

PROFORMA INVOICE

Vastukala Consultants (I) Pvt Ltd B1-001,U/B FLOOR, BOOMERANG,CHANDIVALI FARM ROAD, ANDHERI-EAST 400072 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org Buyer (Bill to) PUNJAB NATIONAL BANK - BKC Plot No. C-9, G-Block, Ground Floor, Bandra Kurla Complex, Bandra (East), Mumbai – 400 051 GSTIN/UIN : 27AAACP0165G3ZN State Name : Maharashtra, Code : 27	Invoice No. PG-1941/23-24 Dated 10-Aug-23 Delivery Note Mode/Terms of Payment AGAINST REPORT Reference No. & Date. Other References Buyer's Order No. Dated Dispatch Doc No. 003071 / 2302001 Delivery Note Date Dispatched through Destination Terms of Delivery
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Sl No.	Particulars	HSN/SAC	GST Rate	Amount
1	MASTER VALUATION		18 %	15,000.00
	CGST			1,350.00
	SGST			1,350.00
	Total			17,700.00

Amount Chargeable (in words) E. & O.E

Indian Rupee Seventeen Thousand Seven Hundred Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
	15,000.00	9%	1,350.00	9%	1,350.00	2,700.00
Total	15,000.00		1,350.00		1,350.00	2,700.00

Tax Amount (in words) : **Indian Rupee Two Thousand Seven Hundred Only**

Remarks:

"Modirealty Ashvattha", Proposed Redevelopment of Existing Building No. 4, "Ajinkyatara CHSL, Property bearing CTS No. 1663B (Pt) & 1665-A (Pt) at Village - Dahisar, Shailendra Nagar, S. V. Road, Dahisar (East), Mumbai, PIN – 400 068, State - Maharashtra, Country - India - M/s. Modirealty Developers Pvt. Ltd. (Project Valuation)

Company's PAN : **AADCV4303R**

Declaration

NOTE – AS PER MSME RULES INVOICE NEED TO BE CLEARED WITHIN 45 DAYS OR INTEREST CHARGES APPLICABLE AS PER THE RULE.
 MSME Registration No. - 27222201137

Company's Bank Details

Bank Name : **PUNJAB NATIONAL BANK**
 A/c No. : **1756002100016739**
 Branch & IFS Code : **Goregaon (E.) & PUNB0175600**



UPI Virtual ID : **Vastukala@icici**

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

R. Thal
 Authorized Signatory

This is a Computer Generated Invoice



Vastukala Consultants (I) Pvt. Ltd.
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MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "Modirealty Ashvattha"

"Modirealty Ashvattha", Proposed Redevelopment of Existing Building No. 4, "Ajinkyatara CHSL, Property bearing CTS No. 1663B (Pt) & 1665-A (Pt) at Village - Dahisar, Shailendra Nagar, S. V. Road, Dahisar (East), Mumbai, PIN – 400 068, State - Maharashtra, Country - India.

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Latitude Longitude: 19°14'46.0"N 72°51'45.9"E




Valuation Done for: **Punjab National Bank BKC Branch**

PNB Pragati Tower C-9 G Block
Bandra Kurla Complex Bandra(East), Mumbai, PIN – 400 051



Our Pan India Presence at :

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

 **Regd. Office :** B1-001, U/B Floor, Boomerang,
Chandivali Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA
 TeleFax : +91 22 28371325/24
 mumbai@vastukala.org

MASTER VALUATION REPORT OF " Modirealty Ashvattha "

"Modirealty Ashvattha", Proposed Redevelopment of Existing Building No. 4, "Ajinkyatara CHSL, Property bearing CTS No. 1663B (Pt) & 1665-A (Pt) at Village - Dahisar, Shailendra Nagar, S. V. Road, Dahisar (East), Mumbai, PIN – 400 068, State - Maharashtra, Country - India

NAME OF DEVELOPER: M/s. Modirealty Developers Pvt. Ltd.

Pursuant to instructions from Punjab National Bank, BKC Branch, 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 **07th August 2023** for approval of Advance Processing Facility.

1. Location Details:

The property is situated at **"Modirealty Ashvattha"**, Proposed Redevelopment of Existing Building No. 4, "Ajinkyatara CHSL, Property bearing CTS No. 1663B (Pt) & 1665-A (Pt) at Village - Dahisar, Shailendra Nagar, S. V. Road, Dahisar (East), Mumbai, PIN – 400 068, State - Maharashtra, Country - India. It is about 700 Mtr. travel distance from Dahisar railway station of Western Railway line. Surface transport to the property is by buses, Auto, taxis & private vehicles. The property is in developed locality. 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 area is middle class & developed.

2. Developer Details:

Name of builder	M/s. Modirealty Developers Pvt. Ltd.	
Project Registration Number	Project	RERA Project Number
	Modirealty Ashvattha	P51800051189
Register office address	M/s. Modirealty Developers Pvt. Ltd. Office No. 701, 7 th Floor, "Prem Sagar", Plot No. 57, Swastik CHSL, N.S. Road No. 3, Juhu Scheme, Vile Parle (West), PIN - 400 056, State - Maharashtra, Country - India	
Contact Numbers	Contact Person: Mr. Keshav (Builder Person - Mobile No. 9819057711 / 022262364422) Diksha (Sales Person – Mobile No. 8108003304)	
E – mail ID & Website	keshav@modirealty.com	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Shailendra Vidyalay Marg
On or towards South	Residential Building
On or towards East	Road
On or towards West	Building No. 3



Our Pan India Presence at :

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

Regd. Office : B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA
TeleFax : +91 22 28371325/24
mumbai@vastukala.org

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

To,
The Branch Manager,
Punjab National Bank
BKC Branch
 PNB Pragati Tower C-9 G Block
 Bandra Kurla Complex Bandra(E), Mumbai 400051

VALUATION REPORT (IN RESPECT OF MASTER VALUATION REPORT)

I		General	
1.	Purpose for which the valuation is made	:	As per request from Punjab National Bank, BKC Branch to assess fair market value of the property for bank loan purpose.
2.	a)	Date of inspection	: 07.08.2023
	b)	Date on which the valuation is made	: 10.08.2023
3.	List of documents produced for perusal		
	1. Copy of Legal Title Certificate date 22.05.2023 issued by Adv. M/s. Bespoke Legal (Adv. Aditya Bhatt)		
	2. Copy of Affidavit Cum Declaration of Mr. Keshav S. Modi Director of M/s. Modirealty Developers Pvt. Ltd., date 26.04.2023 (As per RERA Certificate)		
	3. Copy of RERA Registration Certificate of Project No. P51800051189 issued by Maharashtra Real Estate Regulatory Authority date 01.06.2023. Last Modified date 26.05.2023		
	4. Copy of Engineer's Certificate date 19.04.2023 issued by Eng. Kailash Anwala (As per RERA Certificate)		
	5. Copy of Architect's Certificate date 17.04.2023 issued by M/s. Shilp Associates (As per RERA Certificate)		
	6. Copy of Intimation of Approval (I. O.A.) Letter No. EE / BP Cell / GM / MHADA - 87 / 1264 / 2023 date 05.04.2023 issued by Executive Engineer Building Permission Cell / Greater Mumbai / MHADA		
	7. Copy of Commencement Certificate No. MH / EE / (BP) / GM / MHADA - 87 / 1264 / 2023 / CC / 1 / New dated 28.04.2023 issued by Executive Engineer Building Permission Cell / Greater Mumbai / MHADA This C.C. is granted for work upto Plinth Level as per approved plans date 05.04.2023. This C.C. is valid upto 27.04.2024.		
	8. Copy of Approved Plan No. MHADA - 87 / 1264 / 2023 dated 05.04.2023 issued by Executive Engineer Building Permission Cell / Greater Mumbai / MHADA (Number of Copies - Sheet No. 1 to 9) Approved Upto:		
	Wing	Number of Floors	
	A	Ground (part) + Stilt (part) + 1st floor (Part Residential / Part Fitness Center) + 2nd to 17th Upper Floors.	
	B	Ground (part) + Stilt (part) + 1st to 3rd floors (Part Residential / Part Parking) + 4th to 17th Upper Floors	
	Project Name (With address & phone nos.)	:	"Modirealty Ashvattha" , Proposed Redevelopment of Existing Building No. 4, "Ajinkyatara CHSL, Property bearing CTS No. 1663B (Pt) & 1665-A (Pt) at Village - Dahisar, Shailendra Nagar, S. V. Road, Dahisar (East), Mumbai, PIN – 400 068, State - Maharashtra,

	<ul style="list-style-type: none"> ➤ Concealed plumbing ➤ Children Play Area ➤ Club House ➤ Landscaped Garden ➤ Yoga ➤ Swimming Pool ➤ Gymnasium ➤ Kids Play Area ➤ Multipurpose Hall ➤ Outdoor Games 			
6.	Location of property		:	
	a)	Plot No. / Survey No.	:	CTS No. 1663B (pt) & 1665-A (pt)
	b)	Door No.	:	Not applicable
	c)	C. T.S. No. / Village	:	CTS No. 1663B (Pt) & 1665-A (Pt) at Village - Dahisar
	d)	Ward / Taluka	:	-
	e)	Mandal / District	:	Mumbai Suburban
7.	Postal address of the property		:	" Modirealty Ashvattha ", Proposed Redevelopment of Existing Building No. 4, "Ajinkyatara CHSL, Property bearing CTS No. 1663B (Pt) & 1665-A (Pt) at Village - Dahisar, Shailendra Nagar, S. V. Road, Dahisar (East), Mumbai, PIN - 400 068, State - Maharashtra, Country - India
8.	City / Town		:	Dahisar (East), Mumbai
	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		:	Executive Engineer / Building Permission Cell / Greater Mumbai / MHADA
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area		:	No
12.	In Case it is Agricultural land, any conversion to house site plots is contemplated		:	N.A.
13.	Boundaries of the property	As per Documents	As per MAHARERA	As per Site
	North	40.00 Mtr. Wide Road	40.00 Mtr. Wide Road	Shailendra Vidyalay Marg
	South	Private Building	Private Building	Residential Building
	East	30.00 Mtr. Wide Road	30.00 Mtr. Wide Road	Road
	West	Building No. 3	Building No. 3	Building No. 3

14.1	Dimensions of the site	:	N. A. as the land is irregular in shape																								
			<table border="1"> <tr> <td></td> <td>A</td> <td>B</td> <td>Actuals</td> </tr> <tr> <td></td> <td>As per the Deed</td> <td></td> <td></td> </tr> <tr> <td>North</td> <td>-</td> <td>-</td> <td>-</td> </tr> <tr> <td>South</td> <td>-</td> <td>-</td> <td>-</td> </tr> <tr> <td>East</td> <td>-</td> <td>-</td> <td>-</td> </tr> <tr> <td>West</td> <td>-</td> <td>-</td> <td>-</td> </tr> </table>		A	B	Actuals		As per the Deed			North	-	-	-	South	-	-	-	East	-	-	-	West	-	-	-
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North	-	-	-																								
South	-	-	-																								
East	-	-	-																								
West	-	-	-																								
14.2	Latitude, Longitude & Co-ordinates of property	:	19°14'46.0"N 72°51'45.9"E																								
14.	Extent of the site	:	Plot area = 1327.30 Sq. M. (As per Approved Plan & RERA Certificate) Structure - As per table attached to the report																								
15.	Extent of the site considered for Valuation (least of 14A& 14B)	:	Plot area = 1327.30 Sq. M. (As per Approved Plan & RERA Certificate)																								
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	N.A. Building Construction work is in progress																								
II	CHARACTERISTICS OF THE SITE																										
1.	Classification of locality	:	Middle class																								
2.	Development of surrounding areas	:	Good																								
3.	Possibility of frequent flooding/ sub-merging	:	No																								
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	:	All available near by																								
5.	Level of land with topographical conditions	:	Plain																								
6.	Shape of land	:	Irregular																								
7.	Type of use to which it can be put	:	For residential purpose																								
8.	Any usage restriction	:	Residential																								
9.	Is plot in town planning approved layout?	:	Copy of Approved Plan No. MHADA - 87 / 1264 / 2023 dated 05.04.2023 issued by Executive Engineer Building Permission Cell / Greater Mumbai / MHADA (Number of Copies - Sheet No. 1 to 9) Approved Upto: <table border="1"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>Ground (part) + Stilt (part) + 1st floor (Part Residential / Part Fitness Center) + 2nd to 17th Upper Floors.</td> </tr> <tr> <td>B</td> <td>Ground (part) + Stilt (part) + 1st to 3rd floors (Part Residential / Part Parking) + 4th to 17th Upper Floors</td> </tr> </tbody> </table>	Wing	Number of Floors	A	Ground (part) + Stilt (part) + 1 st floor (Part Residential / Part Fitness Center) + 2 nd to 17 th Upper Floors.	B	Ground (part) + Stilt (part) + 1 st to 3 rd floors (Part Residential / Part Parking) + 4 th to 17 th Upper Floors																		
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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.	:	40.00 Mtr. wide Road																								
14.	Is it a Land – Locked land?	:	No																								



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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.	Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc.(Distance from sea-cost / tidal level must be incorporated)	:	No						
Part – A (Valuation of land)									
1	Size of plot	:	Plot area = 1327.30 Sq. M. (As per Approved Plan & 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)	:	₹ 95,690.00 per Sq. M. for Residential ₹ 35,450.00 per Sq. M. for Land						
5	Assessed / adopted rate of valuation	:	As per table attached to the report						
6	Estimated value of land	:	<table border="1"> <thead> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> </thead> <tbody> <tr> <td>1327.30</td> <td>35450.00</td> <td>4,70,52,785.00</td> </tr> </tbody> </table>	Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	1327.30	35450.00	4,70,52,785.00
Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)							
1327.30	35450.00	4,70,52,785.00							
Part – B (Valuation of Building)									
1	Technical details of the building	:							
	a) Type of Building (Residential / Commercial / Industrial)	:	Residential						
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	N.A. Building Construction work is in progress						
	c) Year of construction	:	N.A. Building Construction work is in progress						
	d) Number of floors and height of each floor including basement, if any	:							
	Wing		Number of Floors						
	A		Proposed Ground (part) + Stilt (part) + 1st floor (Part Residential / Part Fitness Center) + 2nd to 17th Upper Floors.						
	B		Proposed Ground (part) + Stilt (part) + 1st to 3rd floors (Part Residential / Part Parking) + 4th to 17th Upper Floors.						
	e) Plinth area floor-wise	:	As per table attached to the report						
	f) Condition of the building	:							
	i) Exterior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress						
	ii) Interior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress						



g)	Date of issue and validity of layout of approved map	:	Copy of Approved Plan No. MHADA - 87 / 1264 / 2023 dated 05.04.2023 issued by Executive Engineer Building Permission Cell / Greater Mumbai / MHADA (Number of Copies - Sheet No. 1 to 9)						
h)	Approved map / plan issuing authority	:	<p>Approved Upto:</p> <table border="1"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>Ground (part) + Stilt (part) + 1st floor (Part Residential / Part Fitness Center) + 2nd to 17th Upper Floors.</td> </tr> <tr> <td>B</td> <td>Ground (part) + Stilt (part) + 1st to 3rd floors (Part Residential / Part Parking) + 4th to 17th Upper Floors</td> </tr> </tbody> </table>	Wing	Number of Floors	A	Ground (part) + Stilt (part) + 1 st floor (Part Residential / Part Fitness Center) + 2 nd to 17 th Upper Floors.	B	Ground (part) + Stilt (part) + 1 st to 3 rd floors (Part Residential / Part Parking) + 4 th to 17 th Upper Floors
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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 is in progress
3.	Superstructure	:	Proposed as per IS Code requirements
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber	:	Proposed
5.	RCC Works	:	N.A. Building Construction work is in progress
6.	Plastering	:	N.A. Building Construction work is in progress
7.	Flooring, Skirting, dado	:	N.A. Building Construction work is in progress
8.	Special finish as marble, granite, wooden paneling, grills etc.	:	N.A. Building Construction work is in progress
9.	Roofing including weather proof course	:	N.A. Building Construction work is in progress
10.	Drainage	:	Proposed
2.	Compound Wall	:	
	Height	:	N.A. Building Construction work is in progress
	Length	:	
	Type of construction	:	
3.	Electrical installation	:	N.A. Building Construction work is in progress
	Type of wiring	:	
	Class of fittings (superior / ordinary / poor)	:	
	Number of light points	:	N.A. Building Construction work is in progress
	Fan points	:	
	Spare plug points	:	
	Any other item	:	-
4.	Plumbing installation	:	
	a) No. of water closets and their type	:	
	b) No. of wash basins	:	N.A. Building Construction work is in progress
	c) No. of urinals	:	



	d) No. of bath tubs	
	e) Water meters, taps etc.	
	f) Any other fixtures	

CONFIGURATION OF PROJECT AS PER DEVELOPER'S INFORMATION:**1) A - Wing:**

Sr. No.	Flat No.	Floor No.	Comp.	As per RERA Carpet Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet area in ₹	Fair Market Value in ₹	Realizable Value in ₹	Distress Sale Value in ₹	Expected Rent per month in ₹
1	101	1	2 BHK	653	718	20600	1,34,51,800.00	1,21,06,620.00	1,07,61,440.00	28000
2	102	1	2 BHK	560	616				Land Owner's Share	
3	201	2	2 BHK	653	718	20660	1,34,90,980.00	1,21,41,882.00	1,07,92,784.00	28000
4	202	2	2 BHK	560	616				Land Owner's Share	
5	203	2	2 BHK	651	716	20660	1,34,49,660.00	1,21,04,694.00	1,07,59,728.00	28000
6	301	3	2 BHK	653	718	20720	1,35,30,160.00	1,21,77,144.00	1,08,24,128.00	28000
7	302	3	2 BHK	560	616				Land Owner's Share	
8	303	3	2 BHK	651	716	20720	1,34,88,720.00	1,21,39,848.00	1,07,90,976.00	28000
9	401	4	2 BHK	653	718	20780	1,35,69,340.00	1,22,12,406.00	1,08,55,472.00	28500
10	402	4	2 BHK	560	616				Land Owner's Share	
11	403	4	2 BHK	651	716	20780	1,35,27,780.00	1,21,75,002.00	1,08,22,224.00	28000
12	501	5	2 BHK	653	718	20840	1,36,08,520.00	1,22,47,668.00	1,08,86,816.00	28500
13	502	5	2 BHK	560	616				Land Owner's Share	
14	503	5	2 BHK	651	716	20840	1,35,66,840.00	1,22,10,156.00	1,08,53,472.00	28500
15	601	6	2 BHK	653	718	20900	1,36,47,700.00	1,22,82,930.00	1,09,18,160.00	28500
16	602	6	2 BHK	560	616				Land Owner's Share	
17	603	6	2 BHK	651	716	20900	1,36,05,900.00	1,22,45,310.00	1,08,84,720.00	28500
18	701	7	2 BHK	653	718	20960	1,36,86,880.00	1,23,18,192.00	1,09,49,504.00	28500
19	702	7	2 BHK	560	616				Land Owner's Share	
20	703	7	2 BHK	651	716	20960	1,36,44,960.00	1,22,80,464.00	1,09,15,968.00	28500
21	801	8	2 BHK	653	718	21020	1,37,26,060.00	1,23,53,454.00	1,09,80,848.00	28500
22	802	8	2 BHK	560	616				Land Owner's Share	
23	901	9	2 BHK	653	718	21080	1,37,65,240.00	1,23,88,716.00	1,10,12,192.00	28500
24	902	9	2 BHK	663	729				Land Owner's Share	
25	903	9	2 BHK	651	716	21080	1,37,23,080.00	1,23,50,772.00	1,09,78,464.00	28500
26	1001	10	2 BHK	653	718	21140	1,38,04,420.00	1,24,23,978.00	1,10,43,536.00	29000
27	1002	10	2 BHK	663	729				Land Owner's Share	
28	1003	10	2 BHK	651	716	21140	1,37,62,140.00	1,23,85,926.00	1,10,09,712.00	28500
29	1101	11	2 BHK	653	718				Land Owner's Share	
30	1102	11	2 BHK	663	729				Land Owner's Share	

Sr. No.	Flat No.	Floor No.	Comp.	As per RERA Carpet Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet area in ₹	Fair Market Value in ₹	Realizable Value in ₹	Distress Sale Value in ₹	Expected Rent per month in ₹
31	1103	11	2 BHK	651	716	21200	1,38,01,200.00	1,24,21,080.00	1,10,40,960.00	29000
32	1201	12	2 BHK	653	718	21260	1,38,82,780.00	1,24,94,502.00	1,11,06,224.00	29000
33	1202	12	2 BHK	663	729		Land Owner's Share			
34	1203	12	2 BHK	651	716	21260	1,38,40,260.00	1,24,56,234.00	1,10,72,208.00	29000
35	1301	13	2 BHK	653	718	21320	1,39,21,960.00	1,25,29,764.00	1,11,37,568.00	29000
36	1302	13	2 BHK	663	729	21320	1,41,35,160.00	1,27,21,644.00	1,13,08,128.00	29500
37	1303	13	2 BHK	651	716	21320	1,38,79,320.00	1,24,91,388.00	1,11,03,456.00	29000
38	1401	14	2 BHK	653	718	21380	1,39,61,140.00	1,25,65,026.00	1,11,68,912.00	29000
39	1402	14	2 BHK	663	729		Land Owner's Share			
40	1403	14	2 BHK	651	716	21380	1,39,18,380.00	1,25,26,542.00	1,11,34,704.00	29000
41	1501	14	2 BHK	653	718	21440	1,40,00,320.00	1,26,00,288.00	1,12,00,256.00	29000
42	1502	15	3 BHK	841	925	21440	1,80,31,040.00	1,62,27,936.00	1,44,24,832.00	37500
43	1601	16	2 BHK	653	718	21500	1,40,39,500.00	1,26,35,550.00	1,12,31,600.00	29000
44	1602	16	2 BHK	663	729	21500	1,42,54,500.00	1,28,29,050.00	1,14,03,600.00	29500
45	1603	16	2 BHK	651	716	21500	1,39,96,500.00	1,25,96,850.00	1,11,97,200.00	29000
46	1701	17	2 BHK	653	718	21560	1,40,78,680.00	1,26,70,812.00	1,12,62,944.00	29500
47	1702	17	2 BHK	663	729	21560	1,42,94,280.00	1,28,64,852.00	1,14,35,424.00	30000
48	1703	17	2 BHK	651	716	21560	1,40,35,560.00	1,26,32,004.00	1,12,28,448.00	29000
Total				30840	33924		47,31,20,760.00	42,58,08,684.00	37,84,96,608.00	

2) B - Wing:

Sr. No.	Flat No.	Floor No.	Comp.	As per RERA Carpet Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet area in ₹	Fair Market Value in ₹	Realizable Value in ₹	Distress Sale Value in ₹	Expected Rent per month in ₹
1	102	1	2 BHK	560	616		Land Owner's Share			
2	103	1	2 BHK	560	616	20600	1,15,36,000.00	1,03,82,400.00	92,28,800.00	24000
3	104	1	2 BHK	550	605	20600	1,13,30,000.00	1,01,97,000.00	90,64,000.00	23500
4	105	1	3 BHK	841	925	20600	1,73,24,600.00	1,55,92,140.00	1,38,59,680.00	36000
5	202	2	2 BHK	560	616		Land Owner's Share			
6	203	2	2 BHK	560	616		Land Owner's Share			
7	204	2	2 BHK	550	605	20660	1,13,63,000.00	1,02,26,700.00	90,90,400.00	23500
8	205	2	3 BHK	841	925	20660	1,73,75,060.00	1,56,37,554.00	1,39,00,048.00	36000
9	302	3	2 BHK	560	616		Land Owner's Share			
10	303	3	2 BHK	560	616		Land Owner's Share			
11	304	3	2 BHK	550	605	20720	1,13,96,000.00	1,02,56,400.00	91,16,800.00	23500



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Sr. No.	Flat No.	Floor No.	Comp.	As per RERA Carpet Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet area in ₹	Fair Market Value in ₹	Realizable Value in ₹	Distress Sale Value in ₹	Expected Rent per month in ₹
12	305	3	3 BHK	841	925	20720	1,74,25,520.00	1,56,82,968.00	1,39,40,416.00	36500
13	401	4	1 BHK	424	466	20780	88,10,720.00	79,29,648.00	70,48,576.00	18500
14	402	4	2 BHK	560	616		Land Owner's Share			
15	403	4	2 BHK	560	616					
16	404	4	2 BHK	550	605	20780	1,14,29,000.00	1,02,86,100.00	91,43,200.00	24000
17	405	4	3 BHK	841	925	20780	1,74,75,980.00	1,57,28,382.00	1,39,80,784.00	36500
18	406	4	1 BHK	421	463	20780	87,48,380.00	78,73,542.00	69,98,704.00	18000
19	501	5	1 BHK	424	466	20840	88,36,160.00	79,52,544.00	70,68,928.00	18500
20	502	5	2 BHK	560	616		Land Owner's Share			
21	503	5	2 BHK	560	616					
22	504	5	2 BHK	550	605	20840	1,14,62,000.00	1,03,15,800.00	91,69,600.00	24000
23	505	5	3 BHK	841	925	20840	1,75,26,440.00	1,57,73,796.00	1,40,21,152.00	36500
24	506	5	1 BHK	421	463	20840	87,73,640.00	78,96,276.00	70,18,912.00	18500
25	601	6	1 BHK	424	466	20900	88,61,600.00	79,75,440.00	70,89,280.00	18500
26	602	6	2 BHK	560	616		Land Owner's Share			
27	603	6	2 BHK	560	616					
28	604	6	2 BHK	550	605	20900	1,14,95,000.00	1,03,45,500.00	91,96,000.00	24000
29	605	6	3 BHK	841	925	20900	1,75,76,900.00	1,58,19,210.00	1,40,61,520.00	36500
30	606	6	1 BHK	421	463	20900	87,98,900.00	79,19,010.00	70,39,120.00	18500
31	701	7	1 BHK	424	466	20960	88,87,040.00	79,98,336.00	71,09,632.00	18500
32	702	7	2 BHK	560	616		Land Owner's Share			
33	703	7	2 BHK	560	616					
34	704	7	2 BHK	550	605	20960	1,15,28,000.00	1,03,75,200.00	92,22,400.00	24000
35	705	7	3 BHK	841	925	20960	1,76,27,360.00	1,58,64,624.00	1,41,01,888.00	36500
36	706	7	1 BHK	421	463	20960	88,24,160.00	79,41,744.00	70,59,328.00	18500
37	802	8	2 BHK	560	616		Land Owner's Share			
38	803	8	2 BHK	560	616					
39	804	8	2 BHK	550	605	21020	1,15,61,000.00	1,04,04,900.00	92,48,800.00	24000
40	805	8	3 BHK	841	925	21020	1,76,77,820.00	1,59,10,038.00	1,41,42,256.00	37000
41	901	9	1 BHK	424	466	21080	89,37,920.00	80,44,128.00	71,50,336.00	18500
42	902	9	2 BHK	661	727	21080	1,39,33,880.00	1,25,40,492.00	1,11,47,104.00	29000
43	903	9	2 BHK	646	711	21080	1,36,17,680.00	1,22,55,912.00	1,08,94,144.00	28500
44	904	9	2 BHK	550	605	21080	1,15,94,000.00	1,04,34,600.00	92,75,200.00	24000
45	905	9	3 BHK	841	925	21080	1,77,28,280.00	1,59,55,452.00	1,41,82,624.00	37000
46	906	9	1 BHK	421	463	21080	88,74,680.00	79,87,212.00	70,99,744.00	18500



Sr. No.	Flat No.	Floor No.	Comp.	As per RERA Carpet Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet area in ₹	Fair Market Value in ₹	Realizable Value in ₹	Distress Sale Value in ₹	Expected Rent per month in ₹
47	1001	10	1 BHK	424	466	21140	89,63,360.00	80,67,024.00	71,70,688.00	18500
48	1002	10	2 BHK	661	727		Land Owner's Share			
49	1003	10	2 BHK	646	711					
50	1004	10	2 BHK	550	605	21140	1,16,27,000.00	1,04,64,300.00	93,01,600.00	24000
51	1005	10	3 BHK	841	925	21140	1,77,78,740.00	1,60,00,866.00	1,42,22,992.00	37000
52	1006	10	1 BHK	421	463	21140	88,99,940.00	80,09,946.00	71,19,952.00	18500
53	1101	11	1 BHK	424	466	21200	89,88,800.00	80,89,920.00	71,91,040.00	18500
54	1102	11	2 BHK	661	727		Land Owner's Share			
55	1103	11	2 BHK	646	711	21200	1,36,95,200.00	1,23,25,680.00	1,09,56,160.00	28500
56	1104	11	2 BHK	550	605	21200	1,16,60,000.00	1,04,94,000.00	93,28,000.00	24500
57	1105	11	3 BHK	841	925	21200	1,78,29,200.00	1,60,46,280.00	1,42,63,360.00	37000
58	1106	11	1 BHK	421	463	21200	89,25,200.00	80,32,680.00	71,40,160.00	18500
59	1201	12	1 BHK	424	466	21260	90,14,240.00	81,12,816.00	72,11,392.00	19000
60	1202	12	2 BHK	661	727		Land Owner's Share			
61	1203	12	2 BHK	646	711	21260	1,37,33,960.00	1,23,60,564.00	1,09,87,168.00	28500
62	1204	12	2 BHK	550	605	21260	1,16,93,000.00	1,05,23,700.00	93,54,400.00	24500
63	1205	12	3 BHK	841	925	21260	1,78,79,660.00	1,60,91,694.00	1,43,03,728.00	37000
64	1206	12	1 BHK	421	463	21260	89,50,460.00	80,55,414.00	71,60,368.00	18500
65	1301	13	1 BHK	424	466	21320	90,39,680.00	81,35,712.00	72,31,744.00	19000
66	1302	13	2 BHK	661	727		Land Owner's Share			
67	1303	13	2 BHK	646	711	21320	1,37,72,720.00	1,23,95,448.00	1,10,18,176.00	28500
68	1304	13	2 BHK	550	605	21320	1,17,26,000.00	1,05,53,400.00	93,80,800.00	24500
69	1305	13	3 BHK	841	925	21320	1,79,30,120.00	1,61,37,108.00	1,43,44,096.00	37500
70	1306	13	1 BHK	421	463	21320	89,75,720.00	80,78,148.00	71,80,576.00	18500
71	1401	14	1 BHK	424	466	21380	90,65,120.00	81,58,608.00	72,52,096.00	19000
72	1402	14	2 BHK	661	727		Land Owner's Share			
73	1403	14	2 BHK	646	711	21380	1,38,11,480.00	1,24,30,332.00	1,10,49,184.00	29000
74	1404	14	2 BHK	550	605	21380	1,17,59,000.00	1,05,83,100.00	94,07,200.00	24500
75	1405	14	3 BHK	841	925	21380	1,79,80,580.00	1,61,82,522.00	1,43,84,464.00	37500
76	1406	14	1 BHK	421	463	21380	90,00,980.00	81,00,882.00	72,00,784.00	19000
77	1501	15	1 BHK	424	466	21440	90,90,560.00	81,81,504.00	72,72,448.00	19000
78	1503	15	2 BHK	646	711	21440	1,38,50,240.00	1,24,65,216.00	1,10,80,192.00	29000
79	1504	15	2 BHK	550	605	21440	1,17,92,000.00	1,06,12,800.00	94,33,600.00	24500
80	1505	15	3 BHK	841	925	21440	1,80,31,040.00	1,62,27,936.00	1,44,24,832.00	37500
81	1506	15	1 BHK	421	463	21440	90,26,240.00	81,23,616.00	72,20,992.00	19000



Sr. No.	Flat No.	Floor No.	Comp.	As per RERA Carpet Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet area in ₹	Fair Market Value in ₹	Realizable Value in ₹	Distress Sale Value in ₹	Expected Rent per month in ₹
82	1601	16	1 BHK	424	466	21500	91,16,000.00	82,04,400.00	72,92,800.00	19000
83	1602	16	2 BHK	661	727		Land Owner's Share			
84	1603	16	2 BHK	646	711					
85	1604	16	2 BHK	550	605	21500	1,18,25,000.00	1,06,42,500.00	94,60,000.00	24500
86	1605	16	3 BHK	841	925	21500	1,80,81,500.00	1,62,73,350.00	1,44,65,200.00	37500
87	1606	16	1 BHK	421	463	21500	90,51,500.00	81,46,350.00	72,41,200.00	19000
88	1701	17	1 BHK	424	466	21560	91,41,440.00	82,27,296.00	73,13,152.00	19000
89	1702	17	2 BHK	661	727		Land Owner's Share			
90	1703	17	2 BHK	646	711					
91	1704	17	2 BHK	550	605	21560	1,18,58,000.00	1,06,72,200.00	94,86,400.00	24500
92	1705	17	3 BHK	841	925		Land Owner's Share			
93	1706	17	1 BHK	421	463	21560	90,76,760.00	81,69,084.00	72,61,408.00	19000
Total				54694	60163		82,09,77,160.00	73,88,79,444.00	65,67,81,728.00	

Summary of the Project:

Wing	Particulars	Comp.	Total Number of Flats	Total Carpet Area in Sq. Ft.	Total Built up Area in Sq. Ft.	Fair Market Value in (₹)	Realizable Value in (₹)	Distress Sale Value in (₹)
A	Sale Flat	2 BHK - 34	34	22392	24631	47,31,20,760.00	42,58,08,684.00	37,84,96,608.00
	Land Owner's Share	2 BHK - 14	14	8448	9293	-	-	-
Total (a)			48	30840	33924	47,31,20,760.00	42,58,08,684.00	37,84,96,608.00
B	Sale Flat	1 BHK - 26 2 BHK - 25 3 BHK - 16	67	38888	42777	82,09,77,160.00	73,88,79,444.00	65,67,81,728.00
	Land Owner's Share	2 BHK - 25 3 BHK - 01	26	15806	17387	-	-	-
Total (b)			93	54694	60164	82,09,77,160.00	73,88,79,444.00	65,67,81,728.00
Total (a + b)			141	85534	94088	1,29,40,97,920.00	1,16,46,88,128.00	1,03,52,78,336.00
Typical Refuge Floor - 8 th & 15 th floors - Flat No. 3 (A - Wing)								
Typical Refuge Floor - 8 th floor - Flat Nos. 1 & 6 & 15 th floor - Flat No. 2 (B - Wing)								



Particulars	Market Value (₹)
Full Fair Market Value as on date	1,29,40,97,920.00
Realizable Value as on date	1,16,46,88,128.00
Distress Sale Value as on date	1,03,52,78,336.00
Cost of Construction (Total Built up area x Rate) 94088 Sq. Ft. x ₹ 2600.00	24,46,28,800.00

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparable, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a residential flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 20,000 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 ₹ 20,600.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.

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Actual Site Photographs



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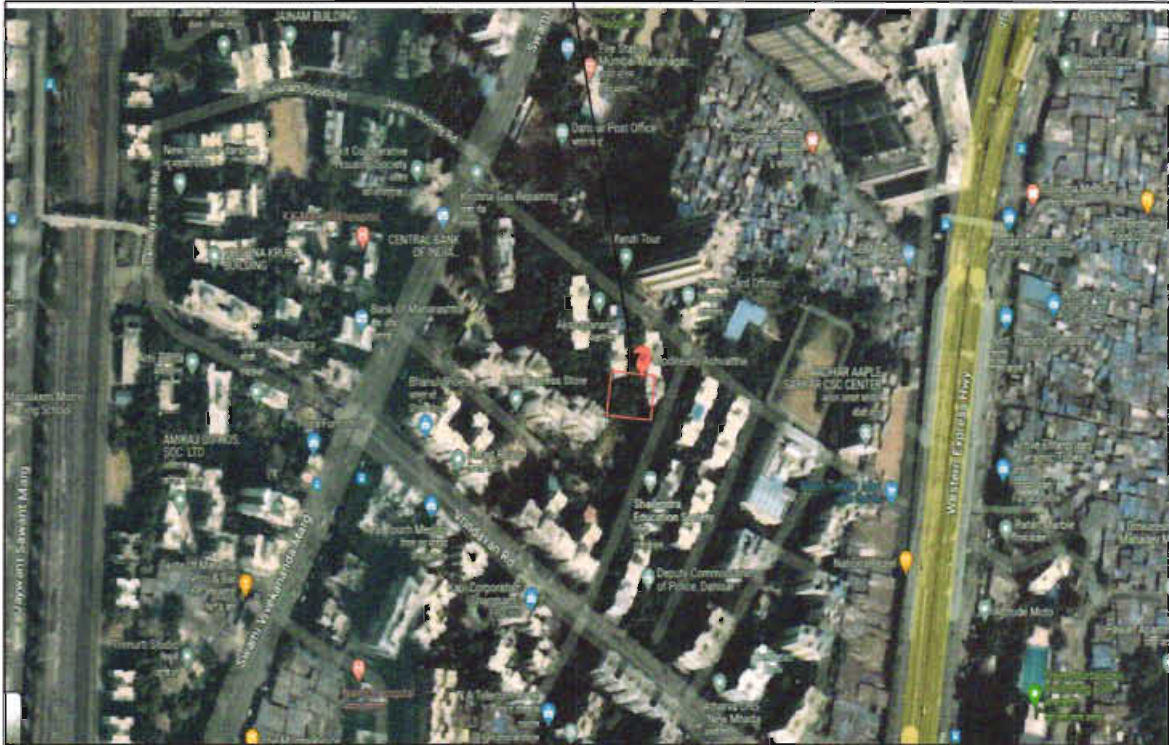
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Route Map of the property


Site u/r



Latitude Longitude: 19°14'46.0"N 72°51'45.9"E


Note: The Blue line shows the route to site from nearest railway station (Dahisar – 700 Mtr.)

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: 2023-2024

Selected District: MumbaiSubUrban

Select Village: वहीसर (बोरिवली)

Search By: Survey No. Location

Enter Survey No: 16638

Language: English

उपविभाग	खुली जमीन	निवासी सदतिका	ऑफिस दुकाने	औद्योगिक	एकक (Rs./)	Attribute
89/412 -भुभाग: उमरेस लिंक रोड,एम.व्ही. रोड, हुतगती मार्ग व नवीने वेडलेला भुभाग,	35450	95690	110050	130800	95690	मि.टी.एम. मंत्रर

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Price Indicators

HOUSING.COM Buy | Mumbai | Search East | App | Download App

Modirealty Ashvattha

₹88.41L - 1.77 Cr | ₹2100 K/sq.ft
(3071 starts at ₹43.89L)

By MODIREALTY
Shalendra Nagar, Dahisar, Western, Suburb, Mumbai

Contact Sellers

1, 2, 3 BHK Apartments Configurations | Mar. 2027 Possession Starts | ₹2100 K/sq.ft Avg. Price | 42100 sq.ft. - 84100 sq.ft. Carpet Area Size

MAGICBRICKS Buy | Rent | Sell | Home Loans

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Shalendra Nagar > 1 BHK Flats for Sale in Shalendra Nagar > 421 Sq.ft.

₹85.0 Lac [How much loan can I get?](#)

1 BHK, 421 Sq-ft Flat For Sale - Shalendra Nagar, Mumbai

1 Bed | 2 Baths | Semi-Furnished

Carpet Area: 421 sqft ~ ₹20,190/sqft

Floor: 9 (Out of 17 Floors)

Lifts: 3

Developer: Modirealty

Transaction Type: New Property

Furnished Status: Semi-Furnished

Project: Modirealty Ashvattha

Facing: East

Car Parking: 1 Open

East Facing Property

Contact Agent | Get Phone No.

More Details

Price Breakup: ₹85 Lac | ₹4,25,000 Approx. Registration Charges (₹6 Per sq. Unit Monthly)

Booking Amount: ₹2.0 Lac [Secure Now](#)

RERA ID: P51800051189

Address: Dahisar East, Mumbai, Shalendra Nagar, Mumbai - Western Mumbai, Maharashtra


Price Indicators

magicbricks Buy Rent Sell Home Loans

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Shailendra Nagar > 3 BHK Flats for Sale in Shailendra Nagar > 1345 Sq-ft

₹1.69 Cr [How much loan can I get?](#)

3 BHK 1345 Sq-ft Flat For Sale: **Shailendra Nagar, Mumbai**



3 Beds 3 Baths Unfurnished

Carpet Area: **841 sqft** *
₹20,095/sqft

Floor: **4 (Out of 17 Floors)**

Lifts: **4**

Developer: **Modirealty**

Transaction Type: **New Property**

Furnished Status: **Unfurnished**

Project: **Modirealty Ashvattha**

Facing: **East**

Type Of Ownership: **Freehold**

[Contact Agent](#) [Get Phone No.](#)

More Details


Price Breakup	₹1.69 Cr ₹8,45,000 Approx. Registration Charges ₹3,000 Monthly
Booking Amount	₹5.0 Lac Secure Now
Address	Dahisar East, Mumbai, Shailendra Nagar, Mumbai - Western Mumbai, Maharashtra
Landmarks	2 Mins from Dahisar Station

magicbricks Buy Rent Sell Home Loans

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Shailendra Nagar > 2 BHK Flats for Sale in Shailendra Nagar > 920 Sq-ft

₹1.32 Cr [How much loan can I get?](#)

2 BHK 920 Sq-ft Flat For Sale: **Shailendra Nagar, Mumbai**



2 Beds 2 Baths 1 Covered Parking Unfurnished

Carpet Area: **646 sqft** *
₹20,433/sqft

Floor: **14 (Out of 18 Floors)**

Lifts: **3**

Developer: **Modirealty**

Transaction Type: **New Property**

Furnished Status: **Unfurnished**

Project: **Modirealty Ashvattha**

Facing: **East**

Car Parking: **1 Covered**

[Contact Agent](#) [Get Phone No.](#)

More Details

Price Breakup	₹1.32 Cr ₹6,60,000 Approx. Registration Charges ₹1 Monthly
Booking Amount	₹4.0 Lac Secure Now
Address	Dahisar East, Mumbai, Shailendra Nagar, Mumbai - Western Mumbai, Maharashtra
Landmarks	Its closed to SV road, Near shiv shakti complex, Dahisar east.




Price Indicators

magicbricks
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Rent
Sell
Home Loans

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Dahisar East > 1 BHK Flats for Sale in Dahisar East > 630 sq-ft

₹ 97.0 Lac [How much loan can I get?](#)

1 BHK 630 Sq-ft Flat For Sale **Dahisar East, Mumbai**


1 Bed
1 Bath
1 Covered Parking
Unfurnished

Carpet Area 421 sqft * ₹ 23.04/sqft	Developer Modirealty	Project Modirealty Ashvattha
Floor 3 (Out of 17 Floors)	Transaction Type New Property	Facing East
Lifts 2	Furnished Status Unfurnished	Car Parking 1 Covered

Contact Agent
Get Phone No.

More Details

Price Breakup	₹ 97 Lac ₹ 4,85,000 Approx. Registration Charges
Booking Amount	₹ 1.0 Lac Secure Now
Address	dahisar east shallendra nagar, Dahisar East, Mumbai - Western Mumbai, Maharashtra
Landmarks	walkable distance from railway station
Furnishings	Unfurnished



Modirealty Ashvattha ♥

by **Modirealty**

📍 Dahisar, Mumbai [\(show on map\)](#)

Download Brochures

1, 2, 3 BHK
Apartment

421 - 841 sq ft
Carpet Area ⓘ

₹ 88.41 L - ₹ 1.77 Cr
Builder Price
[See inclusions](#)

Overview
Floor Plan
Amenities
Gallery
Neighbourhood

Overview

Mar'27 Possession Start Date	Launch Status	0.32 Acres Total Area
141 Total Launched apartments	Jun'23 Launch Date	New Availability



Price Indicators

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Shalendra Nagar > 2 BHK Flats for Sale in Shalendra Nagar > 850 Sq-ft

₹1.10 Cr

How much loan can I get?

2 BHK, 850 Sq-ft Flat For Sale **Shalendra Nagar, Mumbai**

2 Beds
2 Baths
1 Covered Parking
Unfurnished

<p>Carpet Area 550 sqft ~ ₹20,500/sqft</p> <p>Floor 10 (Out of 18 Floors)</p> <p>Lifts 3</p>	<p>Developer Modirealty</p> <p>Transaction Type New Property</p> <p>Furnished Status Unfurnished</p>	<p>Project Modirealty Ashvattha</p> <p>Facing East</p> <p>Car Parking 1 Covered</p>
---	---	--

Contact Agent
Get Phone No.

More Details

Price Breakup:	₹1.1 Cr ₹5,50,000 Approx. Registration Charges ₹1 Monthly
Booking Amount:	₹3.0 Lac Secure Now
Address:	Dahisar East, Mumbai, Shalendra Nagar, Mumbai - Western Mumbai, Maharashtra
Landmarks:	Its close to SV road, Near shiv shakti complex, Dahisar east.

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Shalendra Nagar > 1 BHK Flats for Sale in Shalendra Nagar > 790 Sq-ft

₹88.0 Lac

How much loan can I get?

1 BHK, 790 Sq-ft Flat For Sale **Shalendra Nagar, Mumbai**

1 Bed
2 Baths
1 Covered Parking
Unfurnished

<p>Carpet Area 424 sqft ~ ₹20,755/sqft</p> <p>Floor 14 (Out of 18 Floors)</p> <p>Lifts 3</p>	<p>Developer Modirealty</p> <p>Transaction Type New Property</p> <p>Furnished Status Unfurnished</p>	<p>Project Modirealty Ashvattha</p> <p>Facing East</p> <p>Car Parking 1 Covered</p>
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Contact Agent
Get Phone No.

Last contact made 14 days ago

More Details

Price Breakup:	₹88 Lac ₹4,40,000 Approx. Registration Charges ₹1 Monthly
Booking Amount:	₹3.0 Lac Secure Now
Address:	Dahisar East, Mumbai, Shalendra Nagar, Mumbai - Western Mumbai, Maharashtra
Landmarks:	Its close to SV road, near Shiv shakti complex, Dahisar east.


Price Indicators

magicbricks Buy Rent Sell Home Loans

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Shailendra Nagar > 1 BHK Flats for Sale in Shailendra Nagar > 840 Sq-ft

₹85.0 Lac [How much loan can I get?](#)

1 BHK 840 Sq-ft Flat For Sale **Shailendra Nagar, Mumbai**



1 Bed 2 Baths 1 Covered Parking Unfurnished

Carpet Area: 421 sqft - ₹20,190/sqft

Floor: 11 (Out of 16 Floors)

Lifts: 2

Developer: **Modirealty**

Project: **Modirealty Ashvattha**

Transaction Type: **New Property**

Facing: **East**

Furnished Status: **Unfurnished**

Car Parking: **1 Covered**

[Contact Agent](#) [Get Phone No.](#)

More Details

Price Breakup: ₹85 Lac | ₹4,25,000 Approx. Registration Charges | ₹1 Monthly

Booking Amount: ₹3.0 Lac **Secure Now**

Address: Dahisar East, Mumbai, Shailendra Nagar, Mumbai - Western Mumbai, Maharashtra


Landmarks: Its close to SV road, Near shiv shakti complex, dahisar east.

magicbricks Buy Rent Sell Home Loans

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Shailendra Nagar > 2 BHK Flats for Sale in Shailendra Nagar > 750 Sq-ft

₹1.14 Cr [How much loan can I get?](#)

2 BHK 750 Sq-ft Flat For Sale **Shailendra Nagar, Mumbai**



2 Beds 2 Baths Semi-Furnished

Carpet Area: 550 sqft - ₹20,727/sqft

Floor: 15 (Out of 17 Floors)

Facing: **West**

Lifts: 3

Developer: **Modirealty**

Project: **Modirealty Ashvattha**

Transaction Type: **New Property**

Additional Rooms: **1 Store Room**

Furnished Status: **Semi-Furnished**

[Contact Agent](#) [Get Phone No.](#)

More Details

Price Breakup: ₹1.14 Cr | ₹5,70,000 Approx. Registration Charges | ₹6 Per sq. Unit Monthly

Booking Amount: ₹1.0 Lac **Secure Now**

RERA ID: P51800051189

Address: Dahisar East, Mumbai, Shailendra Nagar, Mumbai - Western Mumbai, Maharashtra
Agency Building No. 4, behind Shiv Shakti Complex, Shailendr

Price Indicators Projects nearby Locality

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Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Save Time & Money with **MB Prime**
Find the right Property by calling Upto 35 Owners directly
Join Prime @ 50% OFF

₹1.70 Cr [How much loan can I get?](#)

2 BHK Flat For Sale in Sheth Midori, **Dahisar East, Mumbai**

2 Beds 2 Baths Semi-Furnished

Super Built-Up Area
 726 sqft ~
 ₹ 23,362/sqft

Developer
 Ashwin Sheth Group

Project
 Sheth Midori

Floor
 16 (Out of 22 Floors)

Transaction Type
 Resale

Furnished Status
 Semi-Furnished

Age Of Construction
 Under Construction

Contact Owner

Get Phone No.

Last contact made 3 days ago

More Details

Price Breakup	₹1.7 Cr
Booking Amount	₹100000 Secure Now
Address	Dahisar East, Mumbai - Western Mumbai, Maharashtra

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Save Time & Money with **MB Prime**
Find the right Property by calling Upto 35 Owners directly
Join Prime @ 50% OFF

₹2.16 Cr [How much loan can I get?](#)

3 BHK,1096 Sq-ft Flat For Sale **Dahisar East, Mumbai**

3 Beds 4 Baths Unfurnished

Carpet Area
 1096 sqft ~
 ₹ 19,708/sqft

Developer
 N Rose Developers Pvt. Ltd.

Project
 Northern Hills

Floor
 21 (Out of 56 Floors)

Transaction Type
 New Property

Additional Rooms
 1 Store Room

Furnished Status
 Unfurnished

Type Of Ownership
 Freehold

Jogging an

Outdoor Ten

Price Indicators


Projects nearby Locality

magicbricks Buy Rent Sell Home Loans

Home > Property for sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Dahisar East > 2 BHK Flats for Sale in Dahisar East > 1050 Sq.ft.

₹1.45 Cr [How much loan can I get?](#)

2 BHK 1050 Sq-ft Flat For Sale **Dahisar East, Mumbai**



2 Beds 2 Baths 1 Balcony 1 Covered Parking

Carpet Area
624 sqft
₹22,237/sqft

Floor
5 (Out of 66 Floors)

Lifts
3

Developer
N Rose Developers Pvt. Ltd.

Transaction Type
New Property

Furnished Status
Semi-Furnished

Project
Northern Hills

Facing
North - East

Car Parking
1 Covered

[1 Photos](#)

[Contact Agent](#) [Get Phone No.](#)

More Details

Price Breakup **₹1.45 Cr | ₹7,25,000** Approx. Registration Charges

Booking Amount **₹1.0 Lac** [Secure Now](#)

RERA ID **RT**


Address **Dahisar East, Mumbai, Dahisar East, Mumbai · Western Mumbai, Maharashtra**

magicbricks Buy Rent Sell Home Loans

Home > Property for sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Dahisar East > 3 BHK Flats for Sale in Dahisar East > 1100 Sq.ft.

₹1.93 Cr [How much loan can I get?](#)

3 BHK 1100 Sq-ft Flat For Sale **Dahisar East, Mumbai**



3 Beds 3 Baths 1 Covered Parking unfurnished

Carpet Area
840 sqft
₹22,976/sqft

Floor
8 (Out of 17 Floors)

Lifts
3

Developer
Modirealty

Transaction Type
New Property

Furnished Status
Unfurnished

Project
Modirealty Ashvattha

Facing
East

Car Parking
1 Covered

[1 Photos](#)

[Contact Agent](#) [Get Phone No.](#)

More Details

Price Breakup **₹1.93 Cr | ₹9,65,000** Approx. Registration Charges

Booking Amount **₹1.0 Lac** [Secure Now](#)

Address **dahisar east shallendra nagar, Dahisar East, Mumbai · Western Mumbai, Maharashtra**

Landmarks **walkable distance from railway station**

Price Indicators Projects nearby Locality

magicbricks
Buy
Rent
Sell
Home Loans

₹1.39 Cr [How much loan can I get?](#)

2 BHK 647 Sq-ft Flat For Sale **Dahisar East, Mumbai**

2 Beds 2 Baths Unfurnished

Carpet Area
647 sqft ~
₹21,533/sqft

Developer
N Rose Developers Pvt. Ltd.

Project
Northern Hills

Transaction Type
New Property

Status
Under Construction

Furnished Status
Unfurnished

+11 Photos

magicbricks
Buy
Rent
Sell
Home Loans

₹1.68 Cr [How much loan can I get?](#)

2 BHK 1130 Sq-ft Flat For Sale **Dahisar East, Mumbai**

2 Beds 2 Baths 1 Covered Parking Unfurnished

Carpet Area
701 sqft ~
₹23,966/sqft

Floor
5 (Out of 11 Floors)

Lifts
5

Developer
N Rose Developers Pvt. Ltd.

Project
Northern Hills

Transaction Type
New Property

Facing
East

Furnished Status
Unfurnished

Car Parking
1 Covered

+7 Photos

East Facing Property Near Western Express Highway it is to close from S.V. road

Contact Agent

Get Phone No.

Last contact made 17 days ago

More Details

Price Breakup:	₹1.68 Cr ₹8,40,000 Approx. Registration Charges ₹4,984 Monthly
Booking Amount:	₹10.0 Lac Secure Now
Address:	Nrose Sales Calleria, Bharucha Road, Off. SV Road, Near Rohit Nursing Home, Dahisar East, Dahisar East, Mumbai - Western Mumbai, Maharashtra
Landmarks:	Near Western Express Highway it is to close from S.V. road

As a result of my appraisal and analysis, it is my considered opinion that the realizable Value of the above property in the prevailing condition with aforesaid specification is **(As per table attached to the report)**

Place: Mumbai

Date: 10.08.2023

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

**Sharadkumar
B. Chalikwar**
Director

Digitally signed by Sharadkumar B.
Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2023.08.10 15:00:17 +05'30'

Auth. Sign.

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

PNB Empanelment No. ZO:SAMD:1138

Enclosures	
1.	Declaration from the valuer
2.	Model code of conduct for valuer
3.	Photograph not allowed
4.	Screen shot (in hard copy) of Global Positioning System (GPS)/Various Applications (Apps)/Internet sites (eg. Google earth)/etc
5.	Any other relevant documents/extracts

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Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

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(Annexure-I)

DECLARATION-CUM-UNDERTAKING

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

- a. The information furnished in my valuation report dated 10.08.2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- b. I have no direct or indirect interest in the property valued;
- c. We have not allowed inspection internally & externally.
- d. I have not been convicted of any offence and sentenced to a term of imprisonment.
- e. I have not been found guilty of misconduct in my professional capacity.
- f. 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.
- g. 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.
- h. I abide by the Model Code of **Conduct** for empanelment of valuer in the Bank. (Annexure III - A signed copy of same to be taken and kept along with this declaration).
- i. I am registered under Section 34 AB of the Wealth Tax Act, 1957
- j. I am the Director of the company, who is competent to sign this valuation report.
- k. Further, I hereby provide the following information.
- l. Valuer/authorized representative have visited & valued the right property.

	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by M/s. Modirealty Developers Pvt. Ltd.
2.	Purpose of valuation and appointing authority	As per request from Punjab National Bank, BKC Branch to assess fair market value of the property for bank loan purpose.
3.	Identity of the Valuer and any other experts involved in the valuation;	Sharadkumar B. Chalikwar – Govt. Regd. Valuer Manoj B. Chalikwar – Regd. Valuer Pratik Jain – Valuation Engineer Vinita Surve – Processing Manager
4.	Disclosure of Valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment - 07.08.2023 Valuation Date - 10.08.2023 Date of Report - 10.08.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 07.08.2023
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



(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.
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**.

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.

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Master Valuation** of the property under reference as on **10th August 2023**.

The term **Fair Market Value** is defined as

"The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeably and for self interest assuming that neither is under undue duress".

Fundamental assumptions and conditions presumed in this definition are:

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

DECLARATION OF PROFESSIONAL FEES CHARGED

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for this particular purpose as per the details provided.

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

**Sharadkumar B.
Chalikwar**
Director

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd., ou=CMD,
email=cmd@vastukala.org, c=IN
Date: 2023.08.10 15:00:35 +05'30'

Auth. Sign.

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

PNB Empanelment No. ZO:SAMD:1138