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CIN: U74120MH2010PTC207869

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

# MASTER VALUATION REPORT



## Details of the property under consideration:

**Name of Project: "Parkwoods D6"**

**"Parkwoods D6"**, Survey No. 163/5 to 8B/1,2, 163/9A/1,2, 165/1A,2A, 166/6A,7A,8A, 166/9(part)/A & B, 166/10A/1,2 & others at Village - Kavesar, Ghodbunder Road, Near D'mart, Thane (West), Taluka & District Thane - 400 615, State - Maharashtra, Country - India

**Latitude Longitude: 19°15'36.4"N 72°58'03.5"E**

## Intended User:

**State Bank of India  
HLST Santacruz Branch**

1<sup>st</sup> Floor, Jeevan Seva Annex Building, LIC Complex,  
S. V. Road, Santacruz (West), Mumbai, Pin - 400 054,  
State - Maharashtra, Country - India.

## Our Pan India Presence at :

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

## Regd. Office

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

+91 2247495919

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Valuation Report Prepared For: State Bank of India / HLST Santacruz Branch / Parkwoods D6 / (13103/2309658) Page 2 of 52

Vastu/SBI/Mumbai/12/2024/13103/2309658

18/16-356-V

Date: 18.12.2024

**MASTER VALUATION REPORT  
OF  
"Parkwoods D6"**

**"Parkwoods D6", Survey No. 163/5 to 8B/1,2, 163/9A/1,2, 165/1A,2A, 166/6A,7A,8A, 166/9(part)/A & B, 166/10A/1,2 & others at Village - Kavesar, Ghodbunder Road, Near D'mart, Thane (West), Taluka & District Thane - 400 615, State - Maharashtra, Country - India**

**Latitude Longitude: 19°15'36.4"N 72°58'03.5"E**

**NAME OF DEVELOPER: M/s. Aniline Construction Company Pvt. Ltd.**

Pursuant to instructions from State Bank of India, HLST, Santacruz, Mumbai, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on **17<sup>th</sup> December 2024** for approval of Advance Processing Facility.

**1. Location Details:**

The property is situated at **"Parkwoods D6"**, Survey No. 163/5 to 8B/1,2, 163/9A/1,2, 165/1A,2A, 166/6A,7A,8A, 166/9(part)/A & B, 166/10A/1,2 & others at Village - Kavesar, Ghodbunder Road, Near D'mart, Thane (West), Taluka & District Thane - 400 615, State - Maharashtra, Country - India. It is about 8.8 Km. travel distance from Thane Railway Station of Central Railway line. Surface transport to the property is by buses, Auto, taxis & private vehicles. The property is in developed locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The locality is middle class & developed.

**2. Developer Details:**

<b>Name of builder</b>	<b>M/s. Aniline Construction Company Pvt. Ltd.</b>	
<b>Project Registration Number</b>	<b>Project</b>	<b>RERA Project Number</b>
	<b>Parkwoods D6</b>	<b>P51700053143</b>
<b>Register office address</b>	<b>M/s. Aniline Construction Company Pvt. Ltd.</b> <b>Address:</b> Ground Floor, <b>"Dynamix House"</b> , Yashodham, Gen. A. K. Vaidya Marg, Goregaon (East), Mumbai - 400 063, State - Maharashtra, Country - India.	
<b>Contact Numbers</b>	<b>Contact Person :</b> Mr. Derrick Dsa (Sales Person - Mobile No. 9167362555)	

**3. Boundaries of the Property:**

<b>Direction</b>	<b>Particulars</b>
On or towards North	Open Plot
On or towards South	New D. P. Road
On or towards East	Dynamix Parkwoods Under Construction Building & D'mart
On or towards West	Tower C



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

To,  
**The Branch Manager,**  
**State Bank of India**  
 HLST Santacruz Branch  
 1st Floor, Jeevan Seva Annex Building, LIC Complex,  
 S. V. Road, Santacruz (West), Mumbai, Pin - 400 054,  
 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, HLST, Santacruz to assess fair market value of the property for bank loan purpose.				
2.	a)	Date of inspection : 17.12.2024				
	b)	Date on which the valuation is made : 18.12.2024				
3.	List of documents produced for perusal					
	1.	Copy of Legal Title Report date 07.09.2023 issued by Adv. DSK Legal (As per RERA)				
	2.	Copy of Title Certificate from Adv. M. L. Chaturvedi dated 19.02.2016				
	3.	Copy of Search Report date 24.10.2024 issued by Adv. San Jurist				
	4.	Copy of Certificate of Registration of Change date 08.01.2020 issued by Government of India – Ministry of Corporate Affairs				
	5.	Copy of Amendment Deed date 06.03.2020 b/w. M/s. Aniline Construction Company Pvt. Ltd. (the Mortgagor) AND Catalyst Trusteeship Ltd. (the Trustee)				
	6.	Copy of Deed of Reconveyance date 13.04.2016 b/w. IDBI Trusteeship Services Ltd. (the Mortgagee) AND M/s. Aniline Construction Company Pvt. Ltd. (the Mortgagor)				
	7.	Copy of MAHARERA Registration Certificate of Project No. P51700053143 issued by Maharashtra Real Estate Regulatory Authority date 08.12.2023				
	8.	Copy of CA Certificate date 22.05.2024 issued by B.B. Jain & Associates				
	9.	Copy of Affidavit Cum Declaration date 08.05.2023 of Mr. Sahil Modi				
	10.	Copy of Engineer's Certificate date 31.03.2024 issued by Er. Zakirhussain A. Chaugule (As per RERA Certificate)				
	11.	Copy of Architect's Certificate date 30.06.2024 issued by Ar. Sandeep Prabhu (Ar.Saakar) (As per RERA Certificate)				
	12.	Copy of Commencement Certificate No. S06 / 0270 / 17 / TMC / TDD / 4390 / 23 date 04.05.2023 issued by Thane Municipal Corporation, Thane <b>Building D-6 – 4 Basement + Ground + Podium + 1<sup>st</sup> to 23<sup>rd</sup> upper Floors only</b>				
	13.	Copy of Commencement Certificate No. S06 / 0270 / 17 / TMC / TDD / 4414 / 23 date 05.06.2023 issued by Thane Municipal Corporation, Thane <b>Building D-6 24<sup>th</sup> floor to 52<sup>th</sup> floors only</b>				
	14.	Copy of Approved Plan V. P. No. S06 / 0270 / 17 / TMC / TDD / 4302 / 23 date 21.02.2023 issued by Thane Municipal Corporation, Thane. (Number of Copies – Twelve - Sheet No. 1/12 to 12/12) <b>Approved upto:</b>				
		<table border="1"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>D6</td> <td>4 Basements + Ground + 1 Podium + 1<sup>st</sup> to 52<sup>nd</sup> upper floors</td> </tr> </tbody> </table>	Wing	Number of Floors	D6	4 Basements + Ground + 1 Podium + 1 <sup>st</sup> to 52 <sup>nd</sup> upper floors
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D6	4 Basements + Ground + 1 Podium + 1 <sup>st</sup> to 52 <sup>nd</sup> upper floors					
	Project Name	: "Parkwoods D6", Survey No. 163/5 to 8B/1,2,				



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	(with address & phone nos.)		163/9A/1,2, 165/1A,2A, 166/6A,7A,8A, 166/9(part)/A & B, 166/10A/1,2 & others at Village - Kavesar, Ghodbunder Road, Near D'mart, Thane (West), Taluka & District Thane - 400 615, 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)	:	<b>M/s. Aniline Construction Company Pvt. Ltd.</b>  <b>Address:</b> Ground Floor, "Dynamix House", Yashodham, Gen. A. K. Vaidya Marg, Goregaon (East), Mumbai - 400 063, State - Maharashtra, Country - India.  <b>Contact Person :</b> Mr. Derrick (Sales Person - Mobile No. 9167362555)
5.	Brief description of the property (Including Leasehold / freehold etc.)	:	

**About "Parkwoods" Project:** Parkwoods, a residential community that is covered by centuries-old trees gives its residents the feeling of being at one with nature. Parkwoods' Buildings 5 and 6 are the newest facet of this wonderful development, brought to fruition by a triage of reputed builders, Dynamix Group, Ashish Group and Konark. With a collective experience of over 8 decades, you know you're in the safest of hands. This phase of the overall development of Parkwoods, consists of 2 towers that soar high at 47\* storeys each, making them some of the tallest towers in Thane. The homes feature beautifully, aesthetically and efficiently designed 2 Bedrooms, 2 bathroom apartments.

#### TYPE OF THE BUILDING

Building No.	Number of Floors
D6	Proposed 4 Basements + Ground + 1 Podium + 1 <sup>st</sup> to 52 <sup>nd</sup> upper floors.

#### LEVEL OF COMPLETEION:

Building No.	Present stage of Construction	Percentage of work completion
D6	Excavation work is in progress.	0%

#### DATE OF COMPLETION & FUTURE LIFE:

Expected completion date as informed by builder is **December - 2028 (As per MAHARERA Certificate)**

Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance & Structural repairs.

#### PROPOSED PROJECT AMENITIES:

- Vitrified tiles flooring in all rooms
- Granite Kitchen platform with Stainless Steel Sink
- Powder coated aluminum sliding windows with M.S. Grills
- Laminated wooden flush doors with Safety door
- Concealed wiring
- Concealed plumbing
- Gymnasium
- Yoga Area

	<ul style="list-style-type: none"> <li>➤ Garden</li> <li>➤ Club House</li> <li>➤ Swimming Pool</li> <li>➤ Senior Citizen Corner Area</li> <li>➤ Jogging Track</li> <li>➤ Badminton Court</li> </ul>			
6.	Location of property		:	
	a)	Plot No. / Survey No.	:	Survey No. 163/5 to 8B/1,2, 163/9A/1,2, 165/1A,2A, 166/6A,7A,8A, 166/9(part)/A & B, 166/10A/1,2 & others
	b)	Door No.	:	Not applicable
	c)	C. T.S. No. / Village	:	Survey No. 163/5 to 8B/1,2, 163/9A/1,2, 165/1A,2A, 166/6A,7A,8A, 166/9(part)/A & B, 166/10A/1,2 & others at Village - Kavesar
	d)	Ward / Taluka	:	Taluka – Thane
	e)	Mandal / District	:	District – Thane
7.	Postal address of the property		:	<b>"Parkwoods D6"</b> , Survey No. 163/5 to 8B/1,2, 163/9A/1,2, 165/1A,2A, 166/6A,7A,8A, 166/9(part)/A & B, 166/10A/1,2 & others at Village - Kavesar, Ghodbunder Road, Near D'mart, Thane (West), Taluka & District Thane - 400 615, State - Maharashtra, Country - India
8.	City / Town		:	Ghodbunder Road, 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, Village - Kavesar
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area		:	No
12.	In Case it is Agricultural land, any conversion to house site plots is contemplated		:	N.A.
13a.	<b>Boundaries of the property</b>	<b>As per Documents</b>	<b>As per RERA Certificate</b>	<b>As per Site</b>
	North	Ghodbunder Road	Bharat Cold Storage	Open Plot
	South	Nalla	Cosmos Jewels	New D. P. Road
	East	Riddhi Siddhi Development Property	Ghodbunder Road	Dynamix Parkwoods Under Construction Building & D'mart
	West	Allanah's Property	Nallah	Tower C
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°15'36.4"N 72°58'03.5"E					
14.	Extent of the site	:	Total Plot area – 40780.42 Sq. M. (As per Approved Plan) Plot area – 692.09 (As per RERA Certificate) Structure - As per table attached to the report					
15.	Extent of the site considered for Valuation (least of 14A& 14B)	:	Total Plot area – 40780.42 Sq. M. (As per Approved Plan) Plot area – 692.09 (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 not yet started					
<b>II</b>	<b>CHARACTERSTICS OF THE SITE</b>							
1.	Classification of locality	:	Middle class					
2.	Development of surrounding areas	:	Good					
3.	Possibility of frequent flooding/ sub-merging	:	No					
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	:	All available near by					
5.	Level of land with topographical conditions	:	Plain					
6.	Shape of land	:	Irregular					
7.	Type of use to which it can be put	:	For residential purpose					
8.	Any usage restriction	:	Residential					
9.	Is plot in town planning approved layout?	:	Copy of Approved Plan V. P. No. S06 / 0270 / 17 / TMC / TDD / 4302 / 23 date 21.02.2023 issued by Thane Municipal Corporation, Thane. (Number of Copies – Twelve - Sheet No. 1/12 to 12/12) <b>Approved upto:</b>					
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10.	Corner plot or intermittent plot?	:	Intermittent					
11.	Road facilities	:	Yes					
12.	Type of road available at present	:	B. T. Road					
13.	Width of road – is it below 20 ft. or more than 20 ft.	:	12.00 Mtr. Wide Road					
14.	Is it a Land – Locked land?	:	No					
15.	Water potentiality	:	Municipal Water supply					
16.	Underground sewerage system	:	Connected to Municipal sewer					
17.	Is Power supply is available in the site	:	Yes					
18.	Advantages of the site	:	Located in developed area					
19.	<b>Special remarks, if any like threat of acquisition of land for publics service purposes, road widening or applicability of CRZ provisions etc.(Distance</b>	:	No					

from sea-cost / tidal level must be incorporated)																					
<b>Part – A (Valuation of land)</b>																					
1	Size of plot	:	Total Plot area – 40780.42 Sq. M. (As per Approved Plan) Plot area – 692.09 (As per RERA Certificate)																		
	North & South	:	-																		
	East & West	:	-																		
2	Total extent of the plot	:	As per table attached to the report																		
3	Prevailing market rate ( Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	As per table attached to the report Details of recent transactions/online listings are attached with the report.																		
4	Guideline rate obtained from the Register's Office ( an evidence thereof to be enclosed)	:	₹ 1,18,800.00 per Sq. M. for Residential ₹ 24,500.00 per Sq. M. for Land																		
5	Assessed / adopted rate of valuation	:	<b>As per table attached to the report</b>																		
6	<b>Estimated value of land</b>	:	<table border="1"> <thead> <tr> <th colspan="3">As per Approved Plan</th> </tr> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> </thead> <tbody> <tr> <td>40780.42</td> <td>24500</td> <td>99,91,20,290.00</td> </tr> <tr> <th colspan="3">As per RERA</th> </tr> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> <tr> <td>692.09</td> <td>24500</td> <td>1,69,56,205.00</td> </tr> </tbody> </table>	As per Approved Plan			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	40780.42	24500	99,91,20,290.00	As per RERA			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	692.09	24500	1,69,56,205.00
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Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)																			
692.09	24500	1,69,56,205.00																			
<b>Part – B (Valuation of Building)</b>																					
1	Technical details of the building	:																			
	a) Type of Building (Residential / Commercial / Industrial)	:	Residential																		
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	N.A. Building Construction work 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	:																			
	<table border="1"> <thead> <tr> <th>Building No.</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>D6</td> <td>Proposed 4 Basements + Ground + 1 Podium + 1<sup>st</sup> to 52<sup>nd</sup> upper floors.</td> </tr> </tbody> </table>	Building No.	Number of Floors	D6	Proposed 4 Basements + Ground + 1 Podium + 1 <sup>st</sup> to 52 <sup>nd</sup> upper floors.																
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D6	Proposed 4 Basements + Ground + 1 Podium + 1 <sup>st</sup> to 52 <sup>nd</sup> upper floors.																				
	e) Plinth area floor-wise	:	<b>As per table attached to the report</b>																		
	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 V. P. No. S06 / 0270 / 17 / TMC / TDD / 4302 / 23 date 21.02.2023 issued by Thane Municipal Corporation, Thane. (Number of Copies – Twelve - Sheet No. 1/12 to 12/12)																		
	h) Approved map / plan issuing authority	:	<b>Approved upto:</b> <table border="1"> <thead> <tr> <th>Building No.</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> </tr> </tbody> </table>	Building No.	Number of Floors																
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			<b>D6</b>	<b>4 Basements + Ground + 1 Podium + 1<sup>st</sup> to 52<sup>nd</sup> upper floors.</b>
	i) Whether genuineness or authenticity of approved map / plan is verified	:	Yes	
	j) Any other comments by our empanelled 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
<b>2.</b>	<b>Compound Wall</b>	:	
	Height	:	N.A. Building Construction work not yet started
	Length	:	
	Type of construction	:	
<b>3.</b>	<b>Electrical installation</b>	:	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	:	-
<b>4.</b>	<b>Plumbing installation</b>	:	
	a) No. of water closets and their type	:	
	b) No. of wash basins	:	
	c) No. of urinals	:	
	d) No. of bath tubs	:	N.A. Building Construction work not yet started
	e) Water meters, taps etc.	:	
	f) Any other fixtures	:	

**CONFIGURATION OF PROJECT AS PER DEVELOPER'S INFORMATION AND COPY OF APPROVED PLAN V. P. NO. S06 / 0270 / 17 / TMC / TDD / 4302 / 23 DATE 21.02.2023 ISSUED BY THANE MUNICIPAL CORPORATION, THANE:**



**1) Building D6:**

Sr. No.	Flat No.	Floor No.	Comp.	Carpet 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 ₹
1	101	1	2 BHK	693	762	18000	1,24,74,000	1,37,21,400	34,500	21,34,440
2	102	1	2 BHK	693	762	18000	1,24,74,000	1,37,21,400	34,500	21,34,440
3	103	1	2 BHK	675	743	18000	1,21,50,000	1,33,65,000	33,500	20,79,000
4	104	1	2 BHK	675	743	18000	1,21,50,000	1,33,65,000	33,500	20,79,000
5	105	1	2 BHK	675	743	18000	1,21,50,000	1,33,65,000	33,500	20,79,000
6	106	1	2 BHK	675	743	18000	1,21,50,000	1,33,65,000	33,500	20,79,000
7	107	1	2 BHK	675	743	18000	1,21,50,000	1,33,65,000	33,500	20,79,000
8	108	1	2 BHK	675	743	18000	1,21,50,000	1,33,65,000	33,500	20,79,000
9	201	2	2 BHK	693	762	18050	1,25,08,650	1,37,59,515	34,500	21,34,440
10	202	2	2 BHK	693	762	18050	1,25,08,650	1,37,59,515	34,500	21,34,440
11	203	2	2 BHK	675	743	18050	1,21,83,750	1,34,02,125	33,500	20,79,000
12	204	2	2 BHK	675	743	18050	1,21,83,750	1,34,02,125	33,500	20,79,000
13	205	2	2 BHK	675	743	18050	1,21,83,750	1,34,02,125	33,500	20,79,000
14	206	2	2 BHK	675	743	18050	1,21,83,750	1,34,02,125	33,500	20,79,000
15	207	2	2 BHK	675	743	18050	1,21,83,750	1,34,02,125	33,500	20,79,000
16	208	2	2 BHK	675	743	18050	1,21,83,750	1,34,02,125	33,500	20,79,000
17	301	3	2 BHK	693	762	18100	1,25,43,300	1,37,97,630	34,500	21,34,440
18	302	3	2 BHK	693	762	18100	1,25,43,300	1,37,97,630	34,500	21,34,440
19	303	3	2 BHK	675	743	18100	1,22,17,500	1,34,39,250	33,500	20,79,000
20	304	3	2 BHK	675	743	18100	1,22,17,500	1,34,39,250	33,500	20,79,000
21	305	3	2 BHK	675	743	18100	1,22,17,500	1,34,39,250	33,500	20,79,000
22	306	3	2 BHK	675	743	18100	1,22,17,500	1,34,39,250	33,500	20,79,000
23	307	3	2 BHK	675	743	18100	1,22,17,500	1,34,39,250	33,500	20,79,000
24	308	3	2 BHK	675	743	18100	1,22,17,500	1,34,39,250	33,500	20,79,000
25	401	4	2 BHK	693	762	18150	1,25,77,950	1,38,35,745	34,500	21,34,440
26	402	4	2 BHK	693	762	18150	1,25,77,950	1,38,35,745	34,500	21,34,440
27	403	4	2 BHK	675	743	18150	1,22,51,250	1,34,76,375	33,500	20,79,000
28	404	4	2 BHK	675	743	18150	1,22,51,250	1,34,76,375	33,500	20,79,000
29	405	4	2 BHK	675	743	18150	1,22,51,250	1,34,76,375	33,500	20,79,000
30	406	4	2 BHK	675	743	18150	1,22,51,250	1,34,76,375	33,500	20,79,000
31	407	4	2 BHK	675	743	18150	1,22,51,250	1,34,76,375	33,500	20,79,000
32	408	4	2 BHK	675	743	18150	1,22,51,250	1,34,76,375	33,500	20,79,000
33	501	5	2 BHK	693	762	18200	1,26,12,600	1,38,73,860	34,500	21,34,440

Sr. No.	Flat No.	Floor No.	Comp.	Carpet 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 ₹
34	502	5	2 BHK	693	762	18200	1,26,12,600	1,38,73,860	34,500	21,34,440
35	503	5	2 BHK	675	743	18200	1,22,85,000	1,35,13,500	34,000	20,79,000
36	504	5	2 BHK	675	743	18200	1,22,85,000	1,35,13,500	34,000	20,79,000
37	505	5	2 BHK	675	743	18200	1,22,85,000	1,35,13,500	34,000	20,79,000
38	506	5	2 BHK	675	743	18200	1,22,85,000	1,35,13,500	34,000	20,79,000
39	507	5	2 BHK	675	743	18200	1,22,85,000	1,35,13,500	34,000	20,79,000
40	508	5	2 BHK	675	743	18200	1,22,85,000	1,35,13,500	34,000	20,79,000
41	601	6	2 BHK	693	762	18250	1,26,47,250	1,39,11,975	35,000	21,34,440
42	602	6	2 BHK	693	762	18250	1,26,47,250	1,39,11,975	35,000	21,34,440
43	603	6	2 BHK	675	743	18250	1,23,18,750	1,35,50,625	34,000	20,79,000
44	604	6	2 BHK	675	743	18250	1,23,18,750	1,35,50,625	34,000	20,79,000
45	605	6	2 BHK	675	743	18250	1,23,18,750	1,35,50,625	34,000	20,79,000
46	606	6	2 BHK	675	743	18250	1,23,18,750	1,35,50,625	34,000	20,79,000
47	607	6	2 BHK	675	743	18250	1,23,18,750	1,35,50,625	34,000	20,79,000
48	608	6	2 BHK	675	743	18250	1,23,18,750	1,35,50,625	34,000	20,79,000
49	701	7	2 BHK	693	762	18300	1,26,81,900	1,39,50,090	35,000	21,34,440
50	702	7	2 BHK	693	762	18300	1,26,81,900	1,39,50,090	35,000	21,34,440
51	704	7	2 BHK	675	743	18300	1,23,52,500	1,35,87,750	34,000	20,79,000
52	705	7	2 BHK	675	743	18300	1,23,52,500	1,35,87,750	34,000	20,79,000
53	706	7	2 BHK	675	743	18300	1,23,52,500	1,35,87,750	34,000	20,79,000
54	707	7	2 BHK	675	743	18300	1,23,52,500	1,35,87,750	34,000	20,79,000
55	708	7	2 BHK	675	743	18300	1,23,52,500	1,35,87,750	34,000	20,79,000
56	801	8	2 BHK	693	762	18350	1,27,16,550	1,39,88,205	35,000	21,34,440
57	802	8	2 BHK	693	762	18350	1,27,16,550	1,39,88,205	35,000	21,34,440
58	803	8	2 BHK	675	743	18350	1,23,86,250	1,36,24,875	34,000	20,79,000
59	804	8	2 BHK	675	743	18350	1,23,86,250	1,36,24,875	34,000	20,79,000
60	805	8	2 BHK	675	743	18350	1,23,86,250	1,36,24,875	34,000	20,79,000
61	806	8	2 BHK	675	743	18350	1,23,86,250	1,36,24,875	34,000	20,79,000
62	807	8	2 BHK	675	743	18350	1,23,86,250	1,36,24,875	34,000	20,79,000
63	808	8	2 BHK	675	743	18350	1,23,86,250	1,36,24,875	34,000	20,79,000
64	901	9	2 BHK	693	762	18400	1,27,51,200	1,40,26,320	35,000	21,34,440
65	902	9	2 BHK	693	762	18400	1,27,51,200	1,40,26,320	35,000	21,34,440
66	903	9	2 BHK	675	743	18400	1,24,20,000	1,36,62,000	34,000	20,79,000
67	904	9	2 BHK	675	743	18400	1,24,20,000	1,36,62,000	34,000	20,79,000
68	905	9	2 BHK	675	743	18400	1,24,20,000	1,36,62,000	34,000	20,79,000

Sr. No.	Flat No.	Floor No.	Comp.	Carpet 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 ₹
69	906	9	2 BHK	675	743	18400	1,24,20,000	1,36,62,000	34,000	20,79,000
70	907	9	2 BHK	675	743	18400	1,24,20,000	1,36,62,000	34,000	20,79,000
71	908	9	2 BHK	675	743	18400	1,24,20,000	1,36,62,000	34,000	20,79,000
72	1001	10	2 BHK	693	762	18450	1,27,85,850	1,40,64,435	35,000	21,34,440
73	1002	10	2 BHK	693	762	18450	1,27,85,850	1,40,64,435	35,000	21,34,440
74	1003	10	2 BHK	675	743	18450	1,24,53,750	1,36,99,125	34,000	20,79,000
75	1004	10	2 BHK	675	743	18450	1,24,53,750	1,36,99,125	34,000	20,79,000
76	1005	10	2 BHK	675	743	18450	1,24,53,750	1,36,99,125	34,000	20,79,000
77	1006	10	2 BHK	675	743	18450	1,24,53,750	1,36,99,125	34,000	20,79,000
78	1007	10	2 BHK	675	743	18450	1,24,53,750	1,36,99,125	34,000	20,79,000
79	1008	10	2 BHK	675	743	18450	1,24,53,750	1,36,99,125	34,000	20,79,000
80	1101	11	2 BHK	693	762	18500	1,28,20,500	1,41,02,550	35,500	21,34,440
81	1102	11	2 BHK	693	762	18500	1,28,20,500	1,41,02,550	35,500	21,34,440
82	1103	11	2 BHK	675	743	18500	1,24,87,500	1,37,36,250	34,500	20,79,000
83	1104	11	2 BHK	675	743	18500	1,24,87,500	1,37,36,250	34,500	20,79,000
84	1105	11	2 BHK	675	743	18500	1,24,87,500	1,37,36,250	34,500	20,79,000
85	1106	11	2 BHK	675	743	18500	1,24,87,500	1,37,36,250	34,500	20,79,000
86	1107	11	2 BHK	675	743	18500	1,24,87,500	1,37,36,250	34,500	20,79,000
87	1108	11	2 BHK	675	743	18500	1,24,87,500	1,37,36,250	34,500	20,79,000
88	1201	12	2 BHK	693	762	18550	1,28,55,150	1,41,40,665	35,500	21,34,440
89	1202	12	2 BHK	693	762	18550	1,28,55,150	1,41,40,665	35,500	21,34,440
90	1204	12	2 BHK	675	743	18550	1,25,21,250	1,37,73,375	34,500	20,79,000
91	1205	12	2 BHK	675	743	18550	1,25,21,250	1,37,73,375	34,500	20,79,000
92	1206	12	2 BHK	675	743	18550	1,25,21,250	1,37,73,375	34,500	20,79,000
93	1207	12	2 BHK	675	743	18550	1,25,21,250	1,37,73,375	34,500	20,79,000
94	1208	12	2 BHK	675	743	18550	1,25,21,250	1,37,73,375	34,500	20,79,000
95	1301	13	2 BHK	693	762	18600	1,28,89,800	1,41,78,780	35,500	21,34,440
96	1302	13	2 BHK	693	762	18600	1,28,89,800	1,41,78,780	35,500	21,34,440
97	1303	13	2 BHK	675	743	18600	1,25,55,000	1,38,10,500	34,500	20,79,000
98	1304	13	2 BHK	675	743	18600	1,25,55,000	1,38,10,500	34,500	20,79,000
99	1305	13	2 BHK	675	743	18600	1,25,55,000	1,38,10,500	34,500	20,79,000
100	1306	13	2 BHK	675	743	18600	1,25,55,000	1,38,10,500	34,500	20,79,000
101	1307	13	2 BHK	675	743	18600	1,25,55,000	1,38,10,500	34,500	20,79,000
102	1308	13	2 BHK	675	743	18600	1,25,55,000	1,38,10,500	34,500	20,79,000
103	1401	14	2 BHK	693	762	18650	1,29,24,450	1,42,16,895	35,500	21,34,440

Sr. No.	Flat No.	Floor No.	Comp.	Carpet 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 ₹
104	1402	14	2 BHK	693	762	18650	1,29,24,450	1,42,16,895	35,500	21,34,440
105	1403	14	2 BHK	675	743	18650	1,25,88,750	1,38,47,625	34,500	20,79,000
106	1404	14	2 BHK	675	743	18650	1,25,88,750	1,38,47,625	34,500	20,79,000
107	1405	14	2 BHK	675	743	18650	1,25,88,750	1,38,47,625	34,500	20,79,000
108	1406	14	2 BHK	675	743	18650	1,25,88,750	1,38,47,625	34,500	20,79,000
109	1407	14	2 BHK	675	743	18650	1,25,88,750	1,38,47,625	34,500	20,79,000
110	1408	14	2 BHK	675	743	18650	1,25,88,750	1,38,47,625	34,500	20,79,000
111	1501	15	2 BHK	693	762	18700	1,29,59,100	1,42,55,010	35,500	21,34,440
112	1502	15	2 BHK	693	762	18700	1,29,59,100	1,42,55,010	35,500	21,34,440
113	1503	15	2 BHK	675	743	18700	1,26,22,500	1,38,84,750	34,500	20,79,000
114	1504	15	2 BHK	675	743	18700	1,26,22,500	1,38,84,750	34,500	20,79,000
115	1505	15	2 BHK	675	743	18700	1,26,22,500	1,38,84,750	34,500	20,79,000
116	1506	15	2 BHK	675	743	18700	1,26,22,500	1,38,84,750	34,500	20,79,000
117	1507	15	2 BHK	675	743	18700	1,26,22,500	1,38,84,750	34,500	20,79,000
118	1508	15	2 BHK	675	743	18700	1,26,22,500	1,38,84,750	34,500	20,79,000
119	1601	16	2 BHK	693	762	18750	1,29,93,750	1,42,93,125	35,500	21,34,440
120	1602	16	2 BHK	693	762	18750	1,29,93,750	1,42,93,125	35,500	21,34,440
121	1603	16	2 BHK	675	743	18750	1,26,56,250	1,39,21,875	35,000	20,79,000
122	1604	16	2 BHK	675	743	18750	1,26,56,250	1,39,21,875	35,000	20,79,000
123	1605	16	2 BHK	675	743	18750	1,26,56,250	1,39,21,875	35,000	20,79,000
124	1606	16	2 BHK	675	743	18750	1,26,56,250	1,39,21,875	35,000	20,79,000
125	1607	16	2 BHK	675	743	18750	1,26,56,250	1,39,21,875	35,000	20,79,000
126	1608	16	2 BHK	675	743	18750	1,26,56,250	1,39,21,875	35,000	20,79,000
127	1701	17	2 BHK	693	762	18800	1,30,28,400	1,43,31,240	36,000	21,34,440
128	1702	17	2 BHK	693	762	18800	1,30,28,400	1,43,31,240	36,000	21,34,440
129	1704	17	2 BHK	675	743	18800	1,26,90,000	1,39,59,000	35,000	20,79,000
130	1705	17	2 BHK	675	743	18800	1,26,90,000	1,39,59,000	35,000	20,79,000
131	1706	17	2 BHK	675	743	18800	1,26,90,000	1,39,59,000	35,000	20,79,000
132	1707	17	2 BHK	675	743	18800	1,26,90,000	1,39,59,000	35,000	20,79,000
133	1708	17	2 BHK	675	743	18800	1,26,90,000	1,39,59,000	35,000	20,79,000
134	1801	18	2 BHK	693	762	18850	1,30,63,050	1,43,69,355	36,000	21,34,440
135	1802	18	2 BHK	693	762	18850	1,30,63,050	1,43,69,355	36,000	21,34,440
136	1803	18	2 BHK	675	743	18850	1,27,23,750	1,39,96,125	35,000	20,79,000
137	1804	18	2 BHK	675	743	18850	1,27,23,750	1,39,96,125	35,000	20,79,000
138	1805	18	2 BHK	675	743	18850	1,27,23,750	1,39,96,125	35,000	20,79,000



Sr. No.	Flat No.	Floor No.	Comp.	Carpet 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 ₹
139	1806	18	2 BHK	675	743	18850	1,27,23,750	1,39,96,125	35,000	20,79,000
140	1807	18	2 BHK	675	743	18850	1,27,23,750	1,39,96,125	35,000	20,79,000
141	1808	18	2 BHK	675	743	18850	1,27,23,750	1,39,96,125	35,000	20,79,000
142	1901	19	2 BHK	693	762	18900	1,30,97,700	1,44,07,470	36,000	21,34,440
143	1902	19	2 BHK	693	762	18900	1,30,97,700	1,44,07,470	36,000	21,34,440
144	1903	19	2 BHK	675	743	18900	1,27,57,500	1,40,33,250	35,000	20,79,000
145	1904	19	2 BHK	675	743	18900	1,27,57,500	1,40,33,250	35,000	20,79,000
146	1905	19	2 BHK	675	743	18900	1,27,57,500	1,40,33,250	35,000	20,79,000
147	1906	19	2 BHK	675	743	18900	1,27,57,500	1,40,33,250	35,000	20,79,000
148	1907	19	2 BHK	675	743	18900	1,27,57,500	1,40,33,250	35,000	20,79,000
149	1908	19	2 BHK	675	743	18900	1,27,57,500	1,40,33,250	35,000	20,79,000
150	2001	20	2 BHK	693	762	18950	1,31,32,350	1,44,45,585	36,000	21,34,440
151	2002	20	2 BHK	693	762	18950	1,31,32,350	1,44,45,585	36,000	21,34,440
152	2003	20	2 BHK	675	743	18950	1,27,91,250	1,40,70,375	35,000	20,79,000
153	2004	20	2 BHK	675	743	18950	1,27,91,250	1,40,70,375	35,000	20,79,000
154	2005	20	2 BHK	675	743	18950	1,27,91,250	1,40,70,375	35,000	20,79,000
155	2006	20	2 BHK	675	743	18950	1,27,91,250	1,40,70,375	35,000	20,79,000
156	2007	20	2 BHK	675	743	18950	1,27,91,250	1,40,70,375	35,000	20,79,000
157	2008	20	2 BHK	675	743	18950	1,27,91,250	1,40,70,375	35,000	20,79,000
158	2101	20	2 BHK	693	762	19000	1,31,67,000	1,44,83,700	36,000	21,34,440
159	2102	21	2 BHK	693	762	19000	1,31,67,000	1,44,83,700	36,000	21,34,440
160	2103	21	2 BHK	675	743	19000	1,28,25,000	1,41,07,500	35,500	20,79,000
161	2104	21	2 BHK	675	743	19000	1,28,25,000	1,41,07,500	35,500	20,79,000
162	2105	21	2 BHK	675	743	19000	1,28,25,000	1,41,07,500	35,500	20,79,000
163	2106	21	2 BHK	675	743	19000	1,28,25,000	1,41,07,500	35,500	20,79,000
164	2107	21	2 BHK	675	743	19000	1,28,25,000	1,41,07,500	35,500	20,79,000
165	2108	21	2 BHK	675	743	19000	1,28,25,000	1,41,07,500	35,500	20,79,000
166	2201	22	2 BHK	693	762	19050	1,32,01,650	1,45,21,815	36,500	21,34,440
167	2202	22	2 BHK	693	762	19050	1,32,01,650	1,45,21,815	36,500	21,34,440
168	2204	22	2 BHK	675	743	19050	1,28,58,750	1,41,44,625	35,500	20,79,000
169	2205	22	2 BHK	675	743	19050	1,28,58,750	1,41,44,625	35,500	20,79,000
170	2206	22	2 BHK	675	743	19050	1,28,58,750	1,41,44,625	35,500	20,79,000
171	2207	22	2 BHK	675	743	19050	1,28,58,750	1,41,44,625	35,500	20,79,000
172	2208	22	2 BHK	675	743	19050	1,28,58,750	1,41,44,625	35,500	20,79,000
173	2301	23	2 BHK	693	762	19100	1,32,36,300	1,45,59,930	36,500	21,34,440

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174	2302	23	2 BHK	693	762	19100	1,32,36,300	1,45,59,930	36,500	21,34,440
175	2303	23	2 BHK	675	743	19100	1,28,92,500	1,41,81,750	35,500	20,79,000
176	2304	23	2 BHK	675	743	19100	1,28,92,500	1,41,81,750	35,500	20,79,000
177	2305	23	2 BHK	675	743	19100	1,28,92,500	1,41,81,750	35,500	20,79,000
178	2306	23	2 BHK	675	743	19100	1,28,92,500	1,41,81,750	35,500	20,79,000
179	2307	23	2 BHK	675	743	19100	1,28,92,500	1,41,81,750	35,500	20,79,000
180	2308	23	2 BHK	675	743	19100	1,28,92,500	1,41,81,750	35,500	20,79,000
181	2401	24	2 BHK	693	762	19150	1,32,70,950	1,45,98,045	36,500	21,34,440
182	2402	24	2 BHK	693	762	19150	1,32,70,950	1,45,98,045	36,500	21,34,440
183	2403	24	2 BHK	675	743	19150	1,29,26,250	1,42,18,875	35,500	20,79,000
184	2404	24	2 BHK	675	743	19150	1,29,26,250	1,42,18,875	35,500	20,79,000
185	2405	24	2 BHK	675	743	19150	1,29,26,250	1,42,18,875	35,500	20,79,000
186	2406	24	2 BHK	675	743	19150	1,29,26,250	1,42,18,875	35,500	20,79,000
187	2407	24	2 BHK	675	743	19150	1,29,26,250	1,42,18,875	35,500	20,79,000
188	2408	24	2 BHK	675	743	19150	1,29,26,250	1,42,18,875	35,500	20,79,000
189	2501	25	2 BHK	693	762	19200	1,33,05,600	1,46,36,160	36,500	21,34,440
190	2502	25	2 BHK	693	762	19200	1,33,05,600	1,46,36,160	36,500	21,34,440
191	2503	25	2 BHK	675	743	19200	1,29,60,000	1,42,56,000	35,500	20,79,000
192	2504	25	2 BHK	675	743	19200	1,29,60,000	1,42,56,000	35,500	20,79,000
193	2505	25	2 BHK	675	743	19200	1,29,60,000	1,42,56,000	35,500	20,79,000
194	2506	25	2 BHK	675	743	19200	1,29,60,000	1,42,56,000	35,500	20,79,000
195	2507	25	2 BHK	675	743	19200	1,29,60,000	1,42,56,000	35,500	20,79,000
196	2508	25	2 BHK	675	743	19200	1,29,60,000	1,42,56,000	35,500	20,79,000
197	2601	26	2 BHK	693	762	19250	1,33,40,250	1,46,74,275	36,500	21,34,440
198	2602	26	2 BHK	693	762	19250	1,33,40,250	1,46,74,275	36,500	21,34,440
199	2603	26	2 BHK	675	743	19250	1,29,93,750	1,42,93,125	35,500	20,79,000
200	2604	26	2 BHK	675	743	19250	1,29,93,750	1,42,93,125	35,500	20,79,000
201	2605	26	2 BHK	675	743	19250	1,29,93,750	1,42,93,125	35,500	20,79,000
202	2606	26	2 BHK	675	743	19250	1,29,93,750	1,42,93,125	35,500	20,79,000
203	2607	26	2 BHK	675	743	19250	1,29,93,750	1,42,93,125	35,500	20,79,000
204	2608	26	2 BHK	675	743	19250	1,29,93,750	1,42,93,125	35,500	20,79,000
205	2701	27	2 BHK	693	762	19300	1,33,74,900	1,47,12,390	37,000	21,34,440
206	2702	27	2 BHK	693	762	19300	1,33,74,900	1,47,12,390	37,000	21,34,440
207	2704	27	2 BHK	675	743	19300	1,30,27,500	1,43,30,250	36,000	20,79,000
208	2705	27	2 BHK	675	743	19300	1,30,27,500	1,43,30,250	36,000	20,79,000

Sr. No.	Flat No.	Floor No.	Comp.	Carpet 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 ₹
209	2706	27	2 BHK	675	743	19300	1,30,27,500	1,43,30,250	36,000	20,79,000
210	2707	27	2 BHK	675	743	19300	1,30,27,500	1,43,30,250	36,000	20,79,000
211	2708	27	2 BHK	675	743	19300	1,30,27,500	1,43,30,250	36,000	20,79,000
212	2801	28	2 BHK	693	762	19350	1,34,09,550	1,47,50,505	37,000	21,34,440
213	2802	28	2 BHK	693	762	19350	1,34,09,550	1,47,50,505	37,000	21,34,440
214	2803	28	2 BHK	675	743	19350	1,30,61,250	1,43,67,375	36,000	20,79,000
215	2804	28	2 BHK	675	743	19350	1,30,61,250	1,43,67,375	36,000	20,79,000
216	2805	28	2 BHK	675	743	19350	1,30,61,250	1,43,67,375	36,000	20,79,000
217	2806	28	2 BHK	675	743	19350	1,30,61,250	1,43,67,375	36,000	20,79,000
218	2807	28	2 BHK	675	743	19350	1,30,61,250	1,43,67,375	36,000	20,79,000
219	2808	28	2 BHK	675	743	19350	1,30,61,250	1,43,67,375	36,000	20,79,000
220	2901	29	2 BHK	693	762	19400	1,34,44,200	1,47,88,620	37,000	21,34,440
221	2902	29	2 BHK	693	762	19400	1,34,44,200	1,47,88,620	37,000	21,34,440
222	2903	29	2 BHK	675	743	19400	1,30,95,000	1,44,04,500	36,000	20,79,000
223	2904	29	2 BHK	675	743	19400	1,30,95,000	1,44,04,500	36,000	20,79,000
224	2905	29	2 BHK	675	743	19400	1,30,95,000	1,44,04,500	36,000	20,79,000
225	2906	29	2 BHK	675	743	19400	1,30,95,000	1,44,04,500	36,000	20,79,000
226	2907	29	2 BHK	675	743	19400	1,30,95,000	1,44,04,500	36,000	20,79,000
227	2908	29	2 BHK	675	743	19400	1,30,95,000	1,44,04,500	36,000	20,79,000
228	3001	30	2 BHK	693	762	19450	1,34,78,850	1,48,26,735	37,000	21,34,440
229	3002	30	2 BHK	693	762	19450	1,34,78,850	1,48,26,735	37,000	21,34,440
230	3003	30	2 BHK	675	743	19450	1,31,28,750	1,44,41,625	36,000	20,79,000
231	3004	30	2 BHK	675	743	19450	1,31,28,750	1,44,41,625	36,000	20,79,000
232	3005	30	2 BHK	675	743	19450	1,31,28,750	1,44,41,625	36,000	20,79,000
233	3006	30	2 BHK	675	743	19450	1,31,28,750	1,44,41,625	36,000	20,79,000
234	3007	30	2 BHK	675	743	19450	1,31,28,750	1,44,41,625	36,000	20,79,000
235	3008	30	2 BHK	675	743	19450	1,31,28,750	1,44,41,625	36,000	20,79,000
236	3101	31	2 BHK	693	762	19500	1,35,13,500	1,48,64,850	37,000	21,34,440
237	3102	31	2 BHK	693	762	19500	1,35,13,500	1,48,64,850	37,000	21,34,440
238	3103	31	2 BHK	675	743	19500	1,31,62,500	1,44,78,750	36,000	20,79,000
239	3104	31	2 BHK	675	743	19500	1,31,62,500	1,44,78,750	36,000	20,79,000
240	3105	31	2 BHK	675	743	19500	1,31,62,500	1,44,78,750	36,000	20,79,000
241	3106	31	2 BHK	675	743	19500	1,31,62,500	1,44,78,750	36,000	20,79,000
242	3107	31	2 BHK	675	743	19500	1,31,62,500	1,44,78,750	36,000	20,79,000
243	3108	31	2 BHK	675	743	19500	1,31,62,500	1,44,78,750	36,000	20,79,000

Sr. No.	Flat No.	Floor No.	Comp.	Carpet 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 ₹
244	3201	32	2 BHK	693	762	19550	1,35,48,150	1,49,02,965	37,500	21,34,440
245	3202	32	2 BHK	693	762	19550	1,35,48,150	1,49,02,965	37,500	21,34,440
246	3204	32	2 BHK	675	743	19550	1,31,96,250	1,45,15,875	36,500	20,79,000
247	3205	32	2 BHK	675	743	19550	1,31,96,250	1,45,15,875	36,500	20,79,000
248	3206	32	2 BHK	675	743	19550	1,31,96,250	1,45,15,875	36,500	20,79,000
249	3207	32	2 BHK	675	743	19550	1,31,96,250	1,45,15,875	36,500	20,79,000
250	3208	32	2 BHK	675	743	19550	1,31,96,250	1,45,15,875	36,500	20,79,000
251	3301	33	2 BHK	693	762	19600	1,35,82,800	1,49,41,080	37,500	21,34,440
252	3302	33	2 BHK	693	762	19600	1,35,82,800	1,49,41,080	37,500	21,34,440
253	3303	33	2 BHK	675	743	19600	1,32,30,000	1,45,53,000	36,500	20,79,000
254	3304	33	2 BHK	675	743	19600	1,32,30,000	1,45,53,000	36,500	20,79,000
255	3305	33	2 BHK	675	743	19600	1,32,30,000	1,45,53,000	36,500	20,79,000
256	3306	33	2 BHK	675	743	19600	1,32,30,000	1,45,53,000	36,500	20,79,000
257	3307	33	2 BHK	675	743	19600	1,32,30,000	1,45,53,000	36,500	20,79,000
258	3308	33	2 BHK	675	743	19600	1,32,30,000	1,45,53,000	36,500	20,79,000
259	3401	34	2 BHK	693	762	19650	1,36,17,450	1,49,79,195	37,500	21,34,440
260	3402	34	2 BHK	693	762	19650	1,36,17,450	1,49,79,195	37,500	21,34,440
261	3403	34	2 BHK	675	743	19650	1,32,63,750	1,45,90,125	36,500	20,79,000
262	3404	34	2 BHK	675	743	19650	1,32,63,750	1,45,90,125	36,500	20,79,000
263	3405	34	2 BHK	675	743	19650	1,32,63,750	1,45,90,125	36,500	20,79,000
264	3406	34	2 BHK	675	743	19650	1,32,63,750	1,45,90,125	36,500	20,79,000
265	3407	34	2 BHK	675	743	19650	1,32,63,750	1,45,90,125	36,500	20,79,000
266	3408	34	2 BHK	675	743	19650	1,32,63,750	1,45,90,125	36,500	20,79,000
267	3501	35	2 BHK	693	762	19700	1,36,52,100	1,50,17,310	37,500	21,34,440
268	3502	35	2 BHK	693	762	19700	1,36,52,100	1,50,17,310	37,500	21,34,440
269	3503	35	2 BHK	675	743	19700	1,32,97,500	1,46,27,250	36,500	20,79,000
270	3504	35	2 BHK	675	743	19700	1,32,97,500	1,46,27,250	36,500	20,79,000
271	3505	35	2 BHK	675	743	19700	1,32,97,500	1,46,27,250	36,500	20,79,000
272	3506	35	2 BHK	675	743	19700	1,32,97,500	1,46,27,250	36,500	20,79,000
273	3507	35	2 BHK	675	743	19700	1,32,97,500	1,46,27,250	36,500	20,79,000
274	3508	35	2 BHK	675	743	19700	1,32,97,500	1,46,27,250	36,500	20,79,000
275	3601	36	2 BHK	693	762	19750	1,36,86,750	1,50,55,425	37,500	21,34,440
276	3602	36	2 BHK	693	762	19750	1,36,86,750	1,50,55,425	37,500	21,34,440
277	3603	36	2 BHK	675	743	19750	1,33,31,250	1,46,64,375	36,500	20,79,000
278	3604	36	2 BHK	675	743	19750	1,33,31,250	1,46,64,375	36,500	20,79,000



Sr. No.	Flat No.	Floor No.	Comp.	Carpet 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 ₹
279	3605	36	2 BHK	675	743	19750	1,33,31,250	1,46,64,375	36,500	20,79,000
280	3606	36	2 BHK	675	743	19750	1,33,31,250	1,46,64,375	36,500	20,79,000
281	3607	36	2 BHK	675	743	19750	1,33,31,250	1,46,64,375	36,500	20,79,000
282	3608	36	2 BHK	675	743	19750	1,33,31,250	1,46,64,375	36,500	20,79,000
283	3701	37	2 BHK	693	762	19800	1,37,21,400	1,50,93,540	37,500	21,34,440
284	3702	37	2 BHK	693	762	19800	1,37,21,400	1,50,93,540	37,500	21,34,440
285	3704	37	2 BHK	675	743	19800	1,33,65,000	1,47,01,500	37,000	20,79,000
286	3705	37	2 BHK	675	743	19800	1,33,65,000	1,47,01,500	37,000	20,79,000
287	3706	37	2 BHK	675	743	19800	1,33,65,000	1,47,01,500	37,000	20,79,000
288	3707	37	2 BHK	675	743	19800	1,33,65,000	1,47,01,500	37,000	20,79,000
289	3708	37	2 BHK	675	743	19800	1,33,65,000	1,47,01,500	37,000	20,79,000
290	3801	38	2 BHK	693	762	19850	1,37,56,050	1,51,31,655	38,000	21,34,440
291	3802	38	2 BHK	693	762	19850	1,37,56,050	1,51,31,655	38,000	21,34,440
292	3803	38	2 BHK	675	743	19850	1,33,98,750	1,47,38,625	37,000	20,79,000
293	3804	38	2 BHK	675	743	19850	1,33,98,750	1,47,38,625	37,000	20,79,000
294	3805	38	2 BHK	675	743	19850	1,33,98,750	1,47,38,625	37,000	20,79,000
295	3806	38	2 BHK	675	743	19850	1,33,98,750	1,47,38,625	37,000	20,79,000
296	3807	38	2 BHK	675	743	19850	1,33,98,750	1,47,38,625	37,000	20,79,000
297	3808	38	2 BHK	675	743	19850	1,33,98,750	1,47,38,625	37,000	20,79,000
298	3901	39	2 BHK	693	762	19900	1,37,90,700	1,51,69,770	38,000	21,34,440
299	3902	39	2 BHK	693	762	19900	1,37,90,700	1,51,69,770	38,000	21,34,440
300	3903	39	2 BHK	675	743	19900	1,34,32,500	1,47,75,750	37,000	20,79,000
301	3904	39	2 BHK	675	743	19900	1,34,32,500	1,47,75,750	37,000	20,79,000
302	3905	39	2 BHK	675	743	19900	1,34,32,500	1,47,75,750	37,000	20,79,000
303	3906	39	2 BHK	675	743	19900	1,34,32,500	1,47,75,750	37,000	20,79,000
304	3907	39	2 BHK	675	743	19900	1,34,32,500	1,47,75,750	37,000	20,79,000
305	3908	39	2 BHK	675	743	19900	1,34,32,500	1,47,75,750	37,000	20,79,000
306	4001	40	2 BHK	693	762	19950	1,38,25,350	1,52,07,885	38,000	21,34,440
307	4002	40	2 BHK	693	762	19950	1,38,25,350	1,52,07,885	38,000	21,34,440
308	4003	40	2 BHK	675	743	19950	1,34,66,250	1,48,12,875	37,000	20,79,000
309	4004	40	2 BHK	675	743	19950	1,34,66,250	1,48,12,875	37,000	20,79,000
310	4005	40	2 BHK	675	743	19950	1,34,66,250	1,48,12,875	37,000	20,79,000
311	4006	40	2 BHK	675	743	19950	1,34,66,250	1,48,12,875	37,000	20,79,000
312	4007	40	2 BHK	675	743	19950	1,34,66,250	1,48,12,875	37,000	20,79,000
313	4008	40	2 BHK	675	743	19950	1,34,66,250	1,48,12,875	37,000	20,79,000

Sr. No.	Flat No.	Floor No.	Comp.	Carpet 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 ₹
314	4101	41	2 BHK	693	762	20000	1,38,60,000	1,52,46,000	38,000	21,34,440
315	4102	41	2 BHK	693	762	20000	1,38,60,000	1,52,46,000	38,000	21,34,440
316	4103	41	2 BHK	675	743	20000	1,35,00,000	1,48,50,000	37,000	20,79,000
317	4104	41	2 BHK	675	743	20000	1,35,00,000	1,48,50,000	37,000	20,79,000
318	4105	41	2 BHK	675	743	20000	1,35,00,000	1,48,50,000	37,000	20,79,000
319	4106	41	2 BHK	675	743	20000	1,35,00,000	1,48,50,000	37,000	20,79,000
320	4107	41	2 BHK	675	743	20000	1,35,00,000	1,48,50,000	37,000	20,79,000
321	4108	41	2 BHK	675	743	20000	1,35,00,000	1,48,50,000	37,000	20,79,000
322	4201	42	2 BHK	693	762	20050	1,38,94,650	1,52,84,115	38,000	21,34,440
323	4202	42	2 BHK	693	762	20050	1,38,94,650	1,52,84,115	38,000	21,34,440
324	4204	42	2 BHK	675	743	20050	1,35,33,750	1,48,87,125	37,000	20,79,000
325	4205	42	2 BHK	675	743	20050	1,35,33,750	1,48,87,125	37,000	20,79,000
326	4206	42	2 BHK	675	743	20050	1,35,33,750	1,48,87,125	37,000	20,79,000
327	4207	42	2 BHK	675	743	20050	1,35,33,750	1,48,87,125	37,000	20,79,000
328	4208	42	2 BHK	675	743	20050	1,35,33,750	1,48,87,125	37,000	20,79,000
329	4301	43	2 BHK	693	762	20100	1,39,29,300	1,53,22,230	38,500	21,34,440
330	4302	43	2 BHK	693	762	20100	1,39,29,300	1,53,22,230	38,500	21,34,440
331	4303	43	2 BHK	675	743	20100	1,35,67,500	1,49,24,250	37,500	20,79,000
332	4304	43	2 BHK	675	743	20100	1,35,67,500	1,49,24,250	37,500	20,79,000
333	4305	43	2 BHK	675	743	20100	1,35,67,500	1,49,24,250	37,500	20,79,000
334	4306	43	2 BHK	675	743	20100	1,35,67,500	1,49,24,250	37,500	20,79,000
335	4307	43	2 BHK	675	743	20100	1,35,67,500	1,49,24,250	37,500	20,79,000
336	4308	43	2 BHK	675	743	20100	1,35,67,500	1,49,24,250	37,500	20,79,000
337	4401	44	2 BHK	693	762	20150	1,39,63,950	1,53,60,345	38,500	21,34,440
338	4402	44	2 BHK	693	762	20150	1,39,63,950	1,53,60,345	38,500	21,34,440
339	4403	44	2 BHK	675	743	20150	1,36,01,250	1,49,61,375	37,500	20,79,000
340	4404	44	2 BHK	675	743	20150	1,36,01,250	1,49,61,375	37,500	20,79,000
341	4405	44	2 BHK	675	743	20150	1,36,01,250	1,49,61,375	37,500	20,79,000
342	4406	44	2 BHK	675	743	20150	1,36,01,250	1,49,61,375	37,500	20,79,000
343	4407	44	2 BHK	675	743	20150	1,36,01,250	1,49,61,375	37,500	20,79,000
344	4408	44	2 BHK	675	743	20150	1,36,01,250	1,49,61,375	37,500	20,79,000
345	4501	45	2 BHK	693	762	20200	1,39,98,600	1,53,98,460	38,500	21,34,440
346	4502	45	2 BHK	693	762	20200	1,39,98,600	1,53,98,460	38,500	21,34,440
347	4503	45	2 BHK	675	743	20200	1,36,35,000	1,49,98,500	37,500	20,79,000
348	4504	45	2 BHK	675	743	20200	1,36,35,000	1,49,98,500	37,500	20,79,000

Sr. No.	Flat No.	Floor No.	Comp.	Carpet 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 ₹
349	4505	45	2 BHK	675	743	20200	1,36,35,000	1,49,98,500	37,500	20,79,000
350	4506	45	2 BHK	675	743	20200	1,36,35,000	1,49,98,500	37,500	20,79,000
351	4507	45	2 BHK	675	743	20200	1,36,35,000	1,49,98,500	37,500	20,79,000
352	4508	45	2 BHK	675	743	20200	1,36,35,000	1,49,98,500	37,500	20,79,000
353	4601	46	2 BHK	693	762	20250	1,40,33,250	1,54,36,575	38,500	21,34,440
354	4602	46	2 BHK	693	762	20250	1,40,33,250	1,54,36,575	38,500	21,34,440
355	4603	46	2 BHK	675	743	20250	1,36,68,750	1,50,35,625	37,500	20,79,000
356	4604	46	2 BHK	675	743	20250	1,36,68,750	1,50,35,625	37,500	20,79,000
357	4605	46	2 BHK	675	743	20250	1,36,68,750	1,50,35,625	37,500	20,79,000
358	4606	46	2 BHK	675	743	20250	1,36,68,750	1,50,35,625	37,500	20,79,000
359	4607	46	2 BHK	675	743	20250	1,36,68,750	1,50,35,625	37,500	20,79,000
360	4608	46	2 BHK	675	743	20250	1,36,68,750	1,50,35,625	37,500	20,79,000
361	4701	47	2 BHK	693	762	20300	1,40,67,900	1,54,74,690	38,500	21,34,440
362	4702	47	2 BHK	693	762	20300	1,40,67,900	1,54,74,690	38,500	21,34,440
363	4704	47	2 BHK	675	743	20300	1,37,02,500	1,50,72,750	37,500	20,79,000
364	4705	47	2 BHK	675	743	20300	1,37,02,500	1,50,72,750	37,500	20,79,000
365	4706	47	2 BHK	675	743	20300	1,37,02,500	1,50,72,750	37,500	20,79,000
366	4707	47	2 BHK	675	743	20300	1,37,02,500	1,50,72,750	37,500	20,79,000
367	4708	47	2 BHK	675	743	20300	1,37,02,500	1,50,72,750	37,500	20,79,000
368	4801	48	2 BHK	693	762	20350	1,41,02,550	1,55,12,805	39,000	21,34,440
369	4802	48	2 BHK	693	762	20350	1,41,02,550	1,55,12,805	39,000	21,34,440
370	4803	48	2 BHK	675	743	20350	1,37,36,250	1,51,09,875	38,000	20,79,000
371	4804	48	2 BHK	675	743	20350	1,37,36,250	1,51,09,875	38,000	20,79,000
372	4805	48	2 BHK	675	743	20350	1,37,36,250	1,51,09,875	38,000	20,79,000
373	4806	48	2 BHK	675	743	20350	1,37,36,250	1,51,09,875	38,000	20,79,000
374	4807	48	2 BHK	675	743	20350	1,37,36,250	1,51,09,875	38,000	20,79,000
375	4808	48	2 BHK	675	743	20350	1,37,36,250	1,51,09,875	38,000	20,79,000
376	4901	49	2 BHK	693	762	20400	1,41,37,200	1,55,50,920	39,000	21,34,440
377	4902	49	2 BHK	693	762	20400	1,41,37,200	1,55,50,920	39,000	21,34,440
378	4903	49	2 BHK	675	743	20400	1,37,70,000	1,51,47,000	38,000	20,79,000
379	4904	49	2 BHK	675	743	20400	1,37,70,000	1,51,47,000	38,000	20,79,000
380	4905	49	2 BHK	675	743	20400	1,37,70,000	1,51,47,000	38,000	20,79,000
381	4906	49	2 BHK	675	743	20400	1,37,70,000	1,51,47,000	38,000	20,79,000
382	4907	49	2 BHK	675	743	20400	1,37,70,000	1,51,47,000	38,000	20,79,000
383	4908	49	2 BHK	675	743	20400	1,37,70,000	1,51,47,000	38,000	20,79,000

Sr. No.	Flat No.	Floor No.	Comp.	Carpet 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 ₹
384	5001	50	2 BHK	693	762	20450	1,41,71,850	1,55,89,035	39,000	21,34,440
385	5002	50	2 BHK	693	762	20450	1,41,71,850	1,55,89,035	39,000	21,34,440
386	5003	50	2 BHK	675	743	20450	1,38,03,750	1,51,84,125	38,000	20,79,000
387	5004	50	2 BHK	675	743	20450	1,38,03,750	1,51,84,125	38,000	20,79,000
388	5005	50	2 BHK	675	743	20450	1,38,03,750	1,51,84,125	38,000	20,79,000
389	5006	50	2 BHK	675	743	20450	1,38,03,750	1,51,84,125	38,000	20,79,000
390	5007	50	2 BHK	675	743	20450	1,38,03,750	1,51,84,125	38,000	20,79,000
391	5008	50	2 BHK	675	743	20450	1,38,03,750	1,51,84,125	38,000	20,79,000
392	5101	51	2 BHK	693	762	20500	1,42,06,500	1,56,27,150	39,000	21,34,440
393	5102	51	2 BHK	693	762	20500	1,42,06,500	1,56,27,150	39,000	21,34,440
394	5103	51	2 BHK	675	743	20500	1,38,37,500	1,52,21,250	38,000	20,79,000
395	5104	51	2 BHK	675	743	20500	1,38,37,500	1,52,21,250	38,000	20,79,000
396	5105	51	2 BHK	675	743	20500	1,38,37,500	1,52,21,250	38,000	20,79,000
397	5106	51	2 BHK	675	743	20500	1,38,37,500	1,52,21,250	38,000	20,79,000
398	5107	51	2 BHK	675	743	20500	1,38,37,500	1,52,21,250	38,000	20,79,000
399	5108	51	2 BHK	675	743	20500	1,38,37,500	1,52,21,250	38,000	20,79,000
400	5201	52	2 BHK	693	762	20550	1,42,41,150	1,56,65,265	39,000	21,34,440
401	5202	52	2 BHK	693	762	20550	1,42,41,150	1,56,65,265	39,000	21,34,440
402	5204	52	2 BHK	675	743	20550	1,38,71,250	1,52,58,375	38,000	20,79,000
403	5205	52	2 BHK	675	743	20550	1,38,71,250	1,52,58,375	38,000	20,79,000
404	5206	52	2 BHK	675	743	20550	1,38,71,250	1,52,58,375	38,000	20,79,000
405	5207	52	2 BHK	675	743	20550	1,38,71,250	1,52,58,375	38,000	20,79,000
406	5208	52	2 BHK	675	743	20550	1,38,71,250	1,52,58,375	38,000	20,79,000
<b>Total</b>				<b>275922</b>	<b>303514</b>		<b>5,31,73,84,050</b>	<b>5,84,91,22,455</b>		<b>84,98,39,760</b>

### Summary of the Project:

Tower	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 ₹
D6	2 BHK - 406	406	275922	303514	5,31,73,84,050.00	5,84,91,22,455.00



Particulars	Market Value (₹)
<b>Realizable Value / Fair Market Value as on date in ₹</b>	<b>5,31,73,84,050.00</b>
<b>Final Realizable Value After Completion in ₹</b>	<b>5,84,91,22,455.00</b>
<b>Cost of Construction (Total Built up area x Rate) 303514 Sq. Ft. x ₹ 2800.00</b>	<b>84,98,39,760.00</b>

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	:	<b>As per table attached to the report</b>
Part – B	Building	:	
	Land development	:	
Part – C	Compound wall	:	
Part - D	Amenities	:	
Part – E	Pavement	:	
Part – F	Services	:	
<b>Realizable Value / Fair Market Value as on date in ₹</b>			<b>₹ 5,31,73,84,050.00</b>
<b>Final Realizable Value After Completion in ₹</b>			<b>₹ 5,84,91,22,455.00</b>

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparable, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a residential flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 16,000.00 to ₹ 22,000.00 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 ₹ 18,000.00 per Sq. Ft. (with floorwise rates) on Carpet Area for valuation.

## Actual Site Photographs





## Route Map of the property

Site u/r




Latitude Longitude: 19°08'52.1"N 72°50'42.5"E

**Note:** The Blue line shows the route to site from nearest Railway station (Thane – 8.8 Km.)




## Ready Reckoner Rate



Department of Registration and Stamp  
Government of Maharashtra

नोंदणी व मुद्रांक विभाग  
महाराष्ट्र शासन



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

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

Year:  Language:

Selected District:

Select Taluka:

Select Village:

Search By:  Survey No.  SubZones

Select	उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)
SurveyNo	11/42-2अ-1) घोडबंदर रोडच्या दोन्ही बाजू लगतचे सर्वे क्रमांक मौजे कावेसर	24500	118800	138500	148600	136500	चौ. मीटर
SurveyNo	11/43 - 2क-1) रस्त्यापासुन दुर असलेला भाग कावेसर गावातील वरील उपविभाग "अ" मधील मिळकती बगळुन उर्वरीत सिटीएस/सर्वे क्रमांक ( गावठाण	23600	115500	132500	143600	132500	चौ. मीटर
SurveyNo	11/44 - 2क-1) कावेसर गावातील नविकास - अविकसीत भाग प्र.चौ.म	9300	0	0	0	0	चौ. मीटर
SurveyNo	11/43 अ - हिरानंदानी इस्टेट विकसीत सर्वे नंबर /सिटीएस	47700	153400	167200	218900	167200	चौ. मीटर
SurveyNo	11/43/ब/1-विजयनगरी कॉम्प्लेक्स	32900	109700	126100	149900	126100	चौ. मीटर

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**Sales Instances nearby**

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate Per Sq. Ft.
28598/2024	23.11.2023	1,49,00,000.00	80.02	861.00	17,300.00

12/18/24, 3:15 PM		igr_28598	
2859874	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि.ठाणे 2	
09-02-2024		दस्त क्रमांक : 28598/2023	
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोदणी : Regn:63m	
<b>गावाचे नाव : कावेसर</b>			
(1)विलेखाचा प्रकार	करारनामा		
(2)मोबदला	14900000		
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	13610100		
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन :, इतर माहिती: सदनिका क्र. ए-2603,26वा मजला,बिल्डींग नं. ए.पार्कवुडस् ए को. ऑप. हौ. सोसायटी लि,घोडबंदर रोड,कावेसर,ठाणे. सदनिकाचे क्षेत्र 80.02 चौ. मी. कारपेट व एक कवर्ड कार पार्किंग नं. 230 सह.( ( Survey Number : Survey NO.163/1 to 8 (Part), 9 (Part), 165/1(Part), 2(Part), 166/6 to 16 Part, 22(Part), 24(Part), 30(Part) and 167 ; ) )		
(5) क्षेत्रफळ	80.02 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:-अरविंद कुमार प्रसाद - - वय:-50 पत्ता:-प्लॉट नं. फ्लॉट नं. ए/2603, माळा नं: 26वा मजला, ए विंग., इमारतीचे नाव: पार्कवुड कॉम्प्लेक्स, ब्लॉक नं: -, रोड नं: घोडबंदर रोड, कावेसर, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400615 पॅन नं:-AHYPK8469L 2): नाव:-प्रितीपुजा प्रसाद - - वय:-47 पत्ता:-प्लॉट नं: फ्लॉट नं. ए/2603, माळा नं: 26वा मजला, ए विंग., इमारतीचे नाव: पार्कवुड कॉम्प्लेक्स, ब्लॉक नं: -, रोड नं: घोडबंदर रोड, कावेसर, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400615 पॅन नं:-AOFPP0167A		
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सौम्या गोयल - - वय:-35; पत्ता:-प्लॉट नं: फ्लॉट नं. ए/1704, माळा नं: 17वा मजला, ए विंग., इमारतीचे नाव: पार्कवुड कॉम्प्लेक्स, ब्लॉक नं: -, रोड नं: घोडबंदर रोड, कावेसर, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400615 पॅन नं:-ALZPG1914F 2): नाव:-विशाल अग्रवाल - - वय:-37; पत्ता:-प्लॉट नं: फ्लॉट नं. ए/1704, , माळा नं: 17वा मजला, ए विंग., इमारतीचे नाव: पार्कवुड कॉम्प्लेक्स, ब्लॉक नं: -, रोड नं: घोडबंदर रोड, कावेसर, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400615 पॅन नं:-AMVPA1933F		
(9) दस्तऐवज करून दिल्याचा दिनांक	23/11/2023		
(10)दस्त नोंदणी केल्याचा दिनांक	23/11/2023		
(11)अनुक्रमांक,खंड व पृष्ठ	28598/2023		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1043000		
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000		
(14)शेरा			
मुल्यांकनासाठी विचारात घेतलेला तपशील:-:			

**Sales Instances nearby**

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate Per Sq. Ft.
3937/2024	18.03.2024	1,13,00,000.00	57.99	624.00	18,100.00

गावाचे नाव : कावेसर	
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	11300000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	9301101
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन :सदनिका नं: 1606, माळा नं: 16 वा मजला, इमारतीचे नाव: विंग नं.बी-2, ब्लॉक नं: पार्कवूडस बी-2 को.ऑप.हौ.सो.लि., रोड : पार्कवूडस,घोडबंदर रोड,कावेसर,ठाणे, इतर माहिती: सदनिकेचे क्षेत्रफळ 57.99 चौ.मी. कार्पेट,1 कवर्ड कार पार्किंग स्पेस( ( Survey Number : 163/1 to 9, Survey No. 165/1[PART], 2[PART], Survey No. 166 Hissa No 1 to 16, 22[PART] to 24[PART], & 30[PART], Survey No. 167 ; ) )
(5) क्षेत्रफळ	57.99 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:-रुपेश कुमार पवार .. वय:-42 पत्ता:-प्लॉट नं: 1606, माळा नं: 16 वा मजला, इमारतीचे नाव: बी-2, पार्कवूडस, ब्लॉक नं: घोडबंदर रोड, रोड नं: कावेसर, ठाणे(प.), महाराष्ट्र, THANE. पिन कोड:-400615 पॅन नं:-AKRPP4546R
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मनोजकुमार यादव .. वय:-41; पत्ता:-प्लॉट नं: ए-1203, माळा नं: .. इमारतीचे नाव: पुष्पांजली रेसिडेन्सी, फेज 2, ब्लॉक नं: जी. बी. रोड, रोड नं: ओवळे, ठाणे(प.), महाराष्ट्र, THANE. पिन कोड:-400615 पॅन नं:-ABDPY0669F 2): नाव:-साधना यादव .. वय:-37; पत्ता:-प्लॉट नं: ए-1203, माळा नं: .. इमारतीचे नाव: पुष्पांजली रेसिडेन्सी, फेज 2, ब्लॉक नं: जी. बी. रोड, रोड नं: ओवळे, ठाणे(प.), महाराष्ट्र, ठाणे. पिन कोड:-400615 पॅन नं:-ADGPY7468M
(9) दस्तऐवज करून दिल्याचा दिनांक	18/03/2024
(10) दस्त नोंदणी केल्याचा दिनांक	18/03/2024
(11) अनुक्रमांक, खंड व पृष्ठ	3937/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	791000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

**Sales Instances nearby**

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate Per Sq. Ft.
27769/2024	17.10.2024	1,74,00,000.00	80.02	861.00	20,200.00

12/18/24, 3:08 PM		igr_27769	
2776974 21-10-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुयम निबंधक : सह दु.नि.ठाणे 2 दस्त क्रमांक : 27769/2024 नोंदणी : Regn:63m	
<b>गावाचे नाव : कावेसर</b>			
(1)विलेखाचा प्रकार	करारनामा		
(2)मोबदला	17400000		
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	11655307.62		
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन :सदनिका नं: 2005, माळा नं: 20 वा मजला बिल्डिंग नं ए, इमारतीचे नाव: पार्कवूड्स ए को ऑप हौ सो ली, ब्लॉक नं: पार्कवूड्स कॉम्प्लेक्स, रोड नं: घोडबंदर रोड कावेसर ठाणे, इतर माहिती: मौजे कावेसर झोन नं 11/42/2-अ-1 सदनिकेचे क्षेत्रफळ 80.02 चौ मी कार्पेट सोबत एक कवर्ड कार पार्किंग स्पेस नं 198( ( Survey Number : सर्व्हे नं.163/1 ते 9, 165/ 1(पैकी), 2(पैकी), 166/1 ते 16, 22(पैकी), 24(पैकी), 30(पैकी) आणि 167 ; ) )		
(5) क्षेत्रफळ	80.02 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:-नेहा केतन मेहता वय:-51 पत्ता:-प्लॉट नं: 2005, माळा नं: 20 वा मजला बिल्डिंग नं ए, इमारतीचे नाव: पार्कवूड्स ए को ऑप हौ सो ली, ब्लॉक नं: पार्कवूड्स कॉम्प्लेक्स, रोड नं: घोडबंदर रोड कावेसर ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400615 फॅन नं:-AKNPM3693A 2): नाव:-केतन अरविंद मेहता वय:-57 पत्ता:-प्लॉट नं: 2005, माळा नं: 20 वा मजला बिल्डिंग नं ए, इमारतीचे नाव: पार्कवूड्स ए को ऑप हौ सो ली, ब्लॉक नं: पार्कवूड्स कॉम्प्लेक्स, रोड नं: घोडबंदर रोड कावेसर ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400615 फॅन नं:-ADEPM4651N		
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-जतिंदर सिंग वय:-41; पत्ता:-प्लॉट नं: 2302, माळा नं: 23 वा मजला बिल्डिंग नं बी1, इमारतीचे नाव: पार्कवूड्स बी1 को ऑप हौ सो ली, ब्लॉक नं: पार्कवूड्स कॉम्प्लेक्स, रोड नं: घोडबंदर रोड कावेसर ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400615 फॅन नं:-BIHPS6882A 2): नाव:-खुशलीन कौर वय:-41; पत्ता:-प्लॉट नं: 2302, माळा नं: 23 वा मजला बिल्डिंग नं बी1, इमारतीचे नाव: पार्कवूड्स बी1 को ऑप हौ सो ली, ब्लॉक नं: पार्कवूड्स कॉम्प्लेक्स, रोड नं: घोडबंदर रोड कावेसर ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400615 फॅन नं:-AYUPK7621F		
(9) दस्तऐवज करून दिल्याचा दिनांक	17/10/2024		
(10)दस्त नोंदणी केल्याचा दिनांक	17/10/2024		
(11)अनुक्रमांक,खंड व पृष्ठ	27769/2024		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1218000		
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000		
(14)शेरा			
मुल्यांकनासाठी विचारात घेतलेला तपशील:-:			
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.		



## Sales Instances nearby

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate Per Sq. Ft.
24606/2024	13.09.2024	1,21,00,000.00	57.99	624.00	19,400.00

गावाचे नाव : कावेसर	
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	12100000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	9301356.9
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन :सदनिका नं: 1601, माळा नं: 16वा मजला,विंग बी। टाईप बिल्डींग, इमारतीचे नाव: पार्कवूड्स बी। को-ऑप.हौ.सो.लि., ब्लॉक नं: कावेसर, रोड नं: घोडबंदर रोड,ठाणे प. - 400615, इतर माहिती: सदनिकेचे क्षेत्र 57.99 चौ. मी. कारपेट,एक कवर्ड कार पार्किंग स्पेस नं. 183-बी।-1601( ( Survey Number : Survey No. 163/1 to 9, Survey No. 165/1Pt., 2Pt., Survey No. 166/1 to 16, 22Pt. to 24Pt. & 30Pt., Survey No. 167 ; ) )
(5) क्षेत्रफळ	57.99 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:-निर्मल कुमार पी. डी. . वय:-49 पत्ता:-प्लॉट नं: डी-103, माळा नं: , इमारतीचे नाव: श्रीराम लक्सर, ब्लॉक नं: हेन्नूर रोड, चिक्कागुब्बी व्हीलेज, बेंगळुरू , रोड नं: , कर्नाटक, बंगलोर. पिन कोड:-560077 पॅन नं:-ADJPN5204D
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-धनंजय नंदकिशोर ठाकूर . वय:-43; पत्ता:-प्लॉट नं: फ्लॅट नं. 202, सी-2, माळा नं: दुसरा मजला, इमारतीचे नाव: ग्रॅण्ड स्केअर को-ऑप. हौ.सो.लि., ब्लॉक नं: आनंद नगर, रॉयल प्लाझा हॉटेल जवळ, रोड नं: घोडबंदर रोड, ठाणे प. , महाराष्ट्र, ठाणे. पिन कोड:-400615 पॅन नं:-AEFPT8411D 2): नाव:-सुजाता धनंजय ठाकूर . वय:-33; पत्ता:-प्लॉट नं: फ्लॅट नं. 202, सी-2, माळा नं: दुसरा मजला, इमारतीचे नाव: ग्रॅण्ड स्केअर को-ऑप. हौ.सो.लि., ब्लॉक नं: आनंद नगर, रॉयल प्लाझा हॉटेल जवळ, रोड नं: घोडबंदर रोड, ठाणे प. , महाराष्ट्र, ठाणे. पिन कोड:-400615 पॅन नं:-CCZPK2073E
(9) दस्तऐवज करून दिल्याचा दिनांक	13/09/2024
(10)दस्त नोंदणी केल्याचा दिनांक	13/09/2024
(11)अनुक्रमांक,खंड व पृष्ठ	24606/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	847000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

**Sales Instances nearby**

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate Per Sq. Ft.
4968/2024	14.03.2024	1,06,00,000.00	57.99	624.00	16,980.00

गावाचे नाव : कावेसर	
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	10600000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	8681072
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: ठाणे म.न.पा. इतर वर्णन : इतर माहिती: सदनिका नं. 104, पहिला मजला, बी1-टाईप बिल्डींग (म्युनिसिपल रेकॉर्ड नुसार बिल्डींग नं. बी2), पार्कवुडस् बी-1 को-ऑप. हौ. सो. लि., बटाटा फॅक्टरी जवळ, कावेसर, घोडबंदर रोड, ठाणे प., सदनिकेचे क्षेत्रफळ 57.99 चौ. फुट कारपेट व सोबत एक कवर्ड कार पार्किंग स्पेस सहीत, झोन नं. 11/42-2अ-1) ( Survey Number : Survey No. 163/1 to 9, 165/1 (Part), 2 (Part), 166/1 to 16, 22 (Part), 30 (Part) & 167, ; )
(5) क्षेत्रफळ	57.99 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:- पल्लवी श्रीवास्तव . वय:- 42 पत्ता:- प्लॉट नं: 104, पहिला मजला, माळा नं: बी1-टाईप बिल्डींग (बिल्डींग नं. बी2), इमारतीचे नाव: पार्कवुडस् बी-1 को-ऑप. हौ. सो. लि., ब्लॉक नं: बटाटा फॅक्टरी जवळ, रोड नं: कावेसर, घोडबंदर रोड, ठाणे प., महाराष्ट्र, ठाणे. पिन कोड:- 400615 पॅन नं:- BVKPS1091P 2): नाव:- विभव श्रीवास्तव . वय:- 42 पत्ता:- प्लॉट नं: 104, पहिला मजला, माळा नं: बी1-टाईप बिल्डींग (बिल्डींग नं. बी2), इमारतीचे नाव: पार्कवुडस् बी-1 को-ऑप. हौ. सो. लि., ब्लॉक नं: बटाटा फॅक्टरी जवळ, रोड नं: कावेसर, घोडबंदर रोड, ठाणे प., महाराष्ट्र, ठाणे. पिन कोड:- 400615 पॅन नं:- BFHPS4115P
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- प्रशांत निजगुणी स्वामी . वय:- 37; पत्ता:- प्लॉट नं: 702, माळा नं: ., इमारतीचे नाव: कैलाश सदन, ब्लॉक नं: सेक्टर - 17, प्लॉट नं. 27, रोड नं: रोडपाली - कळंबोली, नवी मुंबई, महाराष्ट्र, RAIGARH (MH). पिन कोड:- 410218 पॅन नं:- CFZPS4970K
(9) दस्तऐवज करून दिल्याचा दिनांक	13/03/2024
(10) दस्त नोंदणी केल्याचा दिनांक	14/03/2024
(11) अनुक्रमांक, खंड व पृष्ठ	4968/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	742000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.


## Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate per Sq. Ft.
2 BHK	magicbricks.com	693.00	1,18,00,000.00	17,000.00

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

₹1.18 Cr [EMI - ₹ 53k](#) | [Get Loan offers from 34+ banks](#)

2 BHK 693 Sq-ft Flat For Sale [Kavesar, Thane](#)



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

<p>Carpet Area 693 sqft ₹17,027/sqft</p>	<p>Developer <b>The Dynamix Group</b></p>	<p>Project <b>Dynamix Parkwoods</b></p>
<p>Floor 2(Out of 55 Floors)</p>	<p>Transaction Type <b>New Property</b></p>	<p>Facing <b>North - East</b></p>
<p>Lifts 6</p>	<p>Furnished Status <b>Unfurnished</b></p>	<p>Car Parking <b>1 Covered</b></p>

Contact Agent

Get Phone No.

### More Details

Price Breakup	₹1.18 Cr   ₹5 Per sq. Unit Monthly
Booking Amount	₹1.0 Lac
RERA ID	P51700007024
Address	Parkwoods, Ghodbunder Rd, behind DMart, Kasarvadavali, Thane West, Thane, Maharashtra, Kavesar, Thane, Maharashtra
Landmarks	Suraj Water Park, New Horizon School, Vedant hospital, Saraswati School
Furnishing	Unfurnished

## Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate per Sq. Ft.
2 BHK	99acrs.com	607.00	1,27,00,000.00	20,920.00
2 BHK	99acrs.com	747.00	1,41,00,000.00	18,930.00

99acres
Buy ▾
All Residential ▾

SEARCH

NEW  
[Home Loans](#) [Dashboard](#)

### 2BHK Flat/Apartment

## Dynamix Parkwoods

Ghodbunder Road, Thane, Maharashtra

**Why choose this project ?**

- AC apartments with fitted Kitchens
- IGBC gold pre-certified
- 20+ lifestyle amenities

₹ 1.27 - 1.56crore

Base Price: ₹20921 Per Sq.Ft.

607 - 747 sq.ft. ▾

(56.39 - 69.4 sq.m.)

Carpet Area

[View Floor Plans](#)

Under Construction

Possession: March 2026

[Construction photos](#)

Posted on Nov 22, 2024 by Mahavir Toshniwal Under Construction

View Phone number

Shortlist

NO BROKERAGE
RERA STATUS
REGISTERED
Registration No: P51700007024 [View QR Code](#)
Website: <https://maharera.maharashtra.gov.in/>

Floor Plan
Project Details
Society Reviews
Explore Locality
Recommendations
Dealer Details

FLOOR PLAN	INCLUSIONS	AREA DETAILS	PRICE DETAILS
	2 bedrooms 2 bathroom	Carpet Area : <b>606.97 sq.ft.</b> <small>56.41 sq.m.</small>	Base Price: <b>₹ 1.27 Crores</b>
	2 bedrooms	Carpet Area : <b>674 sq.ft.</b> <small>62.62 sq.m.</small>	Base Price: <b>₹ 1.41 Crores</b>
	2 bedrooms 2 bathroom	Carpet Area : <b>675 sq.ft.</b> <small>62.71 sq.m.</small>	Base Price: <b>₹ 1.41 Crores</b>

99acres
Buy ▾
All Residential ▾

SEARCH

NEW  
[Home Loans](#) [Dashboard](#)

### 2BHK Flat/Apartment

## Dynamix Parkwoods

Ghodbunder Road, Thane, Maharashtra

**Why choose this project ?**

- AC apartments with fitted Kitchens
- IGBC gold pre-certified
- 20+ lifestyle amenities

₹ 1.41crore

Base Price: ₹18927 Per Sq.Ft.

747 sq.ft. ▾

(69.4 sq.m.)

Carpet Area

[View Floor Plans](#)

Under Construction

Possession: March 2026

[Construction photos](#)

Posted on Dec 10, 2024 by Corazon Homes Private Limited Under Construction

View Phone number

Shortlist

NO BROKERAGE
RERA STATUS
REGISTERED
Registration No: P51700007024 [View QR Code](#)
Website: <https://maharera.maharashtra.gov.in/>

Floor Plan
Project Details
Society Reviews
Explore Locality
Recommendations
Dealer Details

FLOOR PLAN	INCLUSIONS	AREA DETAILS	PRICE DETAILS
	2 bedrooms 1 kitchens 2 bathroom	Carpet Area : <b>747 sq.ft.</b> <small>69.4 sq.m.</small>	Base Price: <b>₹ 1.41 Crores</b>



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## Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate per Sq. Ft.
2 BHK	magicbricks.com	710.00	1,28,00,000.00	18,000.00

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

**₹1.28 Cr** EMI - ₹ 58k | [Can I afford it?](#)

2 BHK 1000 Sq-ft Flat For Sale [Waghbil, Thane](#)

🛏️ 2 Beds
🚿 2 Baths
🏠 1 Balcony
🚗 1 Covered Parking

Carpet Area	Project	Floor
<b>710 sqft</b> ▾	<a href="#">DB Parkwoods Tower D5</a>	10 (Out of 30 Floors)
₹18,028/sqft		
Transaction Type	Status	Facing
Resale	Ready to Move	East
Lifts	Furnished Status	Car Parking
3	Semi-Furnished	1 Covered

Contact Agent
Get Phone No.

👤 Last contact made 3 days ago

### More Details

Price Breakup	₹1.28 Cr   ₹4,500 Monthly
Booking Amount	₹1.0 Lac
Address	Ghodbunder Rd, KasarvadaVali, Thane West, Thane, Maharashtra, Waghbil, Thane, Maharashtra
Landmarks	D Mart
Furnishing	Semi-Furnished
Flooring	Ceramic Tiles, Marble, Mosaic, Vitrified
Type of Ownership	Co-operative Society

## Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate per Sq. Ft.
2 BHK	99acres.com	607.00	1,15,00,000.00	18,920.00

**99acres** Buy ▾
All Residential ▾ Type Location or Project/Society or Keyword
SEARCH
NEW Home Loans Dashboard

### 2BHK Flat/Apartment **Dynamix Parkwoods**

Ghodbunder Road, Thane, Maharashtra

**Why choose this project ?**

- AC apartments with fitted Kitchens
- IGBC gold pre-certified
- 20+ lifestyle amenities

Home > Property in Thane > Flats for sale in Thane > Flats for sale in Thane West > Flats for sale in Ghodbunder Road > 2 BHK Flats for sale in Ghodbunder Road

Posted on Dec 18, 2024 by Powerlane Consultant Under Construction

**₹ 1.15 - 1.41 Crore**

Base Price: ₹18928 Per Sq.Ft.

607 - 747 **sq.ft.** ▾  
(56.39 - 69.4 sq.m.)

Carpet Area

[View Floor Plans](#)

**Under Construction**

Possession: March 2026

[Construction photos](#)

[View Phone number](#)

[Shortlist](#)

**NO BROKERAGE**
**RERA STATUS** REGISTERED
Registration No: P51700007024 [View QR Code](#)
Website: <https://maharera.maharashtra.gov.in/>

Floor Plan
Project Details
Society Reviews
Explore Locality
Recommendations
Dealer Details

FLOOR PLAN	INCLUSIONS	AREA DETAILS	PRICE DETAILS
	2 bedrooms 2 bathroom	Carpet Area : <b>606.97 sq.ft.</b> <small>56.41 sq.m.</small>	Base Price: <b>₹ 1.15 Crores</b>
	2 bedrooms 2 bathroom	Carpet Area : <b>675 sq.ft.</b> <small>62.71 sq.m.</small>	Base Price: <b>₹ 1.28 Crores</b>
	2 bedrooms	Carpet Area : <b>693 sq.ft.</b> <small>64.38 sq.m.</small>	Base Price: <b>₹ 1.31 Crores</b>

+View 1 more


## Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate per Sq. Ft.
2 BHK	magicbricks.com	612.00	1,07,00,000.00	17,500.00

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

₹1.07 Cr [EMI - ₹48k](#) | [Get pre-approved loan](#)

2 BHK 612 Sq-ft Flat For Sale [Thane West, Thane](#)



2 Beds | 2 Baths | Unfurnished

Carpet Area  
612 sqft  
₹17,484/sqft



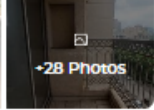
Developer  
[The Dynamix Group](#)

Project  
[Dynamix Parkwoods](#)

Transaction Type  
New Property

Status  
Under Construction

Furnished Status  
Unfurnished







→28 Photos

Contact Agent

Get Phone No.

### More Details

Price Breakup	₹1.07 Cr
RERA ID	P51700007024
Address	Thane West, Thane, Maharashtra
Furnishing	Unfurnished
Loan Offered	Estimated EMI: ₹48259 ⓘ <a href="#">Apply for Home Loan</a>
	 
Water Availability	24 Hours Available
Status of Electricity	No/Rare Powercut

**Description:** Dynamix Parkwood Top Of The World is a brilliant residential development project at Ghodbunder Road, Thane. Your home at Dynamix Top Of The World can be your haven of convenience, ...

## Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate per Sq. Ft.
2 BHK	99acres.com	734.00	1,25,00,000.00	17,000.00

**99acres** Buy | Enter Locality / Project / Society / Landmark | Post property **FREE**

Home > Property in Thane > Flats for sale in Thane > Flats for sale in Thane West > Flats for sale in Ghodbunder Road > 2 BHK Flats for sale in Ghodbunder Road

Posted on Nov 26, 2024 | Under Construction

**₹1.25 Cr** @ 17,029 per sq.ft.  
Estimated EMI ₹99,838

**2BHK 2Baths**  
Flat/Apartment for Sale  
in Dynamix Parkwoods, Ghodbunder Road, Thane

**CONTACT DEALER FREE**  
**Shortlist**

**RERA STATUS** REGISTERED | Registration No: P51700009055 | Website: <https://maharera.maharashtra.gov.in/>

**Overview** Society Dealer Details Price Trends Registry Record Society Reviews

**Videos (1)** Property (4) Society (25)

**Area**  
Super Built up area 1100 sq.ft. (102.19 sq.m.)  
Carpet area: 734 sq.ft. (68.19 sq.m.)

**Configuration**  
2 Bedrooms, 2 Bathrooms, 3+ Balconies  
[View Floor Plan](#)

**Price**  
₹1.25 Crore  
@ 17,029 per sq.ft. (Negotiable)

**Address**  
Dynamix Parkwoods  
Ghodbunder Road, Thane

**Floor Number**  
18<sup>th</sup> of 47 Floors

**Facing**  
North-East

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

**Property Age**  
Under Construction [View Construction Status](#)

**Places nearby**  
Ghodbunder Road, Thane [View All \(11\)](#)

Magathane Railway Station | Tikujini Wadi Metro Station | Viviana mall | NH 48 | Dhyanganga College | Podar In




## Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate per Sq. Ft.
2 BHK	magicbricks.com	630.00	1,09,00,000.00	17,300.00

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




**₹1.09 Cr** EMI - ₹ 49k | [Get pre-approved loan](#)

2 BHK 630 Sq-ft Flat For Sale [Thane West, Thane](#)



2 Beds | 2 Baths | Unfurnished

Carpet Area 630 sqft ₹17,302/sqft	Developer <b>The Dynamix Group</b>	Project <b>Dynamix Parkwoods</b>
Transaction Type New Property	Status Under Construction	Furnished Status Unfurnished



→ 28 Photos

Contact Agent

Get Phone No.

### More Details

Price Breakup	₹1.09 Cr
RERA ID	P51700007024
Address	Thane West, Thane, Maharashtra
Furnishing	Unfurnished
Loan Offered	Estimated EMI: ₹ 49161 ⓘ <a href="#">Apply for Home Loan</a>

## Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate per Sq. Ft.
2 BHK	99acres.com	747.00	1,19,00,000.00	15,930.00

99acres
Post property FREE

Home > Property in Thane > Flats for sale in Thane > Flats for sale in Thane West > Flats for sale in Ghodbunder Road > 2 BHK Flats for sale in Ghodbunder Road

Posted on Nov 19, 2024 | Under Construction

**₹ 1.19 Cr** @ 15,930 per sq.ft.

Estimated EMI ₹95,046

2BHK 2Baths

Flat/Apartment for Sale

in Dynamix Parkwoods, Ghodbunder Road, Thane


Contact Dealer FREE

Shortlist

RERA STATUS REGISTERED | Registration No: P51700009055 | Website: <https://maharera.maharashtra.gov.in/>

Overview
Society
Dealer Details
Price Trends
Registry Record
Society Reviews >

Property (1)
Society (25)



**Area**

Carpet area: 747 sq.ft. (69.4 sq.m.)

**Configuration**

2 Bedrooms , 2 Bathrooms, 2 Balconies

**Price**

₹ 1.19 Crore+ Govt Charges & Tax @ 15,930 per sq.ft.

**Address**

Dynamix Parkwoods  
Ghodbunder Road, Thane

**Floor Number**

10<sup>th</sup> of 55 Floors

**Facing**

East

**Overlooking**

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


**Possession in**

Dec 2026 [View Construction Status](#)

**Places nearby** View All (11)

Ghodbunder Road, Thane

Magathane Railway Station
Tikujini Wadi Metro Station
Viviana mall
NH 48
Dhyanganga College
Podar In




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Architects & Interior Designers  
Chartered Engineers (I)  
TEV Consultants  
Lender's Engineer  
UJ 120 MH2010 PTC207809

## Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate per Sq. Ft.
3 BHK	99acrs.com	918.00	1,75,00,000.00	19,000.00
2 BHK	99acrs.com	865.00	1,54,00,000.00	17,800.00

99acres
Post property FREE

Home > Property in Thane > Flats for sale in Thane > Flats for sale in Thane West > Flats for sale in Ghodbunder Road > 3 BHK Flats for sale in Ghodbunder Road

Posted on Nov 24, 2024 | Ready to move

₹ 1.75 Cr

@ 19,063 per sq.ft.

Estimated EMI ₹ 1,39,773

3BHK 3Baths

Flat/Apartment for Sale

in Godrej Emerald , T7-106 , JADE , 1ST FLOOR, Ghodbunder Road, Thane


Contact Owner FREE

Shortlist

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

Overview
Owner Details
Price Trends
Registry Record
Explore Locality
Recomr. >

Property (8)



Area  
Carpet area: 918 sq.ft. (85.28 sq.m.)

Price  
₹ 1.75 Crore  
@ 19,063 per sq.ft. (Negotiable) [View Price Details](#)

Floor Number  
1<sup>st</sup> of 27 Floors

Overlooking

Configuration  
3 Bedrooms , 3 Bathrooms, 2 Balconies

Address  
Godrej Emerald , T7-106 , JADE , 1ST FLOOR  
Ghodbunder Road, Thane

Facing  
East

Property Age

99acres
Post property FREE

Home > Property in Thane > Flats for sale in Thane > Flats for sale in Thane West > Flats for sale in Ghodbunder Road > 2 BHK Flats for sale in Ghodbunder Road

₹ 1.54 Cr

@ 17,803 per sq.ft.

Estimated EMI ₹ 1,23,000

2BHK 2Baths

Flat/Apartment for Sale


in Soham Tropical Lagoon, Ghodbunder Road, Thane

Contact Dealer FREE

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

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

Property (6)



Area  
Super Built up area 1297 sq.ft. (120.5 sq.m.)  
Built Up area: 1167 sq.ft. (108.42 sq.m.)  
Carpet area: 865 sq.ft. (80.36 sq.m.)

Price  
₹ 1.54 Crore+ Govt Charges & Tax  
@ 17,803 per sq.ft. [View Price Details](#)

Floor Number  
3<sup>rd</sup> of 26 Floors

Overlooking

Configuration  
2 Bedrooms , 2 Bathrooms, No Balcony with Store Room

Address  
Soham Tropical Lagoon  
Ghodbunder Road, Thane

Facing  
West

Property Age

## Price Indicators




### Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate per Sq. Ft.
1 BHK	magicbricks.com	870.00	1,48,00,000.00	17,000.00

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

₹1.48 Cr EMI - ₹ 67k | [Get pre-approved loan](#)

2 BHK Flat For Sale in Pataskar Eclat, [Ghodbunder Road, Thane](#)

+32 Photos

2 Beds
2 Baths
3 Balconies
Furnished




Carpet Area 870 sqft ₹17,011/sqft	Developer <b>Pataskar Developers</b>	Project <b>Pataskar Eclat</b>
Floor 21 (Out of 24 Floors)	Transaction Type Resale	Status Ready to Move
Facing East	Furnished Status Furnished	Type Of Ownership Freehold

✓ East Facing Property

Contact Owner
Get Phone No.

👤 Last contact made 3 days ago

### More Details

Price Breakup	₹1.48 Cr
Address	2102, Pataskar Eclat opp Dmart, Ghodbunder Road, Thane, Maharashtra
Furnishing	Furnished
Flooring	Vitrified
Loan Offered	Estimated EMI: ₹ 66750 ⓘ <a href="#">Apply for Home Loan</a>
	   <span style="border: 1px solid #ccc; padding: 2px 5px; margin-left: 10px;">+3</span>
Type of Ownership	Freehold



## Price Indicators

### Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate per Sq. Ft.
2 BHK	housing.com	650.00	1,16,00,000.00	17,000.00
2 BHK	housing.com	650.00	1,28,00,000.00	19,700.00

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

Home / Thane / Ghodbunder Road / Hiranandani Estate / Kavesar / Unnathi Woods Supreme Last updated: Oct 1, 2024

### Unnathi Woods Supreme ✓ RERA

By RAUNAK GROUP  
kavesar, Thane West, Ghodbunder Road, Thane

₹1.16 Cr - 1.2 Cr | ₹17.81 K/sq.ft

EMI starts at ₹57.59 K  
All inclusive

Contact Sellers

2 BHK Apartment Configuration

Dec, 2025 Possession Starts

₹17.81 K/sq.ft Avg. Price

650 - 675 sq.ft. (Carpet Area)  
Sizes

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

Home / Thane / Thane West / Dosti Eden Last updated: Dec 9, 2024

### Dosti Eden ✓ RERA

By DOSTI REALTY  
Dosti Eden, Dosti Pearl Phase 2, Ghodbunder Service Rd, near Mercedes Benz Car Showroom, Brahmand, Thane West, Ghodbunder Road, Thane

₹1.28 Cr - 2.07 Cr | ₹19.81 K/sq.ft

EMI starts at ₹63.55 K  
All Inclusive Price

Contact Sellers

2, 3 BHK Apartments Configurations

Aug, 2027 Possession Starts

₹19.81 K/sq.ft Avg. Price

650 - 1039 sq.ft. (Carpet Area)  
Sizes

## Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate per Sq. Ft.
1 BHK	housing.com	441.00	95,00,000.00	21,540.00
2 BHK	housing.com	680.00	1,44,00,000.00	21,176.00

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

Home / Thane / Thane West / Majiwada / Ashar Pulse Last updated: Dec 10, 2024

### Ashar Pulse ✓ RERA

By **ASHAR GROUP**

Majiwada, Thane West, Ghodbunder Road, Thane


OFFER 30:30:30:10, No floor rise above 25th floor [Know More](#)

**₹95.0 L - 1.75 Cr** | ₹21.54 K - 23.33 K/sq.ft


EMI starts at ₹47.16 K

All Inclusive Price


Contact Sellers



Cover Image



Project Tour



+ 12 more

1, 2 BHK Apartments Configurations

Dec, 2028 Possession Starts

₹21.54 K - 23.33 K/sq.ft Avg. Price

441 - 750 sq.ft. (Carpet Area) Sizes

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

Home / Thane / Thane West / Lakescape Last updated: Dec 9, 2024

### Lakescape ✓ RERA

By **LAKE SCAPE**


Lakescape Sales Lounge, Near Hiranandani Eden Super Market, Hiranandani Estate, Thane West., Ghodbunder Road, Thane

**₹1.44 Cr - 1.96 Cr** | ₹21.14 K/sq.ft


EMI starts at ₹71.38 K

Basic Price


Contact Seller



Cover Image



Your Amenities



+ 7 more

2, 3 BHK Apartments Configurations

Dec, 2028 Possession Starts

₹21.14 K/sq.ft Avg. Price

680 - 925 sq.ft. (Carpet Area) Sizes

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 : 18.12.2024

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 18.12.2024 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 17.12.2024. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty



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

	<b>Particulars</b>	<b>Valuer comment</b>
1	Background information of the asset being valued;	The property under consideration was purchased by <b>M/s. Aniline Construction Company Pvt. Ltd.</b>
2	Purpose of valuation and appointing authority	As per request from State Bank of India, HLST, Santacruz 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 - Technical Manager
4	Disclosure of Valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5	Date of appointment, valuation date and date of report;	Date of Appointment - 17.12.2024 Valuation Date - 18.12.2024 Date of Report - 18.12.2024
6	Inspections and/or investigations undertaken;	Physical Inspection done on date 17.12.2024
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 **18<sup>th</sup> December 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. Aniline Construction Company Pvt. Ltd.** Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.



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## Property Title

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

## Environmental Conditions

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

## Town Planning

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

## Area

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

## Condition & Repair

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

## Valuation Methodology

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

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



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

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

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

### **Not a Structural Survey**

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

### **Other**

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

### **Legal**

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

### **Property specific assumptions**

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

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

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

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

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

**Professional Competence and Due Care**

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

**Independence and Disclosure of Interest**

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



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

### **Confidentiality**

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

### **Information Management**

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

**Gifts and hospitality:**

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

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

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

**Remuneration and Costs.**

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

**Occupation, employability and restrictions.**

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

**Miscellaneous**

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

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

**Director**

**Auth. Sign.**

**Manoj B. Chalikwar**

Govt. Registered Valuer

Chartered Engineer (India)

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

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



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