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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "Upper Thane – Verdura A"

"Upper Thane – Verdura A" (Casa Meadows) Building Type – U2, Wing G, Sector C, Cluster 4.01 (A), Proposed Integrated Township Project on Survey No. 23 Part & 22/1 Part at Village - Anjur, Surai, Mankoli Sarang & Vhele, Taluka – Bhiwandi, Dist. – Thane, Pin – 421 302, State - Maharashtra, Country – India.

Latitude Longitude: 19°13'41.5"N 73°02'58.6"E

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

Administrative Office South Mumbai

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

Our Pan India Presence at :

- | | | | |
|------------|--------|-----------|-----------|
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| Mumbai | Nashik | Rajkot | Raipur |
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Regd. Office

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

+91 2247495919

mumbai@vastukala.co.in

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MASTER VALUATION REPORT OF " Upper Thane – Verdura A"

"Upper Thane – Verdura A" (Casa Meadows) Building Type – U2, Wing G, Sector C, Cluster 4.01 (A), Proposed Integrated Township Project on Survey No. 23 Part & 22/1 Part at Village - Anjur, Surai, Mankoli Sarang & Vehele, Taluka – Bhiwandi, Dist. – Thane, Pin – 421 302, State - Maharashtra, Country – India.

Latitude Longitude: 19°13'41.5"N 73°02'58.6"E

NAME OF DEVELOPER: M/s. Macrotech Developers Limited Company.

Pursuant to instructions from State Bank of India, Administrative Office South Mumbai, Main Branch, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on **05th August 2024** for approval of Advance Processing Facility.

1. Location Details:

The property is situated **"Upper Thane – Verdura A" (Casa Meadows) Building Type – U2, Wing G, Sector C, Cluster 4.01 (A)**, Proposed Integrated Township Project on Survey No. 23 Part & 22/1 Part at Village - Anjur, Surai, Mankoli Sarang & Vehele, Taluka – Bhiwandi, Dist. – Thane, Pin – 421 302, State - Maharashtra, Country – India. It is about 16.6 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 developing locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The locality is Middle class & developing.

2. Developer Details:

Name of Developer	M/s. Macrotech Developers Limited Company.	
Project Registration Number	Project	RERA Project Number
	Upper Thane – Verdura A	P51700055789
Register office address	M/s. Macrotech Developers Limited Company. Address: Office at 412, 4 th Floor, "17G Vardhaman Chamber", Cawasji Patel Road, Horniman Circle, Fort, Mumbai – 400 001, State - Maharashtra, Country – India.	
Contact Numbers	Contact Person: Mr. Rajendra Giri (General Manager – Mobile No. 9820248856/ 02261334761)	
E – mail ID and Website	rajendra.giri@lodhagroup.com , www.lodhagroup.com	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Road & Casa Greenville G
On or towards South	Road & Open Plot
On or towards East	Road & Open Plot
On or towards West	Road & Casa Woodland F



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

To,
The Branch Manager,
State Bank of India
Administrative Office South Mumbai
Mumbai Main Branch Building, Gate No. 1, Horniman Circle,
Mumbai Samachar Marg, Fort,
Mumbai, Pin – 400 001,
State - Maharashtra, Country - India

VALUATION REPORT (IN RESPECT OF MASTER VALUATION REPORT)

I	General																																																														
1.	Purpose for which the valuation is made	: As per request from State Bank of India, Administrative Office South Mumbai to assess fair market value of the property for bank loan purpose.																																																													
2.	a)	Date of inspection : 05.08.2024																																																													
	b)	Date on which the valuation is made : 10.08.2024																																																													
3.	List of documents produced for perusal																																																														
	1. Copy of Development Agreement date 30.06.2017 b/w. Mr. Arun P. Patil & others (the Seller) AND Mr. Ajitnath Hiteck Builders Pvt. Ltd. (the Purchaser)																																																														
	2. Copy of Agreement date 01.07.2014 b/w. Mr. Sujeetkumar J. Singh (the Seller) AND Mr. Ajitnath Hiteck Builders Pvt. Ltd. (the Purchaser)																																																														
	3. Copy of MAHARERA Registration Certificate of Project No. P51700055789 issued by Maharashtra Real Estate Regulatory Authority date 25.05.2024.																																																														
	4. Copy of Legal Title Report & Flow of the Title of the Said Property from Adv. Pradip Garach (Bombay High Court) dated 14.03.2024.																																																														
	5. Copy of Affidavit from Mr. Bankim Doshi promoter of Macrotech Developers Limited.																																																														
	6. Copy of Revised Commencement Certificate No. SROT / BSNA / 2501 / BP / Amended CC / Anjur, Mankoli, Surai, Sarang & Vehele / 810 / 2023 date 06.06.2023 issued by Mumbai Metropolitan Region Development Authority (MMRDA), Mumbai.																																																														
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Development Authority (MMRDA) Approved Upto:											
Building Type	Cluster No. / Wing										
U2	C / 4.01 (A) – Casa Meadows / G										
Number of Floors											
Ground + 1st to 23rd upper Floors											
Project Name (With address & phone nos.)	: "Upper Thane – Verdura A" (Casa Meadows) Building Type – U2, Wing G, Sector C, Cluster 4.01 (A), Proposed Integrated Township Project on Survey No. 23 Part & 22/1 Part at Village - Anjur, Surai, Mankoli Sarang & Vehele, Taluka – Bhiwandi, Dist. – Thane, Pin – 421 302, State - Maharashtra, Country – India.										
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)	: M/s. Macrotech Developers Limited Company. Address: Office at 412, 4 th Floor, "17G Vardhaman Chamber", Cawasji Patel Road, Horniman Circle, Fort, Mumbai – 400 001, State - Maharashtra, Country – India. Contact Person: Mr. Rajendra Giri (General Manager – Mobile No. 9820248856 / 02261334761)										
5. Brief description of the property (Including Leasehold / freehold etc.)	:										
<p>About " Upper Thane – Verdura A " Project: Casa Verdura by Lodha is a luxurious 8-acre township, offering 2 BHK homes at Thane, near Thane-Dombivli Link Road. The 30-storey towers provide tranquil views of the lush greenery and the mesmerizing lake from every apartment. Every apartment is thoughtfully designed with premium fittings & expansive decks which offer a calming view of the cityscape. Almost 80% of the property is dedicated to open green spaces providing a lifestyle amidst abundant greenery and fresh air. Lodha Casa Verdura is a posh township near the Thane-Dombivli Link Road in Thane. The locality around the property houses several well-known facilities like schools, colleges, hospitals, employment hubs, shopping & recreational facilities, etc. The connectivity is majorly supported by prominent highways, bus stops, railway stations, metro lines & international airport, etc.</p> <p>TYPE OF THE BUILDING:</p> <table border="1"> <thead> <tr> <th>Building Type / Cluster No. / Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>U2 / 4.01 (A) – Casa Meadows / G</td> <td>Proposed Ground + 1st to 23rd upper Floors.</td> </tr> </tbody> </table> <p>LEVEL OF COMPLETION:</p> <table border="1"> <thead> <tr> <th>Building Type / Cluster No / Wing</th> <th>Present stage of Construction</th> <th>Percentage of work completion</th> </tr> </thead> <tbody> <tr> <td>U2 / 4.01 (A) – Casa Meadows / G</td> <td>Work not started yet</td> <td>0</td> </tr> </tbody> </table> <p>DATE OF COMPLETION & FUTURE LIFE: Expected completion date as informed by builder is July - 2028 (As per MAHARERA Certificate) Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance & Structural repairs.</p>		Building Type / Cluster No. / Wing	Number of Floors	U2 / 4.01 (A) – Casa Meadows / G	Proposed Ground + 1 st to 23 rd upper Floors.	Building Type / Cluster No / Wing	Present stage of Construction	Percentage of work completion	U2 / 4.01 (A) – Casa Meadows / G	Work not started yet	0
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Building Type / Cluster No / Wing	Present stage of Construction	Percentage of work completion									
U2 / 4.01 (A) – Casa Meadows / G	Work not started yet	0									

	PROPOSED PROJECT AMENITIES:		
	➤ 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		
	➤ 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. 23 Part & 22/1 Part
	b) Door No.	:	Not applicable
	c) C. T.S. No. / Village	:	Survey No. 23 Part & 22/1 Part, At Village - Anjur, Surai, Mankoli Sarang & Vehele
	d) Ward / Taluka	:	Bhiwandi
	e) Mandal / District	:	Thane
7.	Postal address of the property	:	"Upper Thane – Verdura A" (Casa Meadows) Building Type – U2, Wing G, Sector C, Cluster 4.01 (A), Proposed Integrated Township Project on Survey No. 23 Part & 22/1 Part at Village - Anjur, Surai, Mankoli Sarang & Vehele, Taluka – Bhiwandi, Dist. – Thane, Pin – 421 302, 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	:	Sub – Regional Officer, Thane, Mumbai Metropolitan Region Development Authority (MMRDA)
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No

12.	In Case it is Agricultural land, any conversion to house site plots is contemplated	:	N.A.	
13.	Boundaries of the property	As per Documents	As per MAHARERA	As per Site
	North	Information Not Available	59.1 Mankoli	Road & Casa Greenville G
	South	Information Not Available	22.2 Surai	Road & Open Plot
	East	Information Not Available	21 Surai	Road & Open Plot
	West	Information Not Available	270 Anjur	Road & Casa Woodland F
14.1	Dimensions of the site	:	N. A. as the land is irregular in shape	
			A As per the Deed	B Actuals
	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	-	-
14.2	Latitude, Longitude & Co-ordinates of property	:	19°13'41.5"N 73°02'58.6"E	
14.	Extent of the site	:	Total Plot area – 1,26,045.00 Sq. M. (As per Approved Plan) Plot area – 2057.84 Sq. M. (As per RERA Certificate)	
15.	Extent of the site considered for Valuation (least of 14A& 14B)	:	Total Plot area – 1,26,045.00 Sq. M. (As per Approved Plan) Plot area – 2057.84 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	
II	CHARACTERSTICS OF THE SITE			
1.	Classification of locality	:	Middle Class	
2.	Development of surrounding areas	:	Good	
3.	Possibility of frequent flooding/ sub-merging	:	No	
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	:	All available near by	
5.	Level of land with topographical conditions	:	Plain	
6.	Shape of land	:	Irregular	
7.	Type of use to which it can be put	:	For residential purpose	
8.	Any usage restriction	:	Residential	
	Is plot in town planning approved layout?	:	Copy of Approved Plan No. SROT / BSNA / 2501 / BP / Amended / ITP - Anjur, Mankoli, Surai, Sarang & Velele / 966 / 2022 date 14.07.2022 issued by Sub – Regional Officer, Thane, Mumbai Metropolitan Region Development Authority (MMRDA).	

		Approved Upto:																			
		Sector / Cluster No. / Wing	Number of Floors																		
		C / 4.01 (A) – Casa Meadows / G	Ground + 1st to 23rd 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 developing area																		
18.	Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-cost / tidal level must be incorporated)	:	No																		
Part – A (Valuation of land)																					
1	Size of plot	:	Total Plot area – 1,26,045.00 Sq. M. (As per Approved Plan) Plot area – 2057.84 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)	:	₹ 25,600.00 per Sq. M. for Residential ₹ 1100.00.00per Sq. M. for Land																		
5	Assessed / adopted rate of valuation	:	As per table attached to the report																		
6	Estimated value of land	:	<table border="1"> <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>1,26,045.00</td> <td>1100</td> <td>11,86,49,500.00</td> </tr> <tr> <th colspan="3">As per RERA Certificate</th> </tr> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> <tr> <td>2057.84</td> <td>1100</td> <td>22,63,624.00</td> </tr> </tbody> </table>	As per Approved Plan			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	1,26,045.00	1100	11,86,49,500.00	As per RERA Certificate			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	2057.84	1100	22,63,624.00
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2057.84	1100	22,63,624.00																			
Part – B (Valuation of Building)																					

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	:					
	Sector / Cluster No / Wing		Number of Floors				
	C / 4.01 (A) – Casa Meadows / G		Proposed Ground + 1st to 23rd 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. SROT / BSNA / 2501 / BP / Amended / ITP - Anjur, Mankoli, Surai, Sarang & Vhele / 966 / 2022 date 14.07.2022 issued by Sub – Regional Officer, Thane, Mumbai Metropolitan Region Development Authority (MMRDA).				
	h) Approved map / plan issuing authority	:	Approved Upto:				
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C / 4.01 (A) – Casa Meadows / G	Ground + 1 st to 23 rd upper Floor						
	i) Whether genuineness or authenticity of approved map / plan is verified	:	Yes				
	j) Any other comments by our empaneled valuers on authentic of approved plan	:	No.				

Specifications of construction (floor-wise) in respect of

Sr. No.	Description	:	
1.	Foundation	:	Proposed R.C.C. Footing
2.	Basement	:	N.A. Building Construction work is in progress
3.	Superstructure	:	Proposed as per IS Code requirements
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)	:	Proposed
5.	RCC Works	:	N.A. Building Construction work is in progress
6.	Plastering	:	N.A. Building Construction work is in progress
7.	Flooring, Skirting, dado	:	N.A. Building Construction work is in progress
8.	Special finish as marble, granite, wooden paneling, grills etc.	:	N.A. Building Construction work is in progress

9.	Roofing including weather proof course	:	N.A. Building Construction work is in progress
10.	Drainage	:	Proposed
2.	Compound Wall	:	
	Height	:	N.A. Building Construction work is in progress
	Length	:	
	Type of construction	:	
3.	Electrical installation	:	N.A. Building Construction work is in progress
	Type of wiring	:	
	Class of fittings (superior / ordinary / poor)	:	
	Number of light points	:	N.A. Building Construction work is in progress
	Fan points	:	
	Spare plug points	:	
	Any other item	:	-
4.	Plumbing installation	:	
	a) No. of water closets and their type	:	
	b) No. of wash basins	:	
	c) No. of urinals	:	N.A. Building Construction work is in progress
	d) No. of bath tubs	:	
	e) Water meters, taps etc.	:	
	f) Any other fixtures	:	

CONFIGURATION OF PROJECT AS PER APPROVED PLAN No. Copy of Approved Plan No. SROT / BSNA / 2501 / BP / Amended / ITP - Anjur, Mankoli, Surai, Sarang & Vehele / 966 / 2022 date 14.07.2022 issued by Sub – Regional Officer, Thane, Mumbai Metropolitan Region Development Authority (MMRDA)

1) Building Type – U2, Wing -G, 4.01 (A) – Casa Meadows:

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.	EVBT Area in Sq. Ft.							
1	1	Gr.	1 BHK	533	0	533	586	12000	63,96,000	67,79,760	14000	15,24,380
2	2	Gr.	2 BHK	606	24	630	693	12000	75,60,000	80,13,600	16500	18,01,800
3	3	Gr.	2 BHK	600	24	624	686	12000	74,88,000	79,37,280	16500	17,84,640
4	4	Gr.	2 BHK	600	24	624	686	12000	74,88,000	79,37,280	16500	17,84,640
5	6	Gr.	2 BHK	600	24	624	686	12000	74,88,000	79,37,280	16500	17,84,640
6	7	Gr.	2 BHK	600	24	624	686	12000	74,88,000	79,37,280	16500	17,84,640
7	101	1	2 BHK	611	60	671	738	12000	80,52,000	85,35,120	18000	19,19,060
8	102	1	2 BHK	611	60	671	738	12000	80,52,000	85,35,120	18000	19,19,060
9	103	1	2 BHK	605	56	661	727	12000	79,32,000	84,07,920	17500	18,90,460
10	104	1	2 BHK	605	56	661	727	12000	79,32,000	84,07,920	17500	18,90,460
11	105	1	2 BHK	605	56	661	727	12000	79,32,000	84,07,920	17500	18,90,460
12	106	1	2 BHK	605	56	661	727	12000	79,32,000	84,07,920	17500	18,90,460
13	107	1	2 BHK	605	56	661	727	12000	79,32,000	84,07,920	17500	18,90,460
14	201	2	2 BHK	611	60	671	738	12040	80,78,840	85,63,570	18000	19,19,060
15	202	2	2 BHK	611	60	671	738	12040	80,78,840	85,63,570	18000	19,19,060
16	203	2	2 BHK	605	56	661	727	12040	79,58,440	84,35,946	17500	18,90,460

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.	EVBT Area in Sq. Ft.							
17	204	2	2 BHK	605	56	661	727	12040	79,58,440	84,35,946	17500	18,90,460
18	205	2	2 BHK	605	56	661	727	12040	79,58,440	84,35,946	17500	18,90,460
19	206	2	2 BHK	605	56	661	727	12040	79,58,440	84,35,946	17500	18,90,460
20	207	2	2 BHK	605	56	661	727	12040	79,58,440	84,35,946	17500	18,90,460
21	301	3	2 BHK	611	60	671	738	12080	81,05,680	85,92,021	18000	19,19,060
22	302	3	2 BHK	611	60	671	738	12080	81,05,680	85,92,021	18000	19,19,060
23	303	3	2 BHK	605	56	661	727	12080	79,84,880	84,63,973	17500	18,90,460
24	304	3	2 BHK	605	56	661	727	12080	79,84,880	84,63,973	17500	18,90,460
25	305	3	2 BHK	605	56	661	727	12080	79,84,880	84,63,973	17500	18,90,460
26	306	3	2 BHK	605	56	661	727	12080	79,84,880	84,63,973	17500	18,90,460
27	307	3	2 BHK	605	56	661	727	12080	79,84,880	84,63,973	17500	18,90,460
28	401	4	2 BHK	611	60	671	738	12120	81,32,520	86,20,471	18000	19,19,060
29	402	4	2 BHK	611	60	671	738	12120	81,32,520	86,20,471	18000	19,19,060
30	403	4	2 BHK	605	56	661	727	12120	80,11,320	84,91,999	17500	18,90,460
31	404	4	2 BHK	605	56	661	727	12120	80,11,320	84,91,999	17500	18,90,460
32	405	4	2 BHK	605	56	661	727	12120	80,11,320	84,91,999	17500	18,90,460
33	406	4	2 BHK	605	56	661	727	12120	80,11,320	84,91,999	17500	18,90,460
34	407	4	2 BHK	605	56	661	727	12120	80,11,320	84,91,999	17500	18,90,460
35	501	5	2 BHK	611	60	671	738	12160	81,59,360	86,48,922	18000	19,19,060
36	502	5	2 BHK	611	60	671	738	12160	81,59,360	86,48,922	18000	19,19,060
37	503	5	2 BHK	605	56	661	727	12160	80,37,760	85,20,026	18000	18,90,460
38	504	5	2 BHK	605	56	661	727	12160	80,37,760	85,20,026	18000	18,90,460
39	505	5	2 BHK	605	56	661	727	12160	80,37,760	85,20,026	18000	18,90,460
40	506	5	2 BHK	605	56	661	727	12160	80,37,760	85,20,026	18000	18,90,460
41	507	5	2 BHK	605	56	661	727	12160	80,37,760	85,20,026	18000	18,90,460
42	601	6	2 BHK	611	60	671	738	12200	81,86,200	86,77,372	18000	19,19,060
43	602	6	2 BHK	611	60	671	738	12200	81,86,200	86,77,372	18000	19,19,060
44	603	6	2 BHK	605	56	661	727	12200	80,64,200	85,48,052	18000	18,90,460
45	604	6	2 BHK	605	56	661	727	12200	80,64,200	85,48,052	18000	18,90,460
46	605	6	2 BHK	605	56	661	727	12200	80,64,200	85,48,052	18000	18,90,460
47	606	6	2 BHK	605	56	661	727	12200	80,64,200	85,48,052	18000	18,90,460
48	607	6	2 BHK	605	56	661	727	12200	80,64,200	85,48,052	18000	18,90,460
49	701	7	2 BHK	611	60	671	738	12240	82,13,040	87,05,822	18000	19,19,060
50	702	7	2 BHK	611	60	671	738	12240	82,13,040	87,05,822	18000	19,19,060
51	703	7	2 BHK	605	56	661	727	12240	80,90,640	85,76,078	18000	18,90,460
52	704	7	2 BHK	605	56	661	727	12240	80,90,640	85,76,078	18000	18,90,460
53	705	7	2 BHK	605	56	661	727	12240	80,90,640	85,76,078	18000	18,90,460
54	706	7	2 BHK	605	56	661	727	12240	80,90,640	85,76,078	18000	18,90,460

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.	EVBT Area in Sq. Ft.							
55	707	7	2 BHK	605	56	661	727	12240	80,90,640	85,76,078	18000	18,90,460
56	801	8	2 BHK	611	60	671	738	12280	82,39,880	87,34,273	18000	19,19,060
57	802	8	2 BHK	611	60	671	738	12280	82,39,880	87,34,273	18000	19,19,060
58	803	8	2 BHK	605	56	661	727	12280	81,17,080	86,04,105	18000	18,90,460
59	804	8	2 BHK	605	56	661	727	12280	81,17,080	86,04,105	18000	18,90,460
60	806	8	2 BHK	605	56	661	727	12280	81,17,080	86,04,105	18000	18,90,460
61	807	8	2 BHK	605	56	661	727	12280	81,17,080	86,04,105	18000	18,90,460
62	901	9	2 BHK	611	60	671	738	12320	82,66,720	87,62,723	18500	19,19,060
63	902	9	2 BHK	611	60	671	738	12320	82,66,720	87,62,723	18500	19,19,060
64	903	9	2 BHK	605	56	661	727	12320	81,43,520	86,32,131	18000	18,90,460
65	904	9	2 BHK	605	56	661	727	12320	81,43,520	86,32,131	18000	18,90,460
66	905	9	2 BHK	605	56	661	727	12320	81,43,520	86,32,131	18000	18,90,460
67	906	9	2 BHK	605	56	661	727	12320	81,43,520	86,32,131	18000	18,90,460
68	907	9	2 BHK	605	56	661	727	12320	81,43,520	86,32,131	18000	18,90,460
69	1001	10	2 BHK	611	60	671	738	12360	82,93,560	87,91,174	18500	19,19,060
70	1002	10	2 BHK	611	60	671	738	12360	82,93,560	87,91,174	18500	19,19,060
71	1003	10	2 BHK	605	56	661	727	12360	81,69,960	86,60,158	18000	18,90,460
72	1004	10	2 BHK	605	56	661	727	12360	81,69,960	86,60,158	18000	18,90,460
73	1005	10	2 BHK	605	56	661	727	12360	81,69,960	86,60,158	18000	18,90,460
74	1006	10	2 BHK	605	56	661	727	12360	81,69,960	86,60,158	18000	18,90,460
75	1007	10	2 BHK	605	56	661	727	12360	81,69,960	86,60,158	18000	18,90,460
76	1101	11	2 BHK	611	60	671	738	12400	83,20,400	88,19,624	18500	19,19,060
77	1102	11	2 BHK	611	60	671	738	12400	83,20,400	88,19,624	18500	19,19,060
78	1103	11	2 BHK	605	56	661	727	12400	81,96,400	86,88,184	18000	18,90,460
79	1104	11	2 BHK	605	56	661	727	12400	81,96,400	86,88,184	18000	18,90,460
80	1105	11	2 BHK	605	56	661	727	12400	81,96,400	86,88,184	18000	18,90,460
81	1106	11	2 BHK	605	56	661	727	12400	81,96,400	86,88,184	18000	18,90,460
82	1107	11	2 BHK	605	56	661	727	12400	81,96,400	86,88,184	18000	18,90,460
83	1201	12	2 BHK	611	60	671	738	12440	83,47,240	88,48,074	18500	19,19,060
84	1202	12	2 BHK	611	60	671	738	12440	83,47,240	88,48,074	18500	19,19,060
85	1203	12	2 BHK	605	56	661	727	12440	82,22,840	87,16,210	18000	18,90,460
86	1204	12	2 BHK	605	56	661	727	12440	82,22,840	87,16,210	18000	18,90,460
87	1205	12	2 BHK	605	56	661	727	12440	82,22,840	87,16,210	18000	18,90,460
88	1206	12	2 BHK	605	56	661	727	12440	82,22,840	87,16,210	18000	18,90,460
89	1207	12	2 BHK	605	56	661	727	12440	82,22,840	87,16,210	18000	18,90,460
90	1301	13	2 BHK	611	60	671	738	12480	83,74,080	88,76,525	18500	19,19,060
91	1302	13	2 BHK	611	60	671	738	12480	83,74,080	88,76,525	18500	19,19,060
92	1303	13	2 BHK	605	56	661	727	12480	82,49,280	87,44,237	18000	18,90,460

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.	EVBT Area in Sq. Ft.							
93	1304	13	2 BHK	605	56	661	727	12480	82,49,280	87,44,237	18000	18,90,460
94	1306	13	2 BHK	605	56	661	727	12480	82,49,280	87,44,237	18000	18,90,460
95	1307	13	2 BHK	605	56	661	727	12480	82,49,280	87,44,237	18000	18,90,460
96	1401	14	2 BHK	611	60	671	738	12520	84,00,920	89,04,975	18500	19,19,060
97	1402	14	2 BHK	611	60	671	738	12520	84,00,920	89,04,975	18500	19,19,060
98	1403	14	2 BHK	605	56	661	727	12520	82,75,720	87,72,263	18500	18,90,460
99	1404	14	2 BHK	605	56	661	727	12520	82,75,720	87,72,263	18500	18,90,460
100	1405	14	2 BHK	605	56	661	727	12520	82,75,720	87,72,263	18500	18,90,460
101	1406	14	2 BHK	605	56	661	727	12520	82,75,720	87,72,263	18500	18,90,460
102	1407	14	2 BHK	605	56	661	727	12520	82,75,720	87,72,263	18500	18,90,460
103	1501	15	2 BHK	611	60	671	738	12560	84,27,760	89,33,426	18500	19,19,060
104	1502	15	2 BHK	611	60	671	738	12560	84,27,760	89,33,426	18500	19,19,060
105	1503	15	2 BHK	605	56	661	727	12560	83,02,160	88,00,290	18500	18,90,460
106	1504	15	2 BHK	605	56	661	727	12560	83,02,160	88,00,290	18500	18,90,460
107	1505	15	2 BHK	605	56	661	727	12560	83,02,160	88,00,290	18500	18,90,460
108	1506	15	2 BHK	605	56	661	727	12560	83,02,160	88,00,290	18500	18,90,460
109	1507	15	2 BHK	605	56	661	727	12560	83,02,160	88,00,290	18500	18,90,460
110	1601	16	2 BHK	611	60	671	738	12600	84,54,600	89,61,876	18500	19,19,060
111	1602	16	2 BHK	611	60	671	738	12600	84,54,600	89,61,876	18500	19,19,060
112	1603	16	2 BHK	605	56	661	727	12600	83,28,600	88,28,316	18500	18,90,460
113	1604	16	2 BHK	605	56	661	727	12600	83,28,600	88,28,316	18500	18,90,460
114	1605	16	2 BHK	605	56	661	727	12600	83,28,600	88,28,316	18500	18,90,460
115	1606	16	2 BHK	605	56	661	727	12600	83,28,600	88,28,316	18500	18,90,460
116	1607	16	2 BHK	605	56	661	727	12600	83,28,600	88,28,316	18500	18,90,460
117	1701	17	2 BHK	611	60	671	738	12640	84,81,440	89,90,326	18500	19,19,060
118	1702	17	2 BHK	611	60	671	738	12640	84,81,440	89,90,326	18500	19,19,060
119	1703	17	2 BHK	605	56	661	727	12640	83,55,040	88,56,342	18500	18,90,460
120	1704	17	2 BHK	605	56	661	727	12640	83,55,040	88,56,342	18500	18,90,460
121	1705	17	2 BHK	605	56	661	727	12640	83,55,040	88,56,342	18500	18,90,460
122	1706	17	2 BHK	605	56	661	727	12640	83,55,040	88,56,342	18500	18,90,460
123	1707	17	2 BHK	605	56	661	727	12640	83,55,040	88,56,342	18500	18,90,460
124	1801	18	2 BHK	611	60	671	738	12680	85,08,280	90,18,777	19000	19,19,060
125	1802	18	2 BHK	611	60	671	738	12680	85,08,280	90,18,777	19000	19,19,060
126	1803	18	2 BHK	605	56	661	727	12680	83,81,480	88,84,369	18500	18,90,460
127	1804	18	2 BHK	605	56	661	727	12680	83,81,480	88,84,369	18500	18,90,460
128	1806	18	2 BHK	605	56	661	727	12680	83,81,480	88,84,369	18500	18,90,460
129	1807	18	2 BHK	605	56	661	727	12680	83,81,480	88,84,369	18500	18,90,460
130	1901	19	2 BHK	611	60	671	738	12720	85,35,120	90,47,227	19000	19,19,060

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.	EVBT Area in Sq. Ft.							
131	1902	19	2 BHK	611	60	671	738	12720	85,35,120	90,47,227	19000	19,19,060
132	1903	19	2 BHK	605	56	661	727	12720	84,07,920	89,12,395	18500	18,90,460
133	1904	19	2 BHK	605	56	661	727	12720	84,07,920	89,12,395	18500	18,90,460
134	1905	19	2 BHK	605	56	661	727	12720	84,07,920	89,12,395	18500	18,90,460
135	1906	19	2 BHK	605	56	661	727	12720	84,07,920	89,12,395	18500	18,90,460
136	1907	19	2 BHK	605	56	661	727	12720	84,07,920	89,12,395	18500	18,90,460
137	2001	20	2 BHK	611	60	671	738	12760	85,61,960	90,75,678	19000	19,19,060
138	2002	20	2 BHK	611	60	671	738	12760	85,61,960	90,75,678	19000	19,19,060
139	2003	20	2 BHK	605	56	661	727	12760	84,34,360	89,40,422	18500	18,90,460
140	2004	20	2 BHK	605	56	661	727	12760	84,34,360	89,40,422	18500	18,90,460
141	2005	20	2 BHK	605	56	661	727	12760	84,34,360	89,40,422	18500	18,90,460
142	2006	20	2 BHK	605	56	661	727	12760	84,34,360	89,40,422	18500	18,90,460
143	2007	20	2 BHK	605	56	661	727	12760	84,34,360	89,40,422	18500	18,90,460
144	2101	21	2 BHK	611	60	671	738	12800	85,88,800	91,04,128	19000	19,19,060
145	2102	21	2 BHK	611	60	671	738	12800	85,88,800	91,04,128	19000	19,19,060
146	2103	21	2 BHK	605	56	661	727	12800	84,60,800	89,68,448	18500	18,90,460
147	2104	21	2 BHK	605	56	661	727	12800	84,60,800	89,68,448	18500	18,90,460
148	2105	21	2 BHK	605	56	661	727	12800	84,60,800	89,68,448	18500	18,90,460
149	2106	21	2 BHK	605	56	661	727	12800	84,60,800	89,68,448	18500	18,90,460
150	2107	21	2 BHK	605	56	661	727	12800	84,60,800	89,68,448	18500	18,90,460
151	2201	22	2 BHK	611	60	671	738	12840	86,15,640	91,32,578	19000	19,19,060
152	2202	22	2 BHK	611	60	671	738	12840	86,15,640	91,32,578	19000	19,19,060
153	2203	22	2 BHK	605	56	661	727	12840	84,87,240	89,96,474	18500	18,90,460
154	2204	22	2 BHK	605	56	661	727	12840	84,87,240	89,96,474	18500	18,90,460
155	2205	22	2 BHK	605	56	661	727	12840	84,87,240	89,96,474	18500	18,90,460
156	2206	22	2 BHK	605	56	661	727	12840	84,87,240	89,96,474	18500	18,90,460
157	2207	22	2 BHK	605	56	661	727	12840	84,87,240	89,96,474	18500	18,90,460
158	2301	23	2 BHK	611	60	671	738	12880	86,42,480	91,61,029	19000	19,19,060
159	2302	23	2 BHK	611	60	671	738	12880	86,42,480	91,61,029	19000	19,19,060
160	2303	23	2 BHK	605	56	661	727	12880	85,13,680	90,24,501	19000	18,90,460
161	2304	23	2 BHK	605	56	661	727	12880	85,13,680	90,24,501	19000	18,90,460
162	2305	23	2 BHK	605	56	661	727	12880	85,13,680	90,24,501	19000	18,90,460
163	2306	23	2 BHK	605	56	661	727	12880	85,13,680	90,24,501	19000	18,90,460
164	2307	23	2 BHK	605	56	661	727	12880	85,13,680	90,24,501	19000	18,90,460
Total				99405	9152	108557	119413		1,34,87,59,800	1,42,96,85,386		31,04,73,000

Summary of the Project:

Building Type / Wing	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 ₹
U / G	1 BHK – 01 2 BHK – 163	164	108557	119413	1,34,87,59,800.00	1,42,96,85,386.00
Typical Refuge Floors – 8th, 13th & 18th Floors - Flat No. 5						

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	1,34,87,59,800.00
Final Realizable Value After Completion in ₹	1,42,96,85,386.00
Cost of Construction (Total Built up area x Rate) 119413 Sq. Ft. x ₹ 2600.00	31,04,73,000.00

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

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

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

Part – F (Services)	Amount in ₹
1. Water supply arrangements	N.A. Building Construction work is in progress
2. Drainage arrangements	

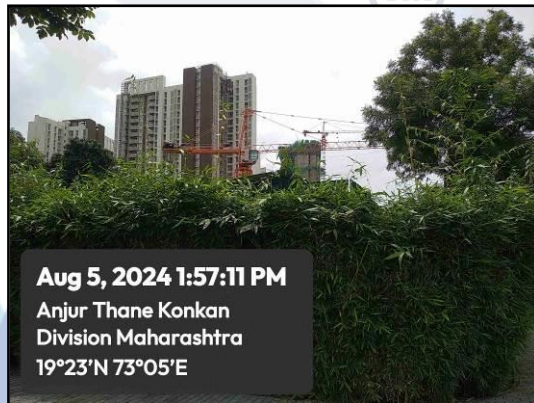
3.	Compound wall	:	
4.	C.B. deposits, fittings etc.	:	
5.	Pavement	:	
	Total	:	

Total abstract of the entire property

Part – A	Land	:	As per table attached to the report
Part – B	Building	:	
	Land development	:	
Part – C	Compound wall	:	
Part - D	Amenities	:	
Part – E	Pavement	:	
Part – F	Services	:	
Realizable Value / Fair Market Value as on date in ₹		:	₹ 1,34,87,59,800.00
Final Realizable Value After Completion in ₹		:	₹ 1,42,96,85,386.00

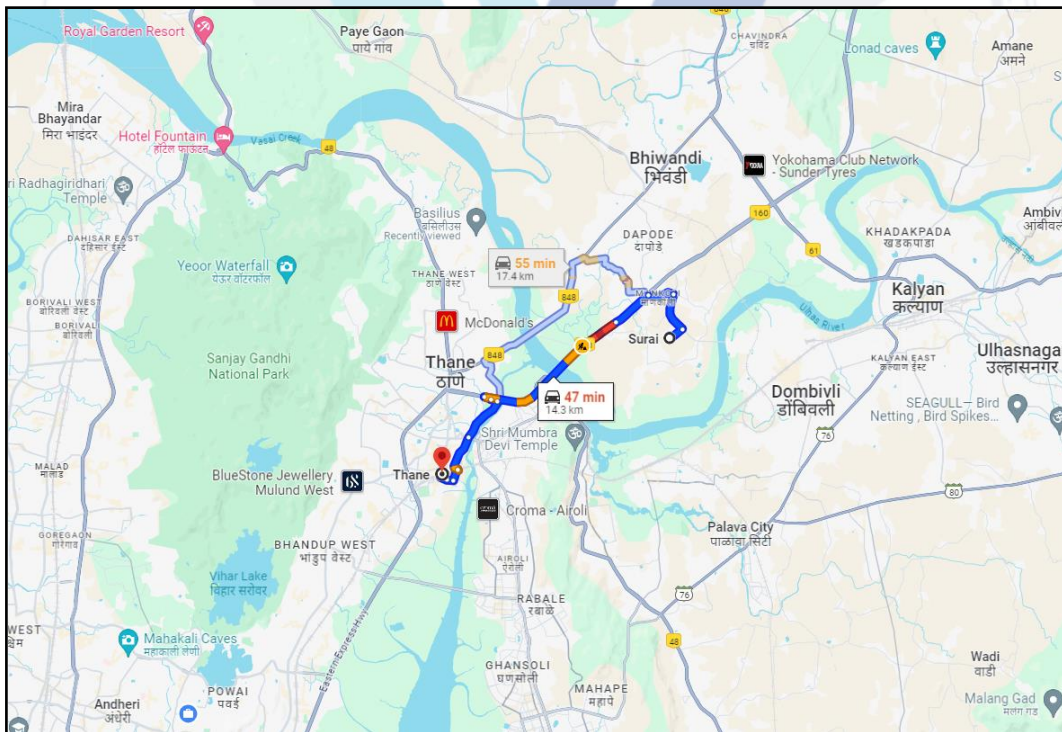
The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparable, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a residential flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 10,500.00 to ₹ 13,500.00 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 ₹ 12,000.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.

Actual Site Photographs



Route Map of the property

Site u/r



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

Note: The Blue line shows the route to site from nearest Railway station (Thane – 17.4 Km.)




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Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



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

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[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	2-हरीत/मा विकास विभागातील जमिनी	1474500	0	0	0	0	हेक्टर
SurveyNo	1/2-रहीवास बापरा खालील विकसित जमिनी	1560	25600	29500	32100	29500	चौ. मीटर
SurveyNo	1/2/A-रहीवास विभागातील विकास क्रमतेच्या जमिनी	1100	0	0	0	0	चौ. मीटर
SurveyNo	1/1- गावठाण व पाडे यामधील जमिनी	1440	25700	29500	32100	29500	चौ. मीटर

Sales Instance nearby

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate / Sq. Ft. on Carpet Area
6509/2024	20.07.2024	73,21,000.00	61.50	662.00	11,058.00

सूची क्र.2	
6509532 28-07-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	दुय्यम निबंधक : सह दु.नि.भिवंडी 3 दस्त क्रमांक : 6509/2024 नोंदणी : Regn:63m
गावाचे नाव : अंजूर	
(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	7321000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2064390.81
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: ठाणे इतर वर्णन : , इतर माहिती: सदनिका नं: 2203,माळा नं: 22वा मजला,इमारतीचे नाव: कासा इकोपॉलीस ए-विंग,ब्लॉक नं: अप्पर ठाणे,अंजूर,सुरई,माणकोली,रोड : ता.भिवंडी,जि ठाणे.,इतर माहिती: क्षेत्र 662 चौ.फुट कारपेट,सोबत एक कार पार्किंग (रिसेल) ((Survey Number : 239, 253, 254, 255, 256, 263, 265, 266, 269, 270, 271, 272, 275, 276, 291, 293, 298,12,14,15,17,19, 21, 22, 23, 24, 25, 26, 27, 28, 34, 35, 37, 39, 40, 41, 45, 47, 48, 49, 51, 52, 53, 54, 55, 56, 57, 58, 60, 62, 63, 65, 66, 67, 68 व दस्तात नमूद केल्याप्रमाणे ;))
(5) क्षेत्रफळ	662 चौ.फूट
(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:-कुलदीप पाठक - - वय:-37 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं: सी-विंग, 2001, रुस्तमजी, अंथेना, माजिवडा, ठाणे.पश्चिम,ठाणे, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-400603 पॅन नं:-AOYPP3225L 2): नाव:-प्रियांका डुबे - - वय:-36 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं: सी-विंग, 2001, रुस्तमजी, अंथेना, माजिवडा, ठाणे.पश्चिम,ठाणे, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-400603 पॅन नं:-BLPPD6089P
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मोनिक रजनीकांत पंचोली - - वय:-38; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं: बी/605, यशवंत एम्पायर शिव शक्ती सीएचएस डीमार्ट जवळ नालासोपारा लिंक रोड वसई ईस्ट वसई, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-401208 पॅन नं:-ATRPP4507B 2): नाव:-ईला रजनीकांत पंचोली - - वय:-67; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं: बी/605, यशवंत एम्पायर शिव शक्ती सीएचएस डीमार्ट जवळ नालासोपारा लिंक रोड वसई ईस्ट वसई, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-401208 पॅन नं:-ATRPP4506A
(9) दस्तऐवज करून दिल्याचा दिनांक	20/07/2024
(10)दस्त नोंदणी केल्याचा दिनांक	20/07/2024
(11)अनुक्रमांक,खंड व पृष्ठ	6509/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	439300
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)घोग	

Sales Instance nearby

Regd. Doc. No.	Date	Agreement Value in ₹	Area in Sq. M.	Area in Sq. Ft.	Rate / Sq. Ft. on Area
7466/2024	28.05.2024	81,02,565.00	70.42	758.00	10,700.00

7466351 20-06-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		सूचा क्र.2 दुय्यम निबंधक : सह दु.नि.भिवंडी 2 दस्त क्रमांक : 7466/2024 नोदणी : Regn:63m
गावाचे नाव : मानकोळी		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	8102565	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2226042.5	
(4) भू.मापन.पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: ठाणे इतर वर्णन : इतर माहिती : इतर माहिती: सदनिका नं- 303 माळा नं- 3 रा मजला इमारतीचे नाव – ईडन विंग बी प्रोजेक्टचे नाव- अप्पर ठाणे कासा ईडन प्रोजेक्ट चा पत्ता- अप्पर ठाणे लोढा धाम जवळ,भिवंडी ठाणे रोड नं मुंबई नाशिक हायवे पार्किंग -सोबत एक कार पार्किंग((Survey Number : 55/12 A, 55/12B (P) & 55/7 of Mankoli 27/1 (P), 28/14, 28/14B & 28/15 of Surai व दस्तात नमूद केल्याप्रमाणे ;))	
(5) क्षेत्रफळ	70.42 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:-मॅक्रोटिक डेव्हलपर्स लि.तर्फे डायरेक्टर रौनिका मल्होत्रा तर्फे कु.मु. सुरेन्द्रन नायर तर्फे कु.मु. श्रीकांत कांबळे वय:-44 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 412, 4था मजला 17जी वर्धमान चेंबर कावसजी पटेल रोड हॉर्निमन सर्कल, फोर्ट, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400001 पॅन नं:-AAACL1490J	
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-जयेश जी सालगावकर वय:-37; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ए106 ओल्ड देवाशिष सीएचएस ढोकाळी नाका, कोलशेत रोड ठाणे पश्चिम ठाणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400607 पॅन नं:-BMKPS0129P 2): नाव:-दीपा जे सालगावकर वय:-38; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ए106 ओल्ड देवाशिष सीएचएस ढोकाळी नाका, कोलशेत रोड ठाणे पश्चिम ठाणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400607 पॅन नं:-AQBPM9630R	
(9) दस्तऐवज करुन दिल्याचा दिनांक	28/05/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	28/05/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	7466/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	284000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		

Sales Instance nearby

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate / Sq. Ft. on Carpet Area
5765/2024	05.04.2024	64,50,000.00	56.91	612.00	10,530.00

576581 06-05-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		सूची क्र.2	दुय्यम निबंधक : दु.नि. भिवंडी 1 दस्त क्रमांक : 5765/2024 नोंदणी : Regn:63m
गावाचे नाव : अंजूर			
(1)विलेखाचा प्रकार	करारनामा		
(2)मोबदला	6450000		
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1875729.788		
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: ठाणे इतर वर्णन : इतर माहिती: मौजे अंजूर,सुरई,माणकोली तालुका भिवंडी येथील सर्वे नं. 239,253,254,255,256,263, 265,266,269,270,271,272, 275,276,291,293,298,12, 14,15,17,19,21,22,23,24, 25,26,27,28,34,35,37,39, 40,41,45,47,48,49,51,52, 53,54,55,56,57,58,60,62, 63,65,66,67,68 या जागेवरील अप्पर ठाणे 'कासा ग्रीनव्हीले को-ऑप. हौसिंग सोसायटी लि.' ई1-विंग सोळावा मजला सदनिका नं. ई1-1604 क्षेत्र 612 चौ.फुट म्हणजे 56.91 चौ.मी. कारपेट सोबत एक कार पार्किंग नं. पी1-084((Survey Number : 239,253,254, 255,256, 263,265,266, 269,270,271,272, 275,276,291, 293,298,12,14, 15,17,19,21,22, 23,24,25,26,27,28, 34,35,37,39, 40,41,45,47, 48,49,51,52,53, 54,55,56,57, 58,60,62,63, 65,66,67,68 ;))		
(5) क्षेत्रफळ	56.91 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:-वैभव प्रविणकुमार चुडासमा वय:-33 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: बी/7, कुंजविहार, संत नामदेव पथ नं. 1, डीएनएस बँक, टिळक नगर, डोंबिवली पूर्व, जिल्हा ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-APOPC2895N		
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-राज तुकाराम गायकवाड वय:-46; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: फ्लॅट नं. 403, साई लॉटस सीएचएस, जीबी रोड, अरुण मुच्छाला कॉलेज जवळ, साई बाबा विहार कॉम्प्लेक्स, आनंद नगर, चितळसर, मानपाडा, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400607 पॅन नं:-AHXPG6993J		
(9) दस्तऐवज करून दिल्याचा दिनांक	05/04/2024		
(10)दस्त नोंदणी केल्याचा दिनांक	05/04/2024		
(11)अनुक्रमांक,खंड व पृष्ठ	5765/2024		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	387000		
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000		
(14)शेरा			


Sales Instance nearby

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate / Sq. Ft. on Carpet Area
10486 / 2024	28.06.2024	80,00,000.00	56.97	613.00	13,000.00

सूची क्र.2	
1048681 19-07-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	दुय्यम निबंधक : दु.नि. भिवंडी 1 दस्त क्रमांक : 10486/2024 नोदणी : Regn:83m
गावाचे नाव : अंजूर	
(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	8000000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2039906.132
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: ठाणे इतर वर्णन :सदनिका नं: 2005, माळा नं: 20वा मजला, इमारतीचे नाव: कासा ट्रीटॉप्स सी1-विंग अप्पर ठाणे, ब्लॉक नं: अंजूर सुरई माणकोली, रोड : तालुका भिवंडी, इतर माहिती: क्षेत्र 56.97 चौ.मी कारपेट व सोबत एक कार पार्किंग मौजे अंजूर,सुरई,मानकोली,तालुका भिवंडी,जिल्हा ठाणे येथील मुंबई नाशिक हायवे वरील सर्व्हे नं. 239/0,253/पै,254/पै,254/पै, 254/पै,254/पै,254/पै,255/1अ, 255/अब,255/2,255/3पै,255/3पै,256/0,263/0,265/2,265/3, 265/4पै,266/0,269/3,270/पै, 270/पै,270/पै,271/पै,272/पै, 272/पै,272/पै,275/पै,276/पै, 276/पै,276/पै,291/पै,293/1, 298/3,12/1,12/3,12/4, 12/15,14/5,14/6,14/7, 14/8,14/10,14/13,14/11, 14/11,14/12,14/14,14/15, 14/16,14/17,15/3,15/4पै, 15/4पै,15/7,15/8,15/9, 15/11,15/12,17/1,17/2, 19/1,19/2,19/3,19/4,21/0, 22/1,23/0,24/0,25/1/2, 25/2,26/1,27/2,28/14पै, 34/1,34/2,35/1पै,35/1पै, 35/2,37/3,39/0पै,39/0पै, 39/0पै,39/0पै,40/7,40/8, 41/6,41/7,41/9,41/10, 45/3,45/4,45/5,45/7पै, 45/7पै,47/3,47/4,47/5, 48/1पै,49/1,51/1,51/2, 52/1,52/2,53/के,53/पै, 53/पै,54/4,54/5पै,54/5पै, 54/5पै,55/10,55/11,55/14, 55/15,56/1पै,56/1पै, 56/1पै,57/पै,57/पै,57/पै, 58/पै,60/2,62/पै,62/पै, 63/0पै,63/0पै,65/1,66/2, 66/3,66/3,66/4,67/11, 68/2((MILKAT NUMBER : Flat No. 2005 ; Survey Number : 239 व इतर ;))
(5) क्षेत्रफळ	56.97 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:-बिजल धीरजलाल मालदे वय:-34 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: बी-701, फ्लॉटआर्क सीएचएसएल, मधुरादास रोड, वांजवडी, भगवती हॉटेलजवळ, कांदिवली मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400067 पॅन नं:-BFNPM2595D 2): नाव:-मोहनशहा किराट शाह वय:-40 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: फ्लॉट नं. 701 येथे राहणारे, बी-विंग, फ्लॉटआर्क सोसायटी, समोर. वांजा वाडी, मधुरादास रोड, भगवती पावभाजी जवळ, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400067 पॅन नं:-CGBPPS5163B
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-भारती धीरजलाल मालदे वय:-63; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: तिसरा मजला, अशोक आनंद सीएचएसएल, अशोक नगर क्रॉस रोड नं. 3, कांदिवली पूर्व, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400101 पॅन नं:-ALBPM9100H 2): नाव:-धीरजलाल लखमशी मालदे वय:-65; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: तिसरा मजला, अशोक आनंद सीएचएसएल, अशोक नगर क्रॉस रोड नं. 3, कांदिवली पूर्व, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400101 पॅन नं:-AABPM9070B
(9) दस्तऐवज करून दिल्याचा दिनांक	28/06/2024

Price Indicators




Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
2 BHK	hombazaar.com	676.00	79,90,000.00	11,820.00



Buy ▾

Mumbai ▾

Thane × +

Home > Mumbai > Thane > Thane > Lodha Group > Lodha Casa Verdura

Lodha Casa Verdura Thane

By Lodha Group | Thane, Mumbai

★★★★☆

2 BHK

Configuration


₹ 79.9 L

Onwards

676 Sq.ft

Carpet Area

SPECIAL OFFER Spot Booking Offers* | Flexipay For First 100 Customers*



Livability Rating **7/10**

Investment Rating **7/10**

07 Images

Overview Introduction Why Pricing & Floor Plans Connectivity Amenities About Builder Rating & Review FAQ

Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
2 BHK	https://www.casa-verdura.info	676.00	69,99,000.00	10,350.00
2 BHK		676.00	79,99,000.00	11,840.00
2 BHK	housing.com	617.00	69,99,000.00	11,350.00

Casa Verdura
Thane - Dombivli Link Road , Mumbai
2 BHK Residential Apartments

Starts At Rs. 69.99 Lac to 79.99 Lac *

- Project Type - Residential Apartments
- Size 676 Sq.Ft

Upper Thane Verdura A ✓ RERA

By LODHA GROUP
Bhiwandi, Beyond Thane, Thane

₹69.9 L | ₹11.33 K/sq.ft
EMI starts at ₹37.02 K
Excluding Taxes

[Contact Developer](#)

2 BHK Apartment Configuration | Jul, 2028 Possession Starts | ₹11.33 K/sq.ft Avg. Price | 617 sq.ft. (Carpet Area) Size

Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
2 BHK	housing.com	636.00	74,70,000.00	11,745.00
2 BHK	nobroker.com	700.00	58,00,000.00	8,286.00

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


Home / Thane / Beyond Thane / Bhiwandi / Lodha Upper Thane Meadows E F G Last updated: Jul 20, 2024

Lodha Upper Thane Meadows E F G ₹33.98 L - 74.7 L | ₹11.67 K/sq.ft



part of [Lodha Upper Thane](#) EMI starts at ₹17.99 K

By LODHA GROUP Price excludes maintenance, floor rise c... See More

Plot No. 22/1P, 22/2P, 23/P, Surai, Anjurdive, Beyond Thane, Thane [Contact Developer](#)



1, 2 BHK Apartments Configurations

+ 28 more

Oct, 2025 Possession Starts

₹11.67 K/sq.ft Avg. Price

293 - 636 sq.ft. (Carpet Area) Sizes


NOBROKER Pay Rent Post Your Property Sign up Login Menu

Home / mumbai / Mankoli / Lodha Upper Thane Woodlands G H I / Project

Lodha Upper Thane Woodlands G H I

Casa Woodland Wing E, Lodha Upper, Mumbai - Nashik Expy, near Lodha Dham, Surai, Mankoli, Thane, Maharashtra 421302

10 Photos
Location



Properties Listed

RENT
BUY

1 BHK for Sale Buy: ₹46 Lacs

459 sqft | ₹10,022 Per sq.ft

Fully Furnished | Ready To Move [Contact](#)

1 BHK for Sale Buy: ₹58 Lacs

457 sqft | ₹12,891 Per sq.ft

Fully Furnished | Ready To Move [Contact](#)

2 BHK for Sale Buy: ₹65 Lacs


700 sqft | ₹9,286 Per sq.ft

Fully Furnished | Ready To Move [Contact](#)

2 BHK for Sale Buy: ₹65 Lacs

531 sqft | ₹12,241 Per sq.ft

Semi Furnished | 20 / 6 / 2024 [Contact](#)




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Unlocking Excellence

Since 1989

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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	commonfloor.com	663.00	88,00,000.00	13,273.00







Mumbai
Buy

Home > Mumbai > Mumbai Beyond Thane > Mumbai - Nasik Highway > Ongoing Projects > Lodha Upper Thane Meadows

Lodha Upper Thane Meadows

By: **LODHA Group** in Mumbai - Nasik Highway ₹61 L onwards


OVERVIEW
LOCATION
BUY
RENT

+13 IMAGES

Total Project Area
6.00 Acres

Possession
Oct-2025 (Ongoing)

RERA ID 
P51700020266 ...[Show More](#)

Total Units
466 Units

Price Range
₹ 61 L - 88 L


BHK
1, 2 BHK

Property Type
Apartment

Area
486 - 663 sq.ft.
(45.15 - 61.59 sq.m)

Launched Date
Mar-2019

Unit Configuration

Unit Types	Super Built-Up Area	Carpet Area	Price	Floor Plans Live-in Tour	
1 BHK Apartment <small>Availability*: Yes</small>	NA	486 sq.ft <small>(45.15 sq.m)</small>	₹ 61 L	NA	NA
2 BHK Apartment <small>Availability*: Yes</small>	NA	632 - 663 sq.ft <small>(58.71 - 61.59 sq.m)</small>	₹ 86 L - 88 L		NA

Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
2 BHK	Squareyards.com	530.00	60,99,000.00	11,507.00


square yards
Thane ▾ Buy ▾ Rent ▾ Projects ▾ Agents ▾ Services ▾ Resources ▾

Overview Regulatory Information **Floor Plans** Price List Resale Listings Rental Listings

project offers 1 BHK 2 BHK 3 BHK apartments ranging from 404 sqft to 1013 sqft. The floor plan of

[Read More](#)

1 BHK
2 BHK
3 BHK




3D
2D
360° Virtual Tour

2 BHK 530 Sq. Ft. Apartment
2 Bedrooms

Carpet	Price
530 Sq. Ft.	₹ 60.99 L

📞 Get a Call Back




3D
2D
360° Virtual Tour

2 BHK 613 Sq. Ft. Apartment
2 Bedrooms

Carpet	Price
613 Sq. Ft.	₹ 70.54 L

📞 Get a Call Back




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 TEV Consultants
 Lender's Engineer
 UY 120 MH2010 PTC207809

Price Indicators

Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
2 BHK	Sales-inquiry.in	660.00	65,00,000.00	9848.5

LODHA
PREFERRED
PARTNER

1 BHK with Deck

484 Sq.ft.

₹ 54 Lacs* Onwards

Price Breakup

2 BHK with Deck

572 Sq.ft.

₹ 65 Lacs* Onwards

Price Breakup

2 BHK Ultima with Deck

660 Sq.ft.

₹ 75.5 Lacs* Onwards

Price Breakup

3 BHK with Deck

758 Sq.ft.

₹ 95.5 Lacs* Onwards

Price Breakup

Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
2 BHK	housing.com	622.00	67,15,000.00	10,796.00
2 BHK	squareyards.com	622.00	85,00,000.00	13,666.00

HOUSING.COM Buy In Thane + Add List Property Saved

Home / Thane / Beyond Thane / Bhiwandi / Lodha Upper Thane Greenville A To I E1 Last updated: Jun 27, 2024

Lodha Upper Thane Greenville A To I E1 RERA

part of [Lodha Upper Thane](#)

By **LODHA GROUP**

Plot No. 58 PT, 23 PT, 24 PT, 21 PT, 25/2 PT, 25 1/2 PT At Surai, Thane, Bhiwandi, Beyond Thane, Thane

Price excludes maintenance, floor rise c... [See More](#)

1, 2 BHK Apartments Configurations Sep, 2021 Possession Starts ₹10.8 K/sq.ft Avg. Price 415 - 622 sq.ft. (Carpet Area) Sizes

square yards Thane Buy Rent Projects Agents Services Resources

Home > New Projects in Thane > Projects in Anjur > Lodha Upper Thane Greenville A To I

Lodha Upper Thane Greenville A To I
Anjur, Thane

₹ 56.78 Lac to 85.10 Lac

Status: Ready to Move

Project Size
1180 units • 2.25 Acres

Configurations: 1,2 BHK Flat from 415 Sq. Ft. to 622 Sq. Ft. (Carpet)

Why Invest through Square Yards?



Since 1989


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Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
2 BHK	Commonfloor.com	622.00	62,97,000.00	10,124.00



Thane Buy




Home > Thane > Mumbai Beyond Thane > Bhiwandi > Completed Projects > Lodha Upper Thane Greenville


Lodha Upper Thane Greenville

By: **LODHA Group** in **Bhiwandi**



₹42.02 L onwards


OVERVIEW
LOCATION
BUY
RENT





+14 IMAGES

Total Project Area	Total Units	BHK	Area
2.25 Acres	1178 Units	1, 2 BHK	415 - 622 sq.ft.  (38.55 - 57.79 sq.m)
Possession	Price Range 	Property Type	Launched Date
Sep-2022 (Ready-to-move)	₹ 42.02 L - 62.97 L	Apartment	Aug-2017

RERA ID 

P51700006147

For details about RERA registration, visit this [link](#).

Unit Configuration

Unit Types	Super Built-Up Area	Carpet Area	Price	Floor Plans Live-in Tour	
1 BHK Apartment <small>Availability*: Yes</small>	NA	415 - 471 sq.ft <small>(38.55 - 43.76 sq.m)</small>	₹ 42.02 L - 47.68 L	NA	NA
2 BHK Apartment <small>Availability*: Yes</small>	NA	489 - 622 sq.ft <small>(45.43 - 57.79 sq.m)</small>	₹ 49.51 L - 62.97 L	NA	NA

Price Indicators

Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
1 BHK	99acres.com	438.00	53,74,000.00	12,270.00

99acres
Buy ▾ | Thane Outskirts ✕ | Add more

REERA ✓ | No Brokerage | 3D Floor Plans Available | +40 Top Facilities

CONSTRUCTION STATUS
Partially Ready To Move
 Completion in May, 2025

₹ 43.09 L - 1.34 Cr + Charges Download Brochure

PRICE RANGE

1, 2, 3 BHK Apartment | 1 RK Studio Apartment

<p>1 BHK Apartment</p> <p>Carpet Area 375.66 - 596.32 sq.ft. (34.9 - 55.4 sq.m.) ▾</p> <p>₹ 43.09 - 73.13 L + Charges</p>	<p>2 BHK Apartment</p> <p>Carpet Area 489.2 - 689 sq.ft. (45.45 - 64.01 sq.m.) ▾</p> <p>₹ 60 - 84.54 L + Charges</p>	<p>3 BHK Apartment</p> <p>Carpet Area 758 - 1093 sq.ft. (70.42 -) →</p> <p>₹ 83.24 L - 1.34 Cr + C</p>
---	--	---

Floor Plans & Pricing

1 BHK Apartment | 2 BHK Apar... | 3 BHK Apar... | 1 RK Studio Apartment

23 Floor Plans Available

<p>404 sq.ft. (37.53 sq.m.) Carpet Area 1 BHK</p>	<p>418 sq.ft. (38.83 sq.m.) Carpet Area 1 BHK</p>	<p>438 sq.ft. (40.69 s Carpet Area 1 BHK</p>
--	--	---



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Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
3 BHK	housing.com	782.00	88,00,000.00	11,253.00
2 BHK	Squareyards.com	530.00	63,06,470.00	11,899.00

Lodha Upper Thane Tiara I ✓ RERA

part of Lodha Upper Thane

By LODHA GROUP

Plot No 45/3, At Mankoli, Bhiwandi, Anjurdive, Beyond Thane, Thane

Price includes everything except stamp - See More

₹88.0 L - 96.44 L | ₹11.25 K/sq.ft
EMI starts at ₹43.69 K

Become the first to Rate

3 BHK Apartment Configuration

Mar, 2024 Possession Starts

₹11.25 K/sq.ft Avg. Price

782 - 857 sq.ft. (Carpet Area) Sizes

Lodha Upper Thane Tiara E F

Anjur, Thane

₹ 11,899 Per Sq. Ft Onwards

Status: Mid Stage Construction

Project Size: 120 units · 0.69 Acres

Configurations: 2,3 BHK Flat from 530 Sq. Ft. to 1075 Sq. Ft. (Carpet)

21 Photos | Video | Virtual Tour | Map

WhatsApp | Get a Call Back

Why Invest through Square Yards?

Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
3 BHK	housing.com	1004.00	1,29,00,000.00	12,848.60
1 BHK	housing.com	412.00	47,78,000.00	11,597.00
1 BHK	Squareyards.com	412.00	56,37,000.00	13,682.00

Lodha Upper Thane Ecopolis A ✓ RERA
part of [Lodha Upper Thane](#)
By **LODHA GROUP**
Mankoli, Bhiwandi, Anjurdive, Beyond Thane, Thane

₹47.78 L - 1.29 Cr | ₹11.6 K - 12.88 K/sq.ft
EMI starts at ₹25.3 K
Price excludes maintenance, floor rise c... See More

[Contact Seller](#)

Home / Thane / Beyond Thane / Bhiwandi / Lodha Upper Thane Ecopolis A Last updated: Jul 20, 2024

1, 2, 3 BHK Apartments Configurations | Sep, 2022 Possession Starts | ₹11.6 K - 12.88 K/sq.ft Avg. Price | 412 - 1004 sq.ft. (Carpet Area) Sizes

Lodha Upper Thane Ecopolis A B
Anjur, Thane

₹ 56.37 Lac to 1.33 Cr

Status: Ready to Move

Project Size
197 units • 0.62 Acres

Configurations: 1,2,3 BHK Flat from 412 Sq. Ft. to 1003 Sq. Ft. (Carpet)

Home > New Projects in Thane > Projects in Anjur > Lodha Upper Thane Ecopolis A B

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: 10.08.2024

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



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(Annexure-I)**DECLARATION-CUM-UNDERTAKING**

I, Manoj Chalikwar son of Shri. Baburao Chalikwar do hereby solemnly affirm and state that:

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 10.08.2024 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 05.08.2024. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty

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

	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by M/s. Macrotech Developers Limited Company .
2.	Purpose of valuation and appointing authority	As per request from State Bank of India, Administrative Office South Mumbai to assess fair market value of the property for bank loan purpose.
3.	Identity of the Valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Vaibhav Bhagat – Valuation Engineer Vinita Surve – Processing Manager Saiprasad Patil – Technical Officer
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 – 05.08.2024 Valuation Date – 10.08.2024 Date of Report – 10.08.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 05.08.2024
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 **10th 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. Macrotech Developers Limited Company**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.



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Property Title

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

Environmental Conditions

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

Town Planning

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

Area

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

Condition & Repair

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

Valuation Methodology

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

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



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

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

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

Not a Structural Survey

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

Other

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

Legal

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

Property specific assumptions

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

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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

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

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

Professional Competence and Due Care

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

Independence and Disclosure of Interest

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



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

Confidentiality

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

Information Management

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

Gifts and hospitality:

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

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

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

Remuneration and Costs.

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

Occupation, employability and restrictions.

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

Miscellaneous

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

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

Manoj B. Chalikwar

Govt. Registered Valuer

Chartered Engineer (India)

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

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



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