area in Sq. Ft.	Total Cost of Construction	Cost of construction as of today
2 / 2	88	221974	62,15,28,600.00	54,69,45,168.00

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

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

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

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



Since 1989

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

An ISO 9001 : 2015 Certified Company





**Total abstract of the entire property**

Part – A	Land	:	<b>As per table attached to the report</b>
Part – B	Building	:	
	Land development	:	
Part – C	Compound wall	:	
Part - D	Amenities	:	
Part – E	Pavement	:	
Part – F	Services	:	
<b>Realizable Value / Fair Market Value as on date in ₹</b>		:	<b>₹ 4,10,94,89,410.00</b>
<b>Final Realizable Value After Completion in ₹</b>		:	<b>₹ 4,35,60,58,780.00</b>

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparable, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a residential flat, we have adopted Sale Comparison Approach Method for the purpose of valuation .The Price for similar type of property in the nearby vicinity is in the range of ₹ 17,500.00 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 ₹ 19,000.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.

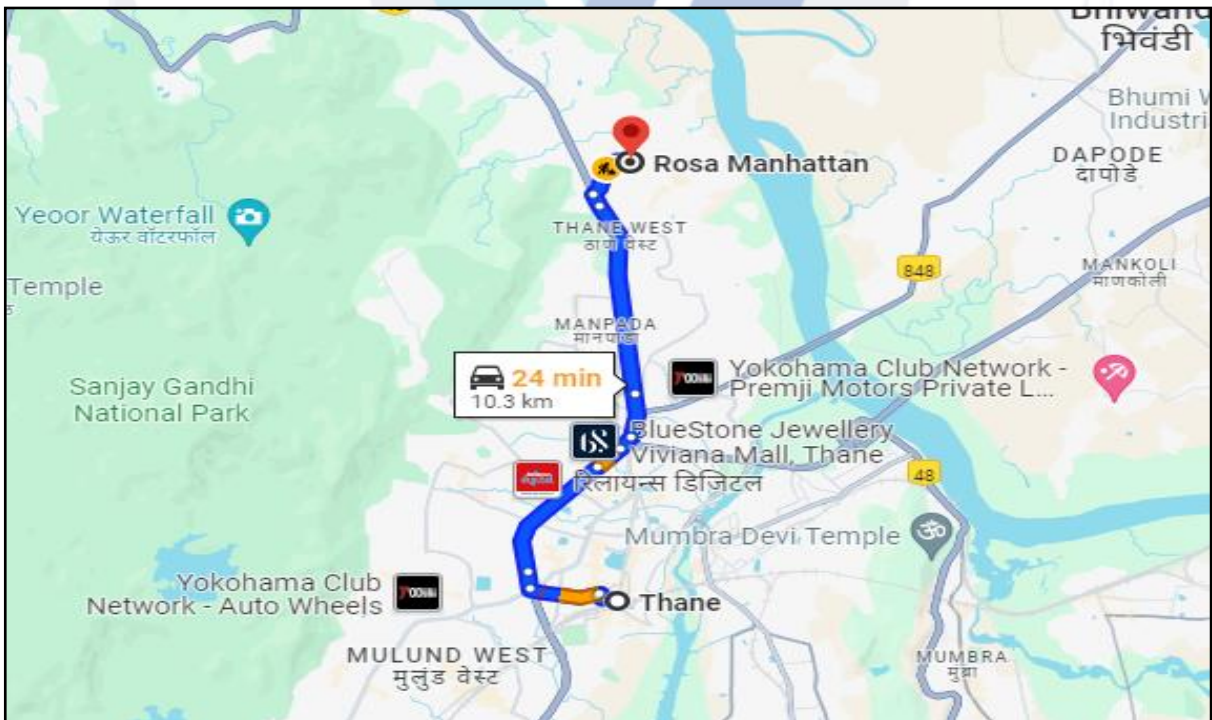
## Actual Site Photographs



Jul 18, 2024 3:39:12 PM  
Thane West Thane Konkan  
Division Maharashtra  
19°26'N 72°98'E

## Route Map of the property

Site u/r



**Latitude Longitude: 19°15'30.8"N 72°58'38.2"E**

**Note:** The Blue line shows the route to site from nearest Railway station (Thane – 10.3 Km.)




Since 1989

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

An ISO 9001 : 2015 Certified Company




## Ready Reckoner Rate



Department of Registration and Stamp  
Government of Maharashtra

नोंदणी व मुद्रांक विभाग  
महाराष्ट्र शासन



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

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

Year:  Language:

Selected District:

Select Taluka:

Select Village:

Search By:  Survey No.  SubZones

Select	उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)
SurveyNo	11/42-2अ-1) घोडबंदर रोडच्या दोन्ही बाजू लगतचे सर्वे क्रमांक मौजे कावेसर	24500	118800	136500	148600	136500	चौ. मीटर
SurveyNo	11/43 - 2क-1) रस्त्यापासून दुर असलेला भाग कावेसर गावातील वरील उपविभाग "अ" मधील मिळकती वगळून उर्वरीत सिटीएस/सर्वे क्रमांक ( गावठाण	23600	115500	132500	143600	132500	चौ. मीटर

## Sales Instance

Regd. Doc. No.	Date	Agreement Value in ₹	Built up Area in Sq. M.	Built up Area in Sq. Ft.	Rate / Sq. Ft. on Built up Area
11604 / 2024	21.06.2024	1,85,38,500.00	104.53	1125.00	16,480.00

11604335 07-08-2024 Note:-Generated Through eSearch Module, For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि.ठाणे 5 दस्त क्रमांक : 11604/2024 नोंदणी : Regn:63m
<b>गावाचे नाव : कावेसर</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	18538500	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	12867277.5	
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन : इतर माहिती: सदनिका क्रमांक 305,3 रा मजला,बिल्डींग नं 02,बुकलिन बिल्डींग,मॅनहॅटन,2 स्टॅक(अप्पर आणि लोअर)कार पार्किंग सहित,जी. बी. रोड,कावेसर,ठाणे.मौजे कावेसर स. नं. 128,129/1,129/2ए,129/3,129/4,129/2पै,130,131,132. झोन न 11/43-2क-1)( ( Survey Number : - ; ) )	
(5) क्षेत्रफळ	104.53 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:-मेसर्स साई उमा कंस्ट्रक्शन प्रा.ली. तर्फे डायरेक्टर नविन पटेल तर्फे कु.मु.म्हणुन गोविंद काकडे - वय:-51 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: मॅनहॅटन बिल्डींग, ब्लॉक नं. -, रोड नं: जी.बी.रोड,ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400615 पॅन नं:-ABFCS9359B	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सुधिर शरद फडके - - वय:-59; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: 105,लोढा अमारा, ब्लॉक नं. -, रोड नं: ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400607 पॅन नं:-HTTTP1599E 2): नाव:-शील फडके - - वय:-59; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: 105,लोढा अमारा, ब्लॉक नं. -, रोड नं: ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400607 पॅन नं:-EEOPP9815L	
(9) दस्तऐवज करून दिल्याचा दिनांक	21/06/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	21/06/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	11604/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1297795	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		

## Sales Instance

Regd. Doc. No.	Date	Agreement Value in ₹	Built up Area in Sq. M.	Built up Area in Sq. Ft.	Rate / Sq. Ft. on Built up Area
13110 / 2024	19.07.2024	1,64,38,500.00	104.53	1125.00	14,600.00

सूची क्र.2	
13310335 07-08-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	दुय्यम निबंधक : सह दु.नि.ठाणे 5 दस्त क्रमांक : 13310/2024 नोदणी : Regn:63m
<b>गावाचे नाव : कावेसर</b>	
(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	16438500
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	14074599
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन : , इतर माहिती: सदनिका क्रमांक 3502,35 वा मजला,बिल्डींग नं 02,बुकलिन बिल्डींग,मॅनहॅटन,2 स्टॅक(अप्पर आणि लोअर)कार पार्किंग सहित,जी. बी. रोड,कावेसर,ठाणे.मौजे कावेसर स. नं. 128,129/1,129/2ए,129/3,129/4,129/2पै,130,131,132. झोन न 11/43-2क-1)( ( Survey Number : - ; ) )
(5) क्षेत्रफळ	104.53 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेसर्स साई उमा कंस्ट्रक्शन प्रा.ली. तर्फे डायरेक्टर नविन पटेल तर्फे कु.मु.म्हणुन गोविंद काकडे - वय:-51 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: मॅनहॅटन बिल्डींग, ब्लॉक नं: -, रोड नं: जी.बी.रोड,ठाणे., महाराष्ट्र, ठाणे. पिन कोड:-400615 पॅन नं:-ABFCS9359B
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-कमलेश शांतीलाल पंचाल - - वय:-55; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 506,तारांगण सोसायटी , ब्लॉक नं: -, रोड नं: ठाणे., महाराष्ट्र, ठाणे. पिन कोड:-400615 पॅन नं:-AGZPP3878Q 2): नाव:-कुंदनिका कमलेश पंचाल - - वय:-51; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 506,तारांगण सोसायटी, ब्लॉक नं: -, रोड नं: ठाणे., महाराष्ट्र, ठाणे. पिन कोड:-400615 पॅन नं:-ALOPP5345A 3): नाव:-जय कमलेश पंचाल - - वय:-27; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 506,तारांगण सोसायटी, ब्लॉक नं: -, रोड नं: ठाणे., महाराष्ट्र, ठाणे. पिन कोड:-400615 पॅन नं:-DHHPP2056Q
(9) दस्तऐवज करुन दिल्याचा दिनांक	19/07/2024
(10)दस्त नोंदणी केल्याचा दिनांक	23/07/2024
(11)अनुक्रमांक,खंड व पृष्ठ	13310/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1150795
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	

## Sales Instance

Regd. Doc. No.	Date	Agreement Value in ₹	Built up Area in Sq. M.	Built up Area in Sq. Ft.	Rate / Sq. Ft. on Built up Area
9222 / 2024	21.05.2024	1,27,66,705.00	77.06	829.00	15,400.00

सूची क्र.2	
9222335 07-08-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	दुय्यम निबंधक : सह दु.नि.ठाणे 5 दस्त क्रमांक : 9222/2024 नोदणी : Regn:63m
<b>गावाचे नाव : कावेसर</b>	
(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	12766705
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	10363429.97
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन : इतर माहिती: सदनिका क्रमांक 1306,13 वा मजला,बिल्डींग नं 02,बुकलिन बिल्डींग,मॅनहॅटन,2 स्टॅक(अप्पर आणि लोअर)कार पार्किंग सहित,जी. बी. रोड,कावेसर,ठाणे.मौजे कावेसर स. नं. 128,129/1,129/2ए,129/3,129/4,129/2पै,130,131,132. झोन न 11/43-2क-1)( ( Survey Number : - ; ) )
(5) क्षेत्रफळ	77.06 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:-मेसर्स साई उमा कंस्ट्रक्शन प्रा.ली. तर्फे डायरेक्टर नविन पटेल तर्फे कु.मु.म्हणुन गोविंद काकडे - - वय:-51 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: मॅनहॅटन बिल्डींग, ब्लॉक नं: -, रोड नं: जी.बी.रोड,ठाणे. PAN NO.ABFC9359B, महाराष्ट्र, ठाणे. पिन कोड:-400615 पॅन नं:-
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-डॉ.मिनाक्षी प्रेमशंकर भट्ट - - वय:-52; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ए 1,202,चार्म रेसिडेन्सी, ब्लॉक नं: -, रोड नं: ठाणे PAN NO. AHYPB8749A, महाराष्ट्र, THANE. पिन कोड:-400607 पॅन नं:- 2): नाव:-डॉ.प्रेमशंकर विद्याधर भट्ट - - वय:-48; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ए 1,202,चार्म रेसिडेन्सी, ब्लॉक नं: -, रोड नं: ठाणे PAN NO. AHYPB8748B, महाराष्ट्र, ठाणे. पिन कोड:-400607 पॅन नं:-
(9) दस्तऐवज करून दिल्याचा दिनांक	16/05/2024
(10)दस्त नोंदणी केल्याचा दिनांक	21/05/2024
(11)अनुक्रमांक,खंड व पृष्ठ	9222/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	893769
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

## Sales Instance

Regd. Doc. No.	Date	Agreement Value in ₹	Built up Area in Sq. M.	Built up Area in Sq. Ft.	Rate / Sq. Ft. on Built up Area
9887 / 2024	28.05.2024	1,23,22,781.00	77.06	829.00	15,000.00

9887335 07-08-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि.ठाणे 5 दस्त क्रमांक : 9887/2024 नोंदणी : Regn:63m
<b>गावाचे नाव : कावेसर</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	12322781	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	10187504.25	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन : इतर माहिती: सदनिका क्रमांक 2306_23 वा मजला,बिल्डींग नं 02,बुकलिन बिल्डींग,मॅनहॅटन,1 पोडीयम कार पार्किंग सहित,जी. बी. रोड,कावेसर,ठाणे.मौजे कावेसर स. नं. 128,129/1,129/2ए,129/3,129/4,129/2पै,130,131,132. झोन न 11/43-2क-1)( ( Survey Number : - ; ) )	
(5) क्षेत्रफळ	77.06 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:-महेश दासरी - - वय:-39 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: 9बी,एंजल सोसायटी,कोंसमोस स्प्रिंग , ब्लॉक नं. -, रोड नं: जी.बी.रोड,ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400615 पॅन नं:-APDPD7452D 2): नाव:-रीचा दासरी - - वय:-39 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: 9बी,एंजल सोसायटी,कोंसमोस स्प्रिंग , ब्लॉक नं. -, रोड नं: जी.बी.रोड,ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400615 पॅन नं:-ASBPP0288J 3): नाव:-मेसर्स साई उमा कंस्ट्रक्शन प्रा.ली. तर्फे डायरेक्टर नविन पटेल तर्फे कु.मु.म्हणुन गोविंद काकडे - - वय:-51 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: मॅनहॅटन बिल्डींग, ब्लॉक नं. -, रोड नं: जी.बी.रोड,ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400615 पॅन नं:-ABFCS9359B	
(8)दस्तऐवज करून घेणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-महाजन ओमप्रसाद दिगंबर - - वय:-40; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: 306,ओपल बिल्डींग क्राऊन सिटी कॉम्प्लेक्स , ब्लॉक नं. -, रोड नं: कल्याण , महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-AQEPM2566P 2): नाव:-माळी निलाश्री बळीराम - - वय:-39; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: 306,ओपल बिल्डींग क्राऊन सिटी कॉम्प्लेक्स, ब्लॉक नं. -, रोड नं: कल्याण , महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-ATBPM9991N	
(9) दस्तऐवज करून दिल्याचा दिनांक	28/05/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	28/05/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	9887/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	862695	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)घेरा		



## Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
2 BHK	housing.com	667.00	1,18,00,000.00	17,691.00
4 BHK	housing.com	1915.00	3,38,00,000.00	17,650.00
2 BHK	housing.com	675.00	1,31,00,000.00	19,400.00

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


Home / Thane / Hiranandani Estate / Rosa Manhattan Phase 2 Last updated: Jul 26, 2024

### Rosa Manhattan Phase 2 ✓ RERA

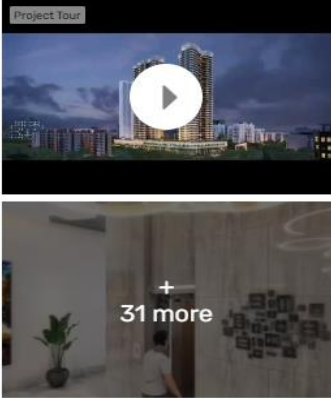
By ROSA GROUP  
Plot No. 128 To 132, M Corp, Thane West, Thane

₹1.18 Cr - 3.38 Cr | ₹17.63 K/sq.ft  
EMI starts at ₹58.37 K  
Basic Price

Contact Seller



2, 3, 4 BHK Apartments Configurations
Under Construction Possession Status
₹17.63 K/sq.ft Avg. Price
667 - 1915 sq.ft. (Carpet Area) Sizes



31 more

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


Home / Thane / Ghodbunder Road / Dynamix Parkwoods D5 Last updated: Jul 20, 2024

### Dynamix Parkwoods D5 ✓ RERA

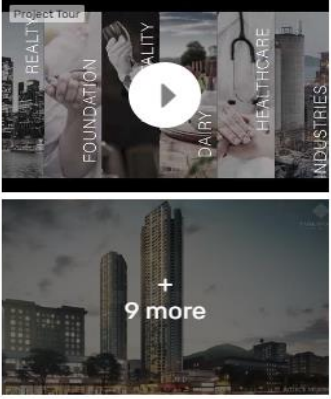
By DYNAMIX GROUP  
Thane West, Ghodbunder Road, Thane

₹1.31 Cr - 1.34 Cr | ₹19.39 K/sq.ft  
EMI starts at ₹65.18 K  
All inclusive price.

Contact Seller



2 BHK Apartment Configuration
Sep. 2025 Possession Starts
₹19.39 K/sq.ft Avg. Price
675 - 693 sq.ft. (Carpet Area)



9 more

## Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
2 BHK	99acres.com	621.00	1,24,00,000.00	19,952.00

99acres
Buy ▾
All Residential

### 2BHK Flat/Apartment

# Rosa Manhattan

Hiranandani Estate, Thane, Maharashtra

- Ultra modular fittings
- 24/7 Business lounge, coffee lounge
- Plethora of inner and outdoor amen

Home > Property in Thane > Flats in Thane > Flats in Thane West > Flats in Hiranandani Estate > 2 BHK Flats in Hiranandani Estate

Posted on Jul 12, 2024 by MAVENOA

## ₹ 1.24 - 1.33 Crore

Base Price: ₹20000 Per Sq.Ft.

621 - 667 sq.ft. ▾  
(57.69 - 61.97 sq.m.)

Carpet Area

[View Floor Plans](#)

Under Construction

Possession: December 2024.

Construction photos

NO BROKERAGE
RERA STATUS 
REGISTERED
Registration No: P51700013323
Website: <https://maharera.mahaonline.gov.in/>

Floor Plan
Project Details
Society Reviews
Explore Locality
Recommendations
De

FLOOR PLAN	INCLUSIONS	AREA DETAILS	PRICE DETAILS
	2 bedrooms 1 kitchens 2 bathroom	Carpet Area : <b>621.5 sq.ft.</b> <small>57.76 sq.m.</small>	Base Price: ₹ 1.24 Crores
	2 bedrooms 1 kitchens 2 bathroom	Carpet Area : <b>624.08 sq.ft.</b> <small>58.0 sq.m.</small>	Base Price: ₹ 1.25 Crores
	2 bedrooms 1 kitchens 2 bathroom 2 balcony 1 living	Carpet Area : <b>666.37 sq.ft.</b> <small>61.93 sq.m.</small>	Base Price: ₹ 1.33 Crores

+View 1 more

## Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
2 BHK	99acres.com	1400.00	2,23,00,000.00	16,430.00
3 BHK	housing.com	967.00	1,89,00,000.00	19,550.00

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

---

Home > Property in Thane > Flats in Thane > Flats in Thane West > Flats in Hiranandani Estate > 4 BHK Flats in Hiranandani Estate

**₹2.3 Cr** @ 16,428 per sq.ft.  
Estimated EMI ₹1,83,702

**4BHK 4Baths**  
Flat/Apartment for Sale  
In Rosa Manhattan, Hiranandani Estate, Thane

RERA STATUS REGISTERED | Registration No: P51700001707 | Website: <https://maharera.tn.mahaonline.gov.in/>

INDIA REALTY SERVICES  
**India Realty Services Pvt Ltd**  
FEATURED DEALER | Member Since Dec, 2014

Contact Dealer FREE

Under Construction Property | Posted on Jul 11, 2024

---

Overview
Society
Dealer Details
Price Trends
Registry Record
Society Reviews >

**Property (12)**   **Society (45)**

**Area**  
Carpet area: 1400 sq.ft. (130.06 sq.m.)

**Price**  
₹ 2.3 Crore+ Govt Charges & Tax @ 16,428 per sq.ft. [View Price Details](#)

**Floor Number**  
30<sup>th</sup> of 35 Floors

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

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

**Address**  
Rosa Manhattan  
Hiranandani Estate, Thane

**Facing**  
East

**Possession in**  
Dec 2024 [View Construction Status](#)

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

---

Home / Thane / Thane West / Runwal Zenitht Last updated: Jul 2, 2024

**Runwal Zenitht** RERA

By **RUNWAL GROUP**

Balkum Road, Thane West, Ghodbunder Road, Thane

**₹1.89 Cr - 2.25 Cr** | 18.49 K - ₹19.54 K/sq.ft  
EMI starts at ₹93.83 K  
All Inclusive Prices

Contact Seller

Cover Image

SHARE   SAVE

Project Tour

3 BHK Apartment Configuration

Sep. 2028 Possession Starts

18.49 K - ₹19.54 K/sq.ft Avg. Price

967 - 1217 sq.ft. (Carpet Area) Sizes



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



## Price Indicators

### Projects nearby Locality


Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
2 BHK	Magicbricks.com	780.00	1,21,00,000.00	15,500.00

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

**₹1.21 Cr** EMI - ₹55k | [Can I afford it?](#)

[Check Market Value with PropWorth](#)

2 BHK 989 Sq-ft Flat For Sale [Hiranandani Estate, Thane](#)



2 Beds | 2 Baths | 3 Balconies | 1 Covered Parking

Carpet Area 780 sqft ₹15,513/sqft	Developer <b>Rosa Group</b>	Project <b>Rosa Manhattan</b>
Floor 16(Out of 32 Floors)	Transaction Type <b>New Property</b>	Facing <b>North - West</b>
Lifts 4	Furnished Status <b>Unfurnished</b>	Car Parking <b>1 Covered</b>

✓ Opp Crown Tower, Hiranandani Estate, Ghodbundar

Contact Agent

Get Phone No.

👤 Last contact made 4 days ago

### More Details


Price Breakup	₹1.21 Cr   ₹4,500
Booking Amount	₹1.5 Lac
RERA ID	P51700001707
Address	Hiranandani Estate, Thane, Hiranandani Estate, Thane, Maharashtra
Landmarks	Opp Crown Tower, Hiranandani Estate, Ghodbundar

## Price Indicators

### Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
2 BHK	propertypistol.com	666.00	1,34,00,000.00	20,120.00

[Buy](#) [Rent](#) [Why Us?](#) [Services](#)



NO ONE TARGETS YOUR NEEDS BETTER

[Home Loan](#) [Post Property](#) [Saved](#) [Sign In](#)

Home / Mumbai / Flats for sale in Mumbai / New Projects in Mumbai / New Projects in Hiranandani Estate / Rosa Manhattan Phase 2

## Rosa Manhattan Phase 2

INR 1.34 Cr

Onwards


Flats by **Rosa Group** at Rosa Manhattan Thane, Ghodbunder Rd, Hiranandani Estate, Thane West, Thane, Maharashtra 400615, India

RERA P51700013323

♡
📍
📄 Brochure
Contact Seller

**Zero Brokerage**

**Best Price Guarantee**



RERA QR

Configurations

**2 BHK, 3 BHK**

Possession Date

**Jun 2022**

Built up Area


**On request**

Carpet Area

**666 - 910 Sq.ft**

Min. Price per Sqft.

**INR 20.12 K per Sqft.**




**VASTUKALA**  
Unlocking Excellence

Since 1989

## Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



VASTUKALA CONSULTANTS (I) PVT. LTD.  
Valuers & Appraisers  
Architects & Interior Designers  
Chartered Engineers (I)  
TEV Consultants  
Lender's Engineer

## Price Indicators


### Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
2 BHK	magickbricks.com	980.00	1,53,00,000.00	15,612.00
3 BHK	magickbricks.com	1125.00	2,05,00,000.00	18,222.00

**magicbricks**

Buy ▾
Rent ▾
Sell ▾
Home Loans ▾
Property Services ▾
MB Advice NEW ▾

Home > Projects in Thane > Projects in Hiranandani Estate,Thane > Rosa Manhattan



52 Photos

Overview
Properties
About Project
Amenities
Top Advertisers
Floor Plan & Units
Project Details
Ra

★ 4.3 (8 Ratings)

## Rosa Manhattan

By Rosa Group

📍 Hiranandani Estate, Thane

✔ Completed in Jun, 2022 R

Write a review

**₹ 1.53 Cr - ₹ 2.05 Cr**

[Check Market Value](#)

Rent: ₹ 25,500 - ₹ 34,000

Contact Seller

Download Brochure


## Rosa Manhattan Floor Plan & Units

**2 BHK Flat**

980 Sq-ft

Sale: ₹ 1.53 Cr

Rent: -- --




**3 BHK Flat**

1125 Sq-ft

Sale: ₹ 2.05 Cr

Rent: -- --



## Price Indicators


### Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
2 BHK	Magicbricks.com	757.00	1,55,00,000.00	20,470.00

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

₹1.55 Cr EMI - ₹70k | [Get pre-approved loan](#)

2 BHK 1300 Sq-ft Flat For Sale [Hiranandani Estate, Thane](#)



2 Beds
2 Baths
1 Balcony
1 Covered Parking

Carpet Area	Developer	Project
757 sqft ₹20,476/sqft	<a href="#">Rosa Group</a>	<a href="#">Rosa Manhattan</a>
Floor	Transaction Type	Facing
18 (Out of 32 Floors)	New Property	East
Lifts	Furnished Status	Car Parking
3	Unfurnished	1 Covered

✓ East Facing Property

Contact Agent
Get Phone No.

👤 Last contact made 45 days ago

### More Details

Price Breakup	₹1.55 Cr
Booking Amount	₹2.0 Lac
Address	Hiranandani Estate, Thane, Hiranandani Estate, Thane, Maharashtra
Landmarks	Hiranandani Estate, Ghodbundar Road, Thane W 400607.


## Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
2 BHK	Magicbricks.com	757.00	1,55,00,000.00	20,470.00

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

₹1.55 Cr [EMI - ₹70k](#) | [Get pre-approved loan](#)

2 BHK 1300 Sq-ft Flat For Sale [Hiranandani Estate, Thane](#)



2 Beds | 2 Baths | 1 Balcony | 1 Covered Parking

Carpet Area 757 sqft - ₹20,476/sqft	Developer <a href="#">Rosa Group</a>	Project <a href="#">Rosa Manhattan</a>
Floor 18(Out of 32 Floors)	Transaction Type New Property	Facing East
Lifts 3	Furnished Status Unfurnished	Car Parking 1 Covered

✔ East Facing Property

Contact Agent
Get Phone No.

👤 Last contact made 45 days ago

### More Details

Price Breakup	₹1.55 Cr
Booking Amount	₹2.0 Lac
Address	Hiranandani Estate, Thane, Hiranandani Estate, Thane, Maharashtra
Landmarks	Hiranandani Estate, Chodbundar Road, Thane W 400607.



## Price Indicators


### Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
2 BHK	Magicbricks.com	757.00	1,55,00,000.00	20,470.00

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

**₹1.55 Cr** | EMI - ₹70k | [Get pre-approved loan](#)

2 BHK 1300 Sq-ft Flat For Sale [Hiranandani Estate, Thane](#)



2 Beds
2 Baths
1 Balcony
1 Covered Parking

Carpet Area	Developer	Project
757 sqft ₹20,476/sqft	<a href="#">Rosa Group</a>	<a href="#">Rosa Manhattan</a>
Floor	Transaction Type	Facing
18 (Out of 32 Floors)	New Property	East
Lifts	Furnished Status	Car Parking
3	Unfurnished	1 Covered

East Facing Property

Contact Agent
Get Phone No.

Last contact made 45 days ago

### More Details

Price Breakup	₹1.55 Cr
Booking Amount	₹2.0 Lac
Address	Hiranandani Estate, Thane, Hiranandani Estate, Thane, Maharashtra
Landmarks	Hiranandani Estate, Ghodbundar Road, Thane W 400607.


## Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
3 BHK	housing.com	1095.00	1,90,00,000.00	17,350.00

HOUSING.COM
Buy In Thane

+ Add

Download App
List Property Free
Saved



1550 sq.ft  
Built Up Area

₹12.26 K/sq.ft  
Avg. Price

3 BHK  
Configuration

5th Dec, 2024  
Possession status

Lower of 40 floors

Unfurnished  
Furnishing

OVERVIEW
PROMOTIONS
POPULAR PROPERTIES NEARBY
PRICE ESTIMATE
AMENITIES
RATINGS AND REVIEWS
PRICE TRENDS

**Property Location**  
Rosa Manhattan Phase 2, Hiranandani Estate, Thane

**Around This Property**

**School**  
Thakkar's Tutorials

2 mins  
(1.6 km)

**Hospital**  
Dr.Sujata Rathod-Gynaecologist...

2 mins  
(1.4 km)

View more on Maps

**Property Overview**

Project Name	Brokerage
Rosa Manhattan Phase 2	No Charge
	<a href="#">Access Zero Brokerage Properties &gt;</a>
Price	Carpet Area
₹1.9 Cr	1095 sq.ft

Great choice! Better priced property in this area

**Contact Seller**

K

**Ketan Akhade**  
Owner

+9181088.....

Please share your contact

Name

+91 Phone

Email

I agree to be contacted by Housing and other agents via WhatsApp, SMS, phone, email etc

I am interested in Home Loans

Get Contact Details

Still deciding?

## Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
1 BHK	housing.com	322.00	59,00,000.00	18,330.00
2 BHK	housing.com	654.00	1,20,00,000.00	18,350.00
3 BHK	housing.com	1090.00	1,87,00,000.00	17,160.00

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

Home / Thane / Kolshet / Lodha Crown Kolshet Last updated: Jul 7, 2024


### Lodha Crown Kolshet RERA

By LODHA GROUP  
Thane West, Thane



₹59.0 L - 1.2 Cr | ₹18.32 K/sq.ft

EMI starts at ₹31.24 K  
Basic Price

Contact Sellers



1, 2 BHK Apartments Configurations
Dec, 2024 Possession Starts
₹18.32 K/sq.ft Avg. Price
322 sq.ft. - 654 sq.ft. (Carpet Area) Sizes

+  
12 more

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

Home / Thane / Kolshet / Forestville Last updated: Jun 30, 2024

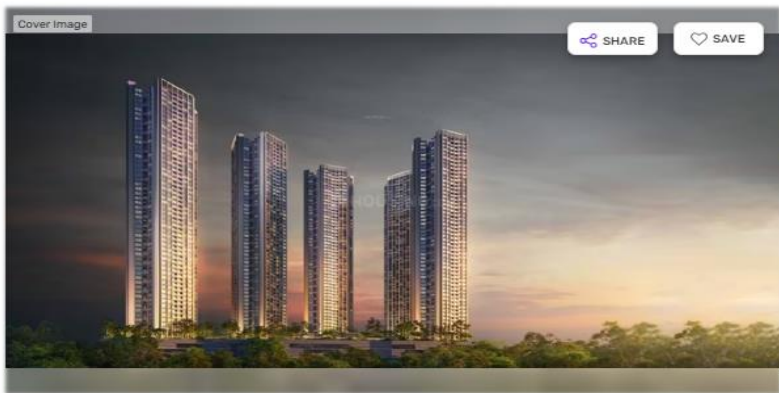
### Forestville RERA

By OBEROI REALTY LIMITED  
Kolshet, Thane West, Thane


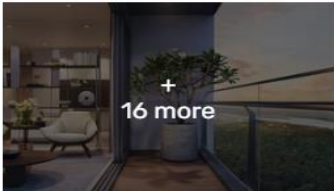
₹1.87 Cr | ₹17.16 K/sq.ft

EMI starts at ₹92.84 K  
Basic Price Onwards

Contact Developer



3 BHK Apartment Configuration
Dec, 2028 Possession Starts
₹17.16 K/sq.ft Avg. Price
1090 sq.ft. (Carpet Area) Size

+  
16 more

## Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
1 BHK	housing.com	439.00	82,66,000.00	18,830.00
2 BHK	housing.com	869.00	1,59,00,000.00	18,300.00
2 BHK	housing.com	675.00	1,31,00,000.00	19,400.00

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

Home / Thane / Thane West / Vijay Orovia
Last updated: Jul 8, 2024


### Vijay Orovia RERA

By VIJAY GROUP  
Waghbil Road, Off Ghodbunder Road, Thane West, Thane


₹82.66 L - 1.59 Cr | ₹18.56 K/sq.ft

EMI starts at ₹41.04 K  
Price includes everything except stamp... See More

Contact Seller



1, 2, 2.5, 3 BHK Apartments Configurations



34 more

Dec, 2020 Possession Starts
₹18.56 K/sq.ft Avg. Price
439 sq.ft. - 869 sq.ft. (Carpet Area) Sizes

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

Home / Thane / Ghodbunder Road / Dynamix Parkwoods D5
Last updated: Jul 13, 2024


### Dynamix Parkwoods D5 RERA

By DYNAMIX GROUP  
Thane West, Ghodbunder Road, Thane


₹1.31 Cr - 1.34 Cr | ₹19.39 K/sq.ft

EMI starts at ₹65.18 K  
All inclusive price.

Contact Seller



2 BHK Apartment Configuration



9 more

Sep, 2025 Possession Starts
₹19.39 K/sq.ft Avg. Price
675 sq.ft. - 693 sq.ft. (Carpet Area) Sizes

## Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
2 BHK	housing.com	680.00	1,36,00,000.00	20,000.00

HOUSING.COM Buy In Thane 
 + Add

Home / Thane / Hiranandani Estate / Apartment for Sale in Hiranandani Estate / 2 BHK Flat Last updated: Jul 17, 2024

### 2 BHK Flat

By **BHOOMI GROUP**


Bhoomi Acres, Hiranandani Estate, Thane

₹1.36 Cr


EMI starts at ₹67.52 K

₹13.79 K/sq.ft

Contact Seller



986 sq.ft  
Built Up Area
₹13.79 K/sq.ft  
Avg. Price
2 BHK  
Configuration
28th Dec, 2026  
Possession status
Middle i  
of 27 floors
East facing  
Facing
Unfurnished  
Furnishing



+  
29 more

#### Property Overview

Project Name <u>Bhoomi Acres</u>	Brokerage No Charge <a href="#">Access Zero Brokerage Properties &gt;</a>
Price ₹1.36 Cr	Carpet Area 680 sq.ft

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: 08.08.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.



**Manoj B. Chalikwar**

Govt. Registered Valuer

Chartered Engineer (India)

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

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

The undersigned has inspected the property detailed in the Valuation Report dated \_\_\_\_\_

on \_\_\_\_\_. We are satisfied that the fair and reasonable market value of the property is

₹ \_\_\_\_\_ (Rupees \_\_\_\_\_

\_\_\_\_\_ only).

Date

Signature

(Name & Designation of the Inspecting Official/s)

Countersigned  
(BRANCH MANAGER)

Enclosures		
	Declaration-cum-undertaking from the valuer (Annexure- I)	Attached
	Model code of conduct for valuer - (Annexure - II)	Attached



Since 1989

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

An ISO 9001 : 2015 Certified Company



**(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 08.08.2024 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 18.07.2024. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty

- n. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- o. My PAN Card number as applicable is AERPC9086P
- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- r. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- s. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable. The valuation report is submitted in the prescribed format of the bank.
- t. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V - A signed copy of same to be taken and kept along with this declaration)
- u. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- v. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- w. I am the Director of the company, who is competent to sign this valuation report.
- x. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e., LLMS / LOS) only.
- y. Further, I hereby provide the following information.



	<b>Particulars</b>	<b>Valuer comment</b>
1.	Background information of the asset being valued;	The property under consideration was purchased by <b>M/s. Sai Uma Construction Pvt. Ltd.</b>
2.	Purpose of valuation and appointing authority	As per request from State Bank of India, Administrative Office Thane Branch 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 – 18.07.2024 Valuation Date – 08.08.2024 Date of Report – 08.08.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 18.07.2024
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 **08<sup>th</sup> August 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. Sai Uma Construction Pvt. Ltd.** Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.



Since 1989

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

An ISO 9001 : 2015 Certified Company



## Property Title

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

## Environmental Conditions

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

## Town Planning

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

## Area

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

## Condition & Repair

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

## Valuation Methodology

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

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



Since 1989

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

An ISO 9001 : 2015 Certified Company



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

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

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

### **Not a Structural Survey**

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

### **Other**

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

### **Legal**

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

### **Property specific assumptions**

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

## **ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS**

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

**(Annexure - II)****MODEL CODE OF CONDUCT FOR VALUERS****Integrity and Fairness**

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

**Professional Competence and Due Care**

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

**Independence and Disclosure of Interest**

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



Since 1989

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

An ISO 9001 : 2015 Certified Company



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

#### **Confidentiality**

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

#### **Information Management**

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

**Gifts and hospitality:**

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

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

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

**Remuneration and Costs.**

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

**Occupation, employability and restrictions.**

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

**Miscellaneous**

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

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

**Manoj B. Chalikwar**

Govt. Registered Valuer

Chartered Engineer (India)

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

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



Since 1989

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

An ISO 9001 : 2015 Certified Company

