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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "Thane Project"

"Thane Project", Lodha Stella, Building No. 1, Wing A & B, Proposed Residential / Commercial Complex Bearing Survey No. 141/1,2,3, 144, 145/1,2,4, 146/2,3,4, 148/1, 148/3/1, 412/2, 414/2 at Village – Majiwade, Kapurbawdi Flyover, Ghodbunder Road, Thane (West), Taluka & Dist. – Thane, Pin – 400 601, State - Maharashtra, Country – India

Latitude Longitude: 19°13'11.8"N 72°58'37.6"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 :

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

Regd. Office

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

+91 2247495919

mumbai@vastukala.co.in

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Vastu/SBI/Mumbai/08/2024/10312/2307680
13/04-158-V
Date: 13.08.2024

**MASTER VALUATION REPORT
OF
"Thane Project"**

"Thane Project", Lodha Stella, Building No. 1, Wing A & B, Proposed Residential / Commercial Complex Bearing Survey No. 141/1,2,3, 144, 145/1,2,4, 146/2,3,4, 148/1, 148/3/1, 412/2, 414/2 at Village – Majiwade, Kapurbawdi Flyover, Ghodbunder Road, Thane (West), Taluka & Dist. – Thane, Pin – 400 601, State - Maharashtra, Country – India.

Latitude Longitude: 19°13'11.8"N 72°58'37.6"E

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

Pursuant to instructions from State Bank of India, Administrative Office South Mumbai, Main Branch, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on **5th August 2024** for approval of Advance Processing Facility.

1. Location Details:

The property is situated **"Thane Project", Lodha Stella, Building No. 1, Wing A & B, Proposed Residential / Commercial Complex Bearing Survey No. 141/1,2,3, 144, 145/1,2,4, 146/2,3,4, 148/1, 148/3/1, 412/2, 414/2** at Village – Majiwade, Kapurbawdi Flyover, Ghodbunder Road, Thane (West), Taluka & Dist. – Thane, Pin – 400 601, State - Maharashtra, Country – India. It is about 3.9 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:

Name of builder	M/s. Macrotech Developers Limited	
Project Registration Number	Project	RERA Project Number
	Thane Project	P51700053017
Register office address	M/s. Macrotech Developers Limited 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	Cinemax Wonder Mall & Orion Business Park
On or towards South	Slum Area & Road
On or towards East	Kapurbawdi Flyover / Ghodbunder Road
On or towards West	Neelkanth Palms & Road



Our Pan India Presence at :

- Nanded
- Thane
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- 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

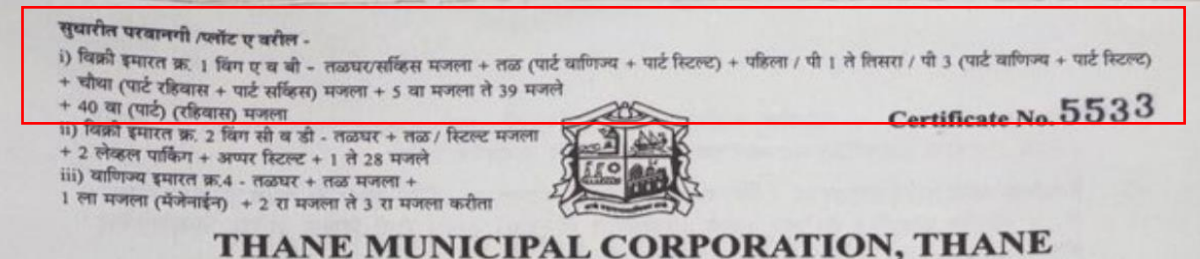
+91 2247495919
 mumbai@vastukala.co.in
 www.vastukala.co.in



Vastukala Consultants (I) Pvt. Ltd.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 : 13.08.2024
3.	List of documents produced for perusal	
	1. Copy of MAHARERA Registration Certificate of Project No. P51700053017 issued by Maharashtra Real Estate Regulatory Authority date 10.10.2023	
	2. Copy of Legal Title Report issued by Adv. Pradip Garach dated 18.09.2023.	
	3. Copy of Affidavit cum Declaration date 15.05.2017 of Mr. Bankim Doshi duly authorized by the promoter of M/s. Macrotech Developers Limited	
	4. Copy of Deed of Assignment date 14.07.2023 b/w. Kothari Auto Parts Manufacturers Pvt. Ltd. (the Assignor) AND M/s. Macrotech Developers Limited (the Assignee)	
	5. Copy of Architect's Certificate date 12.04.2024 issued by Ar. Vilas Desai & Associates (As per RERA Certificate)	
	6. Copy of Engineer's Certificate date 25.09.2023 issued by Er. K C Shah Consultants (As per RERA Certificate)	
	7. Copy of Amended Permission / Commencement Certificate VP No. S04 / 0095 / 16 / TMC / TD-DP / TPS / 44 date 13.03.2024 issued by Thane Municipal Corporation, Thane	
		
	8. Copy of Approved Plan No. S04 / 0095 / 16 / TMC / TD-DP / TPS / 44 date 13.03.2024 issued by Thane Municipal Corporation, Thane	
	Approved Upto:	
	Building No. / Wing	Number of Floors
	1 / A & B	1 Basement + Service Floor + Ground (part) + Stilt (part) + 1 st to 3 rd (Podiums) + 4 th Floors (Part Residential / Part Podiums / Part Service Floor) + 5 th to 39 th floors + 40 th (part Residential / part Terrace) Upper Floors.

9. Copies of 7/12 Extracts											
Project Name (With address & phone nos.)	: "Thane Project", Lodha Stella, Building No. 1, Wing A & B , Proposed Residential / Commercial Complex Bearing Survey No. 141/1,2,3, 144, 145/1,2,4, 146/2,3,4, 148/1, 148/3/1, 412/2, 414/2 at Village – Majiwade, Kapurbawdi Flyover, Ghodbunder Road, Thane (West), Taluka & Dist. – Thane, Pin – 400 601, State - Maharashtra, Country – India										
4. Name of the Developer and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: M/s. Macrotech Developers Limited 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 "Thane Project, Building No. 1" Project: odha has launched the epitome of luxury living in the name of Lodha Stella, to offer luxurious and exclusive residences in the heart of Thane. Lodha Stella Majiwada redefines the comfort living by offering stylish homes in the form of luxury apartments. It is a new launch project. Carefully crafted by its makers to set a new benchmark of exquisiteness and well-being, Lodha Stella is going to be the most desirable address in Thane. This project ensures a stress-free life for its residents through its thoughtfully designed floor plans that promise extreme privacy and freedom. Lodha Stella Majiwada has 2 towers, making it a unique investment opportunity for a select few in-Thane property market. The society will be completely ready for possession in Jul, 2029. Lodha Stella is an exciting investment opportunity and a chance to own a luxurious pincode in the making. As per Lodha Stella Price List, a 3BHK Apartment and 4BHK Apartment. Lodha Stella Thane is a RERA-registered project with registration number P51700053017.</p> <p>TYPE OF THE BUILDING:</p> <table border="1"> <thead> <tr> <th>Building No. / Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>1 / A & B</td> <td>Proposed 1 Basement + Service Floor + Ground (part) + Stilt (part) + 1st to 3rd (Podiums) + 4th Floors (Part Residential / Part Podiums / Part Service Floor) + 5th to 39th floors + 40th (part Residential / part Terrace) Upper Floors.</td> </tr> </tbody> </table> <p>LEVEL OF COMPLETION:</p> <table border="1"> <thead> <tr> <th>Building No. / Wing</th> <th>Present stage of Construction</th> <th>Percentage of work completion</th> </tr> </thead> <tbody> <tr> <td>1 / A & B</td> <td>Excavation work is in progress.</td> <td>0%</td> </tr> </tbody> </table>		Building No. / Wing	Number of Floors	1 / A & B	Proposed 1 Basement + Service Floor + Ground (part) + Stilt (part) + 1 st to 3 rd (Podiums) + 4 th Floors (Part Residential / Part Podiums / Part Service Floor) + 5 th to 39 th floors + 40 th (part Residential / part Terrace) Upper Floors.	Building No. / Wing	Present stage of Construction	Percentage of work completion	1 / A & B	Excavation work is in progress.	0%
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Building No. / Wing	Present stage of Construction	Percentage of work completion									
1 / A & B	Excavation work is in progress.	0%									

		DATE OF COMPLETION & FUTURE LIFE:	
		Expected completion date as informed by builder is July - 2029 (As per MAHARERA Certificate – Building No. 1)	
		Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance & Structural repairs.	
		PROPOSED PROJECT AMENITIES:	
		➤ Italian Marble 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	
		➤ Party Lawn	
		➤ Box Cricket	
		➤ Pool Deck	
		➤ Party Hall	
		➤ Café outdoor Lounge	
6.	Location of property	:	
	a)	Plot No. / Survey No.	: Survey No. 141/1,2,3, 144, 145/1,2,4, 146/2,3,4, 148/1, 148/3/1, 412/2, 414/2
	b)	Door No.	: Not applicable
	c)	C. T.S. No. / Village	: Survey No. 141/1,2,3, 144, 145/1,2,4, 146/2,3,4, 148/1, 148/3/1, 412/2, 414/2 at Village – Majiwade
	d)	Ward / Taluka	: Thane
	e)	Mandal / District	: Thane
7.	Postal address of the property	:	"Thane Project", Lodha Stella, Building No. 1, Wing A & B, Proposed Residential / Commercial Complex Bearing Survey No. 141/1,2,3, 144, 145/1,2,4, 146/2,3,4, 148/1, 148/3/1, 412/2, 414/2 at Village – Majiwade, Kapurbawdi Flyover, Ghodbunder Road, Thane (West), Taluka & Dist. – Thane, Pin – 400 601, 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 - Majiwade		
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		Cinemax Wonder Mall	Cinemax Wonder Mall	Cinemax Wonder Mall & Orion Business Park
	South		20.00 Mtr. Wide DP Road	20.00 Mtr. Wide DP Road	Slum Area & Road
	East		60.00 Mtr. Wide Ghodbunder Road	60.00 Mtr. Wide Ghodbunder Road	Kapurbawdi Flyover / Ghodbunder Road
	West		Neelkanth Palms	Neelkanth Palms	Neelkanth Palms & Road
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°13'11.8"N 72°58'37.6"E		
14.	Extent of the site	:	Total Plot area – 32680.00 Sq. M. (As per Approved Plan) Plot area – 2380.53 Sq. M. (As per RERA Certificate)		
15.	Extent of the site considered for Valuation (least of 14A& 14B)	:	Total Plot area – 32680.00 Sq. M. (As per Approved Plan) Plot area – 2380.53 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. S04 / 0095 / 16 / TMC / TD-DP / TPS / 44 date 13.03.2024 issued by Thane Municipal Corporation, Thane (Number of Copies – Fifty Five – 1/55 to 55/55) Approved Upto:				
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9.	Corner plot or intermittent plot?	:	Intermittent				
10.	Road facilities	:	Yes				
11.	Type of road available at present	:	B. T. Road				
12.	Width of road – is it below 20 ft. or more than 20 ft.	:	60.00 M. Wide Ghodbunder Road				
13.	Is it a Land – Locked land?	:	No				
14.	Water potentiality	:	Municipal Water supply				
15.	Underground sewerage system	:	Connected to Municipal sewer				
16.	Is Power supply is available in the site	:	Yes				
17.	Advantages of the site	:	Located in developed area				
18.	Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc.(Distance from sea-cost / tidal level must be incorporated)	:	No				
Part – A (Valuation of land)							
1	Size of plot	:	Total Plot area – 32680.00 Sq. M. (As per Approved Plan) Plot area – 2380.53 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	:	As per table attached to the report				

	least two latest deals / transactions with respect to adjacent properties in the areas)	:	Details of recent transactions/online listings are attached with the report.																		
4	Guideline rate obtained from the Register's Office (evidence thereof to be enclosed)	:	₹ 1,14,500.00 per Sq. M. for Residential ₹ 44,600.00 per Sq. M. for Land																		
5	Assessed / adopted rate of valuation	:	As per table attached to the report																		
6	Estimated value of land	:	<table border="1"> <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>32680</td> <td>44600</td> <td>145,75,28,000.00</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>2380.53</td> <td>44600</td> <td>10,61,71,638.00</td> </tr> </tbody> </table>	As per Approved Plan			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	32680	44600	145,75,28,000.00	As per RERA Certificate			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	2380.53	44600	10,61,71,638.00
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2380.53	44600	10,61,71,638.00																			
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 not yet started																		
	c) Year of construction	:	N.A. Building Construction work not yet started																		
	d) Number of floors and height of each floor including basement, if any	:																			
	Building No. / Wing		Number of Floors																		
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	e) Plinth area floor-wise	:	As per table attached to the report																		
	f) Condition of the building	:																			
	i) Exterior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work not yet started																		
	ii) Interior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work not yet started																		
	g) Date of issue and validity of layout of approved map	:	Copy of Approved Plan No. S04 / 0095 / 16 / TMC / TD-DP / TPS / 44 date 13.03.2024 issued by Thane Municipal Corporation, Thane (Number of Copies – Fifty Five – 1/55 to 55/55)																		
	h) Approved map / plan issuing authority	:	<p>Approved Upto:</p> <table border="1"> <thead> <tr> <th>Building No. / Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>1 / A & B</td> <td>1 Basement + Service Floor + Ground (part) + Stilt (part) + 1st to 3rd (Podiums) + 4th Floors (Part Residential / Part Podiums / Part Service Floor)</td> </tr> </tbody> </table>	Building No. / Wing	Number of Floors	1 / A & B	1 Basement + Service Floor + Ground (part) + Stilt (part) + 1 st to 3 rd (Podiums) + 4 th Floors (Part Residential / Part Podiums / Part Service Floor)														
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	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 not yet started
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 not yet started
6.	Plastering	:	N.A. Building Construction work not yet started
7.	Flooring, Skirting, dado	:	N.A. Building Construction work not yet started
8.	Special finish as marble, granite, wooden paneling, grills etc.	:	N.A. Building Construction work not yet started
9.	Roofing including weather proof course	:	N.A. Building Construction work not yet started
10.	Drainage	:	Proposed
2.	Compound Wall	:	
	Height	:	N.A. Building Construction work not yet started
	Length	:	
	Type of construction	:	
3.	Electrical installation	:	N.A. Building Construction work not yet started
	Type of wiring	:	
	Class of fittings (superior / ordinary / poor)	:	
	Number of light points	:	N.A. Building Construction work not yet started
	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	:	
	d) No. of bath tubs	:	
	e) Water meters, taps etc.	:	
	f) Any other fixtures	:	N.A. Building Construction work not yet started

CONFIGURATION OF PROJECT AS PER COPY OF APPROVED PLAN NO. S04 / 0095 / 16 / TMC / TD-DP / TPS / 44 DATE 13.03.2024 ISSUED BY THANE MUNICIPAL CORPORATION, THANE

1) Building No. 1, Wing - A:

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 Carpet 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.	(Service Area \ Open Balcony Area) in Sq. Ft.							
1	402 & 502	4 & 5	Duplex	2836	143	2979	3277	22300	6,64,31,700	7,17,46,236	149500	85,19,940
2	403 & 503	4 & 5	Duplex	2337	146	2483	2731	22300	5,53,70,900	5,98,00,572	124500	71,01,380
3	404 & 504	4 & 5	Duplex	2293	134	2427	2670	22300	5,41,22,100	5,84,51,868	122000	69,41,220
4	501	5	4 BHK	1419	103	1522	1674	22360	3,40,31,920	3,67,54,474	76500	43,52,920
5	505	5	3 BHK	1146	96	1242	1366	22360	2,77,71,120	2,99,92,810	62500	35,52,120
6	506	5	3 BHK	1169	99	1268	1395	22360	2,83,52,480	3,06,20,678	64000	36,26,480
7	601	6	4 BHK	1419	103	1522	1674	22420	3,41,23,240	3,68,53,099	77000	43,52,920
8	602	6	4 BHK	1419	103	1522	1674	22420	3,41,23,240	3,68,53,099	77000	43,52,920
9	603	6	3 BHK	1169	102	1271	1398	22420	2,84,95,820	3,07,75,486	64000	36,35,060
10	604	6	3 BHK	1146	96	1242	1366	22420	2,78,45,640	3,00,73,291	62500	35,52,120
11	605	6	3 BHK	1146	96	1242	1366	22420	2,78,45,640	3,00,73,291	62500	35,52,120
12	606	6	3 BHK	1169	99	1268	1395	22420	2,84,28,560	3,07,02,845	64000	36,26,480
13	701	7	4 BHK	1419	103	1522	1674	22480	3,42,14,560	3,69,51,725	77000	43,52,920
14	702	7	4 BHK	1419	103	1522	1674	22480	3,42,14,560	3,69,51,725	77000	43,52,920
15	703	7	3 BHK	1169	102	1271	1398	22480	2,85,72,080	3,08,57,846	64500	36,35,060
16	704	7	3 BHK	1146	96	1242	1366	22480	2,79,20,160	3,01,53,773	63000	35,52,120
17	705	7	3 BHK	1146	96	1242	1366	22480	2,79,20,160	3,01,53,773	63000	35,52,120
18	706	7	3 BHK	1169	99	1268	1395	22480	2,85,04,640	3,07,85,011	64000	36,26,480
19	801	8	4 BHK	1419	103	1522	1674	22540	3,43,05,880	3,70,50,350	77000	43,52,920
20	802	8	4 BHK	1419	103	1522	1674	22540	3,43,05,880	3,70,50,350	77000	43,52,920
21	803	8	3 BHK	1169	102	1271	1398	22540	2,86,48,340	3,09,40,207	64500	36,35,060
22	804	8	3 BHK	1146	96	1242	1366	22540	2,79,94,680	3,02,34,254	63000	35,52,120
23	805	8	3 BHK	1146	96	1242	1366	22540	2,79,94,680	3,02,34,254	63000	35,52,120
24	806	8	3 BHK	1169	99	1268	1395	22540	2,85,80,720	3,08,67,178	64500	36,26,480
25	901	9	4 BHK	1419	103	1522	1674	22600	3,43,97,200	3,71,48,976	77500	43,52,920
26	902	9	4 BHK	1419	103	1522	1674	22600	3,43,97,200	3,71,48,976	77500	43,52,920
27	903	9	3 BHK	1169	102	1271	1398	22600	2,87,24,600	3,10,22,568	64500	36,35,060
28	904	9	3 BHK	1146	96	1242	1366	22600	2,80,69,200	3,03,14,736	63000	35,52,120
29	905	9	3 BHK	1146	96	1242	1366	22600	2,80,69,200	3,03,14,736	63000	35,52,120
30	906	9	3 BHK	1169	99	1268	1395	22600	2,86,56,800	3,09,49,344	64500	36,26,480
31	1001	10	4 BHK	1419	103	1522	1674	22660	3,44,88,520	3,72,47,602	77500	43,52,920
32	1002	10	4 BHK	1419	103	1522	1674	22660	3,44,88,520	3,72,47,602	77500	43,52,920
33	1003	10	3 BHK	1169	102	1271	1398	22660	2,88,00,860	3,11,04,929	65000	36,35,060
34	1004	10	3 BHK	1146	96	1242	1366	22660	2,81,43,720	3,03,95,218	63500	35,52,120
35	1005	10	3 BHK	1146	96	1242	1366	22660	2,81,43,720	3,03,95,218	63500	35,52,120
36	1006	10	3 BHK	1169	99	1268	1395	22660	2,87,32,880	3,10,31,510	64500	36,26,480
37	1101	11	4 BHK	1419	103	1522	1674	22720	3,45,79,840	3,73,46,227	78000	43,52,920

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				Carpet Area in Sq. Ft.	(Service Area \ Open Balcony Area) in Sq. Ft.							
38	1102	11	4 BHK	1419	103	1522	1674	22720	3,45,79,840	3,73,46,227	78000	43,52,920
39	1103	11	3 BHK	1169	102	1271	1398	22720	2,88,77,120	3,11,87,290	65000	36,35,060
40	1104	11	3 BHK	1146	96	1242	1366	22720	2,82,18,240	3,04,75,699	63500	35,52,120
41	1105	11	3 BHK	1146	96	1242	1366	22720	2,82,18,240	3,04,75,699	63500	35,52,120
42	1106	11	3 BHK	1169	99	1268	1395	22720	2,88,08,960	3,11,13,677	65000	36,26,480
43	1201	12	4 BHK	1419	103	1522	1674	22780	3,46,71,160	3,74,44,853	78000	43,52,920
44	1202	12	4 BHK	1419	103	1522	1674	22780	3,46,71,160	3,74,44,853	78000	43,52,920
45	1203	12	3 BHK	1169	102	1271	1398	22780	2,89,53,380	3,12,69,650	65000	36,35,060
46	1204	12	3 BHK	1146	96	1242	1366	22780	2,82,92,760	3,05,56,181	63500	35,52,120
47	1205	12	3 BHK	1146	96	1242	1366	22780	2,82,92,760	3,05,56,181	63500	35,52,120
48	1206	12	3 BHK	1169	99	1268	1395	22780	2,88,85,040	3,11,95,843	65000	36,26,480
49	1301	13	4 BHK	1419	103	1522	1674	22840	3,47,62,480	3,75,43,478	78000	43,52,920
50	1302	13	4 BHK	1419	103	1522	1674	22840	3,47,62,480	3,75,43,478	78000	43,52,920
51	1303	13	3 BHK	1169	102	1271	1398	22840	2,90,29,640	3,13,52,011	65500	36,35,060
52	1304	13	3 BHK	1146	96	1242	1366	22840	2,83,67,280	3,06,36,662	64000	35,52,120
53	1305	13	3 BHK	1146	96	1242	1366	22840	2,83,67,280	3,06,36,662	64000	35,52,120
54	1306	13	3 BHK	1169	99	1268	1395	22840	2,89,61,120	3,12,78,010	65000	36,26,480
55	1401	14	4 BHK	1419	103	1522	1674	22900	3,48,53,800	3,76,42,104	78500	43,52,920
56	1402	14	4 BHK	1419	103	1522	1674	22900	3,48,53,800	3,76,42,104	78500	43,52,920
57	1403	14	3 BHK	1169	102	1271	1398	22900	2,91,05,900	3,14,34,372	65500	36,35,060
58	1404	14	3 BHK	1146	96	1242	1366	22900	2,84,41,800	3,07,17,144	64000	35,52,120
59	1405	14	3 BHK	1146	96	1242	1366	22900	2,84,41,800	3,07,17,144	64000	35,52,120
60	1406	14	3 BHK	1169	99	1268	1395	22900	2,90,37,200	3,13,60,176	65500	36,26,480
61	1501	15	4 BHK	1419	103	1522	1674	22960	3,49,45,120	3,77,40,730	78500	43,52,920
62	1502	15	4 BHK	1419	103	1522	1674	22960	3,49,45,120	3,77,40,730	78500	43,52,920
63	1503	15	3 BHK	1169	102	1271	1398	22960	2,91,82,160	3,15,16,733	65500	36,35,060
64	1504	15	3 BHK	1146	96	1242	1366	22960	2,85,16,320	3,07,97,626	64000	35,52,120
65	1505	15	3 BHK	1146	96	1242	1366	22960	2,85,16,320	3,07,97,626	64000	35,52,120
66	1506	15	3 BHK	1169	99	1268	1395	22960	2,91,13,280	3,14,42,342	65500	36,26,480
67	1601	16	4 BHK	1419	103	1522	1674	23020	3,50,36,440	3,78,39,355	79000	43,52,920
68	1602	16	4 BHK	1419	103	1522	1674	23020	3,50,36,440	3,78,39,355	79000	43,52,920
69	1603	16	3 BHK	1169	102	1271	1398	23020	2,92,58,420	3,15,99,094	66000	36,35,060
70	1604	16	3 BHK	1146	96	1242	1366	23020	2,85,90,840	3,08,78,107	64500	35,52,120
71	1605	16	3 BHK	1146	96	1242	1366	23020	2,85,90,840	3,08,78,107	64500	35,52,120
72	1606	16	3 BHK	1169	99	1268	1395	23020	2,91,89,360	3,15,24,509	65500	36,26,480
73	1701	17	4 BHK	1419	103	1522	1674	23080	3,51,27,760	3,79,37,981	79000	43,52,920
74	1702	17	4 BHK	1419	103	1522	1674	23080	3,51,27,760	3,79,37,981	79000	43,52,920
75	1703	17	3 BHK	1169	102	1271	1398	23080	2,93,34,680	3,16,81,454	66000	36,35,060

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				Carpet Area in Sq. Ft.	(Service Area \ Open Balcony Area) in Sq. Ft.							
76	1704	17	3 BHK	1146	96	1242	1366	23080	2,86,65,360	3,09,58,589	64500	35,52,120
77	1705	17	3 BHK	1146	96	1242	1366	23080	2,86,65,360	3,09,58,589	64500	35,52,120
78	1706	17	3 BHK	1169	99	1268	1395	23080	2,92,65,440	3,16,06,675	66000	36,26,480
79	1801	18	4 BHK	1419	103	1522	1674	23140	3,52,19,080	3,80,36,606	79000	43,52,920
80	1802	18	4 BHK	1419	103	1522	1674	23140	3,52,19,080	3,80,36,606	79000	43,52,920
81	1803	18	3 BHK	1169	102	1271	1398	23140	2,94,10,940	3,17,63,815	66000	36,35,060
82	1804	18	3 BHK	1146	96	1242	1366	23140	2,87,39,880	3,10,39,070	64500	35,52,120
83	1805	18	3 BHK	1146	96	1242	1366	23140	2,87,39,880	3,10,39,070	64500	35,52,120
84	1806	18	3 BHK	1169	99	1268	1395	23140	2,93,41,520	3,16,88,842	66000	36,26,480
85	1901	19	4 BHK	1419	103	1522	1674	23200	3,53,10,400	3,81,35,232	79500	43,52,920
86	1902	19	4 BHK	1419	103	1522	1674	23200	3,53,10,400	3,81,35,232	79500	43,52,920
87	1903	19	3 BHK	1169	102	1271	1398	23200	2,94,87,200	3,18,46,176	66500	36,35,060
88	1904	19	3 BHK	1146	96	1242	1366	23200	2,88,14,400	3,11,19,552	65000	35,52,120
89	1905	19	3 BHK	1146	96	1242	1366	23200	2,88,14,400	3,11,19,552	65000	35,52,120
90	1906	19	3 BHK	1169	99	1268	1395	23200	2,94,17,600	3,17,71,008	66000	36,26,480
91	2001	20	4 BHK	1419	103	1522	1674	23260	3,54,01,720	3,82,33,858	79500	43,52,920
92	2002	20	4 BHK	1419	103	1522	1674	23260	3,54,01,720	3,82,33,858	79500	43,52,920
93	2003	20	3 BHK	1169	102	1271	1398	23260	2,95,63,460	3,19,28,537	66500	36,35,060
94	2004	20	3 BHK	1146	96	1242	1366	23260	2,88,88,920	3,12,00,034	65000	35,52,120
95	2005	20	3 BHK	1146	96	1242	1366	23260	2,88,88,920	3,12,00,034	65000	35,52,120
96	2006	20	3 BHK	1169	99	1268	1395	23260	2,94,93,680	3,18,53,174	66500	36,26,480
97	2101	21	4 BHK	1419	103	1522	1674	23320	3,54,93,040	3,83,32,483	80000	43,52,920
98	2102	21	4 BHK	1419	103	1522	1674	23320	3,54,93,040	3,83,32,483	80000	43,52,920
99	2103	21	3 BHK	1169	102	1271	1398	23320	2,96,39,720	3,20,10,898	66500	36,35,060
100	2104	21	3 BHK	1146	96	1242	1366	23320	2,89,63,440	3,12,80,515	65000	35,52,120
101	2105	21	3 BHK	1146	96	1242	1366	23320	2,89,63,440	3,12,80,515	65000	35,52,120
102	2106	21	3 BHK	1169	99	1268	1395	23320	2,95,69,760	3,19,35,341	66500	36,26,480
103	2201	22	4 BHK	1419	103	1522	1674	23380	3,55,84,360	3,84,31,109	80000	43,52,920
104	2202	22	4 BHK	1419	103	1522	1674	23380	3,55,84,360	3,84,31,109	80000	43,52,920
105	2203	22	3 BHK	1169	102	1271	1398	23380	2,97,15,980	3,20,93,258	67000	36,35,060
106	2204	22	3 BHK	1146	96	1242	1366	23380	2,90,37,960	3,13,60,997	65500	35,52,120
107	2205	22	3 BHK	1146	96	1242	1366	23380	2,90,37,960	3,13,60,997	65500	35,52,120
108	2206	22	3 BHK	1169	99	1268	1395	23380	2,96,45,840	3,20,17,507	66500	36,26,480
109	2301	23	4 BHK	1419	103	1522	1674	23440	3,56,75,680	3,85,29,734	80500	43,52,920
110	2302	23	4 BHK	1419	103	1522	1674	23440	3,56,75,680	3,85,29,734	80500	43,52,920
111	2303	23	3 BHK	1169	102	1271	1398	23440	2,97,92,240	3,21,75,619	67000	36,35,060
112	2304	23	3 BHK	1146	96	1242	1366	23440	2,91,12,480	3,14,41,478	65500	35,52,120
113	2305	23	3 BHK	1146	96	1242	1366	23440	2,91,12,480	3,14,41,478	65500	35,52,120

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				Carpet Area in Sq. Ft.	(Service Area \ Open Balcony Area) in Sq. Ft.							
114	2306	23	3 BHK	1169	99	1268	1395	23440	2,97,21,920	3,20,99,674	67000	36,26,480
115	2401	24	4 BHK	1419	103	1522	1674	23500	3,57,67,000	3,86,28,360	80500	43,52,920
116	2402	24	4 BHK	1419	103	1522	1674	23500	3,57,67,000	3,86,28,360	80500	43,52,920
117	2403	24	3 BHK	1169	102	1271	1398	23500	2,98,68,500	3,22,57,980	67000	36,35,060
118	2404	24	3 BHK	1146	96	1242	1366	23500	2,91,87,000	3,15,21,960	65500	35,52,120
119	2405	24	3 BHK	1146	96	1242	1366	23500	2,91,87,000	3,15,21,960	65500	35,52,120
120	2406	24	3 BHK	1169	99	1268	1395	23500	2,97,98,000	3,21,81,840	67000	36,26,480
121	2501	25	4 BHK	1419	103	1522	1674	23560	3,58,58,320	3,87,26,986	80500	43,52,920
122	2502	25	4 BHK	1419	103	1522	1674	23560	3,58,58,320	3,87,26,986	80500	43,52,920
123	2503	25	3 BHK	1169	102	1271	1398	23560	2,99,44,760	3,23,40,341	67500	36,35,060
124	2504	25	3 BHK	1146	96	1242	1366	23560	2,92,61,520	3,16,02,442	66000	35,52,120
125	2505	25	3 BHK	1146	96	1242	1366	23560	2,92,61,520	3,16,02,442	66000	35,52,120
126	2506	25	3 BHK	1169	99	1268	1395	23560	2,98,74,080	3,22,64,006	67000	36,26,480
127	2601	26	4 BHK	1419	103	1522	1674	23620	3,59,49,640	3,88,25,611	81000	43,52,920
128	2602	26	4 BHK	1419	103	1522	1674	23620	3,59,49,640	3,88,25,611	81000	43,52,920
129	2603	26	3 BHK	1169	102	1271	1398	23620	3,00,21,020	3,24,22,702	67500	36,35,060
130	2604	26	3 BHK	1146	96	1242	1366	23620	2,93,36,040	3,16,82,923	66000	35,52,120
131	2605	26	3 BHK	1146	96	1242	1366	23620	2,93,36,040	3,16,82,923	66000	35,52,120
132	2606	26	3 BHK	1169	99	1268	1395	23620	2,99,50,160	3,23,46,173	67500	36,26,480
133	2701	27	4 BHK	1419	103	1522	1674	23680	3,60,40,960	3,89,24,237	81000	43,52,920
134	2702	27	4 BHK	1419	103	1522	1674	23680	3,60,40,960	3,89,24,237	81000	43,52,920
135	2703	27	3 BHK	1169	102	1271	1398	23680	3,00,97,280	3,25,05,062	67500	36,35,060
136	2704	27	3 BHK	1146	96	1242	1366	23680	2,94,10,560	3,17,63,405	66000	35,52,120
137	2705	27	3 BHK	1146	96	1242	1366	23680	2,94,10,560	3,17,63,405	66000	35,52,120
138	2706	27	3 BHK	1169	99	1268	1395	23680	3,00,26,240	3,24,28,339	67500	36,26,480
139	2801	28	4 BHK	1419	103	1522	1674	23740	3,61,32,280	3,90,22,862	81500	43,52,920
140	2802	28	4 BHK	1419	103	1522	1674	23740	3,61,32,280	3,90,22,862	81500	43,52,920
141	2803	28	3 BHK	1169	102	1271	1398	23740	3,01,73,540	3,25,87,423	68000	36,35,060
142	2804	28	3 BHK	1146	96	1242	1366	23740	2,94,85,080	3,18,43,886	66500	35,52,120
143	2805	28	3 BHK	1146	96	1242	1366	23740	2,94,85,080	3,18,43,886	66500	35,52,120
144	2806	28	3 BHK	1169	99	1268	1395	23740	3,01,02,320	3,25,10,506	67500	36,26,480
145	2901	29	4 BHK	1419	103	1522	1674	23800	3,62,23,600	3,91,21,488	81500	43,52,920
146	2902	29	4 BHK	1419	103	1522	1674	23800	3,62,23,600	3,91,21,488	81500	43,52,920
147	2903	29	3 BHK	1169	102	1271	1398	23800	3,02,49,800	3,26,69,784	68000	36,35,060
148	2904	29	3 BHK	1146	96	1242	1366	23800	2,95,59,600	3,19,24,368	66500	35,52,120
149	2905	29	3 BHK	1146	96	1242	1366	23800	2,95,59,600	3,19,24,368	66500	35,52,120
150	2906	29	3 BHK	1169	99	1268	1395	23800	3,01,78,400	3,25,92,672	68000	36,26,480
151	3001	30	4 BHK	1419	103	1522	1674	23860	3,63,14,920	3,92,20,114	81500	43,52,920

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				Carpet Area in Sq. Ft.	(Service Area \ Open Balcony Area) in Sq. Ft.							
152	3002	30	4 BHK	1419	103	1522	1674	23860	3,63,14,920	3,92,20,114	81500	43,52,920
153	3003	30	3 BHK	1169	102	1271	1398	23860	3,03,26,060	3,27,52,145	68000	36,35,060
154	3004	30	3 BHK	1146	96	1242	1366	23860	2,96,34,120	3,20,04,850	66500	35,52,120
155	3005	30	3 BHK	1146	96	1242	1366	23860	2,96,34,120	3,20,04,850	66500	35,52,120
156	3006	30	3 BHK	1169	99	1268	1395	23860	3,02,54,480	3,26,74,838	68000	36,26,480
157	3101	31	4 BHK	1419	103	1522	1674	23920	3,64,06,240	3,93,18,739	82000	43,52,920
158	3102	31	4 BHK	1419	103	1522	1674	23920	3,64,06,240	3,93,18,739	82000	43,52,920
159	3103	31	3 BHK	1169	102	1271	1398	23920	3,04,02,320	3,28,34,506	68500	36,35,060
160	3104	31	3 BHK	1146	96	1242	1366	23920	2,97,08,640	3,20,85,331	67000	35,52,120
161	3105	31	3 BHK	1146	96	1242	1366	23920	2,97,08,640	3,20,85,331	67000	35,52,120
162	3106	31	3 BHK	1169	99	1268	1395	23920	3,03,30,560	3,27,57,005	68000	36,26,480
163	3201	32	4 BHK	1419	103	1522	1674	23980	3,64,97,560	3,94,17,365	82000	43,52,920
164	3202	32	4 BHK	1419	103	1522	1674	23980	3,64,97,560	3,94,17,365	82000	43,52,920
165	3203	32	3 BHK	1169	102	1271	1398	23980	3,04,78,580	3,29,16,866	68500	36,35,060
166	3204	32	3 BHK	1146	96	1242	1366	23980	2,97,83,160	3,21,65,813	67000	35,52,120
167	3205	32	3 BHK	1146	96	1242	1366	23980	2,97,83,160	3,21,65,813	67000	35,52,120
168	3206	32	3 BHK	1169	99	1268	1395	23980	3,04,06,640	3,28,39,171	68500	36,26,480
169	3301	33	4 BHK	1419	103	1522	1674	24040	3,65,88,880	3,95,15,990	82500	43,52,920
170	3302	33	4 BHK	1419	103	1522	1674	24040	3,65,88,880	3,95,15,990	82500	43,52,920
171	3303	33	3 BHK	1169	102	1271	1398	24040	3,05,54,840	3,29,99,227	68500	36,35,060
172	3304	33	3 BHK	1146	96	1242	1366	24040	2,98,57,680	3,22,46,294	67000	35,52,120
173	3305	33	3 BHK	1146	96	1242	1366	24040	2,98,57,680	3,22,46,294	67000	35,52,120
174	3306	33	3 BHK	1169	99	1268	1395	24040	3,04,82,720	3,29,21,338	68500	36,26,480
175	3401	34	4 BHK	1419	103	1522	1674	24100	3,66,80,200	3,96,14,616	82500	43,52,920
176	3402	34	4 BHK	1419	103	1522	1674	24100	3,66,80,200	3,96,14,616	82500	43,52,920
177	3403	34	3 BHK	1169	102	1271	1398	24100	3,06,31,100	3,30,81,588	69000	36,35,060
178	3404	34	3 BHK	1146	96	1242	1366	24100	2,99,32,200	3,23,26,776	67500	35,52,120
179	3405	34	3 BHK	1146	96	1242	1366	24100	2,99,32,200	3,23,26,776	67500	35,52,120
180	3406	34	3 BHK	1169	99	1268	1395	24100	3,05,58,800	3,30,03,504	69000	36,26,480
181	3501	35	4 BHK	1419	103	1522	1674	24160	3,67,71,520	3,97,13,242	82500	43,52,920
182	3502	35	4 BHK	1419	103	1522	1674	24160	3,67,71,520	3,97,13,242	82500	43,52,920
183	3503	35	3 BHK	1169	102	1271	1398	24160	3,07,07,360	3,31,63,949	69000	36,35,060
184	3504	35	3 BHK	1146	96	1242	1366	24160	3,00,06,720	3,24,07,258	67500	35,52,120
185	3505	35	3 BHK	1146	96	1242	1366	24160	3,00,06,720	3,24,07,258	67500	35,52,120
186	3506	35	3 BHK	1169	99	1268	1395	24160	3,06,34,880	3,30,85,670	69000	36,26,480
187	3601	36	4 BHK	1419	103	1522	1674	24220	3,68,62,840	3,98,11,867	83000	43,52,920
188	3602	36	4 BHK	1419	103	1522	1674	24220	3,68,62,840	3,98,11,867	83000	43,52,920
189	3603	36	3 BHK	1169	102	1271	1398	24220	3,07,83,620	3,32,46,310	69500	36,35,060

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 Carpet 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.	(Service Area \ Open Balcony Area) in Sq. Ft.							
190	3604	36	3 BHK	1146	96	1242	1366	24220	3,00,81,240	3,24,87,739	67500	35,52,120
191	3605	36	3 BHK	1146	96	1242	1366	24220	3,00,81,240	3,24,87,739	67500	35,52,120
192	3606	36	3 BHK	1169	99	1268	1395	24220	3,07,10,960	3,31,67,837	69000	36,26,480
193	3701	37	4 BHK	1419	103	1522	1674	24280	3,69,54,160	3,99,10,493	83000	43,52,920
194	3702	37	4 BHK	1419	103	1522	1674	24280	3,69,54,160	3,99,10,493	83000	43,52,920
195	3703	37	3 BHK	1169	102	1271	1398	24280	3,08,59,880	3,33,28,670	69500	36,35,060
196	3704	37	3 BHK	1146	96	1242	1366	24280	3,01,55,760	3,25,68,221	68000	35,52,120
197	3705	37	3 BHK	1146	96	1242	1366	24280	3,01,55,760	3,25,68,221	68000	35,52,120
198	3706	37	3 BHK	1169	99	1268	1395	24280	3,07,87,040	3,32,50,003	69500	36,26,480
199	3801	38	4 BHK	1419	103	1522	1674	24340	3,70,45,480	4,00,09,118	83500	43,52,920
200	3802	38	4 BHK	1419	103	1522	1674	24340	3,70,45,480	4,00,09,118	83500	43,52,920
201	3803	38	3 BHK	1169	102	1271	1398	24340	3,09,36,140	3,34,11,031	69500	36,35,060
202	3804	38	3 BHK	1146	96	1242	1366	24340	3,02,30,280	3,26,48,702	68000	35,52,120
203	3805	38	3 BHK	1146	96	1242	1366	24340	3,02,30,280	3,26,48,702	68000	35,52,120
204	3806	38	3 BHK	1169	99	1268	1395	24340	3,08,63,120	3,33,32,170	69500	36,26,480
205	3901 4001	39/ 40	Duplex	2837	206	3043	3347	24460	7,44,31,780	8,03,86,322	167500	87,02,980
206	3902 4002	39/ 40	Duplex	2836	206	3042	3346	24460	7,44,07,320	8,03,59,906	167500	87,00,120
207	3903	39/ 40	3 BHK	1169	102	1271	1398	24460	3,10,88,660	3,35,75,753	70000	36,35,060
208	3904 4004	39/ 40	Duplex	2293	191	2484	2732	24460	6,07,58,640	6,56,19,331	136500	71,04,240
209	3905 4005	39/ 40	Duplex	2291	191	2482	2730	24460	6,07,09,720	6,55,66,498	136500	70,98,520
210	3906	39/ 40	3 BHK	1169	99	1268	1395	24460	3,10,15,280	3,34,96,502	70000	36,26,480
Total				270239	21483	291722	320894		6,82,25,04,800	7,36,83,05,183		83,43,24,920

2) Building No. 1, Wing - B:

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 Carpet 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.	(Service Area \ Open Balcony Area) in Sq. Ft.							
1	402 & 502	4 & 5	Duplex	2293	134	2427	2670	22300	5,41,22,100	5,84,51,868	122000	69,41,220
2	403 & 503	4 & 5	Duplex	2337	146	2483	2731	22300	5,53,70,900	5,98,00,572	124500	71,01,380
3	404 & 504	4 & 5	Duplex	2836	143	2979	3277	22300	6,64,31,700	7,17,46,236	149500	85,19,940
4	501	5	3 BHK	1146	96	1242	1366	22360	2,77,71,120	2,99,92,810	62500	35,52,120
5	505	5	4 BHK	1419	101	1520	1672	22360	3,39,87,200	3,67,06,176	76500	43,47,200
6	506	5	3 BHK	1169	99	1268	1395	22360	2,83,52,480	3,06,20,678	64000	36,26,480
7	601	6	3 BHK	1146	96	1242	1366	22420	2,78,45,640	3,00,73,291	62500	35,52,120
8	602	6	3 BHK	1146	96	1242	1366	22420	2,78,45,640	3,00,73,291	62500	35,52,120
9	603	6	3 BHK	1169	102	1271	1398	22420	2,84,95,820	3,07,75,486	64000	36,35,060

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 Carpet 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.	(Service Area Open Balcony Area) in Sq. Ft.							
10	604	6	4 BHK	1419	103	1522	1674	22420	3,41,23,240	3,68,53,099	77000	43,52,920
11	605	6	4 BHK	1418	103	1521	1673	22420	3,41,00,820	3,68,28,886	76500	43,50,060
12	606	6	3 BHK	1169	99	1268	1395	22420	2,84,28,560	3,07,02,845	64000	36,26,480
13	701	7	3 BHK	1146	96	1242	1366	22480	2,79,20,160	3,01,53,773	63000	35,52,120
14	702	7	3 BHK	1146	96	1242	1366	22480	2,79,20,160	3,01,53,773	63000	35,52,120
15	703	7	3 BHK	1169	102	1271	1398	22480	2,85,72,080	3,08,57,846	64500	36,35,060
16	704	7	4 BHK	1419	103	1522	1674	22480	3,42,14,560	3,69,51,725	77000	43,52,920
17	705	7	4 BHK	1418	103	1521	1673	22480	3,41,92,080	3,69,27,446	77000	43,50,060
18	706	7	3 BHK	1169	99	1268	1395	22480	2,85,04,640	3,07,85,011	64000	36,26,480
19	801	8	3 BHK	1146	96	1242	1366	22540	2,79,94,680	3,02,34,254	63000	35,52,120
20	802	8	3 BHK	1146	96	1242	1366	22540	2,79,94,680	3,02,34,254	63000	35,52,120
21	803	8	3 BHK	1169	102	1271	1398	22540	2,86,48,340	3,09,40,207	64500	36,35,060
22	804	8	4 BHK	1419	103	1522	1674	22540	3,43,05,880	3,70,50,350	77000	43,52,920
23	805	8	4 BHK	1418	103	1521	1673	22540	3,42,83,340	3,70,26,007	77000	43,50,060
24	806	8	3 BHK	1169	99	1268	1395	22540	2,85,80,720	3,08,67,178	64500	36,26,480
25	901	9	3 BHK	1146	96	1242	1366	22600	2,80,69,200	3,03,14,736	63000	35,52,120
26	902	9	3 BHK	1146	96	1242	1366	22600	2,80,69,200	3,03,14,736	63000	35,52,120
27	903	9	3 BHK	1169	102	1271	1398	22600	2,87,24,600	3,10,22,568	64500	36,35,060
28	904	9	4 BHK	1419	103	1522	1674	22600	3,43,97,200	3,71,48,976	77500	43,52,920
29	905	9	4 BHK	1418	103	1521	1673	22600	3,43,74,600	3,71,24,568	77500	43,50,060
30	906	9	3 BHK	1169	99	1268	1395	22600	2,86,56,800	3,09,49,344	64500	36,26,480
31	1001	10	3 BHK	1146	96	1242	1366	22660	2,81,43,720	3,03,95,218	63500	35,52,120
32	1002	10	3 BHK	1146	96	1242	1366	22660	2,81,43,720	3,03,95,218	63500	35,52,120
33	1003	10	3 BHK	1169	102	1271	1398	22660	2,88,00,860	3,11,04,929	65000	36,35,060
34	1004	10	4 BHK	1419	103	1522	1674	22660	3,44,88,520	3,72,47,602	77500	43,52,920
35	1005	10	4 BHK	1418	103	1521	1673	22660	3,44,65,860	3,72,23,129	77500	43,50,060
36	1006	10	3 BHK	1169	99	1268	1395	22660	2,87,32,880	3,10,31,510	64500	36,26,480
37	1101	11	3 BHK	1146	96	1242	1366	22720	2,82,18,240	3,04,75,699	63500	35,52,120
38	1102	11	3 BHK	1146	96	1242	1366	22720	2,82,18,240	3,04,75,699	63500	35,52,120
39	1103	11	3 BHK	1169	102	1271	1398	22720	2,88,77,120	3,11,87,290	65000	36,35,060
40	1104	11	4 BHK	1419	103	1522	1674	22720	3,45,79,840	3,73,46,227	78000	43,52,920
41	1105	11	4 BHK	1418	103	1521	1673	22720	3,45,57,120	3,73,21,690	78000	43,50,060
42	1106	11	3 BHK	1169	99	1268	1395	22720	2,88,08,960	3,11,13,677	65000	36,26,480
43	1201	12	3 BHK	1146	96	1242	1366	22780	2,82,92,760	3,05,56,181	63500	35,52,120
44	1202	12	3 BHK	1146	96	1242	1366	22780	2,82,92,760	3,05,56,181	63500	35,52,120
45	1203	12	3 BHK	1169	102	1271	1398	22780	2,89,53,380	3,12,69,650	65000	36,35,060
46	1204	12	4 BHK	1419	103	1522	1674	22780	3,46,71,160	3,74,44,853	78000	43,52,920
47	1205	12	4 BHK	1418	103	1521	1673	22780	3,46,48,380	3,74,20,250	78000	43,50,060

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				Carpet Area in Sq. Ft.	(Service Area \ Open Balcony Area) in Sq. Ft.							
48	1206	12	3 BHK	1169	99	1268	1395	22780	2,88,85,040	3,11,95,843	65000	36,26,480
49	1301	13	3 BHK	1146	96	1242	1366	22840	2,83,67,280	3,06,36,662	64000	35,52,120
50	1302	13	3 BHK	1146	96	1242	1366	22840	2,83,67,280	3,06,36,662	64000	35,52,120
51	1303	13	3 BHK	1169	102	1271	1398	22840	2,90,29,640	3,13,52,011	65500	36,35,060
52	1304	13	4 BHK	1419	103	1522	1674	22840	3,47,62,480	3,75,43,478	78000	43,52,920
53	1305	13	4 BHK	1418	103	1521	1673	22840	3,47,39,640	3,75,18,811	78000	43,50,060
54	1306	13	3 BHK	1169	99	1268	1395	22840	2,89,61,120	3,12,78,010	65000	36,26,480
55	1401	14	3 BHK	1146	96	1242	1366	22900	2,84,41,800	3,07,17,144	64000	35,52,120
56	1402	14	3 BHK	1146	96	1242	1366	22900	2,84,41,800	3,07,17,144	64000	35,52,120
57	1403	14	3 BHK	1169	102	1271	1398	22900	2,91,05,900	3,14,34,372	65500	36,35,060
58	1404	14	4 BHK	1419	103	1522	1674	22900	3,48,53,800	3,76,42,104	78500	43,52,920
59	1405	14	4 BHK	1418	103	1521	1673	22900	3,48,30,900	3,76,17,372	78500	43,50,060
60	1406	14	3 BHK	1169	99	1268	1395	22900	2,90,37,200	3,13,60,176	65500	36,26,480
61	1501	15	3 BHK	1146	96	1242	1366	22960	2,85,16,320	3,07,97,626	64000	35,52,120
62	1502	15	3 BHK	1146	96	1242	1366	22960	2,85,16,320	3,07,97,626	64000	35,52,120
63	1503	15	3 BHK	1169	102	1271	1398	22960	2,91,82,160	3,15,16,733	65500	36,35,060
64	1504	15	4 BHK	1419	103	1522	1674	22960	3,49,45,120	3,77,40,730	78500	43,52,920
65	1505	15	4 BHK	1418	103	1521	1673	22960	3,49,22,160	3,77,15,933	78500	43,50,060
66	1506	15	3 BHK	1169	99	1268	1395	22960	2,91,13,280	3,14,42,342	65500	36,26,480
67	1601	16	3 BHK	1146	96	1242	1366	23020	2,85,90,840	3,08,78,107	64500	35,52,120
68	1602	16	3 BHK	1146	96	1242	1366	23020	2,85,90,840	3,08,78,107	64500	35,52,120
69	1603	16	3 BHK	1169	102	1271	1398	23020	2,92,58,420	3,15,99,094	66000	36,35,060
70	1604	16	4 BHK	1419	103	1522	1674	23020	3,50,36,440	3,78,39,355	79000	43,52,920
71	1605	16	4 BHK	1418	103	1521	1673	23020	3,50,13,420	3,78,14,494	79000	43,50,060
72	1606	16	3 BHK	1169	99	1268	1395	23020	2,91,89,360	3,15,24,509	65500	36,26,480
73	1701	17	3 BHK	1146	96	1242	1366	23080	2,86,65,360	3,09,58,589	64500	35,52,120
74	1702	17	3 BHK	1146	96	1242	1366	23080	2,86,65,360	3,09,58,589	64500	35,52,120
75	1703	17	3 BHK	1169	102	1271	1398	23080	2,93,34,680	3,16,81,454	66000	36,35,060
76	1704	17	4 BHK	1419	103	1522	1674	23080	3,51,27,760	3,79,37,981	79000	43,52,920
77	1705	17	4 BHK	1418	103	1521	1673	23080	3,51,04,680	3,79,13,054	79000	43,50,060
78	1706	17	3 BHK	1169	99	1268	1395	23080	2,92,65,440	3,16,06,675	66000	36,26,480
79	1801	18	3 BHK	1146	96	1242	1366	23140	2,87,39,880	3,10,39,070	64500	35,52,120
80	1802	18	3 BHK	1146	96	1242	1366	23140	2,87,39,880	3,10,39,070	64500	35,52,120
81	1803	18	3 BHK	1169	102	1271	1398	23140	2,94,10,940	3,17,63,815	66000	36,35,060
82	1804	18	4 BHK	1419	103	1522	1674	23140	3,52,19,080	3,80,36,606	79000	43,52,920
83	1805	18	4 BHK	1418	103	1521	1673	23140	3,51,95,940	3,80,11,615	79000	43,50,060
84	1806	18	3 BHK	1169	99	1268	1395	23140	2,93,41,520	3,16,88,842	66000	36,26,480

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				Carpet Area in Sq. Ft.	(Service Area Open Balcony Area) in Sq. Ft.							
85	1901	19	3 BHK	1146	96	1242	1366	23200	2,88,14,400	3,11,19,552	65000	35,52,120
86	1902	19	3 BHK	1146	96	1242	1366	23200	2,88,14,400	3,11,19,552	65000	35,52,120
87	1903	19	3 BHK	1169	102	1271	1398	23200	2,94,87,200	3,18,46,176	66500	36,35,060
88	1904	19	4 BHK	1419	103	1522	1674	23200	3,53,10,400	3,81,35,232	79500	43,52,920
89	1905	19	4 BHK	1418	103	1521	1673	23200	3,52,87,200	3,81,10,176	79500	43,50,060
90	1906	19	3 BHK	1169	99	1268	1395	23200	2,94,17,600	3,17,71,008	66000	36,26,480
91	2001	20	3 BHK	1146	96	1242	1366	23260	2,88,88,920	3,12,00,034	65000	35,52,120
92	2002	20	3 BHK	1146	96	1242	1366	23260	2,88,88,920	3,12,00,034	65000	35,52,120
93	2003	20	3 BHK	1169	102	1271	1398	23260	2,95,63,460	3,19,28,537	66500	36,35,060
94	2004	20	4 BHK	1419	103	1522	1674	23260	3,54,01,720	3,82,33,858	79500	43,52,920
95	2005	20	4 BHK	1418	103	1521	1673	23260	3,53,78,460	3,82,08,737	79500	43,50,060
96	2006	20	3 BHK	1169	99	1268	1395	23260	2,94,93,680	3,18,53,174	66500	36,26,480
97	2101	21	3 BHK	1146	96	1242	1366	23320	2,89,63,440	3,12,80,515	65000	35,52,120
98	2102	21	3 BHK	1146	96	1242	1366	23320	2,89,63,440	3,12,80,515	65000	35,52,120
99	2103	21	3 BHK	1169	102	1271	1398	23320	2,96,39,720	3,20,10,898	66500	36,35,060
100	2104	21	4 BHK	1419	103	1522	1674	23320	3,54,93,040	3,83,32,483	80000	43,52,920
101	2105	21	4 BHK	1418	103	1521	1673	23320	3,54,69,720	3,83,07,298	80000	43,50,060
102	2106	21	3 BHK	1169	99	1268	1395	23320	2,95,69,760	3,19,35,341	66500	36,26,480
103	2201	22	3 BHK	1146	96	1242	1366	23380	2,90,37,960	3,13,60,997	65500	35,52,120
104	2202	22	3 BHK	1146	96	1242	1366	23380	2,90,37,960	3,13,60,997	65500	35,52,120
105	2203	22	3 BHK	1169	102	1271	1398	23380	2,97,15,980	3,20,93,258	67000	36,35,060
106	2204	22	4 BHK	1419	103	1522	1674	23380	3,55,84,360	3,84,31,109	80000	43,52,920
107	2205	22	4 BHK	1418	103	1521	1673	23380	3,55,60,980	3,84,05,858	80000	43,50,060
108	2206	22	3 BHK	1169	99	1268	1395	23380	2,96,45,840	3,20,17,507	66500	36,26,480
109	2301	23	3 BHK	1146	96	1242	1366	23440	2,91,12,480	3,14,41,478	65500	35,52,120
110	2302	23	3 BHK	1146	96	1242	1366	23440	2,91,12,480	3,14,41,478	65500	35,52,120
111	2303	23	3 BHK	1169	102	1271	1398	23440	2,97,92,240	3,21,75,619	67000	36,35,060
112	2304	23	4 BHK	1419	103	1522	1674	23440	3,56,75,680	3,85,29,734	80500	43,52,920
113	2305	23	4 BHK	1418	103	1521	1673	23440	3,56,52,240	3,85,04,419	80000	43,50,060
114	2306	23	3 BHK	1169	99	1268	1395	23440	2,97,21,920	3,20,99,674	67000	36,26,480
115	2401	24	3 BHK	1146	96	1242	1366	23500	2,91,87,000	3,15,21,960	65500	35,52,120
116	2402	24	3 BHK	1146	96	1242	1366	23500	2,91,87,000	3,15,21,960	65500	35,52,120
117	2403	24	3 BHK	1169	102	1271	1398	23500	2,98,68,500	3,22,57,980	67000	36,35,060
118	2404	24	4 BHK	1419	103	1522	1674	23500	3,57,67,000	3,86,28,360	80500	43,52,920
119	2405	24	4 BHK	1418	103	1521	1673	23500	3,57,43,500	3,86,02,980	80500	43,50,060
120	2406	24	3 BHK	1169	99	1268	1395	23500	2,97,98,000	3,21,81,840	67000	36,26,480
121	2501	25	3 BHK	1146	96	1242	1366	23560	2,92,61,520	3,16,02,442	66000	35,52,120
122	2502	25	3 BHK	1146	96	1242	1366	23560	2,92,61,520	3,16,02,442	66000	35,52,120

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 Carpet 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.	(Service Area Open Balcony Area) in Sq. Ft.							
123	2503	25	3 BHK	1169	102	1271	1398	23560	2,99,44,760	3,23,40,341	67500	36,35,060
124	2504	25	4 BHK	1419	103	1522	1674	23560	3,58,58,320	3,87,26,986	80500	43,52,920
125	2505	25	4 BHK	1418	103	1521	1673	23560	3,58,34,760	3,87,01,541	80500	43,50,060
126	2506	25	3 BHK	1169	99	1268	1395	23560	2,98,74,080	3,22,64,006	67000	36,26,480
127	2601	26	3 BHK	1146	96	1242	1366	23620	2,93,36,040	3,16,82,923	66000	35,52,120
128	2602	26	3 BHK	1146	96	1242	1366	23620	2,93,36,040	3,16,82,923	66000	35,52,120
129	2603	26	3 BHK	1169	102	1271	1398	23620	3,00,21,020	3,24,22,702	67500	36,35,060
130	2604	26	4 BHK	1419	103	1522	1674	23620	3,59,49,640	3,88,25,611	81000	43,52,920
131	2605	26	4 BHK	1418	103	1521	1673	23620	3,59,26,020	3,88,00,102	81000	43,50,060
132	2606	26	3 BHK	1169	99	1268	1395	23620	2,99,50,160	3,23,46,173	67500	36,26,480
133	2701	27	3 BHK	1146	96	1242	1366	23680	2,94,10,560	3,17,63,405	66000	35,52,120
134	2702	27	3 BHK	1146	96	1242	1366	23680	2,94,10,560	3,17,63,405	66000	35,52,120
135	2703	27	3 BHK	1169	102	1271	1398	23680	3,00,97,280	3,25,05,062	67500	36,35,060
136	2704	27	4 BHK	1419	103	1522	1674	23680	3,60,40,960	3,89,24,237	81000	43,52,920
137	2705	27	4 BHK	1418	103	1521	1673	23680	3,60,17,280	3,88,98,662	81000	43,50,060
138	2706	27	3 BHK	1169	99	1268	1395	23680	3,00,26,240	3,24,28,339	67500	36,26,480
139	2801	28	3 BHK	1146	96	1242	1366	23740	2,94,85,080	3,18,43,886	66500	35,52,120
140	2802	28	3 BHK	1146	96	1242	1366	23740	2,94,85,080	3,18,43,886	66500	35,52,120
141	2803	28	3 BHK	1169	102	1271	1398	23740	3,01,73,540	3,25,87,423	68000	36,35,060
142	2804	28	4 BHK	1419	103	1522	1674	23740	3,61,32,280	3,90,22,862	81500	43,52,920
143	2805	28	4 BHK	1418	103	1521	1673	23740	3,61,08,540	3,89,97,223	81000	43,50,060
144	2806	28	3 BHK	1169	99	1268	1395	23740	3,01,02,320	3,25,10,506	67500	36,26,480
145	2901	29	3 BHK	1146	96	1242	1366	23800	2,95,59,600	3,19,24,368	66500	35,52,120
146	2902	29	3 BHK	1146	96	1242	1366	23800	2,95,59,600	3,19,24,368	66500	35,52,120
147	2903	29	3 BHK	1169	102	1271	1398	23800	3,02,49,800	3,26,69,784	68000	36,35,060
148	2904	29	4 BHK	1419	103	1522	1674	23800	3,62,23,600	3,91,21,488	81500	43,52,920
149	2905	29	4 BHK	1418	103	1521	1673	23800	3,61,99,800	3,90,95,784	81500	43,50,060
150	2906	29	3 BHK	1169	99	1268	1395	23800	3,01,78,400	3,25,92,672	68000	36,26,480
151	3001	30	3 BHK	1146	96	1242	1366	23860	2,96,34,120	3,20,04,850	66500	35,52,120
152	3002	30	3 BHK	1146	96	1242	1366	23860	2,96,34,120	3,20,04,850	66500	35,52,120
153	3003	30	3 BHK	1169	102	1271	1398	23860	3,03,26,060	3,27,52,145	68000	36,35,060
154	3004	30	4 BHK	1419	103	1522	1674	23860	3,63,14,920	3,92,20,114	81500	43,52,920
155	3005	30	4 BHK	1418	103	1521	1673	23860	3,62,91,060	3,91,94,345	81500	43,50,060
156	3006	30	3 BHK	1169	99	1268	1395	23860	3,02,54,480	3,26,74,838	68000	36,26,480
157	3101	31	3 BHK	1146	96	1242	1366	23920	2,97,08,640	3,20,85,331	67000	35,52,120
158	3102	31	3 BHK	1146	96	1242	1366	23920	2,97,08,640	3,20,85,331	67000	35,52,120
159	3103	31	3 BHK	1169	102	1271	1398	23920	3,04,02,320	3,28,34,506	68500	36,35,060
160	3104	31	4 BHK	1419	103	1522	1674	23920	3,64,06,240	3,93,18,739	82000	43,52,920

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 Carpet 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.	(Service Area Open Balcony Area) in Sq. Ft.							
161	3105	31	4 BHK	1418	103	1521	1673	23920	3,63,82,320	3,92,92,906	82000	43,50,060
162	3106	31	3 BHK	1169	99	1268	1395	23920	3,03,30,560	3,27,57,005	68000	36,26,480
163	3201	32	3 BHK	1146	96	1242	1366	23980	2,97,83,160	3,21,65,813	67000	35,52,120
164	3202	32	3 BHK	1146	96	1242	1366	23980	2,97,83,160	3,21,65,813	67000	35,52,120
165	3203	32	3 BHK	1169	102	1271	1398	23980	3,04,78,580	3,29,16,866	68500	36,35,060
166	3204	32	4 BHK	1419	103	1522	1674	23980	3,64,97,560	3,94,17,365	82000	43,52,920
167	3205	32	4 BHK	1418	103	1521	1673	23980	3,64,73,580	3,93,91,466	82000	43,50,060
168	3206	32	3 BHK	1169	99	1268	1395	23980	3,04,06,640	3,28,39,171	68500	36,26,480
169	3301	33	3 BHK	1146	96	1242	1366	24040	2,98,57,680	3,22,46,294	67000	35,52,120
170	3302	33	3 BHK	1146	96	1242	1366	24040	2,98,57,680	3,22,46,294	67000	35,52,120
171	3303	33	3 BHK	1169	102	1271	1398	24040	3,05,54,840	3,29,99,227	68500	36,35,060
172	3304	33	4 BHK	1419	103	1522	1674	24040	3,65,88,880	3,95,15,990	82500	43,52,920
173	3305	33	4 BHK	1418	103	1521	1673	24040	3,65,64,840	3,94,90,027	82500	43,50,060
174	3306	33	3 BHK	1169	99	1268	1395	24040	3,04,82,720	3,29,21,338	68500	36,26,480
175	3401	34	3 BHK	1146	96	1242	1366	24100	2,99,32,200	3,23,26,776	67500	35,52,120
176	3402	34	3 BHK	1146	96	1242	1366	24100	2,99,32,200	3,23,26,776	67500	35,52,120
177	3403	34	3 BHK	1169	102	1271	1398	24100	3,06,31,100	3,30,81,588	69000	36,35,060
178	3404	34	4 BHK	1419	103	1522	1674	24100	3,66,80,200	3,96,14,616	82500	43,52,920
179	3405	34	4 BHK	1418	103	1521	1673	24100	3,66,56,100	3,95,88,588	82500	43,50,060
180	3406	34	3 BHK	1169	99	1268	1395	24100	3,05,58,800	3,30,03,504	69000	36,26,480
181	3501	35	3 BHK	1146	96	1242	1366	24160	3,00,06,720	3,24,07,258	67500	35,52,120
182	3502	35	3 BHK	1146	96	1242	1366	24160	3,00,06,720	3,24,07,258	67500	35,52,120
183	3503	35	3 BHK	1169	102	1271	1398	24160	3,07,07,360	3,31,63,949	69000	36,35,060
184	3504	35	4 BHK	1419	103	1522	1674	24160	3,67,71,520	3,97,13,242	82500	43,52,920
185	3505	35	4 BHK	1418	103	1521	1673	24160	3,67,47,360	3,96,87,149	82500	43,50,060
186	3506	35	3 BHK	1169	99	1268	1395	24160	3,06,34,880	3,30,85,670	69000	36,26,480
187	3601	36	3 BHK	1146	96	1242	1366	24220	3,00,81,240	3,24,87,739	67500	35,52,120
188	3602	36	3 BHK	1146	96	1242	1366	24220	3,00,81,240	3,24,87,739	67500	35,52,120
189	3603	36	3 BHK	1169	102	1271	1398	24220	3,07,83,620	3,32,46,310	69500	36,35,060
190	3604	36	4 BHK	1419	103	1522	1674	24220	3,68,62,840	3,98,11,867	83000	43,52,920
191	3605	36	4 BHK	1418	103	1521	1673	24220	3,68,38,620	3,97,85,710	83000	43,50,060
192	3606	36	3 BHK	1169	99	1268	1395	24220	3,07,10,960	3,31,67,837	69000	36,26,480
193	3701	37	3 BHK	1146	96	1242	1366	24280	3,01,55,760	3,25,68,221	68000	35,52,120
194	3702	37	3 BHK	1146	96	1242	1366	24280	3,01,55,760	3,25,68,221	68000	35,52,120
195	3703	37	3 BHK	1169	102	1271	1398	24280	3,08,59,880	3,33,28,670	69500	36,35,060
196	3704	37	4 BHK	1419	103	1522	1674	24280	3,69,54,160	3,99,10,493	83000	43,52,920
197	3705	37	4 BHK	1418	103	1521	1673	24280	3,69,29,880	3,98,84,270	83000	43,50,060
198	3706	37	3 BHK	1169	99	1268	1395	24280	3,07,87,040	3,32,50,003	69500	36,26,480

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 Carpet 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.	(Service Area Open Balcony Area) in Sq. Ft.							
199	3801	38	3 BHK	1146	96	1242	1366	24340	3,02,30,280	3,26,48,702	68000	35,52,120
200	3802	38	3 BHK	1146	96	1242	1366	24340	3,02,30,280	3,26,48,702	68000	35,52,120
201	3803	38	3 BHK	1169	102	1271	1398	24340	3,09,36,140	3,34,11,031	69500	36,35,060
202	3804	38	4 BHK	1419	103	1522	1674	24340	3,70,45,480	4,00,09,118	83500	43,52,920
203	3805	38	4 BHK	1418	103	1521	1673	24340	3,70,21,140	3,99,82,831	83500	43,50,060
204	3806	38	3 BHK	1169	99	1268	1395	24340	3,08,63,120	3,33,32,170	69500	36,26,480
205	3901 4001	39/ 40	Duplex	2291	191	2482	2730	24460	6,07,09,720	6,55,66,498	136500	70,98,520
206	3902 4002	39/ 40	Duplex	2293	192	2485	2734	24460	6,07,83,100	6,56,45,748	137000	71,07,100
207	3903	39/ 40	3 BHK	1169	102	1271	1398	24460	3,10,88,660	3,35,75,753	70000	36,35,060
208	3904 4004	39/ 40	Duplex	2836	206	3042	3346	24460	7,44,07,320	8,03,59,906	167500	87,00,120
209	3905 4005	39/ 40	Duplex	2837	206	3043	3347	24460	7,44,31,780	8,03,86,322	167500	87,02,980
210	3906	39/ 40	3 BHK	1169	99	1268	1395	24460	3,10,15,280	3,34,96,502	70000	36,26,480
Total				270206	21482	291688	320857		6,82,17,13,000	7,36,74,50,038		83,42,27,680

Summary of the Project:

Building No. 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 ₹
1 / A	3 BHK – 136 4 BHK – 67 Duplex – 07	210	291722	320894	6,82,25,04,800.00	7,36,83,05,183.00
1 / B	3 BHK – 136 4 BHK – 67 Duplex – 07	210	291688	320857	6,82,17,13,000.00	7,36,74,50,038.00
Total		420	583410	641751	13,64,42,17,800.00	14,73,57,55,221.00

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	13,64,42,17,800.00
Final Realizable Value After Completion in ₹	14,73,57,55,221.00
Cost of Construction (Total Built up area x Rate) 641751 Sq. Ft. x ₹ 2600.00	1,66,85,52,600.00

Part – C (Extra Items)		Amount in ₹
1.	Portico	N.A. Building Construction work not yet started
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 not yet started
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 not yet started
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 not yet started
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 ₹		₹ 13,64,42,17,800.00
Final Realizable Value After Completion in ₹		₹ 14,73,57,55,221.00

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 ₹ 21,000.00 to ₹ 25,000.00 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 ₹ 22,300.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.



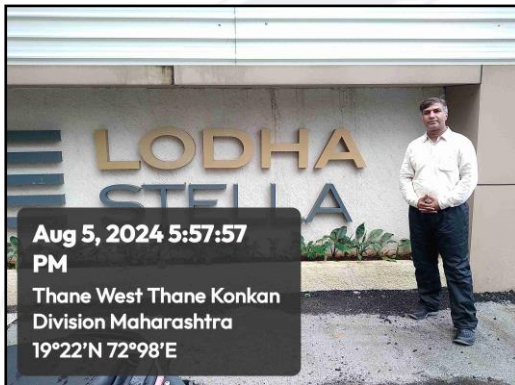
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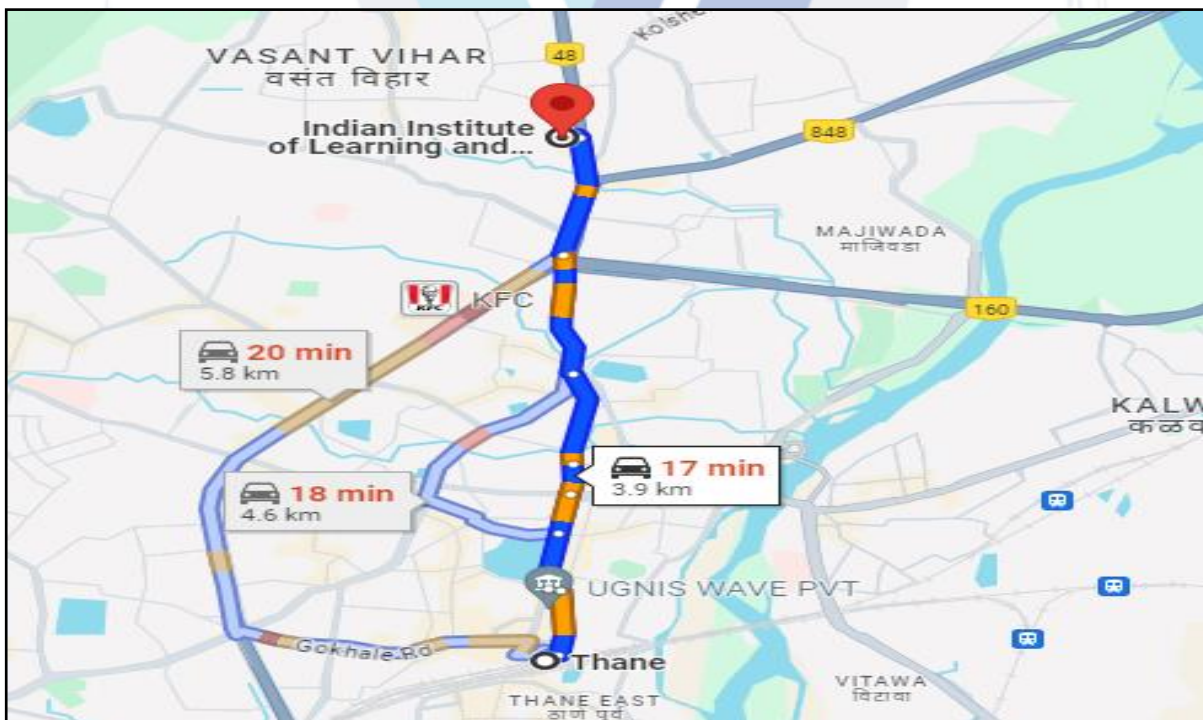
An ISO 9001 : 2015 Certified Company



Actual Site Photographs



Route Map of the property



Latitude Longitude: 19°13'11.8"N 72°58'37.6"E

Note: The Blue line shows the route to site from nearest Railway station (Thane – 3.9 Km.)




Since 1989

Vastukala Consultants (I) Pvt. Ltd.

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Ready Reckoner Rate


Department of Registration & Stamps
 Government of Maharashtra

नोंदणी व मुद्रांक विभाग
 महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
 बाजारमूल्य दर पत्रक

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Year

2024/2025

Annual Statement of Rates

Language

English

Selected District ठाणे

Select Taluka ठाणे

Select Village गावाचे नाव : माजीवडे

Search By Survey No Location

Enter Survey No

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
6/26-4अ) ठाणे खाडी लगतचा माजीवडे गावाचा संपुर्ण भाग सर्वे नंबर	44600	114500	121600	143400	121600	चौ. मीटर	सर्व्हे नंबर
6/27-4ब) ठाणे खाडी लगतचा माजीवडयाचा भाग सिटीएस क्रमांक	41400	137600	154700	172800	154700	चौ. मीटर	सि.टी.एस. नंबर

Sales Instance

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate / Sq. Ft. on Carpet Area
12952/2024	07.05.2024	2,63,01,000.00	122.54	1319	19,940.00

1295274 07-08-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि.ठाणे 2 दस्त क्रमांक : 12952/2024 नोदणी : Regn:63m
गावाचे नाव : माजिवडे		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	26301000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	17918425.348	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन : इतर माहिती: सदनिका नं-1503,माळा नं-15वा मजला,विंग-ए,इमारतीचे नाव-विंग ए,प्रोजेक्टचे नाव-ठाणे प्रोजेक्ट,प्रोजेक्ट चा पत्ता- लोढा स्टेला कापूरबावडी,जी बी रोड,ठाणे,सोबत दोन कार पार्किंग((Survey Number : 144/1 Part, 145/1/1 Part, 145/2 Part, 148/1/1 Part व दस्तात नमूद केल्याप्रमाणे ;))	
(5) क्षेत्रफळ	122.54 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 कु.मु. सुरेन्द्रन नायर तर्फे कबुलीजबाबासाठी कु. मु. विनायक कागिनकर - - वय:-37 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: 412, 4था मजला, 17जी वर्धमान चेंबर, कावसजी पटेल रोड, हॉर्निमन सर्कल, फोर्ट, मुंबई, ब्लॉक नं. -, रोड नं: पॅन नं. :-AAACL1490J, महाराष्ट्र, MUMBAI. पिन कोड:-400001 पॅन नं:-	
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अभय कुमार राज - - वय:-53; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: बी1-404 हाइड पार्क गॅलक्सी तुलसीधाम जवळ, ऑफ घोडबंदर रोड ठाणे वेस्ट, ब्लॉक नं. -, रोड नं: पॅन नं:-ABEPR2178P, महाराष्ट्र, THANE. पिन कोड:-400610 पॅन नं:- 2): नाव:-आशिमा राज - - वय:-53; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: बी1-404 हाइड पार्क गॅलक्सी तुलसीधाम जवळ, ऑफ घोडबंदर रोड ठाणे वेस्ट, ब्लॉक नं. -, रोड नं: पॅन नं. :-AHFPR3210H, महाराष्ट्र, ठाणे. पिन कोड:-400610 पॅन नं:-	
(9) दस्तऐवज करुन दिल्याचा दिनांक	07/05/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	07/05/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	12952/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1841500	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		

Sales Instance

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate / Sq. Ft. on Carpet Area
14090/2024	21.05.2024	2,78,80,000.00	122.54	1319	21,140.00

सूची क्र.2	
1409074 07-08-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	दुय्यम निबंधक : सह दु.नि.ठाणे 2 दस्त क्रमांक : 14090/2024 नोदंणी : Regn:63m
गावाचे नाव : माजिवडे	
(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	27880000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	17467904.3
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन : इतर माहिती: सदनिका नं- 3404 माळा नं- 34वा मजला विंग ए इमारतीचे नाव -विंग ए प्रोजेक्टचे नाव- ठाणे प्रोजेक्ट प्रोजेक्ट चा पत्ता- लोढा स्टेला,कापूरबावडी जंक्शन,जीबी रोड,ठाणे पार्किंग - सोबत दोन कार पार्किंग((Survey Number : 144/1 Part, 145/1/1 Part, 145/2 Part, 148/1/1 Part व दस्तात नमूद केल्याप्रमाणे ;))
(5) क्षेत्रफळ	122.54 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:-मॅक्रोटेक डेव्हलपर्स लि. तर्फे कु.मु.सुरेन्द्रन नायर तर्फे कबुलीजबाबासाठी कु.मु. प्रताप सातवेकर वय:-39 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, मुंबई. 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:-पिकेश उपाध्याय वय:-52; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: बी-501 निहारिका कोहोसो लिमिटेड समोर. लोकपुरम ठाणे, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-400607 पॅन नं:-AACPU1766B 2): नाव:-कुंतल पिकेश उपाध्याय वय:-48; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: बी-501 निहारिका कोहोसो लिमिटेड समोर. लोकपुरम ठाणे, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-400607 पॅन नं:-AABPT3109J
(9) दस्तऐवज करुन दिल्याचा दिनांक	21/05/2024
(10)दस्त नोंदणी केल्याचा दिनांक	21/05/2024
(11)अनुक्रमांक,खंड व पृष्ठ	14090/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1952000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

Sales Instance

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate / Sq. Ft. on Carpet Area
8416/2024	21.03.2024	3,50,66,000.00	147.25	1585	22,124.00

841674 07-08-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि.ठाणे 2 दस्त क्रमांक : 8416/2024 नोंदणी : Regn:63m
गावाचे नाव : माजिवडे		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	35066000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	22166938.6	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन : इतर माहिती: सदनिका नं- 3401 माळा नं- 34वा मजला विंग ए इमारतीचे नाव -विंग ए प्रोजेक्टचे नाव- ठाणे प्रोजेक्ट प्रोजेक्ट चा पत्ता- लोढा स्टेला,कापूरबावडी जंक्शन,जीबी रोड,ठाणे पार्किंग - सोबत तीन कार पार्किंग((Survey Number : 144/1 Part, 145/1/1 Part, 145/2 Part, 148/1/1 Part व दस्तात नमूद केल्याप्रमाणे ;))	
(5) क्षेत्रफळ	147.25 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:-मॅक्रोटेक डेव्हलपर्स लि. तर्फे कु.मु.सुरेन्द्रन नायर तर्फे कबुलीजबाबासाठी कु.मु. विनायक कागिनकर - - वय:-37 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:-जितेंद्र वामनराव घोडे - - वय:-39; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: डब्ल्यू4/1804, कासा फ्रेस्को-डी, लोढा अमारा, कोलशेत, ठाणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400607 पॅन नं:-ALWPG9858P 2): नाव:-वैशाली जितेंद्र घोडे - - वय:-37; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: डब्ल्यू4/1804, कासा फ्रेस्को-डी, लोढा अमारा, कोलशेत, ठाणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400607 पॅन नं:-BCLPB5521R	
(9) दस्तऐवज करुन दिल्याचा दिनांक	21/03/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	21/03/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	8416/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	2455000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		

Sales Instance

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate / Sq. Ft. on Carpet Area
10579/2024	12.04.2024	3,18,07,000.00	147.25	1585	20,070.00

1057974 07-08-2024 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि.ठाणे 2 दस्त क्रमांक : 10579/2024 नोंदणी : Regn:63m
गावाचे नाव : माजिवडे		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	31807000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	22166938.6	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन : , इतर माहिती: सदनिका नं- 3402 माळा नं- 34वा मजला विंग ए इमारतीचे नाव -विंग ए प्रोजेक्टचे नाव- ठाणे प्रोजेक्ट प्रोजेक्ट चा पत्ता- लोढा स्टेला,कापूरबावडी जंक्शन,जीबी रोड,ठाणे पार्किंग -सोबत तीन कार पार्किंग((Survey Number : 144/1 Part, 145/1/1 Part, 145/2 Part, 148/1/1 Part व दस्तात नमूद केल्याप्रमाणे ;))	
(5) क्षेत्रफळ	147.25 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:-मॅक्रोटिक डेव्हलपर्स लि. तर्फे कु.मु. पेट्रिक मोनिस तर्फे कबुलीजबाबासाठी कु.मु. विनायक कागिनकर - - वय:-37 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 करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अमेय जोशी - - वय:-42; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: ए2/701 वेदांत कॉम्प्लेक्स वर्तक नगर ठाणे, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-400606 पॅन नं:-AICPJ7007J 2): नाव:-वृषाली दिक्षित जोशी - - वय:-40; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: ए2/701 वेदांत कॉम्प्लेक्स वर्तक नगर ठाणे, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-400606 पॅन नं:-AMBPD1587G	
(9) दस्तऐवज करून दिल्याचा दिनांक	12/04/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	12/04/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	10579/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	2226500	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		

Sales Instance

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate / Sq. Ft. on Carpet Area
12801/2024	06.05.2024	2,86,51,500.00	122.54	1319.00	21,720.00

सूची क्र.2	
1280174 07-08-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	दुय्यम निबंधक : सह दु.नि.ठाणे 2 दस्त क्रमांक : 12801/2024 नोंदणी : Regn:63m
गावाचे नाव : माजिवडे	
(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	28651500
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	18323616.112
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन : इतर माहिती: सदनिका नं- 2106 माळा नं- 21 वा मजला विंग ए इमारतीचे नाव -विंग ए प्रोजेक्टचे नाव- ठाणे प्रोजेक्ट प्रोजेक्ट चा पत्ता- लोढा स्टेला,कापूरबावडी जंक्शन,जीबी रोड,ठाणे पार्किंग - सोबत दोन कार पार्किंग((Survey Number : 144/1 Part, 145/1/1 Part, 145/2 Part, 148/1/1 Part व दस्तात नमूद केल्याप्रमाणे ;))
(5) क्षेत्रफळ	122.54 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:-मॅक्रोटेक डेव्हलपर्स लि. तर्फे कु.मु.सुरेन्द्रन नायर तर्फे कबुलीजबाबासाठी कु.मु. विनायक कागिनकर - वय:-37 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: 412 4था मजला 17जी वर्धमान चेंबर कावसजी पटेल रोड हॉर्निमन सर्कल, फोर्ट, मुंबई, ब्लॉक नं. -, रोड नं: पॅन नं:- AAACL1490J, महाराष्ट्र, MUMBAI. पिन कोड:-400001 पॅन नं:-
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-केतकी पराग मेहुणकर - वय:-37; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: ए-201 मिनरल हाऊस ठाकूर गाव कांदिवली पूर्व मुंबई, ब्लॉक नं. -, रोड नं: पॅन नं:- AHVPT0517F, महाराष्ट्र, MUMBAI. पिन कोड:-400101 पॅन नं:- 2): नाव:-पराग दिलीप मेहुणकर - वय:-40; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: ए-201 मिनरल हाऊस ठाकूर गाव कांदिवली पूर्व मुंबई, ब्लॉक नं. -, रोड नं: पॅन नं:-AWUPM2531N, महाराष्ट्र, MUMBAI. पिन कोड:-400101 पॅन नं:-
(9) दस्तऐवज करुन दिल्याचा दिनांक	06/05/2024
(10)दस्त नोंदणी केल्याचा दिनांक	06/05/2024
(11)अनुक्रमांक,खंड व पृष्ठ	12801/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	2006000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
3 BHK	Magicbricks.com	1319.00	3,10,00,000.00	23,500.00




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Sell ▾
Home Loans ▾

Home > Property for Sale in Thane > Flats for Sale in Thane > Flats for Sale in Kapurbawdi > 3 BHK Flats for Sale in Kapurbawdi > 1319 Sq-ft.

₹3.10 Cr EMI - ₹1.40L | [Get pre-approved loan](#)

[Check Market Value with PropWorth](#)

3 BHK 1319 Sq-ft Flat For Sale in [Kapurbawdi, Thane](#)

3 Beds
 3 Baths
 1 Balcony
 2 Covered Parking

Smart Home
 Skydeck

Carpet Area 1319 sqft - ₹23,503/sqft	Floor 34(Out of 40 Floors)	Transaction Type New Property	Additional Rooms 1 Servant Room
Facing East	Lifts 6	Furnished Status Unfurnished	Car Parking 2 Covered

✔ East Facing Property

Contact Agent
Get Phone No.

More Details

Price Breakup	₹3.1 Cr ₹6,595
Booking Amount	₹1.4 Lac
RERA ID	P51700053017
Address	Lodha Stella, kapurbawdi Jn. G.b Road, Thane, Kapurbawdi, Thane, Maharashtra

Price Indicators


Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
4 BHK	magicbricks.com	1585.00	3,52,00,000.00	22,200.00





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₹3.52 Cr [EMI - ₹1.59L](#) | [Can I afford it?](#)

[Check Market Value with PropWorth](#)

4 BHK 1585 Sq-ft Flat For Sale in [Kapurbawdi, Thane](#)



4 Beds
 4 Baths
 1 Balcony
 1 Covered Parking

 Service/Goods ...

Carpet Area 1585 sqft ~ ₹22,209/sqft	Floor 2(Out of 51 Floors)	Transaction Type New Property	Additional Rooms 1 Servant Room
Facing North - East	Lifts 5	Furnished Status Unfurnished	Car Parking 1 Covered

Contact Agent

Get Phone No.

More Details

Price Breakup	₹3.52 Cr ₹7
Booking Amount	₹1.0 Lac
RERA ID	P51700053017
Address	Kapurbawdi, Kapurbawdi, Thane, Maharashtra

Price Indicators


Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
4 BHK	Magicbricks.com	1550.00	3,70,00,000.00	23,871.00


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Sell ▾
Home Loans ▾

₹3.70 Cr [EMI - ₹1.67L](#) | [Can I afford it?](#)

[Check Market Value with](#) [PropWorth](#)

4 BHK 2300 Sq-ft Flat For Sale in [Kapurbawdi, Thane](#)





🛏️ 4 Beds
🚿 4 Baths
🏠 1 Balcony
🚗 3 Covered Parking

🏢 Skydeck
👤 Concierge Se...

<p>Carpet Area</p> <p>1550 sqft ▾</p> <p>₹23,871/sqft</p>	<p>Floor</p> <p>15(Out of 42 Floors)</p>	<p>Transaction Type</p> <p>Resale</p>	<p>Additional Rooms</p> <p>1 Store Room</p>
<p>Facing</p> <p>North</p>	<p>Lifts</p> <p>4</p>	<p>Furnished Status</p> <p>Unfurnished</p>	<p>Car Parking</p> <p>3 Covered</p>

📍 Near Cine wonder mall

Contact Agent


Get Phone No.

More Details


Price Breakup	₹3.7 Cr ₹7
Booking Amount	₹5.0 Lac
RERA ID	P5170003017
Address	Lodha stella, Near Cine wonder mall, Kapurbawadi, Thane west, Kapurbawdi, Thane, Maharashtra
Landmarks	Near Cine wonder mall

Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
3 BHK	theproperties.com	1319.00	2,70,00,000.00	20,470.00
3 BHK	theproperties.com	1585.00	3,43,00,000.00	21,650.00




[Agents](#)




Lodha Stella
By Lodha Group


₹ 2.7 Cr ^①
Onwards




Thane West, Mumbai
(show on map)



3, 4 BHK
Configuration



1319 - 1585 Sq. Ft.
Unit Sizes




Jul-2029
Possession

LODHA STELLA FLOOR PLAN & PRICING

3 BHK

4 BHK

4 Bed - 1585 Sq.Ft.




4 BHK

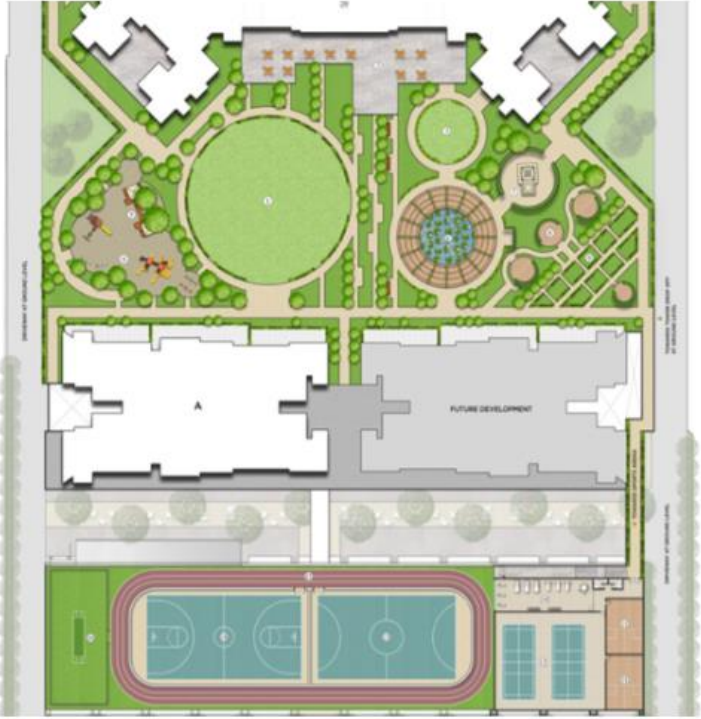
Area 1585 Sq. Ft. Carpet

Rs. 3.43 Cr ^①

Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
3 BHK	www.indextap.com	1145.00	2,70,00,000.00	23,580.00
5 BHK	www.indextap.com	2834.00	6,60,00,000.00	23,300.00


Home > Lodha Group > Majiwade > **Lodha Stella**



Lodha Stella

📍 Majiwade

No of Towers
||| 2

Size
📏 1,145 - 2,834 sqft

Price/sqft
₹ 23.3 K

No of Flats
🏠 421

Type
🏠 3, 4 & 5 BHK Flats

Ticket Size
🏠 ₹ 2.7 Cr - ₹ 6.6 Cr

Price Indicators

Projects nearby Locality


Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
2 BHK	Magicbricks.com	789.00	1,88,00,000.00	23,830.00

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Sell ▾
Home Loans ▾

₹1.88 Cr EMI - ₹ 85k | [Get pre-approved loan](#) ✓ ZERO BROKERAGE


[Check Market Value with PropWorth](#)

2 BHK 789 Sq-ft Flat For Sale in [Kapurbawdi, Thane](#)



🛏️ 2 Beds | 🚿 1 Bath | 🏠 1 Balcony | 🚗 1 Covered Parking

Carpet Area 789 sqft - ₹23,830/sqft	Floor 31(Out of 38 Floors)	Transaction Type New Property
Additional Rooms 1 Store Room	Lifts 5	Furnished Status Unfurnished
Car Parking 1 Covered	Type Of Ownership Freehold	Age Of Construction Under Construction



📍 Near DAV public school , neighbourhood meadows

Contact Builder
Get Phone No.

👤 Last contact made 1 day ago

More Details

Price Breakup	₹1.88 Cr ₹2.4 Lac
Booking Amount	₹1.1 Lac
RERA ID	P51700055585
Address	Miraya Divine site sales gallert, tulsidham road, Near DAV public school, Kapurbawdi, Thane, Maharashtra

Price Indicators Projects nearby Locality




Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
3 BHK	magicbricks.com	880.00	2,05,00,000.00	23,295.00




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₹2.05 Cr EMI - ₹92k | Can I afford it? ✓ VERIFIED ON SITE

[Check Market Value with PropWorth](#)

3 BHK 880 Sq-ft Flat For Sale [Kapurbawdi, Thane](#)

3 Beds
3 Baths
2 Covered Parking
Unfurnished
Smart Home
Fireplace

Carpet Area 880 sqft ₹23,295/sqft	Developer Neelkanth Group	Project Neelkanth Palms	Floor 7(Out of 19 Floors)
Transaction Type Resale	Status Ready to Move	Facing East	Lifts 2

Contact Agent
Get Phone No.

More Details

Price Breakup	₹2.05 Cr ₹5
Booking Amount	₹4.0 Lac
Address	Neelkanth Palms, Classic, Kapurbawdi, Thane, Maharashtra
Landmarks	Kapurbawdi

Price Indicators

Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
3 BHK	Magicbricks.com	1350.00	3,00,00,000.00	22,222.00

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾


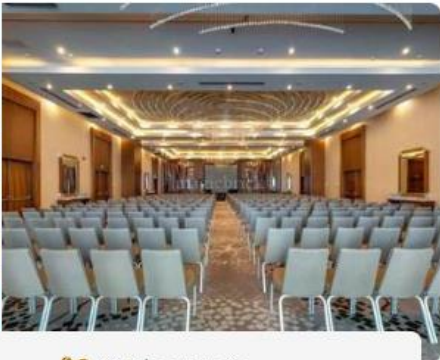
Home > Property for Sale in Thane > Flats for Sale in Thane > Flats for Sale in Kapurbawdi > 3 BHK Flats for Sale in Kapurbawdi > 1350 Sq-ft

₹3.0 Cr EMI - ₹1.35L | [How much loan can I get?](#)

[Check Market Value with PropWorth](#)

⋮

3 BHK 1350 Sq-ft Flat For Sale in **Kapurbawdi, Thane**

3 Beds
 3 Baths
 2 Balconies
 1 Covered Parking
 Outdoor Tennis...

Carpet Area 1350 sqft ₹22,222/sqft	Floor 11(Out of 29 Floors)	Transaction Type New Property	Facing West
Lifts 4	Furnished Status Unfurnished	Car Parking 1 Covered	Type Of Ownership Freehold

Contact Agent

Get Phone No.

👤 Last contact made 72 days ago

More Details

Price Breakup	₹3 Cr ₹5,000
Booking Amount	₹1.0 Lac
Address	2102., Kapurbawdi, Thane, Maharashtra

Price Indicators

Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
3 BHK	magicbricks.com	1350.00	3,15,00,000.00	23,333.00

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Rent
Sell
Home Loans

Home » Property for Sale in Thane » Flats for Sale in Thane » Flats for Sale in Kapurbawdi » 3 BHK Flats for Sale in Kapurbawdi » 2092 Sq-ft

₹3.15 Cr EMI - ₹1.42L | [How much loan can I get?](#)

[Check Market Value with PropWorth](#)

3 BHK 2092 Sq-ft Flat For Sale in **Kapurbawdi, Thane**

3 Beds
3 Baths
1 Balcony
2 Covered Parking
Health club ...
Jogging and ...

Carpet Area 1350 sqft ₹23,333/sqft	Floor 10(Out of 26 Floors)	Transaction Type New Property	Additional Rooms 1 Servant Room
Facing East	Lifts 4	Furnished Status Unfurnished	Car Parking 2 Covered

East Facing Property

Contact Agent
Get Phone No.

More Details

Price Breakup	₹3.15 Cr ₹13,500
Booking Amount	₹6.0 Lac
RERA ID	P51700011539
Address	Ghodbunder Road, Kapurbavdi, Kapurbawdi, Thane, Maharashtra
Landmarks	Thane West, Ghodbunder Road, Kapurbavdi, Majiwada, Thane, Nr Pokhran 2

Price Indicators

Projects nearby Locality


Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
2 BHK	magicbricks.com	711.00	1,58,00,000.00	22,222.00

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₹1.58 Cr [EMI - ₹ 71k](#) | [How much loan can I get?](#)

[Check Market Value with PropWorth](#)

2 BHK 961 Sq-ft Flat For Sale [Kapurbawdi, Thane](#)



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

Carpet Area 711 sqft ₹22,222/sqft	Developer Kalpataru Ltd.	Project Kalpataru Paramount
Floor 22(Out of 35 Floors)	Transaction Type New Property	Facing East
Lifts 4	Furnished Status Unfurnished	Car Parking 1 Covered

✓ East Facing Property

Contact Agent

Get Phone No.

Last contact made 89 days ago

More Details

Price Breakup	₹1.58 Cr ₹3,000
Booking Amount	₹1.0 Lac
RERA ID	P51700004031
Address	Kapurbawdi Junction, Thane, Kapurbawdi, Thane, Maharashtra
Landmarks	• Wonder Mall, 2 KM,[object Object],• Jupiter Hospital, 2.4 KM,[object Object],•Holy Cross High School

Price Indicators

Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
3 BHK	Magicbricks.com	998.00	2,39,00,000.00	23,948.00



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Rent ▾
Sell ▾
Home Loans ▾

Home » Property for Sale in Thane » Flats for Sale in Thane » Flats for Sale in Manpada Thane West » 3 BHK Flats for Sale in Manpada Thane West » 998 Sq-ft

₹ 2.39 Cr EMI - ₹ 1.08L | [Get pre-approved loan](#) ✓ VERIFIED ON SITE

[Check Market Value with PropWorth](#)

3 BHK 998 Sq-ft Flat For Sale [Manpada Thane West, Thane](#)

3 Beds
 3 Baths
 1 Balcony
 1 Covered Parking

Grand Entr...
 Meditation A...

Carpet Area	Developer	Project	Floor
998 sqft ₹ 23,948/sqft	Neelkanth Group	Neelkanth Palms	22(Out of 27 Floors)
Transaction Type	Status	Facing	Lifts
Resale	Ready to Move	North - East	4

Contact Agent

Get Phone No.

Last contact made 3 days ago

More Details

Price Breakup	₹ 2.39 Cr
Booking Amount	₹ 5.0 Lac
RERA ID	0
Address	Kapurbawdi, Thane West, Thane, Maharashtra, Manpada Thane West, Thane, Maharashtra

Price Indicators

Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
3 BHK	magicbricks.com	1307.00	2,90,00,000.00	22,250.00

Home > Property for Sale in Thane > Flats for Sale in Thane > Flats for Sale in Kapurbawdi > 3 BHK Flats for Sale in Kapurbawdi > 1829 Sq-ft

₹2.90 Cr EMI - ₹1.31L | [Get pre-approved loan](#)

[Check Market Value with PropWorth](#)

3 BHK 1829 Sq-ft Flat For Sale in [Kapurbawdi, Thane](#)








Photo not uploaded by advertiser


[Request Photos](#)


 3 Beds

 3 Baths

 3 Balconies

 1 Covered Parking

 Private pool

 Fingerprint A...

Carpet Area 1307 sqft <small>₹22,250/sqft</small>	Floor 25(Out of 31 Floors)	Transaction Type New Property	Facing North - West
Lifts 3	Furnished Status Unfurnished	Car Parking 1 Covered, 1 Open	Type Of Ownership Freehold

[Contact Agent](#)

[Get Phone No.](#)

More Details

Price Breakup	₹2.9 Cr ₹9,500
Booking Amount	₹1.5 Lac
Address	Pokharan Road Number 2, Thane, Kapurbawdi, Thane, Maharashtra
Landmarks	Pokhran road 2.

Price Indicators Projects nearby Locality


Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
2 BHK	magicbricks.com	789.00	1,88,00,000.00	23,830.00

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

₹1.88 Cr
EMI - ₹ 85k
[Get pre-approved loan](#)
ZERO BROKERAGE

[Check Market Value with](#)
[PropWorth](#)

2 BHK 789 Sq-ft Flat For Sale in [Kapurbawdi, Thane](#)



2 Beds
 1 Bath
 1 Balcony
 1 Covered Parking

Carpet Area 789 sqft ▾ ₹23,830/sqft	Floor 31(Out of 38 Floors)	Transaction Type New Property
Additional Rooms 1 Store Room	Lifts 5	Furnished Status Unfurnished
Car Parking 1 Covered	Type Of Ownership Freehold	Age Of Construction Under Construction

✔ Near DAV public school , neighbourhood meadows

Contact Builder
Get Phone No.

👤 Last contact made 1 day ago

More Details

Price Breakup	₹1.88 Cr ₹2.4 Lac
Booking Amount	₹1.1 Lac
RERA ID	P51700055585
Address	Miraya Divine site sales gallert, tulsidham road, Near DAV public school, Kapurbawdi, Thane, Maharashtra
Landmarks	Near DAV public school, neighbourhood meadows

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: 13.08.2024

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 13.08.2024 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
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
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 – 13.08.2024 Date of Report – 13.08.2024
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 **13th 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**. 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**. For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

Environmental Conditions

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

Town Planning

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

Area

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

Condition & Repair

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

Valuation Methodology

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

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



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

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

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

Not a Structural Survey

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

Other

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

Legal

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

Property specific assumptions

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

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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



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

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

Professional Competence and Due Care

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

Independence and Disclosure of Interest

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



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

Confidentiality

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

Information Management

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

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

Manoj B. Chalikwar
Govt. Registered Valuer
Chartered Engineer (India)
Reg. No. IBBI/RV/07/2018/10366
SBI Empanelment No.: SME/TCC/38/IBBI/3

Auth. Sign.



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