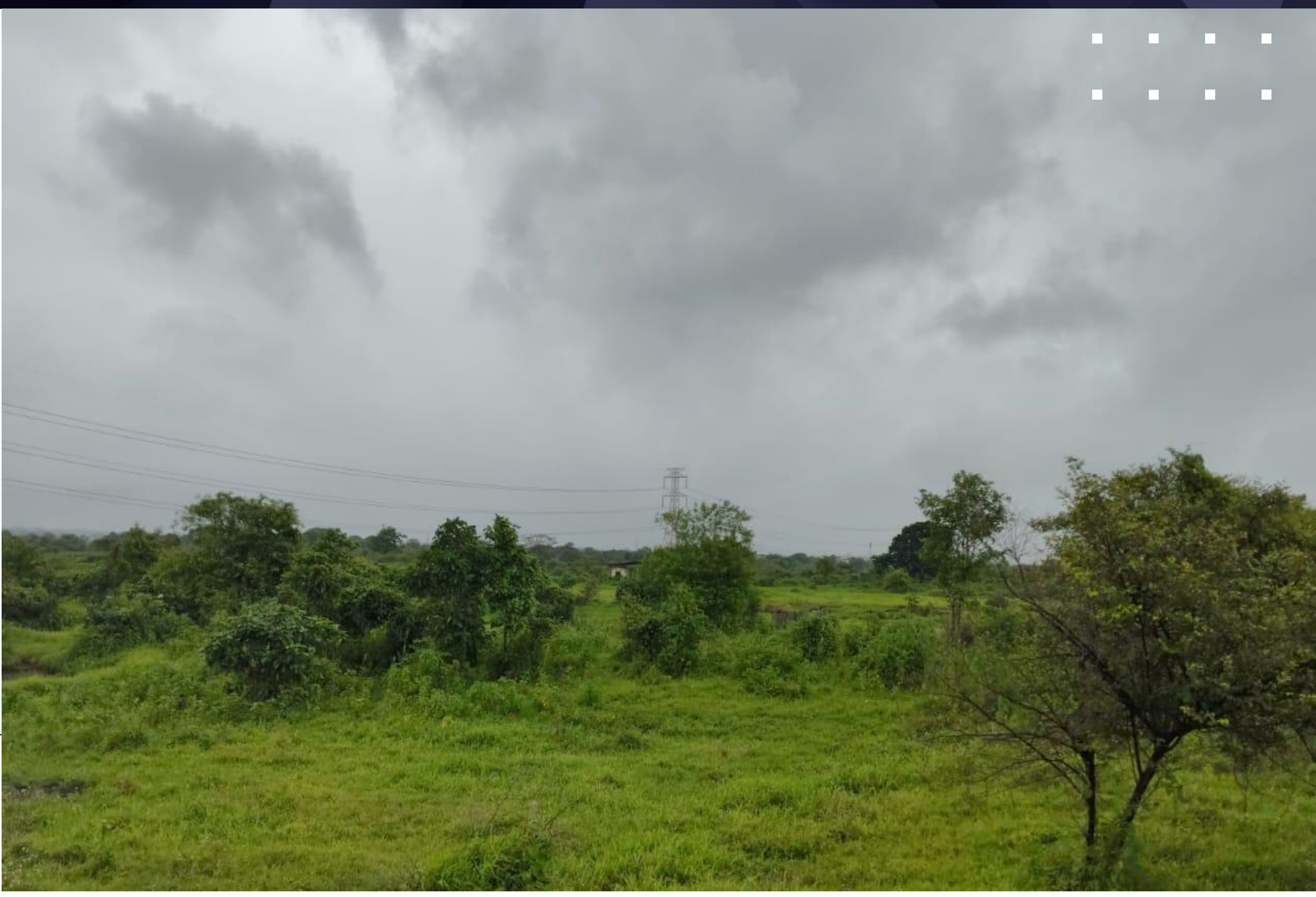
FINAL VALUATION REPORT

Vacant land parcels located at Sector G and E3 of Integrated Township Project situated a village Waklan, Taluka and District -Thane, Maharashtra 421204

For: Lodha Developers. Ltd. (formerly known as Macrotech Developers Ltd)

Submitted to: Catalyst Trusteeship Limited ("Trust/Client")

Valuation Date: 25 August 2025 | Report Date: 11 September 2025



SAVILLS PROPERTY SERVICES (INDIA) PRIVATE LIMITED
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Instructions & Basis of Valuation

Catalyst Trusteeship Limited ("Client"), has engaged Savills Property Services (India) Pvt. Ltd. ("Savills") to provide opinion on the market value of Vacant land parcels located at Sector G and E3 of Integrated Township Project situated at village Waklan, taluka and district -Thane, Maharashtra 421204 (herein after referred to as the "subject property") pursuant to the terms and conditions of the email dated 23rd August 2025.

The Client agrees to abide by the terms of the Agreement. In case of any discrepancy between the terms of this report and the Agreement, the terms of Agreement shall prevail.

The valuation of the subject property is conducted by employing 'Sales Comparison Method'

Savills confirms that the valuation report has been prepared for the secured lending purpose of the Client.

General Assumptions & Conditions

All our valuations have been carried out based on Caveats and Limitations set out in the relevant section towards the rear of the Report.

Conflicts of Interest

Savills, to the best of its knowledge and belief, is not aware of any conflict of interest that prevents us from providing the Client with an independent valuation of the subject property in accordance with the Royal Institution of Chartered Surveyors (RICS) Red Book. Savills would be acting as an External Valuer, as defined in the Red Book 2022.

Date of Valuation

Savills opinions of value are based on the site visit conducted on 25th August 2025 and the date of valuation 25th August 2025. The importance of the date of valuation must be stressed as property values can change significantly over a relatively short period.

Extent of Due Diligence and Information Sources

The extent of the due diligence enquiries Savills has undertaken and the sources of the information it has relied upon for the purpose of the valuation are stated in the relevant sections of the Report below.

The layout area, zoning and other factual details pertaining to the subject property have been shared to us by the client.

Where the reports and other information has been shared, Savills summaries the relevant details in this Report. Savills does not accept any responsibility for any errors or omissions in the information and documentation shared to Savills by the Client/Developer, nor for any consequences that may flow from such errors and omissions.

Confidentiality & Responsibility

In accordance with the recommendations of the RICS, Savills states that this Report is provided solely for the purpose stated hereinabove. It is confidential to and for the use only of the party to whom it is addressed, and no responsibility of any kind is accepted to any third party for the whole or any part of its contents. Any such parties relying upon this Report shall be at their own risk.

Neither the whole nor any part of this Report or any reference to it may be included now, or at any time in the future, in any published document, circular or statement, nor published, referred to or used in any way without written approval from Savills legal and compliance team, of the form and context in which it may appear.

Disclaimers & Limitations of Liability

The opinion on market value is prepared for the sole use of the Client and no responsibility and/or liability is accepted to any other party for the whole or any part of its contents. It may be disclosed to other professional advisor assisting in respect of the purposes for which this report is prepared.

Savills has relied upon the property data shared by the Client and other third parties which are assumed to be true and accurate. Savills takes no responsibility for inaccurate data shared by the Client and other third parties and subsequent conclusions related to such data.

No representation, warranty or covenant, express or implied, is made by us, our directors, employees, affiliates, representatives as to the accuracy or completeness of the information contained herein, and nothing in this valuation report is, or shall be relied upon as, a promise, representation or covenant by us.

Savills its directors, employees, affiliates, representatives shall not be liable (except to the extent that liability under statute or by operation of law cannot be excluded) to any person for any loss, liability, damage or expense arising from or connected in any way with any use of or reliance on such information.

Savills's liability for this exercise is limited in respect of any one or series of events to the total Fees paid by the Client under the Agreement/email dated mutually signed 16th April 2025 by both the Client and Savills. In no event, Savills shall be held responsible or liable for indirect or consequential damages whether arising from indirect or consequential damages.

Market Value Practices

This report has been prepared in accordance with Royal Institution of Chartered Surveyors' ("RICS") Valuation – Professional Standards 2022, subject to variation to meet local established law, custom, practice and market conditions.

Market Value

'The estimated amount for which an asset or liability should exchange on the date of valuation between a willing buyer and a willing seller in an arm's-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion.' (VS 3.2 Red Book 7th Edition)

Market Conditions Comment

The Asia Pacific region continues to navigate a complex and volatile global environment, driven by geopolitical tensions and uncertainty around US trade policy.

It is therefore important to recognise that our valuation has been prepared against the fluid backdrop outlined above and the local economic environment. Moreover, investor behaviour can change quickly during such periods of volatility. As such, the conclusions set out in this report are only valid at the valuation date and we would recommend that the value of the property is kept under regular review. For the avoidance of doubt, our valuation is not reported as being subject to 'material valuation uncertainty' (as defined in the RICS Valuation – Global Standards).

Valuation Assessment

On the request of the Catalyst Trusteeship Limited, subject property was inspected to assess its value and the details are as furnished below: -

Valuer's Name	Savills Property Services (India) Pvt. Ltd.	Date of visit	25th August 2025
Visiting Engg Name	Mr. Kalpesh Gaikwad	Time of visit	11:00 AM
Date of report	10th September 2025		
Person contacted for property inspection with contact details.		Mr. Mukesh Bhoir +91 9372468980	

BASIC DETAILS				
1	Applicants Name	Lodha Developers Ltd. ('Developer') (formerly known as Macrotech Developers Limited)	Name of Owners	Lodha Developers Ltd., Palava Dwellers Pvt. Ltd., Macrotech Developers Ltd *(As per 7/12 Extracts provided by the Developer.)*
2	Type of property as per approvals	As per the letter of intent obtained for proposed Integrated Township Project (ITP) from the District Officer & District Magistrate dated 10th May 2019 and letter of Intent dated 14th August 2024 shared by the developer, the subject property is an integrated township project. *(Please refer appendix 4-iii)*	Current usage	Vacant *(As per the site visit conducted by Savills on 25th August 2025, it was observed that the subject property was vacant)*
3	Address of property / Site Address	Vacant land parcels located at Sector G and E3 of Integrated Township Project situated at village Waklan, taluka and district -Thane, Maharashtra 421204.		
	Address as per documents	Proposed Integrated Township project at Village Waklan, Tal. & Dist. Thane (*As per approved layout issued by Joint Director of Town Planning, Konkan Division, Navi Mumbai dated 11th October 2024*). (*Refer Appendix 4 (i)*)		

SURROUNDING AND LOCALITY DETAILS			
4	Location	Zoning as per Master Plan / Development plan	As per the letter of intent obtained for proposed Integrated Township Project (ITP) from the District Officer

			& District Magistrate dated 10th May 2019 and letter of Intent dated 14th August 2024 shared by the developer, the subject property is an integrated township project. *(Please refer appendix 4-iii)*
		Class of locality (High / Middle Class / Lower / Negative)	The subject property is located in a region that is mid end in nature and is located in the vicinity of various residential and commercial developments.
		Site (Developed / under-developed)	The subject property is yet to be developed as on date of site inspection.
		Proximity from civic amenities / public transport	The subject property is located at Waklan village. Some of the prominent civic amenities in the proximity of the subject property are hospitals (viz., Shree Hospital, Bijakur Hospital, ICON hospital, etc.) and Schools (viz., Pawar Public school, Sweet William International School, Om Public School, etc.)
		Nearest Railway Station	The nearest Railway Station to the subject property is Nilaje station which is located at a distance of approximately 4-5 kms from the subject property.
		Nearest Bus Stop	The nearest bus stop to the subject property is Waklan ST Bus stand, which is located at approximately 2 – 3 kms from the subject property.
5	Nearest Landmark	Nearest known landmark to the subject property is Waklan Lake, which is located at approximately 1 – 2 km from the subject property.	
6	Distance from City Centre	Subject Property is located approximately 14 - 15 km from Dombivli city.	
7	Condition and width of approach road: -		

	The subject property can be accessed via approx. 4 m wide Waklan village road.

<table>
<tr><th colspan="3"><u>PROPERTY DETAILS</u></th></tr>
<tr><td>8</td><td>Brief description of the property</td><td>
The subject property is a vacant land parcel and is part of Integrated Township Project situated at village Waklan, Taluka and District -Thane, Maharashtra 421204. As per the information shared by the client, the total land area conveyed of the subject property is approx. 4,64,580 sq. mt. (114.80 acres) (As per 7/12 Extract) and final land area conveyed for this assessment of the subject property is approx. 4,63,853 sq. mt. (114.62 acres) (As per details received from client).
[Note: As per the information shared by the client, the total land area is approx. 4,64,580 sq. mt. (114.80 acres) (As per 7/12 Extract) and final gross land area conveyed for this assessment of the subject property is approx. 4,63,853 sq. mt. (114.62 acres) out of which area admeasuring 22,809 sq. mt. (i.e approx. 5.64 acres) is to be handed over to Local Planning Authority. Further, as per mail communication received from the client, we understand that the area admeasuring 5,544 sq. mt. (i.e approx. 1.37 acres) is to be deducted towards proposed National Highway 4 (NH 4). Also, there is addition and deletion thus, the resulting net land area is approx. 4,35,500 sq. mt. ((i.e approx. 107.61 acres). however as per revised statement land area provided by the client few survey numbers resulting in revised net land area of approx. 4,36,272 sq. mt. (i.e. approx. 107.81 acres) and same has been considered for this valuation assessment]. (Refer appendix No.3)
Further, the subject property comprises of land parcel 1 and land parcel 2. As per the land layout plan map of land parcel 1 and land parcel 2, it is clearly understood that both the land parcel 1 and land parcel 2 are located at a distance from each other and hence are separate and non-connected land parcels.
The table below highlights the area wise details of the break-up for the same:
<table>
<tr><th>Land</th><th>Gross Land Area sq. mt
(As per 7/12 Extracts provided by the Developer.)</th><th>Final Net Land Area for Mortgage in sq. mt.</th><th>Area for Mortgage in Acre</th></tr>
<tr><td>Land Parcel 1</td><td>1,86,938</td><td>1,87,254</td><td>46.27</td></tr>
<tr><td>Land Parcel 2</td><td>2,77,642</td><td>2,49,018</td><td>61.53</td></tr>
<tr><td>Sq, mts</td><td>4,64,580</td><td>4,36,272</td><td>-</td></tr>
<tr><td>Acre</td><td>114.80</td><td>107.81</td><td>107.81</td></tr>
</table>
</td></tr>
</table>

		Note: Above mentioned area details is as per the final list of survey numbers mentioned for interim Title Research Report as provided by the client, mail dated 08th September 2025). Within land parcel 1 and land parcel 2, there are multiple survey numbers (R*efer appendix 3)* that form part of the valuation study. From the land layout map shared by client, we understand that all the survey numbers within land parcel 1 and land parcel 2 are contiguous. Further, there is a direct access from main road to both the land parcels. It may be mentioned that all survey numbers do not have direct frontage/access from the main road but have access via those survey numbers that have direct access from main road. We have assumed that the above access of surveys in land parcel 1 and land parcel 2 to main road (i.e. through inter-connected surveys) while determining the value of the land. Also, we have relied on land layout map shared by client. As per the letter of intent obtained for proposed Integrated Township Project (ITP) from the District Officer & District Magistrate dated 10th May 2019 and letter of Intent dated 14th August 2024 shared by the developer, the subject property is an integrated township project. *(Please refer appendix 4-iii)* As per approved layout issued by Joint Director of Town Planning, Konkan Division, Navi Mumbai dated *11th October 2024*, we understand that the subject property has different land use zones viz. residential use, garden, park, school playground, school, healthcare etc. We further note that majority of the land has reservation and generally, if there is any reservation on the land, the landowner would be eligible for FSI benefit against the area deductions/reservations if any. Based on the site inspection conducted by Savills on 25th August 2025, it was observed that the subject property is a vacant land parcel with irregular shape, uneven topography and partially demarcated.	
9	Internal visit done	Yes, the subject property was inspected on 25th August 2025.	
10	Occupant	Vacant/Occupied	Vacant
		Name of Occupant	NA
		Relation with applicant	Self
11	Building details	Property Demarcated	Partly Demarcated as per site visit conducted dated 25th August 2025.
		Property Identified through	Developers representative present at site.

		Type of structure		NA	
		Land/Plot Area		As per the Informational shared by the developer we understand that the total land area of the subject property admeasures approx. 107.81 acres.	
		No of Blocks/Wings		NA	
		No of Units per floor		NA	
		No. of Floors		NA	
		No. of Lifts		NA	
		Amenities		NA	
12	Unit details	Located on Floor No.		NA	
		No. of rooms / Unit configuration		NA	
		Remarks on view from property		NA	
13	Present condition of the property:	Exterior		NA	
		Interior		NA	
14	Age of the property	NA		Residual life	NA
15	Boundaries	North	South	East	West
	Actual on site	Waklan Village Road	Open land	Open land	Open land
	As per Title document	Draft title search document has not been provided to us.			
	Boundaries matching with Sale Deed (Yes / No)			NA (*Savills has not received the Sale deed for the subject property*)	

SANCTION PLAN APPROVAL & OTHER DOCUMENTS DETAILS						
16	Sanction plan / Layout provided & CC / BCC / OC / BUC is provided	Copy of the Proposed Integrated Township Project Plan issued by Joint Director of Town Planning Department, Konkan Division, Navi Mumbai showing road network, residential plots, commercial plots, economic activity plots, amenity plots, utility plots, etc., in ITP Village Waklan Tal. & Dist. Thane. (As per approved layout issued by Joint Director of Town Planning, Konkan Division, Navi Mumbai and Collector District Magistrate dated 11th October 2024. (*Refer Appendix 4 (I)).*				
17 (A)	Sanction plan / Layout provided & CC / BCC / OC / BUC is from competent authority? If yes provide sanctioning authority & the other approval details.	The zoning master plan has been issued by Joint Director of Town Planning Kokan Division, Navi Mumbai.				
17 (B)	If No, specify the competent authority.	NA				
18	Sale Deed / TSR	Draft title search document has not been provided to us.				
19	Ownership type	Freehold (*as per information shared by the Developer*)				
20	Is the property within Municipal Limits	The subject property falls under the Gram panchayat Waklan, Tal and District -Thane.				
	Permissible usage as per sanctioned/approved plan	As per the letter of intent obtained for proposed Integrated Township Project (ITP) from the District Officer & District Magistrate dated 10th May 2019 and letter of Intent dated 14th August 2024 shared by the developer, the subject property is an integrated township project. *(Please refer appendix 4-iii)*				
21	Setbacks	As per plan	As per Bye- Laws	Actual at site	Extra Coverage deviation as per Plan	Extra Coverage deviation as per bye-laws
	Front	NA	6 Mtrs	NA	NA	NA
	Side 1 (Right	NA	6 Mtrs	NA	NA	NA
	Side2 (Left)	NA	6 Mtrs	NA	NA	NA
	Rear	NA	6 Mtrs	NA	NA	NA

	Deviations if any	NA
22	Property appearing in demolition list maintained by local authority (Yes/No)	Nil *(No structures present on site)*
	Demolition Risk	Nil *(No structures present on site)*
	Comments on reason if in Demolition risk is High/Medium/Low	NA

23	VALUATION METHODOLOGY	
	Method of Valuation Adopted	Direct Comparable Approach
	Rationale for adoption of Valuation Methodology	Direct Comparable Approach under Market Approach for land: The Direct Comparable Approach examines the price or price per unit area of similar properties being sold in the marketplace. The sales of properties like the subject property are analysed and the sale prices adjusted to account for differences in the comparable to the subject to determine the value of the subject. This approach is generally considered the most reliable if adequate comparable sales exist. This methodology has been adopted to assess the market value of the subject property, because it is a land parcel as on date of valuation.

24	VALUATION				
	Area Details				
	As per Agreement / Sale Deed extract shared	Land	Net Land Area: 107.81 acres	Acres	Land area
		[Note: As per the information shared by the client, the total land area is approx. 4,64,580 sq. mt. (114.80 acres) (As per 7/12 Extract) and final gross land area conveyed for this assessment of the subject property is approx. 4,63,853 sq. mt. (114.62 acres) out of which area admeasuring 22,809 sq. mt. (i.e approx. 5.64 acres) is to be handed over to Local Planning Authority. Further, as per mail communication received from the client, we understand that the area admeasuring 5,544 sq. mt. (i.e approx. 1.37 acres) is to be deducted towards proposed National Highway 4 (NH 4). Also, there is addition and deletion thus, the resulting net land			

		area is approx. 4,35,500 sq. mt. ((i.e approx. 107.61 acres). however as per revised statement land area provided by the client few survey numbers resulting in revised net land area of approx. 4,36,272 sq. mt. (i.e. approx. 107.81 acres) and same has been considered for this valuation assessment]. (Refer appendix No.3)			
		Building	NA – no built-up area on site as on date of valuation	Sqm	BUA
	As per Plan		NA	Sqm	-
	As per Measurement	NA		Sft	Carpet / BUA
A1	Land + Construction Method (Applicable for Villa / Bungalow / Row House / Industrial)				
	Description	Area in Acres		Rate (INR Million per acre)	Value in INR Mn.
	Land area	NA		NA	NA
	Construction area (Const rate as per present condition of the property)	NA		NA	NA
	Value of Land + Construction in INR Million. (A1)				NA
A2	Comparison Method - (Land Comparable Methodology)				
	For Land Area				
	Area	Land	Net Land Area: 107.81 acres	Loading in %	NA
	Saleable area	NA		Rate (INR / Sqm)	
				Land	*Rate – INR 1,269 per sq. ft. on base FSI* *Refer annexure 1 Valuation working*
	Value of property as per comparison method (A2)				INR 5,961 Mn on base FSI of 1.00

	Please note that the subject property is approved under the ITP with a base FSI of 1.0. Further, there is a premium FSI available of 1.0 as per the policy for more than 500 hectares. While the total FSI available is 2.00, we have undertaken valuation of the base FSI only considering the land development plan & project plan is not in-place. Also, the developer has not shared details of how the FSI will be utilised at the respective land parcels forming part of the subject property. The same has been confirmed to us by Client to consider the base FSI for the purpose of valuation study. Since the subject property has provision of higher FSI of 2.00, the developer, in case of sale may monetize the land with full FSI potential. In such a case, the market value of the subject property would be INR 7,452 million for 2.00 FSI.			
A3	Residual Method			
	Carpet area	NA	Loading	NA
	BUA area	NA	Rate (INR Mn/ Acre)	NA
	Value of property as per Residual method (A3)			NA

B	Value of Amenities if applicable		
a)	No of car parks	Rate per car parking	Value of car park
	NA	NA	NA
b)	Other charges in Rs. (Lump Sum)		NA
	Total Amenities charges (B)		NA
	Total Market Value of the property: -		INR 5,961 Mn
	Forced Sale Value / Distress Value		INR 5,067 million (85% of Market Value)
	Forced Sale Value in Words		Rupees Five Thousand and Sixty-Seven Million
	Realisable Value		INR 5,365 million (90% of Fair Market Value)
	Realizable Value in Words		Rupees Five Thousand Three Hundred and Sixty-Five Million

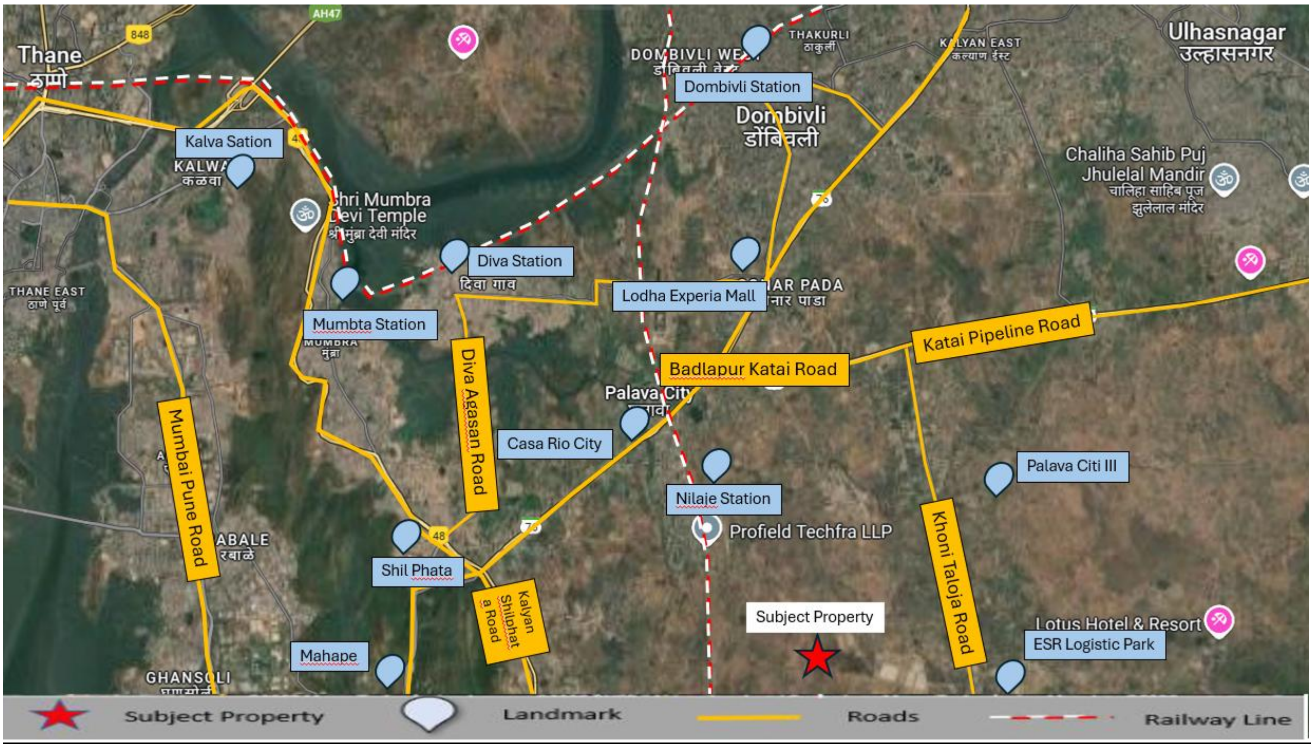
	Ready Reckoner rate / Circle rate (for Open Land)	INR 6,520 per sq. mt. (*Refer Appendix 2).*
	Ready Reckoner/Circle/Guideline Value	INR 2,844 million
	Date of last sale agreement / Deed / Agreement to Sale / Deed of Conveyance	Sale deed was not shared with us
	Value as per last Sale Agreement / Deed/ Agreement to Sale/Deed of Conveyance	Sale deed was not shared with us
	Approx. Rentals in case of 100% complete property	NA
	Insurance value / Re-construction cost	NA

25	Market Comparable			
a)	Property Details	Kolegoan, Badlapur Katai Road, Palava		
	Value	INR 1,423 INR/sq. ft.	Date of Transaction	Q2 2025
b)	Property Details	Konegoan, Badlapur Katai Road, Palava		
	Value	INR 1,564 INR/sq. ft.	Date of Transaction	Q2 2025

26	Stage of Construction	
	Details of stage of construction	Vacant Land
	%age Progress	NA
27	Remarks	
	Negative Remarks	Positive Remarks
	• Competition: Competition due to other upcoming residential township in the neighbourhood of the subject property.	• Location: The subject property is located at Palava, one of the upcoming residential destinations beyond Thane.

	• Contiguity: We note that certain parcels within the subject property are not contiguous. However, since the subject property is a large land parcel, proper planning may mitigate the weakness. We also assume that all land parcels will be provided right of way and will have proper access.		
28	Is project progressing or stalled:	NA	
29	Land Parcel 1 - Latitude: 19°07'51.0"N Land Parcel 2 - Latitude: 19°06'42.8"N	Longitude: 73°05'53.2"E Longitude: 73°06'13.7"E	
30	In Absence of approved plan Comments on	NA	
31	Details of document shared	As per by-laws	As per approved document
A	Appropriate authority	Gram panchayat Waklan, Tal and District -Thane.	Gram panchayat Waklan, Tal and District -Thane.
B	FSI	NA	NA
C	Ground Coverage	NA	NA
D	Height	NA	NA
E	Other Document	NA	NA

Property Location Map



Property Photographs

Land Parcel 1 (Sector G)

View from the Subject Property

View from the Subject Property

View from the Subject Property

Access road to the subject property

Boundary Demarcation

Access road to the subject property

Land Parcel 2 (Sector E3)

View from the Subject Property

View from the Subject Property

Access road to the subject property

Access road to the subject property

Site Coordinator

Source: Site inspection by Savills on 25th August 2025

Note: We have not taken the onsite measurements as same is not under this scope of this exercise.

Declaration:

I/We hereby declare that:

1. Our representative physically inspected the property
2. We have no direct/indirect interest in the property valued.
3. Report is prepared based on the information furnished to us or documents submitted or shown to us by the borrower.
4. The fair market value indicated in the report is an opinion of the value prevailing on the date of the said report and is based on market feedback on values of similar properties.
5. The Client/ Bank is free to obtain other independent opinions on the same. The fair market value of such properties/localities may increase or decrease depending on the future market conditions and scenarios.
6. This report does not certify of confirm any ownership or title of the property that has been valued. The ownership papers/sale deeds may please be verified at your end to ascertain the right title & area.
7. The services provided by M/s Savills Property Services (India) Pvt Ltd to the Client/ Bank will be limited to their use. The Report should not be used for any other purpose.
8. The Report will reflect matters, as they currently exist. Changes may materially affect the information contained in the Report. available at the date of assessment. Periodical review of the same may be required. Changes in socio-economic, economic policy and political conditions could result in a substantially different situation than those presented at the stated effective date assumes no responsibility for changes in such external conditions.
9. We do not possess legal expertise and hence recommend you to take opinion of legal expert in order to ensure that there are no elements, restriction or charges contained which are likely to have detrimental effect upon the value or marketability of property.
10. In the preparation of the Report, we have relied on the following information
11. Information provided to us by the Client and
    a. It should be noted that report would be based upon the facts and evidence its affiliates and subsidiaries and third parties;
    b. Other relevant information provided to us by the borrower and its affiliates and subsidiaries at request;
    c. Other relevant information available to us or publicly available.

Yours faithfully,

For and on behalf of Savills Property Services (India) Pvt. Ltd.

GAURAV SACHDEVA
Digitally signed by GAURAV SACHDEVA
Date: 2025.09.11 11:55:18 +05'30'

Lopamudra

Gaurav Sachdeva, MRICS
Senior Director

Lopamudra Bidwata Panda
(IBBI/RV/02/2020/13716)

Date: 11th September 2025

Place: Mumbai

B. APPENDICES

Annexure 1: Valuations Calculations

Working for Subject Property at Base FSI of 1.0

Comparable Method	Subject Property	Comparable 1			Comparable 2		
Location	Proposed Integrated Township,Village Narivali,Waklan,Tal Ambarnath,Dist Thane	Kolegoan_Badlapur Katai Road_Palava			Kolegoan_Badlapur Katai Road_Palava		
Land Area (Acre)	107.81	55			50		
Land Area (sq. ft.)	46,96,027	23,95,800			21,78,000		
Base FSI	1.00	1.00			1.00		
Base FSI Area (sq. ft.)	46,96,027	23,95,800			21,78,000		
Quoted Capital Value (INR / sq. ft.)	NA	1,423			1,564		
FSI Value (INR / sq. ft.)	NA	1,423			1,564		
Quote/Transaction	NA	Quote 2025			Quote 2025		
Parameters & Adjustments		**Premium(+) / Discount(-)**			**Premium(+) / Discount(-)**		
Location	Proposed Integrated Township,Village Narivali,Waklan,Tal Ambarnath,Dist Thane	Kolegoan__Palava	Superior	-2.5%	Kolegoan__Palava	Superior	-2.5%
Accessibility	Interanal Waklan village road	Badlapur Katal Road	Similar	-2.5%	Badlapur Katal Road	Superior	-2.5%
Size (in sq. ft.)	107.81	55	Similar	-5.0%	50	Superior	-5.0%
Land Zone	Mixed - ITP Approved	Residential Use	Inferior	5.0%	Residential Use	Inferior	5.0%
Shape	Irregular	Irregular	Similar	0.0%	Irregular	Similar	0.0%
Tenure	Freehold	Freehold	Similar	0.0%	Freehold	Similar	0.0%
Frontage	Good	Good	Similar	0.0%	Good	Similar	0.0%
Profile of Surrounding Developmemts	Open Land	Residential and open land	Similar	0.0%	Residential and open land	Similar	0.0%
FSI Base	1.0	1.0		0.0%	1.0		0.0%
Negotiation (Transaction / Quote / Auction	NA	Quote 2025		-10.0%	Quote 2025		-10.0%
	Total premium/discount			-15.0%			-15.0%
	Approximate Capital Value (INR /sq. ft. of FSI)			1,210			1,329
						Adjusted Capital Value of Subejct Property (INR / sq.ft of FSI.)	1,269
						FSI Area in sq. ft.	46,96,027
						Effective Market Value for Base FSI (INR Mn)--[A]	5,961

Based on our market research the estimated capital value for the subject property on Base FSI of 1.00 is INR 5,961 Mn.

Based on the information provided by the client we understand that the subject property falls under the ITP (Integrated Township project) Policy under the UDCPR (Unified development Control and Promotion Regulations for Maharashtra State). As per the information (approved layout plan dated 11th October 2024) provided by the client, we understand that the subject property is part of a larger land parcel measuring approx. 6,828,431.31 sqm., which translates to approx. 682.84 hectors. As per the ITP policy section 14.1.1.7 Planning consideration, any land area measuring above 500 hectors is permitting to have an additional FSI of 1.00 (over and above base FSI of 1.0) by paying a premium of 10% of the weighted average land rate of the said land as prescribed in Annual Statement of Rates for the relevant year.

b) Further, additional FSI on payment of premium as mentioned below Table No. 14 B shall be permissible on payment of premium at the rate of 10% of the weighted average land rate of the said land as prescribed in Annual Statement of Rates for the relevant year, without applying the guidelines therein. Such premium shall be paid at the time of Building permission.

Table No. 14 B

Area under Township	Additional built-up area on payment of premium
40 hect. and upto 200 Hector.	Up to 70 % of basic permissible FSI
More than 200 hect. and upto 500 Hector	Up to 80 % of basic permissible FSI
More than 500 hect. Hector	Up to 100 % of basic permissible FSI

The subject property, if valued on as is where is basis would be permitted to have 100% of the basic permissible FSI. Hence, total FSI on to 2.00 on the underlying land parcel. In the current valuation study, we have recommended the valuation on base FSI of 1.0 and have also shown an indicative market value for 2.00 FSI in the subsequent page. Please refer appendix 4 I for approved plan issued by Joint Director of Town Planning, Konkan Division, Navi Mumbai dated 11th October 2024.

Furthermore, it must be noted that the two land parcels forming the subject property are not continuous in nature even though it is part of a larger land parcel having an ITP approval. However, we have assumed that the subject property will continue to fall under ITP policy if sold separately since the developer already has an approval for the same (a separate technical due diligence exercise can be undertaken to validate the same).

Valuation of the subject property considering additional FSI

Particulars	Numbers
Market Value of Base FSI (INR Mn) [A]	5,961
Market Value of Base FSI (INR / sq.ft. of FSI)	1,269
Additional FSI available	46,96,027
Value of FSI Based on Time, Cost & Effort for Conversion & Additional FSI	25% of 1,269
Adjusted Capital Value for Additional FSI Area (INR / sq.ft of FSI.)	317
Effective Market Value for Additional FSI (INR Mn)--[B]	1490
Total Market Value (INR Mn)--[A+B]	7452
Total Market Value (INR Mn/Acre)	69

Land Comparable map

Appendix 2: Ready Reckoner Rate

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

Home | Valuation Guidelines | User Manual

Year 2025-2026 **Language** English

Selected District Thane

Select Taluka Thane

Select Village Gavache Nav : Vakalan (Ambernath / Kulgaoı

Search By ○ Survey No. ◉ SubZones

Select	उपविभाग	खुली जमीन	निवासी सदनिका	ऑफ़ीस	दुकाने	औद्योगिक	एकक (Rs./)
SurveyNo	1/1 - रहिवास व इतर तत्सम अनुज्ञेय वापरातील जमिनी	6520	34500	39600	43700	39600	चौ. मीटर
SurveyNo	1/2 - रहिवास व इतर तत्सम विकसनक्षम जमिनी	3920	32000	36800	40000	36800	चौ. मीटर
SurveyNo	1/3 - गावठाण मधील जमिनी	6960	35500	40800	44900	40800	चौ. मीटर

The circle rate for the open land at Waklan is INR 6,520 per sqm., which translates to approx. INR 26.39 Mn per acre. We have provided the guideline value for the open land rate as there is no available zoning bifurcation of the ready reckoner rates (refer snippet above). Additionally, as there is no differentiation of rates based on survey numbers for the village where the subject property is located, we would be unable to determine if there is any variation in circle rate due to survey numbers, If any.

Appendix 3:

1. Survey number wise area details

Land Parcel	Sr. No.	New Survey No. / Hissa No.	Area Conveyed in sq mtrs (As per 7/12 Extract)	Final area conveyed in sq.mts	Area Proposed for LPA as per Architect Certificate dated 16 July 2025 (in sq. mt.)	Land available after deducting the LPA (Local Planning Authority) area as per Architect Certificate dated 16 July 2025	Final Mortgageable Area as per data received from Client mail dated 08.09.2025
1	1	6/1	3,520	3,520		3,520	3,520
1	2	6/3	3,690	3,690		3,690	3,690
1	3	7/1	1,590	1,590		1,590	1,590
1	4	7/2	780	780		780	780
1	5	7/3	910	910		910	910
1	6	7/6	2,450	2,450		2,450	2,450
1	7	7/7	230	230		230	230
1	8	7/4A	890	890		890	890
1	9	7/4B	1,750	1,750		1,750	1,750
1	10	7/4C	1,770	1,770		1,770	1,770
1	11	8/1	300	300		300	300
1	12	8/6	974	974		974	2,680
1	13	8/6	1,706	1,706		1,706	-
1	14	8/2A	320	320		320	320
1	15	8/2B	330	330		330	330
1	16	13/2	430	430		430	430
1	17	13/3	4,220	4,220		4,220	4,220
1	18	13/6	2,030	2,030		2,030	2,030
1	19	13/8	350	350		350	350
1	20	13/9	810	810		810	810
1	21	14/2	450	450		450	450
1	22	14/3/4	200	200		200	200

Land Parcel	Sr. No.	New Survey No. / Hissa No.	Area Conveyed in sq mtrs (As per 7/12 Extract)	Final area conveyed in sq.mts	Area Proposed for LPA as per Architect Certificate dated 16 July 2025 (in sq. mt.)	Land available after deducting the LPA (Local Planning Authority) area as per Architect Certificate dated 16 July 2025	Final Mortgageable Area as per data received from Client mail dated 08.09.2025
1	23	14/3/1	230	230		230	350
1	24	14/3/1	120	120		120	-
1	25	14/3/3	200	200		200	200
1	26	14/3/2	160	160		160	320
1	27	14/3/2	80	80		80	-
1	28	14/5	330	330		330	330
1	29	14/9	960	960		960	960
1	30	16/4	1,300	1,300		1,300	1,300
1	31	16/5	780	780		780	780
1	32	16/6	1,450	1,450		1,450	1,450
1	33	16/7	730	730		730	730
1	34	16/9	723	723		723	2,170
1	35	16/9	1,085	1,085		1,085	-
1	36	17/2	980	980		980	980
1	37	17/5	2,000	2,000		2,000	2,000
1	38	17/6	710	710		710	710
1	39	17/3A	3,200	3,200		3,200	3,200
1	40	18/1	230	230		230	230
1	41	18/2	380	380		380	380
1	42	18/3	11,030	11,030		11,030	11,030
1	43	18/4	1,830	1,830		1,830	1,830
1	44	18/6	750	750		750	750
1	45	18/7	1,000	1,000		1,000	1,000
1	46	18/8	1,810	1,810		1,810	1,810
1	47	18/10	2,500	2,500		2,500	2,500
1	48	18/13	730	730		730	730

Land Parcel	Sr. No.	New Survey No. / Hissa No.	Area Conveyed in sq mtrs (As per 7/12 Extract)	Final area conveyed in sq.mts	Area Proposed for LPA as per Architect Certificate dated 16 July 2025 (in sq. mt.)	Land available after deducting the LPA (Local Planning Authority) area as per Architect Certificate dated 16 July 2025	Final Mortgageable Area as per data received from Client mail dated 08.09.2025
1	49	18/14	2,410	2,410		2,410	2,410
1	50	18/15	150	150		150	150
1	51	19/1	1,700	1,700		1,700	1,700
1	52	19/6	1,570	1,570		1,570	1,570
1	53	21/0	5,700	5,700		5,700	5,700
1	54	22/0	1,620	1,620		1,620	1,620
1	55	23/1	7,030	7,030		7,030	7,030
1	56	24/2	2,430	2,430		2,430	2,430
1	57	24/3	4,640	4,640		4,640	4,640
1	58	24/4	760	760		760	1,520
1	59	24/4	760	760		760	-
1	60	24/6	4,350	4,350		4,350	4,350
1	61	25/3	14,800	14,800		14,800	14,800
1	62	25/4	4,000	4,000		4,000	4,000
1	63	25/5	6,800	6,800		6,800	6,800
1	64	26/5	350	350		350	350
1	65	26/2C	1,600	1,600		1,600	1,600
1	66	27/2	2,800	2,800		2,800	2,800
1	67	27/3	21,200	21,200		21,200	21,200
1	68	29/1/1B	4,000	4,000		4,000	4,000
1	69	29/9	150	150		150	150
1	70	29/10	3,010	3,010		3,010	3,010
1	71	29/1C	7,740	7,614		7,614	7,614
1	72	30/1	1,400	1,400		1,400	1,400
1	73	32/2	3,570	3,570		3,570	3,570
1	74	33/3	880	880		880	880

Land Parcel	Sr. No.	New Survey No. / Hissa No.	Area Conveyed in sq mtrs (As per 7/12 Extract)	Final area conveyed in sq.mts	Area Proposed for LPA as per Architect Certificate dated 16 July 2025 (in sq. mt.)	Land available after deducting the LPA (Local Planning Authority) area as per Architect Certificate dated 16 July 2025	Final Mortgageable Area as per data received from Client mail dated 08.09.2025
1	75	33/4	3,420	3,420		3,420	3,420
1	76	33/6	330	330		330	330
1	77	33/9	860	860		860	860
1	78	33/11	130	130		130	130
1	79	35/1	6,550	6,550		6,550	6,550
1	80	35/3	1,290	1,290		1,290	1,290
1	81	35/5	1,270	1,270		1,270	1,270
1	82	35/7	1,970	1,970		1,970	1,970
1	83	36/2	700	700		700	700
2	84	102/1	4,780	4,780		4,780	4,780
2	85	102/2	11,430	11,430		11,430	-
2	86	102/4	7,540	7,540		7,540	7,144
2	87	139/1	3,000	3,000		3,000	3,000
2	88	139/2	1,100	1,100		1,100	1,100
2	89	140/1	9,130	9,130		9,130	9,130
2	90	140/2	8,700	8,700		8,700	8,700
2	91	141/2	5,130	5,130		5,130	5,130
2	92	141/6	11,860	11,860		11,860	11,860
2	93	142/2	2,000	2,000		2,000	2,000
2	94	142/4	1,720	1,720		1,720	1,720
2	95	144/-	1,270	1,270	1270	0	-
2	96	147/1	5,260	5,260	4206	1,054	-
2	97	147/2	510	510		510	510
2	98	148/0	5,440	5,440	5440	0	-
2	99	149/3	1,540	1,540	1540	0	-
2	100	149/4	1,760	1,760	1760	0	-

Land Parcel	Sr. No.	New Survey No. / Hissa No.	Area Conveyed in sq mtrs (As per 7/12 Extract)	Final area conveyed in sq.mts	Area Proposed for LPA as per Architect Certificate dated 16 July 2025 (in sq. mt.)	Land available after deducting the LPA (Local Planning Authority) area as per Architect Certificate dated 16 July 2025	Final Mortgageable Area as per data received from Client mail dated 08.09.2025
2	101	149/4	800	800	800	0	-
2	102	149/4	960	960	960	0	-
2	103	149/6	1,050	1,050	1050	0	-
2	104	150/1	3,060	3,060	1744	1,316	-
2	105	150/3	1,640	1,640		1,640	1,640
2	106	150/4	1,370	1,370		1,370	1,370
2	107	151/3	820	820	1523	117	-
2	108	151/3	820	820			-
2	109	151/2B	613	613	464	149	-
2	110	151/2B	1,225	1,225	833	392	-
2	111	151/2B	613	612		612	1,053
2	112	152/1	6,780	6,780	1219	5,561	5,561
2	113	153/1	1,830	1,430		1,430	1,430
2	114	153/4	810	810		810	810
2	115	153/6	6,420	6,420		6,420	6,420
2	116	153/8	580	580		580	580
2	117	153/3B	710	710		710	710
2	118	154/1	1,260	1,260		1,260	1,260
2	119	154/4	1,100	1,100		1,100	1,100
2	120	154/6	1,533	1,533		1,533	-
2	121	154/6	2,598	2,598		2,598	4,130
2	122	156/1	200	200		200	200
2	123	156/3	600	600		600	600
2	124	156/4	1,100	1,100		1,100	1,100
2	125	157/8	2,330	2,330		2,330	2,330
2	126	157/9	1,300	1,300		1,300	1,300

Land Parcel	Sr. No.	New Survey No. / Hissa No.	Area Conveyed in sq mtrs (As per 7/12 Extract)	Final area conveyed in sq.mts	Area Proposed for LPA as per Architect Certificate dated 16 July 2025 (in sq. mt.)	Land available after deducting the LPA (Local Planning Authority) area as per Architect Certificate dated 16 July 2025	Final Mortgageable Area as per data received from Client mail dated 08.09.2025
2	127	158/2	1,640	1,640		1,640	1,640
2	128	158/6	152	152		152	910
2	129	158/6	303	303		303	-
2	130	158/6	455	455		455	-
2	131	158/1A	9,050	9,050		9,050	9,050
2	132	158/1B	3,300	3,300		3,300	7,790
2	133	158/1B	4,490	4,490		4,490	-
2	134	159/2	300	300		300	300
2	135	161/1	262	262		262	350
2	136	161/1	88	88		88	-
2	137	161/2	600	600		600	600
2	138	161/3	770	770		770	770
2	139	161/4	1,010	1,010		1,010	1,010
2	140	162/1	900	900		900	900
2	141	162/4	300	300		300	300
2	142	162/5	700	700		700	700
2	143	162/6	500	500		500	500
2	144	162/9	6,500	6,500		6,500	6,500
2	145	162/11	7,700	7,700		7,700	7,700
2	146	162/14	2,100	2,100		2,100	2,100
2	147	162/16	2,400	2,400		2,400	2,400
2	148	162/19	2,100	2,100		2,100	2,100
2	149	162/20	1,000	1,000		1,000	1,000
2	150	162/21	6,500	6,500		6,500	6,500
2	151	162/22	-	-		-	-
2	152	162/28	3,000	3,000		3,000	3,000

Land Parcel	Sr. No.	New Survey No. / Hissa No.	Area Conveyed in sq mtrs (As per 7/12 Extract)	Final area conveyed in sq.mts	Area Proposed for LPA as per Architect Certificate dated 16 July 2025 (in sq. mt.)	Land available after deducting the LPA (Local Planning Authority) area as per Architect Certificate dated 16 July 2025	Final Mortgageable Area as per data received from Client mail dated 08.09.2025
2	153	163/1	2,450	2,450		2,450	4,450
2	154	163/2	2,180	2,180		2,180	2,180
2	155	163/3	3,070	3,070		3,070	3,070
2	156	163/4	1,900	1,900		1,900	9,100
2	157	163/5	1,490	1,490		1,490	1,490
2	158	164/1	910	910		910	910
2	159	164/3	5,530	5,530		5,530	5,530
2	160	164/6	990	990		990	990
2	161	164/7	200	200		200	200
2	162	165/5	1,440	1,440		1,440	1,440
2	163	165/7	1,620	1,620		1,620	1,620
2	164	165/9	9,080	9,080		9,080	9,080
2	165	165/10	940	940		940	940
2	166	165/11	960	960		960	960
2	167	165/12	760	760		760	760
2	168	167/1	14,170	13,970		13,970	13,970
2	169	168/1	710	710		710	710
2	170	168/2	6,140	6,140		6,140	6,140
2	171	169/2A	2,670	2,670		2,670	2,670
2	172	169/2C	1,970	1,970		1,970	1,970
2	173	169/2D	180	180		180	180
2	174	170/1	4,000	4,000		4,000	4,000
2	175	170/2	4,880	4,880		4,880	4,880
2	176	171/1	3,570	3,570		3,570	3,570
2	177	171/2	7,680	7,680		7,680	7,680
2	178	171/5	6,400	6,400		6,400	6,400

Land Parcel	Sr. No.	New Survey No. / Hissa No.	Area Conveyed in sq mtrs (As per 7/12 Extract)	Final area conveyed in sq.mts	Area Proposed for LPA as per Architect Certificate dated 16 July 2025 (in sq. mt.)	Land available after deducting the LPA (Local Planning Authority) area as per Architect Certificate dated 16 July 2025	Final Mortgageable Area as per data received from Client mail dated 08.09.2025
2	179	172/1	3,930	3,930		3,930	3,930
2	180	172/5	4,650	4,650		4,650	4,650
2	181	180/5	1,260	1,260		1,260	1,260
2	182	181/1	1,500	1,500		1,500	1,500
	Total Area		4,64,580	4,63,853	22,808	4,41,044	4,36,272
	Total (Acre)		114.80	114.62	5.64	108.98	107.81

Land	Gross Land Area sq.mt. (As per 7/12 Extracts provided by the Developer.)	Final Net Land Area in sq. mt.	Area in Acre
Land Parcel 1	1,86,938	1,87,254	46.27
Land Parcel 2	2,77,642	2,49,018	61.53
sq, mt	4,64,580	4,36,272	-
Acre	114.80	107.81	107.81

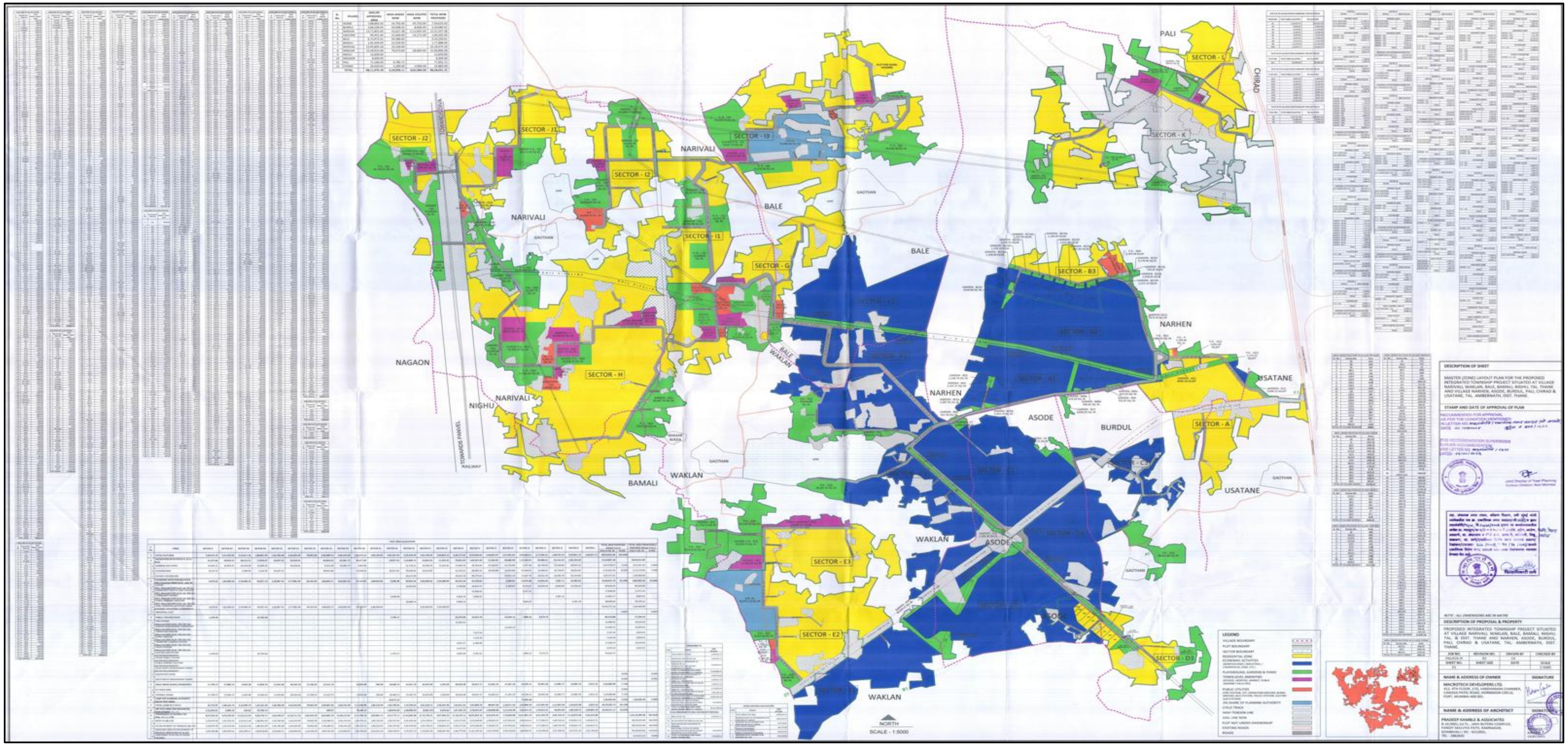
The subject property comprises of land parcel 1 and land parcel 2. As per the land layout plan map of land parcel 1 and land parcel 2, it is clearly understood that both the land parcel 1 and land parcel 2 are located at a distance from each other and hence are separate and non-connected land parcels.

Within land parcel 1 and land parcel 2, there are multiple survey numbers that form part of the valuation study. From the land layout map shared by client, we understand that all the survey numbers within land parcel 1 and land parcel 2 are contiguous. Further, there is a direct access from main road to both the land parcels. It may be mentioned that all survey numbers do not have direct frontage/access from the main road but have access via those survey numbers that have direct access from main road. We have assumed that the above access of surveys in land parcel 1 and land parcel 2 to main road (i.e. through inter-connected surveys) while determining the value of the land. Also, we have relied on land layout map shared by client

[Note: As per the information shared by the client, the total land area is approx. 4,64,580 sq. mt. (114.80 acres) (As per 7/12 Extract) and final gross land area conveyed for this assessment of the subject property is approx. 4,63,853 sq. mt. (114.62 acres) out of which area admeasuring 22,809 sq. mt. (i.e approx. 5.64 acres) is to be handed over to Local Planning Authority. Further, as per mail communication received from the client, we understand that the area admeasuring 5,544 sq. mt. (i.e approx. 1.37 acres) is to be deducted towards proposed National Highway 4 (NH 4). Also, there is addition and deletion thus, the resulting net land area is approx. 4,35,500 sq. mt. ((i.e approx. 107.61 acres). however as per revised statement land area provided by the client few survey numbers resulting in revised net land area of approx. 4,36,272 sq. mt. (i.e. approx. 107.81 acres) and same has been considered for this valuation assessment]. (Refer appendix No.3)

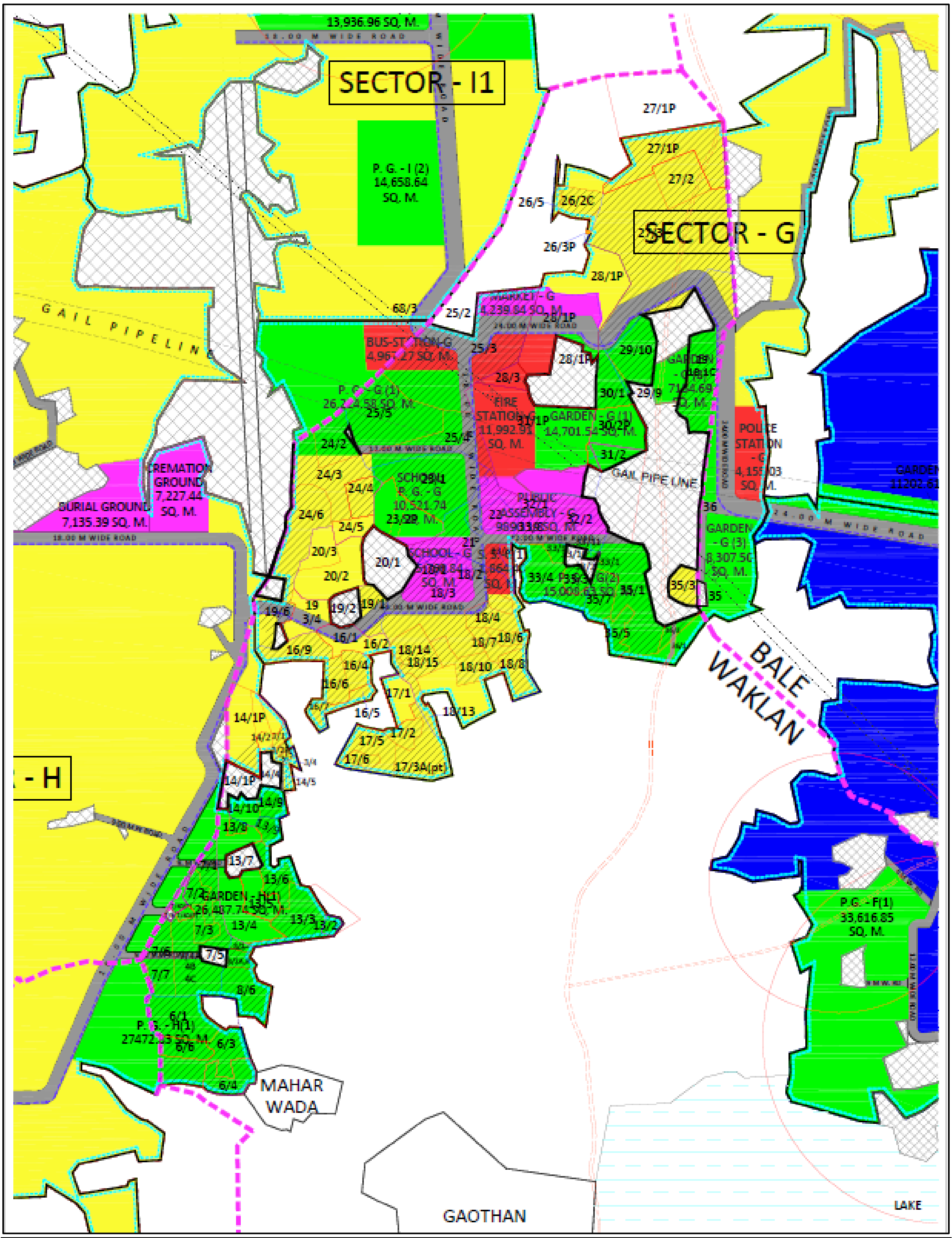
Appendix 4: Details shared by the Client

i. Approved layout Plan

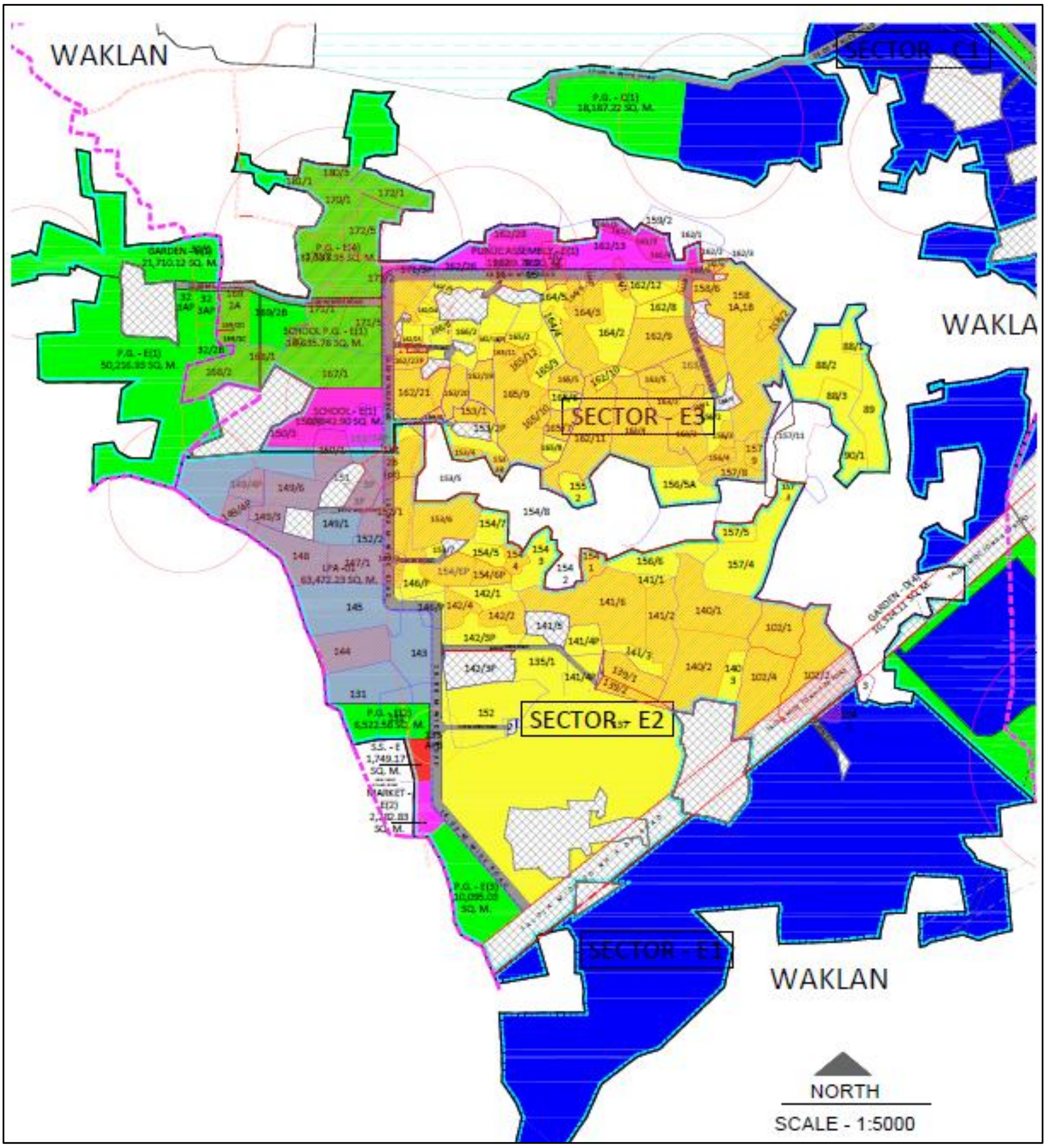


ii) Mortgaged Plan

Land Parcel 1 – Sector G



Land Parcel 2 – Sector E3



iii) Letter of Intent

1

जिल्हाधिकारी व जिल्हादंडाधिकारी कार्यालय, ठाणे

क्र.महसूल/कक्ष-१/टे-१/ए.न.व.प्र./Letter of Intent/एसआर-०७/२०१९, दि. /०५/२०१९

10 MAY 2019

प्रति,
मे. लोढा डेव्हलपर्स लि.
पत्ता - लोढा एक्सलसस, ना.म.जोशी मार्ग,
महालक्ष्मी, मुंबई-४०० ०११

विषय :- मौजे उसाटणे, नाऱ्हेण, बुर्दुल, आसोडे, ता.अंबरनाथ, जि.ठाणे व मौजे वाकळण, बाळे, बामाळी, नारीवली, निघु, ता.जि.ठाणे क्षेत्र ५१६-९७-०९ हे.आर या जमिनीवरील एकात्मिकृत नगर वसाहत प्रकल्पास उद्देशपत्र (Letter of Intent) मिळणेबाबत.

संदर्भ:- १) आपले दि.१८/०२/२०१९, दि.२/०३/२०१९ व दि.१३/०३/२०१९ रोजीचे अर्ज.
२) शासन नगर विकास विभाग यांचेकडील अधिसुचना क्र.टिपीएस-१८१८/१३४९/प्र.क्र.२२९/१८/२०(४)/नवि-१३, दि.२०/११/२०१८
३) शासन नगर विकास विभाग यांचेकडील शासन निर्णय क्र. टिपीएस-१२१७/२३७४/ प्र.क्र.२५२/१८/नवि-१२, दि.१ मार्च २०१९
४) शासन नगर विकास विभाग यांचेकडील अधिसुचना क्र. टिपीएस-१८१६/प्र.क्र.३६८(भाग-१)/१५/३७ (१कक)(ग)/वियो/नवि-१३, दि.८/०३/२०१९
५) सहाय्यक संचालक नगर रचना ठाणे यांचेकडील पत्र क्र.जा.क्र.ए.न.व.प्र./मौजे आसोडे व इतर/ता.अंबरनाथ/ससंठाणे/५८१, दि.९/४/२०१९

मौजे उसाटणे, नाऱ्हेण, बुर्दुल, असोडे, ता.अंबरनाथ जि.ठाणे व मौजे वाकळण, बाळे, बामाळी, नारीवली, निघु, ता.जि.ठाणे क्षेत्र ५१६-९७-०९ हे.आर या जमिनीवरील एकात्मिकृत नगर वसाहत प्रकल्पास उद्देशपत्र (Letter of Intent) मिळणेबाबत मे. लोढा डेव्हलपर्स लि. यांनी दि.१८/०२/२०१९ रोजी या कार्यालयात अर्ज दाखल केलेला आहे. तसेच दि.२/०३/२०१९ रोजीच्या अर्जान्वये सदर प्रकल्पास शासन नगर विकास विभाग यांचेकडील अधिसुचना क्र.टिपीएस-१२१७/२३७४/प्र.क्र.२५२/१८/नवि-१२, दि.१/०३/२०१९ अन्वये लोकेशनल क्लियरन्स प्राप्त झाल्याची प्रत सादर केलेली आहे.

उपरोक्त लोकेशनल क्लियरन्स पाहता अर्जदार यांचे विषयांकित जमिनीवर एकात्मिकृत नगर वसाहत प्रकल्प घोषीत करण्यात आलेला आहे. आणि त्यामध्ये नमुद अटी व शर्तीस अधिन राहून लोकेशनल क्लिअरन्स प्रदान करण्यात आलेला आहे

ठाणे जिल्हा सत्र न्यायालयासमोर, कोर्टनाका, ठाणे (पश्चिम) तालुका व जिल्हा ठाणे - ४००६०१.
संपर्क क्र. ०२२ - २५३४ ३६३६ / २५३४ १७३७ / ३९ ▪ ई-मेल : collectorofficethane@gmail.com ▪ Website : www.thane.nic.in

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मौजे आसोडे, बुर्दुल,ना-हेण,उसाटणे,चिरड व पाली, ता.अंबरनाथ, जि.ठाणे व मौजे बाळे,बामाळी,नारीवली,वाकळण व नागांव, ता.जि.ठाणे येथील जमिनीचे क्षेत्रास एकात्मिकृत नगर वसाहत प्रकल्प इरादापत्र (Letter of Intent)

जिल्हाधिकारी व जिल्हादंडाधिकारी कार्यालय, ठाणे

क्र.महसूल/कक्ष-१/टे-१-१४/ए.न.व.प्र./इरादापत्र/P-२४५३९८२, **दि.१४/०८/२०२४**

प्रति,
मॅक्रोटेक डेव्हलपर्स लि.
पत्ता - लोढा एक्सलस, ना.म.जोशी मार्ग,
महालक्ष्मी, मुंबई-४०० ०११

विषय:- एकत्रित विकास नियंत्रण व प्रोत्साहन नियमावलीमधील एकात्मिकृत नगर वसाहतीच्या नियमावलीमधील नियम क्र.१४.१.१.४(v) नुसार मौजे आसोडे, बुर्दुल, नाऱ्हेण, उसाटणे, पाली व चिरड, ता.अंबरनाथ, जि.ठाणे व मौजे बाळे, बामाळी, नारीवली, वाकळण व नागांव, ता.जि.ठाणे येथील प्रवर्तक मे.मॅक्रोटेक डेव्हलपर्स लि. यांचे पुर्व मंजूर एकात्मिकृत नगर वसाहत प्रकल्पामध्ये वाढीव क्षेत्रास इरादापत्र (Letter of Intent) मिळणेबाबत.

संदर्भ:-
१) आपला दि.२९/०७/२०२४ रोजीचा अर्ज
२) शासन नगर विकास विभाग यांचेकडील अधिसुचना क्र.टिपीएस-१८१८/१३४९/प्र.क्र.२२९/१८/२०(४)/ नवि-१३, दि.२०/११/२०१८
३) शासन नगर विकास विभाग यांचेकडील शासन निर्णय क्र.टिपीएस-१२१७/२३७४/प्र.क्र.२५२/१८/ नवि-१२, दि.१ मार्च २०१९
४) शासन नगर विकास विभाग यांचेकडील अधिसुचना क्र.टिपीएस-१८१६/प्र.क्र.३६८(भाग-१)/१५/३७ (१कक) (ग)/वियो/नवि-१३, दि.८/०३/२०१९
५) संचालक नगररचना आणि मूल्यनिर्धारण विभाग नगररचना संचालनालय पुणे यांचेकडील अधिसुचना क्र.वि.यो. अंकुब व प्रा.यो./मौ.आसोडे व इतर/ पलावा-३/ए.न.व.-५/प्र.क्र.४०८/२३/टिव्हीपी-३/३९७१, दि.२६/०७/२०२४
६) सहायक संचालक, नगररचना, ठाणे यांनी त्यांचेकडील पत्र जा.क्र.एकात्मिक नगर वसाहत/मौ. आसोडे व इतर/ ता.अंबरनाथ व ठाणे/ससंठाणे/ २९५०, दि.०५/०८/२०२४
७) अर्जदार यांचे सत्यप्रतिज्ञापत्र दि.०८/०८/२०२४

मौजे आसोडे, बुर्दुल, नाऱ्हेण, उसाटणे, पाली व चिरड, ता.अंबरनाथ जि.ठाणे व मौजे बाळे, नारिवली, बामाळी व वाकळण, ता.जि.ठाणे येथील खालील नमूद परिशिष्टातील एकूण क्षेत्र ३१८४४९.११ चौ.मी. या जमिनीवरील एकात्मिकृत नगर वसाहत प्रकल्पामध्ये वाढीव क्षेत्रास इरादापत्र (Letter of Intent)

ठाणे जिल्हा सत्र न्यायालयासमोर, कोर्टनाका, ठाणे (पश्चिम) तालुका व जिल्हा ठाणे – ४००६०१.
संपर्क क्र. ०२२ – २५३४ ४७०५ / २५३४ ४७०९ ▪ ई-मेल :collectorofficethane@gmail.com ▪ Website : www.thane.nic.in

Appendix 5: Mail communication from Client

YBL NCD - Wakalan site visit by Savills Properties (Valuer)

SS Shailesh Sangle <shailesh.sangle@lodhagroup.com>
To Mukesh Bhoir
Cc Amit Bansal; Babu Singh Rajguru; Sandeep Gawade; Kiran Waghmare; mukesh.chhatani1@yesbank.in; kenneth.menezes@yesbank.in; Mayank.Kashyap@yesbank.in; nilotpal.chakma@yesbank.in; Abhimanyu Goel @ Savills, IN; **+1 other**

Reply | Reply All | Forward

Sat 23-08-2025 10:11

YBL_Final List of S. No. from village Wakalan_30.07.2025.xlsx
6 MB

EXTERNAL EMAIL: Be cautious when opening attachments or clicking links

Dear Mukesh,

As discussed, Mr. Kalpesh Gaikwad (M - 9969257725) from Savills Properties will be visiting the land parcels in village Wakalan on **25th August 2025 (Monday).**

PFA list of survey numbers which will be visited by Kalpesh during his visit, kindly provide him the necessary support.

With Regards,
Shailesh Sangle

Appendix 6: Caveats and Assumptions

1. The Valuation Report (hereafter referred to as the "Report") will not be based on comprehensive market research of the overall market for all possible situations. Savills Property Services (India) Pvt. Ltd. (hereafter referred to as "Savills") will cover specific markets and situations, which will be highlighted in the Report. Savills will not be carrying out comprehensive field research-based analysis of the market and the industry given the limited nature of the scope of the assignment. In this connection, Savills will rely solely on the information supplied to Savills and update it by reworking the crucial assumptions underlying such information as well as incorporating published or otherwise available information.

2. In conducting this assignment, Savills will carry out analysis and assessments of the level of interest envisaged for the properties under consideration and the demand-supply for the commercial / retail / hospitality / residential sector(s) in general. Savills will also obtain other available information and documents that are additionally considered relevant for carrying out the exercise. The opinions expressed in the Report will be subject to the limitations expressed below.

    a. Savills endeavours to develop forecasts on demand, supply and pricing on assumptions that would be considered relevant and reasonable at that point of time. All of these forecasts will be in the nature of likely or possible events/occurrences and the Report will not constitute a recommendation to Client or its affiliates and subsidiaries or its customers or any other party to adopt a particular course of action. The use of the Report at a later date may invalidate the assumptions and bases on which forecasts have been generated and is not recommended as an input to a financial decision.

    b. Changes in socio-economic and political conditions could result in a substantially different situation than those presented at the stated effective date. Savills assumes no responsibility for changes in such external conditions.

    c. In the absence of a detailed field survey of the market and industry (as and where applicable), Savills will rely upon secondary sources of information for a macro-level analysis. Hence, no direct link is sought to be established between the macro-level understandings on the market with the assumptions estimated for the analysis.

    d. The services provided will be limited to Valuation and will not constitute an audit, a due diligence, tax related services or an independent validation of the projections. Accordingly, Savills will not express any opinion on the financial information of the business of any party, including the Client and its affiliates and subsidiaries. The Report will be prepared solely for the purpose stated and should not be used for any other purpose.

    e. While the information included in the Report will be believed to be accurate and reliable, no representations or warranties, expressed or implied, as to the accuracy or completeness of such information is being made. Savills will not undertake any obligation to update, correct or supplement any information contained in the Report.

f. In the preparation of the Report, Savills will rely on the following information:

i. Information provided to us by the Client and its affiliates and subsidiaries and third parties.

ii. Recent data on the industry segments and market projections.

iii. Other relevant information provided to us by the Client and its affiliates and subsidiaries at Savills's request.

iv. Other relevant information available to Savills; and

v. Other publicly available information and reports.

3. The Report will reflect matters as they currently exist. Changes may materially affect the information contained in the Report.

4. All assumptions made in the feasibility study will be based on information or opinions as current. In the course of the analysis, Savills would be relying on information or opinions, both written and verbal, as current obtained from the Client as well as from third parties provided with, including limited information on the market, financial and operating data, which would be accepted as accurate in bona-fide belief. No responsibility is assumed for technical information furnished by the third-party organizations, and this is bona-fidely believed to be reliable.

5. No investigation of the title of the assets will be made and owners' claims to the assets will be assumed to be valid. No consideration will be given to liens or encumbrances, which may be against the assets. Therefore, no responsibility is assumed for matters of a legal nature.

6. The Client including its agents, affiliates, and employees, must not use, reproduce, or divulge to any third party any information it receives from Savills for any purpose without prior consent from Savills and should take all reasonable precautions to protect such information from any sort of disclosure. The information or data, whether oral or in written form (including any negotiations, discussion, information, or data) forwarded by Savills to the Client may comprise confidential information and the Client undertakes to keep such information strictly confidential at all times.

7. The Asia Pacific region continues to navigate a complex and volatile global environment, driven by geopolitical tensions and uncertainty around US trade policy.

   It is therefore important to recognise that our valuation has been prepared against the fluid backdrop outlined above and the local economic environment. Moreover, investor behaviour can change quickly during such periods of volatility. As such, the conclusions set out in this report are only valid at the valuation date and we would recommend that the value of the property is kept under regular review. For the avoidance of doubt, our valuation is not reported as being subject to ‘material valuation uncertainty’ (as defined in the RICS Valuation – Global Standards).

savills

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