

# MASTER VALUATION REPORT



## Details of the property under consideration:

### **Name of Project: "Siddhivinayak Aarambh"**

"Siddhivinayak Aarambh", Proposed Residential Building on Land Bearing Plot No. 27, Sector -7, Village - Dapoli, Pushpak, JNPT Road, Taluka - Panvel, Dist. - Raigad, Navi Mumbai, PIN – 410 206, State - Maharashtra, Country - India

Latitude Longitude: 18°58'06.8"N 73°04'31.5"E




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

Home Loans Sales, Project Approval Cell, Local Head Office, "Synergy",  
5th Floor, C-6, 'G' Block, Bandra Kurla Complex, Bandra (East),  
Mumbai – 400 051 State - Maharashtra, Country - India



### **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](mailto:mumbai@vastukala.org)

## MASTER VALUATION REPORT OF "Siddhivinayak Aarambh"

**"Siddhivinayak Aarambh", Proposed Residential Building on Land Bearing Plot No. 27, Sector -7, Village - Dapoli, Pushpak, JNPT Road, Taluka - Panvel, Dist. - Raigad, Navi Mumbai, PIN – 410 206, State - Maharashtra, Country - India**

**Latitude Longitude: 18°58'06.8"N 73°04'31.5"E**

**NAME OF DEVELOPER: M/s. RIU Homes Pvt. Ltd.**

Pursuant to instructions from State Bank of India, Home Loan Sales, Project Approval Cell, BKC, 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 **10<sup>th</sup> November 2023** for approval of Advance Processing Facility.

### 1. Location Details:

The property is situated at **"Siddhivinayak Aarambh"**, Proposed Residential Building on Land Bearing Plot No. 27, Sector -7, Village - Dapoli, Pushpak, JNPT Road, Taluka - Panvel, Dist. - Raigad, Navi Mumbai, PIN – 410 206, State - Maharashtra, Country - India. It is about 6.00 Km. travel distance from Khandeshwar railway station of Harbour Line Railway of Central Railway. Surface transport to the property is by buses, Auto, taxis & private vehicles. The property is in developing locality. The locality is middle class & developing.

### 2. Developer Details:

Name of builder	M/s. RIU Homes Pvt. Ltd.	
Project Registration Number	Project	RERA Project Number
	Siddhivinayak Aarambh	P52000052638
Register office address	M/s. RIU Homes Pvt. Ltd. Office No. 603, 6 <sup>th</sup> Floor, "Sai Pearls", Plot No. A/121, Sector 06, Karanjade, Taluka - Panvel, Dist. – Raigad, Navi Mumbai, Pin – 410 206, State - Maharashtra, Country - India	
Contact Numbers	Contact Person : Mr. Ajay A. Patil (Sales Manager - Mobile No. 9987718382) Mr. Rohit Sadagekar (Sales Person – Mobile No. 8446306051) Mr. Chaitanya (Builder Person – Mobile No. 8655335525) Sanchita Jange (Sales Person – Mobile No. 9372169921)	
E – mail ID	<a href="mailto:ops@svbd.co.in">ops@svbd.co.in</a>	

### 3. Boundaries of the Property:

Direction	Particulars
On or towards North	Road & Open Plot
On or towards South	Open Plot
On or towards East	Road & Open Plot
On or towards West	Road & Open Plot



#### Our Pan India Presence at :

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

**Regd. Office :** B11-001, 11<sup>th</sup> 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,  
State Bank of India**Home Loans Sales, Project Approval Cell, Local Head Office, "Synergy",  
5th Floor, C-6, 'G' Block,  
Bandra Kurla Complex, Bandra (East),  
Mumbai – 400 051, State - Maharashtra, Country - India**VALUATION REPORT (IN RESPECT OF MASTER VALUATION REPORT)**

I	General	
1.	Purpose for which the valuation is made	: As per request from State Bank of India, Home Loans Sales, Project Approval Cell, BKC to assess fair market value of the property for bank loan purpose.
2.	a)	Date of inspection : 10.11.2023
	b)	Date on which the valuation is made : 17.11.2023
3.	List of documents produced for perusal	
	1. Copy of Title Certificate & Search Report date 27.06.2023 issued by Adv. Vikas V. Bhopi	
	2. Copy of Tripartite Agreement date 09.02.2023 b/w. CIDCO (the Lessor) AND Mr. Prasad J. Naik & two Others (the Original Licensee) AND M/s. RIU Homes Pvt. Ltd. (the New Licensee)	
	3. Copy of Tripartite Agreement date 10.03.2022 b/w. CIDCO (the Lessor) AND Mr. Prasad J. Naik & Others (the Original Licensee) AND M/s. RIU Homes Pvt. Ltd. (the New Licensee)	
	4. Copy of Agreement to Lease date 20.08.2021 b/w. CIDCO (the Licensor) AND Mr. Prasad Naik & others (the Licensee)	
	5. Copy of Affidavit cum Declaration date 05.08.2023 of Mr. Ajay A. Patil, Director of M/s. RIU Homes Pvt. Ltd.	
	6. Copy of MAHARERA Registration Certificate of Project No. P52000052638 issued by Maharashtra Real Estate Regulatory Authority date 15.09.2023. Last Modified date 12.09.2023	
	7. Copy of Legal & Litigation Encumbrances Certificate date 18.07.2023 issued by M/s. RIU Homes Pvt. Ltd.	
	8. Copy of Declaration about Deviation report date 18.07.2023 issued by M/s. RIU Homes Pvt. Ltd.	
	9. Copy of CIDCO NOC date 08.02.2023	
	10. Copy of Allotment Letter date 18.07.2023 issued by M/s. RIU Homes Pvt. Ltd.	
	11. Copy of Engineer Certificate date 30.06.2023 issued by Vijay Kumar Singh (As per RERA Certificate)	
	12. Copy of CA Certificate date 30.06.2023 issued by CA Sandesh S. Desai & Co.	
	13. Copy of Architect's Certificate date 03.07.2023 issued by Arc. Atul Patel (As per RERA Certificate)	
	14. Copy of Commencement Certificate No. CIDCO / BP – 18181 / TPO / (NM & K) / 2022 / 10807 date 05.06.2023 issued by CIDCO	
	15. Copy of Approved Plan No. CIDCO / BP – 18181 / TPO / (NM & K) / 2022 / 10807 date 05.06.2023 issued by CIDCO (Number of Copies – Six – Sheet No. 1 / 6 to 6 / 6)	
	<b>Approved upto:</b>	
	<b>Number of Floors</b>	
	<b>Basement + Ground (part) + Stilt (part) + 1<sup>st</sup> Floor (Commercial) + 2<sup>nd</sup> Floor (Podium) + 3<sup>rd</sup> to 10<sup>th</sup> upper floors.</b>	

Project Name (with address & phone nos.)	: <b>"Siddhivinayak Aarambh"</b> , Proposed Residential Building on Land Bearing Plot No. 27, Sector -7, Village - Dapoli, Pushpak, JNPT Road, Taluka - Panvel, Dist. - Raigad, Navi Mumbai, PIN – 410 206, State - Maharashtra, Country - India	
4. Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: <b>M/s. RIU Homes Pvt. Ltd.</b>  <b>Address:</b> Office No. 603, 6 <sup>th</sup> Floor, "Sai Pearls", Plot No. A/121, Sector 06, Karanjade, Taluka - Panvel, Dist. – Raigad, Navi Mumbai, Pin – 410 206, State - Maharashtra, Country - India  <b>Contact Person :</b> Mr. Ajay A. Patil (Sales Manager - Mobile No. 9987718382) Mr. Rohit Sadagekar (Sales Person – Mobile No. 8446306051) Mr. Chaitanya (Builder Person – Mobile No. 8655335525) Sanchita Jange (Sales Person – Mobile No. 9372169921)	
5. Brief description of the property (Including Leasehold / freehold etc.)	:	
<b>TYPE OF THE BUILDING</b>		
Project <b>Siddhivinayak Aarambh</b>	<b>Number of Floors</b> Proposed Basement + Ground (part) + Stilt (part) + 1 <sup>st</sup> Floor (Commercial) + 2 <sup>nd</sup> Floor (Podium) + 3 <sup>rd</sup> to 12 <sup>th</sup> upper floors <b>as per information provided by builder. The building permission as on date is received till Basement + Ground (part) + Stilt (part) + 1<sup>st</sup> Floor (Commercial) + 2<sup>nd</sup> Floor (Podium) + 3<sup>rd</sup> to 10<sup>th</sup> upper floors.</b>	
<b>LEVEL OF COMPLETEION:</b>		
Project <b>Siddhivinayak Aarambh</b>	<b>Present stage of Construction</b> RCC work upto 1 <sup>st</sup> Floor slab is in progress.	<b>Percentage of work completion</b> 10%
<b>DATE OF COMPLETION &amp; FUTURE LIFE:</b>		
Expected completion date as informed by builder is <b>March - 2030 (As per MAHARERA Certificate)</b>		
Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance & Structural repairs.		
<b>PROPOSED PROJECT AMENITIES:</b>		
<ul style="list-style-type: none"> <li>➤ Vitrified tiles flooring in all rooms</li> <li>➤ Granite Kitchen platform with Stainless Steel Sink</li> <li>➤ Powder coated aluminum sliding windows with M.S. Grills</li> <li>➤ Laminated wooden flush doors with Safety door</li> <li>➤ Concealed wiring</li> <li>➤ Concealed plumbing</li> </ul>		



	➤ Garden			
	➤ Club House			
	➤ Kids Play Area			
6.	Location of property		:	
	a)	Plot No. / Survey No.	:	Plot No. 27, Sector -07
	b)	Door No.	:	Not applicable
	c)	C. T.S. No. / Village	:	Plot No. 27, Sector -07 at Village – Dapoli
	d)	Ward / Taluka	:	Taluka – Panvel
	e)	Mandal / District	:	District – Raigad
7.	Postal address of the property		:	"Siddhivinayak Aarambh", Proposed Residential Building on Land Bearing Plot No. 27, Sector -7, Village - Dapoli, Pushpak, JNPT Road, Taluka - Panvel, Dist. - Raigad, Navi Mumbai, PIN – 410 206, State - Maharashtra, Country - India
8.	City / Town		:	Dapoli, Pushpak Nagar, Navi Mumbai
	Residential area		:	Yes
	Commercial area		:	Yes
	Industrial area		:	No
9.	Classification of the area		:	
	i) High / Middle / Poor		:	Middle Class
	ii) Urban / Semi Urban / Rural		:	Semi Urban
10	Coming under Corporation limit / Village Panchayat / Municipality		:	CIDCO, Village – Dapoli
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 RERA Certificate	As per Site
	North	20.00 Mtr Wide Road	20.00 Mtr Wide Road	Road & Open Plot
	South	Plot No. 26	Plot No. 26	Open Plot
	East	Plot No.28 & 28A	Plot No.28 & 28A	Road & Open Plot
	West	20.00 Mtr Wide Road	20.00 Mtr Wide Road	Road & Open Plot
14.1	Dimensions of the site		N. A. as the land is irregular in shape	
			A As per the Deed	B Actuals
	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	-	-
14.2	Latitude, Longitude & Co-ordinates of property		:	18°58'06.8"N 73°04'31.5"E
14.	Extent of the site		:	Plot area – 2249.94 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 – 2249.94 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				
<b>II CHARACTERISTICS OF THE SITE</b>						
1.	Classification of locality	: Middle class				
2.	Development of surrounding areas	: Good				
3.	Possibility of frequent flooding/ sub-merging	: No				
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	: All available near by				
5.	Level of land with topographical conditions	: Plain				
6.	Shape of land	: Irregular				
7.	Type of use to which it can be put	: For residential purpose				
8.	Any usage restriction	: Residential				
9.	Is plot in town planning approved layout?	: Copy of Approved Plan No. CIDCO / BP – 18181 / TPO / (NM & K) / 2022 / 10807 date 05.06.2023 issued by CIDCO (Number of Copies – Six – Sheet No. 1 / 6 to 6 / 6) <b>Approved upto:</b>				
		<table border="1"> <thead> <tr> <th>Project</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Siddhivinayak Aarambh</td> <td>Basement + Ground (part) + Stilt (part) + 1<sup>st</sup> Floor (Commercial) + 2<sup>nd</sup> Floor (Podium) + 3<sup>rd</sup> to 10<sup>th</sup> upper floors.</td> </tr> </tbody> </table>	Project	Number of Floors	Siddhivinayak Aarambh	Basement + Ground (part) + Stilt (part) + 1 <sup>st</sup> Floor (Commercial) + 2 <sup>nd</sup> Floor (Podium) + 3 <sup>rd</sup> to 10 <sup>th</sup> 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.	: 20.00 Mtr. Wide Road				
14.	Is it a Land – Locked land?	: No				
15.	Water potentiality	: Municipal Water supply				
16.	Underground sewerage system	: Connected to Municipal sewer				
17.	Is Power supply is available in the site	: Yes				
18.	Advantages of the site	: Located in developing area				
19.	<b>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)</b>	: No				
<b>Part – A (Valuation of land)</b>						
1	Size of plot	: Plot area – 2249.94 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)	:	₹ 49,400.00 per Sq. M. for Residential ₹ 4,390.00 per Sq. M. for Land									
5	Assessed / adopted rate of valuation	:	<b>As per table attached to the report</b>									
6	<b>Estimated value of land</b>	:	<table border="1"> <tr> <th colspan="3">As per Approved Plan &amp; RERA Certificate</th> </tr> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> <tr> <td>2249.94</td> <td>4390</td> <td>98,77,237.00</td> </tr> </table>	As per Approved Plan & RERA Certificate			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	2249.94	4390	98,77,237.00
As per Approved Plan & RERA Certificate												
Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)										
2249.94	4390	98,77,237.00										
<b>Part – B (Valuation of Building)</b>												
1	Technical details of the building	:										
	a) Type of Building (Residential / Commercial / Industrial)	:	Residential									
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	N.A. Building Construction work 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	:										
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	e) Plinth area floor-wise	:	<b>As per table attached to the report.</b>									
	f) Condition of the building	:										
	i) Exterior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work 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. CIDCO / BP – 18181 / TPO / (NM & K) / 2022 / 10807 date 05.06.2023 issued by CIDCO (Number of Copies – Six – Sheet No. 1 / 6 to 6 / 6)									
	h) Approved map / plan issuing authority	:	<p><b>Approved upto:</b></p> <table border="1"> <thead> <tr> <th>Project</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Siddhivinayak Aarambh</td> <td>Basement + Ground (part) + Stilt (part) + 1<sup>st</sup> Floor (Commercial) + 2<sup>nd</sup> Floor (Podium) + 3<sup>rd</sup> to 10<sup>th</sup> upper floors.</td> </tr> </tbody> </table>	Project	Number of Floors	Siddhivinayak Aarambh	Basement + Ground (part) + Stilt (part) + 1 <sup>st</sup> Floor (Commercial) + 2 <sup>nd</sup> Floor (Podium) + 3 <sup>rd</sup> to 10 <sup>th</sup> 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.
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**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
<b>2.</b>	<b>Compound Wall</b>	:
	Height	: N.A. Building Construction work is in progress
	Length	:
	Type of construction	:
<b>3.</b>	<b>Electrical installation</b>	: 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	: -
<b>4.</b>	<b>Plumbing installation</b>	:
a)	No. of water closets and their type	:
b)	No. of wash basins	:
c)	No. of urinals	: N.A. Building Construction work is in progress
d)	No. of bath tubs	:
e)	Water meters, taps etc.	:
f)	Any other fixtures	:

**CONFIGURATION OF PROJECT AS PER DEVELOPER'S INFORMATION:****Remarks:**

<i>Proposed as per site information</i>	<i>As per Sanctioned Approval Plan</i>
<p align="center"><b>Number of Floors</b></p> <p><b>Proposed Basement + Ground (part) + Stilt (part) + 1<sup>st</sup> Floor (Commercial) + 2<sup>nd</sup> Floor (Podium) + 3<sup>rd</sup> to 12<sup>th</sup> upper floors.</b></p>	<p><b>Copy of Approved Plan No. CIDCO / BP – 18181 / TPO / (NM &amp; K) / 2022 / 10807 date 05.06.2023 issued by CIDCO.</b></p> <p><b>Approved upto:</b></p> <p align="center">Number of Floors</p>





Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan Carpet Area in Sq. Ft.	As per Builder (Balcony + Chajja / 40% Natural Terrace Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
27	505	5	2 BHK	630	133	763	839	10090	76,98,670.00	80,83,604.00	17000	20,14,320
28	506	5	2 BHK	630	133	763	839	10090	76,98,670.00	80,83,604.00	17000	20,14,320
29	507	5	2 BHK	630	133	763	839	10090	76,98,670.00	80,83,604.00	17000	20,14,320
30	508	5	2 BHK	607	130	737	811	10090	74,36,330.00	78,08,147.00	16500	19,45,680
31	509	5	1 BHK	376	91	467	514	10090	47,12,030.00	49,47,632.00	10500	12,32,880
32	510	5	1 BHK	378	90	468	515	10090	47,22,120.00	49,58,226.00	10500	12,35,520
33	511	5	1 BHK	378	90	468	515	10090	47,22,120.00	49,58,226.00	10500	12,35,520
34	512	5	1 BHK	376	83	459	505	10090	46,31,310.00	48,62,876.00	10000	12,11,760
35	513	5	1 BHK	376	83	459	505	10090	46,31,310.00	48,62,876.00	10000	12,11,760
36	601	6	1 BHK	378	90	468	515	10120	47,36,160.00	49,72,968.00	10500	12,35,520
37	602	6	1 BHK	378	90	468	515	10120	47,36,160.00	49,72,968.00	10500	12,35,520
38	603	6	1 BHK	376	91	467	514	10120	47,26,040.00	49,62,342.00	10500	12,32,880
39	604	6	2 BHK	593	130	723	795	10120	73,16,760.00	76,82,598.00	16000	19,08,720
40	605	6	2 BHK	630	133	763	839	10120	77,21,560.00	81,07,638.00	17000	20,14,320
41	606	6	2 BHK	630	133	763	839	10120	77,21,560.00	81,07,638.00	17000	20,14,320
42	607	6	2 BHK	630	133	763	839	10120	77,21,560.00	81,07,638.00	17000	20,14,320
43	608	6	2 BHK	607	130	737	811	10120	74,58,440.00	78,31,362.00	16500	19,45,680
44	609	6	1 BHK	376	91	467	514	10120	47,26,040.00	49,62,342.00	10500	12,32,880
45	610	6	1 BHK	378	90	468	515	10120	47,36,160.00	49,72,968.00	10500	12,35,520
46	611	6	1 BHK	378	90	468	515	10120	47,36,160.00	49,72,968.00	10500	12,35,520
47	612	6	1 BHK	376	83	459	505	10120	46,45,080.00	48,77,334.00	10000	12,11,760
48	613	6	1 BHK	376	83	459	505	10120	46,45,080.00	48,77,334.00	10000	12,11,760
49	701	7	1 BHK	378	90	468	515	10150	47,50,200.00	49,87,710.00	10500	12,35,520
50	702	7	1 BHK	378	90	468	515	10150	47,50,200.00	49,87,710.00	10500	12,35,520
51	703	7	1 BHK	376	91	467	514	10150	47,40,050.00	49,77,053.00	10500	12,32,880
52	704	7	2 BHK	593	130	723	795	10150	73,38,450.00	77,05,373.00	16000	19,08,720
53	705	7	2 BHK	630	133	763	839	10150	77,44,450.00	81,31,673.00	17000	20,14,320
54	706	7	2 BHK	630	133	763	839	10150	77,44,450.00	81,31,673.00	17000	20,14,320
55	707	7	2 BHK	630	133	763	839	10150	77,44,450.00	81,31,673.00	17000	20,14,320
56	708	7	2 BHK	607	130	737	811	10150	74,80,550.00	78,54,578.00	16500	19,45,680
57	709	7	1 BHK	376	91	467	514	10150	47,40,050.00	49,77,053.00	10500	12,32,880
58	710	7	1 BHK	378	90	468	515	10150	47,50,200.00	49,87,710.00	10500	12,35,520
59	711	7	1 BHK	378	90	468	515	10150	47,50,200.00	49,87,710.00	10500	12,35,520
60	712	7	1 BHK	376	83	459	505	10150	46,58,850.00	48,91,793.00	10000	12,11,760







**1b) Siddhivinayak Aarambh (Proposed Inventory Approval Pending):**

Sr. No.	Flat No.	Floor No.	Comp	As per Builder Carpet Area in Sq. Ft.	As per Builder (Balcony + Chajja / 40% Natural Terrace Area in Sq. Ft.)	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
93	1001	10	1 BHK	378	90	468	515	10240	47,92,320.00	50,31,936.00	10500	12,35,520
94	1002	10	1 BHK	378	90	468	515	10240	47,92,320.00	50,31,936.00	10500	12,35,520
95	1009	10	1 BHK	376	91	467	514	10240	47,82,080.00	50,21,184.00	10500	12,32,880
96	1010	10	1 BHK	378	90	468	515	10240	47,92,320.00	50,31,936.00	10500	12,35,520
97	1012	10	1 BHK	376	83	459	505	10240	47,00,160.00	49,35,168.00	10500	12,11,760
98	1013	10	1 BHK	376	83	459	505	10240	47,00,160.00	49,35,168.00	10500	12,11,760
99	1101	11	1 BHK	378	90	468	515	10270	48,06,360.00	50,46,678.00	10500	12,35,520
100	1102	11	1 BHK	378	90	468	515	10270	48,06,360.00	50,46,678.00	10500	12,35,520
101	1103	11	1 BHK	376	91	467	514	10270	47,96,090.00	50,35,895.00	10500	12,32,880
102	1104	11	2 BHK	593	130	723	795	10270	74,25,210.00	77,96,471.00	16000	19,08,720
103	1105	11	2 BHK	630	133	763	839	10270	78,36,010.00	82,27,811.00	17000	20,14,320
104	1106	11	2 BHK	630	133	763	839	10270	78,36,010.00	82,27,811.00	17000	20,14,320
105	1107	11	2 BHK	630	133	763	839	10270	78,36,010.00	82,27,811.00	17000	20,14,320
106	1108	11	2 BHK	607	100	707	778	10270	72,60,890.00	76,23,935.00	16000	18,66,480
107	1109	11	1 BHK	376	91	467	514	10270	47,96,090.00	50,35,895.00	10500	12,32,880
108	1110	11	1 BHK	378	90	468	515	10270	48,06,360.00	50,46,678.00	10500	12,35,520
109	1111	11	1 BHK	378	90	468	515	10270	48,06,360.00	50,46,678.00	10500	12,35,520
110	1112	11	1 BHK	376	83	459	505	10270	47,13,930.00	49,49,627.00	10500	12,11,760
111	1113	11	1 BHK	376	83	459	505	10270	47,13,930.00	49,49,627.00	10500	12,11,760
112	1201	12	1 BHK	378	90	468	515	10300	48,20,400.00	50,61,420.00	10500	12,35,520
113	1202	12	1 BHK	378	90	468	515	10300	48,20,400.00	50,61,420.00	10500	12,35,520
114	1203	12	1 BHK	376	91	467	514	10300	48,10,100.00	50,50,605.00	10500	12,32,880
115	1204	12	2 BHK	593	130	723	795	10300	74,46,900.00	78,19,245.00	16500	19,08,720
116	1205	12	2 BHK	630	133	763	839	10300	78,58,900.00	82,51,845.00	17000	20,14,320
117	1206	12	2 BHK	630	133	763	839	10300	78,58,900.00	82,51,845.00	17000	20,14,320
118	1207	12	2 BHK	630	133	763	839	10300	78,58,900.00	82,51,845.00	17000	20,14,320
119	1208	12	2 BHK	607	100	707	778	10300	72,82,100.00	76,46,205.00	16000	18,66,480
120	1209	12	1 BHK	376	44	420	462	10300	43,26,000.00	45,42,300.00	9500	11,08,800
121	1210	12	1 BHK	378	90	468	515	10300	48,20,400.00	50,61,420.00	10500	12,35,520
122	1212	12	1 BHK	376	83	459	505	10300	47,27,700.00	49,64,085.00	10500	12,11,760
123	1213	12	1 BHK	376	83	459	505	10300	47,27,700.00	49,64,085.00	10500	12,11,760
<b>Total</b>				<b>14096</b>	<b>3064</b>	<b>17160</b>	<b>18876</b>		<b>17,63,57,370.00</b>	<b>18,51,75,243.00</b>		



**Summary of the Project:**

Particulars	Comp.	Total Number of Flats	Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value After Completion in ₹
Approved – Sale Flat	1 BHK - 36 2 BHK - 30	66	39046	42951	39,44,45,320.00	41,41,67,597.00
Approved - Land Owner's Share	1 BHK - 16 2 BHK - 10	26	14946	16441	-	-
<b>Total (a)</b>		<b>92</b>	<b>53992</b>	<b>59392</b>	<b>39,44,45,320.00</b>	<b>41,41,67,597.00</b>
Proposed – Sale Flat (b)	1 BHK - 21 2 BHK - 10	31	17160	18876	17,53,27,770.00	18,40,94,163.00
<b>Total (a + b)</b>		<b>123</b>	<b>71152</b>	<b>78268</b>	<b>56,97,73,090.00</b>	<b>59,82,61,760.00</b>

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	56,97,73,090.00
Final Realizable Value After Completion in ₹	59,82,61,760.00
Cost of Construction (Total Built up area x Rate) 78268 Sq. Ft. x ₹ 2400.00	18,78,43,200.00

Particulars	Percentage of work done as on date	Built up area in Sq. Ft.	Total Cost Of Construction	Cost of construction as of today
Aarambh	10	78268	18,78,43,200.00	1,87,84,320.00

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

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

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

Part – F (Services)		Amount in ₹
1.	Water supply arrangements	N.A. Building Construction work is in progress
2.	Drainage arrangements	
3.	Compound wall	
4.	C.B. deposits, fittings etc.	
5.	Pavement	
Total		

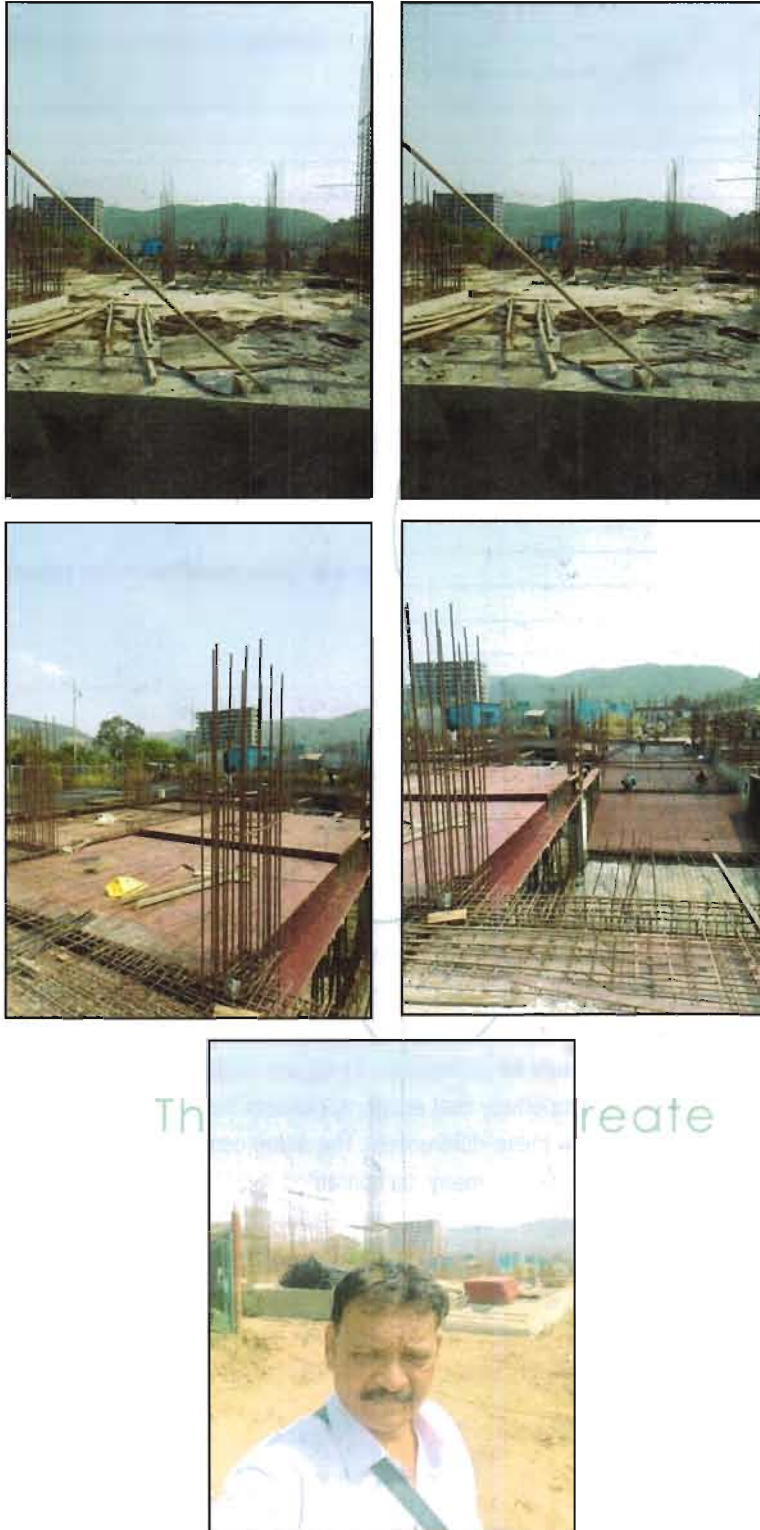
#### **Total abstract of the entire property**

Part – A	Land	<b>As per table attached to the report</b>
Part – B	Building	
	Land development	
Part – C	Compound wall	
Part - D	Amenities	
Part – E	Pavement	
Part – F	Services	
<b>Realizable Value / Fair Market Value as on date in ₹</b>		<b>₹ 56,97,73,090.00</b>
<b>Final Realizable Value After Completion in ₹</b>		<b>₹ 59,82,61,760.00</b>

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparable, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a residential flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 9,500 to ₹ 11,000.00 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 ₹ 10,000.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.



## Actual Site Photographs





## Route Map of the property

Site u/r




Latitude Longitude: 18°58'06.8"N 73°04'31.5"E

**Note:** The Blue line shows the route to site from nearest railway station (Khandeshwar – 6.00 Km.)



## Ready Reckoner Rate


**Department of Registration & Stamps**  
 Government of Maharashtra

**नोंदणी व मुद्रांक विभाग**  
 महाराष्ट्र शासन

**नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन**  
 बाजारमूल्य दर पत्रक


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Language

2023/2024
English

Selected District: रायगड  
 Select Taluka: पनवेल  
 Select Village: दापोली  
 Vibhag Number: 6

Assessment Type	Assessment Range	Rate Rs/-
जिरायत शेत जमिन	0-1.25	3124900
जिरायत शेत जमिन	10.01-12.50	4455100
जिरायत शेत जमिन	5.01-7.50	4157900
जिरायत शेत जमिन	7.51-10.00	4428800
जिरायत शेत जमिन	12.51-च्या पुढे	4898900
जिरायत शेत जमिन	1.26-2.50	3427900
जिरायत शेत जमिन	2.51-5.00	3780800
बिनशेती जमीनी/भूखंड	0-0.00	4390
		1 2 3 4


**Department of Registration & Stamps**  
 Government of Maharashtra

**नोंदणी व मुद्रांक विभाग**  
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Selected District: रायगड  
 Select Taluka: पनवेल  
 Select Village: दापोली  
 Vibhag Number: 6

Assessment Type	Assessment Range	Rate Rs/-
हायवेवरील जमिनी	0-0.00	4950
भावठाणवरील भिळकवी	0-0.00	5680
अंबा-फळवाप	0-0.00	0
काजू-फळवाप	0-0.00	0
नारळ-फळवाप	0-0.00	0
केळी-फळवाप	0-0.00	0
सदनिकर	0-0.00	49400
दुकाने	0-0.00	68500
		1 2 3 4



**Sales Instances nearby**

15442398 17-11-2023 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुयम निबंधक : सह दु.नि.पनवेल 3 दस्त क्रमांक : 15442/2023 नोंदणी : Regn:63m
<b>गावाचे नाव : दापोली</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	5600000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3182071.36	
(4) भू.मापन.पोटहिस्सा व धरक्रमांक(असल्यास)	1) पालिकेचे नाव:रायगडइतर वर्णन : इतर माहिती: विभाग क्र . 6 दर 49400/- प्रति चौ. मी. सदनिका क्र. 507,पाचवा मजला,ध्रिती होम्स,प्लॉट नं.41 बी,सेक्टर 7,पुष्पक दापोली,ता-पनवेल,जि- रायगड,क्षेत्र 46.9770 चौ. मी. कारपेट एरिया,6.354 चौ. मी. नॉन एक्सीसेबल छाज्जा,(1 कव्हर्ड स्टील स्टॅक कार पार्किंग सह)( ( Plot Number : 41 बी ; SECTOR NUMBER : 7 ; ) )	
(5) क्षेत्रफळ	46.9770 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तावेज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. ध्रिती होम मेकर्स एल एल पी तर्फे भागीदार राजेश धनाजी चौधरी तर्फे कु मु मंगेश शंकर खंदारे -- वय:-34 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव. -, ब्लॉक नं. -, रोड नं: बी-302, अमित कॉ-ऑपरेटिव्ह हाऊसिंग सोसायटी लि., प्लॉट नं. 26, यशोधन नगर, ठाणे (वेस्ट), महाराष्ट्र, ठाणे. पिन कोड:-400604 पॅन नं:-AASF4318E	
(8)दस्तावेज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सुरज अशोक दंदे -- वय:-31; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव. -, ब्लॉक नं: -, रोड नं: राणादेवी अपार्टमेंट, बच्चूमिया धुरू मार्ग, सदनिका क्र. 602, सेक्टर-20, बेलापुर गाव, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400614 पॅन नं:-EAYPD2216P 2): नाव:-शीला अशोक दंदे -- वय:-58; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव. -, ब्लॉक नं: -, रोड नं: राणादेवी अपार्टमेंट, बच्चूमिया धुरू मार्ग, सदनिका क्र. 602, सेक्टर-20, बेलापुर गाव, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400614 पॅन नं:-IHEPD6533E	
(9) दस्तावेज करुन दिल्याचा दिनांक	23/08/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	23/08/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	15442/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	336000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	

**Sales Instances nearby**

12437353	<b>सूची क्र.2</b>	दुयम निबंधक : सह दु.नि.पनवेल 2
17-11-2023		दस्त क्रमांक : 12437/2023
Note:-Generated Through eSearch Module.For original report please contact concern SRO office.		नोंदणी : Regn:83m
<b>गावाचे नाव : दापोली</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	4182250	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1940975.4	
(4) भू-मापन.पॉटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:रायगडइतर वर्णन : इतर माहिती: विभाग क्र 7,दर 56700 /- ,सदनिका क्र 302,तिसरा मजला," ठाकुर एमरॉल्ल " भूखंड क्र 66,सेक्टर क्र. 8,पुष्पक नोड दापोली,ता. पनवेल,जि. रायगड. क्षेत्रफळ 30.81 चौ. मी कारपेट + 2.70 एनक्लोज बालकनी + 2.70 ओपन बालकनी.( ( Plot Number : 66 ; SECTOR NUMBER : 8 ; ) )	
(5) क्षेत्रफळ	30.81 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून घेणा-या लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव.-मेसर्स ठाकुर रिअल्टर्स प्रा लि तर्फे डापरेक्टर मलयगैद सिंह तर्फे कु मू म्हणुन मदन नामदेव ठाकरे - वय:-38 पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: ऑफिस नं 606,सहावा मजला,शुगुन इन्व्हेस्ट्रिया प्लॉट नं 195,सेक्टर 19,उलवे ता पनवेल जि रायगड . ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, राईगड(ं. ) . पिन कोड:-410206 पॅन नं.-AABCT9911B 2): नाव.-मायता देणार.भौमबाई जनार्दन घरत,विजय जनार्दन घरत,नितीन जनार्दन घरत,राजेंद्र जनार्दन घरत. हिराबाई घडाकर यादील तर्फे कु मू म्हणुन मेसर्स ठाकुर रिअल्टर्स प्रा लि तर्फे डापरेक्टर मलयगैद सिंह तर्फे कु मू म्हणुन मदन नामदेव ठाकरे वय:-38 पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: वरचे ओवळे,पो. पारगाव,ता पनवेल जि रायगड . ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, राईगड(ं. ) . पिन कोड:-410206 पॅन नं.-AABCT9911B	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव.-संगम प्रसाद - वय:-26, पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: प्लॉट 114, सदनिका नं 601, ब्राइट गोल्ल अपार्टमेंट, सेक्टर नं 9, उलवे, नवी मुंबई . ब्लॉक नं. - , रोड नं. - , पिन कोड:-410206 पॅन नं.-DXSPP0695E 2): नाव.-अमजद बाबू खान - वय:-30, पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: प्लॉट 114, सदनिका नं 601, ब्राइट गोल्ल अपार्टमेंट, सेक्टर नं 9, उलवे, नवी मुंबई . ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, राईगड(ं. ) . पिन कोड:-410206 पॅन नं.-DUZPK7143A	
(9) दस्तऐवज करून दित्याचा दिनांक	17/07/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	17/07/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	12437/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	251000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारलेला निवडलेला अनुषेद :-	(iii) Within the limits of any Granpanchayat area or any such area not mentioned in sub-clause (ii)	




## Price Indicators Projects nearby Locality

magicbricks
Buy
Rent
Sell
Home Loans

Home > Property for sale in Navi Mumbai > Flats for sale in Navi Mumbai > Flats for sale in Pushpak Nagar > 2 BHK Flats for sale in Pushpak Nagar > 630 sq-ft

**₹ 67.0 Lac** | EMI - ₹ 30k | [Get pre-approved loan](#)

2 BHK 1040 Sq-ft Flat For Sale in **Pushpak Nagar, Navi Mumbai**



East Facing Property

2 Beds
2 Baths
1 Balcony
Unfurnished

Carpet Area 630 sqft ~ ₹ 10,629/sqft	Floor 5 (Out of 12 Floors)	Transaction Type <b>New Property</b>
Facing <b>East</b>	Lifts 3	Furnished Status <b>Unfurnished</b>
Car Parking 1 Open	Type Of Ownership <b>Freehold</b>	Age Of Construction <b>Under Construction</b>

Contact Agent
Get Phone No.
Last contact made 49 days ago

**More Details**


Price Breakup	₹ 67 Lac   ₹ 3,34,800 Approx. Registration Charges   ₹ 3,000 Monthly
Booking Amount	₹ 5.0 Lac
REPA ID	A52000011789
Address	sector 8 pushpak nager, Pushpak Nagar, Navi Mumbai - Central Navi Mumbai, Maharashtra

magicbricks
Buy
Rent
Sell
Home Loans

Home > Property for sale in Navi Mumbai > Flats for sale in Navi Mumbai > Flats for sale in Pushpak Nagar > 1 BHK Flats for sale in Pushpak Nagar > 700 sq-ft

**₹ 43.0 Lac** | EMI - ₹ 19k | [How much loan can I get?](#)

1 BHK 700 Sq-ft Flat For Sale in **Pushpak Nagar, Navi Mumbai**



East Facing Property

1 Bed
2 Baths
Unfurnished

Carpet Area 430 sqft ~ ₹ 10,000/sqft	Floor 5 (Out of 12 Floors)	Transaction Type <b>New Property</b>
Facing <b>East</b>	Lifts 4	Furnished Status <b>Unfurnished</b>
Car Parking 1 Open	Type Of Ownership <b>Freehold</b>	Age Of Construction <b>Under Construction</b>

Contact Agent
Get Phone No.
Last contact made 20 days ago

**More Details**

Price Breakup	₹ 43 Lac   ₹ 2,15,000 Approx. Registration Charges   ₹ 2,000 Monthly
Booking Amount	₹ 5.0 Lac
Address	sector 8 pushpak nager, Pushpak Nagar, Navi Mumbai - Central Navi Mumbai, Maharashtra
Landmarks	near by upcoming D Mart




## Price Indicators Projects nearby Locality

magicbricks
Buy
Rent
Sell
Home Loans

Home > Property for sale in Navi Mumbai > Flats for sale in Navi Mumbai > Flats for sale in Pushpak Nagar > 2 BHK Flats for Sale in Pushpak Nagar > 1200 Sq-ft

**₹75.0 Lac** EMI - ₹ 35k [Get rate approved loan](#)

2 BHK 1200 Sq-ft Flat For Sale in **Pushpak Nagar, Navi Mumbai**



+5 Photos

2 Beds 2 Baths 2 Balconies 1 Covered Parking

Carpet Area 669 sqft - ₹11,21/sqft	Floor 8 (Out of 12 Floors)	Transaction Type New Property
Facing North - East	Lifts 2	Furnished Status Unfurnished
Car Parking 1 Covered	Type Of Ownership Freehold	Age Of Construction Under Construction

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

👤 Last contact made 7 days ago

**More Details**


Price Breakup	₹ 75 Lac   ₹ 3,75,000 Approx. Registration Charges   ₹ 2,000 Monthly
Booking Amount	₹ 1.0 Lac
RERA ID	na
Address	On request., Pushpak Nagar, Navi Mumbai - Central Navi Mumbai, Maharashtra
Landmarks	delta hills

magicbricks
Buy
Rent
Sell
Home Loans

Home > Property for sale in Navi Mumbai > Flats for sale in Navi Mumbai > Flats for sale in Pushpak Nagar > 1 BHK Flats for Sale in Pushpak Nagar > 750 Sq-ft

**₹43.0 Lac** EMI - ₹ 19k [How much loan can i get?](#)

1 BHK 750 Sq-ft Flat For Sale in **Pushpak Nagar, Navi Mumbai**



+2 Photos

1 Bed 1 Bath 1 Covered Parking Unfurnished

Carpet Area 423 sqft - ₹ 10,16/sqft	Developer A. K Hitech Associates Pvt. Ltd.	Project AK Hitech Brims Rise
Floor 3 (Out of 13 Floors)	Transaction Type New Property	Facing North
Lifts 3	Furnished Status Unfurnished	Car Parking 1 Covered

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

👤 Last contact made 1 day ago

**More Details**

Price Breakup	₹ 43 Lac   ₹ 2,15,000 Approx. Registration Charges   ₹ 1,800 Monthly
Booking Amount	₹ 1.0 Lac
RERA ID	P52000047764
Address	sector 08, pushpak nagar, Pushpak Nagar, Navi Mumbai - Central Navi Mumbai, Maharashtra
Landmarks	SchoolsSMB International School 8.4 km


## Price Indicators Projects nearby Locality

magicbricks
Buy
Rent
Sell
Home Loans

Home > Property for Sale in Navi Mumbai > Flats for Sale in Navi Mumbai > Flats for Sale in Pushpak Nagar > 1 BHK Flats for Sale in Pushpak Nagar > 765 Sq-ft

**₹ 49.8 Lac** EML: ₹ 27k | [Get Loan offers from 1k+ banks](#)

1 BHK 765 Sq-ft Flat For Sale in **Pushpak Nagar, Navi Mumbai**



1 Bed
2 Baths
1 Balcony
Unfurnished

Carpet Area  
**400 sqft** ~  
₹12.45/sqft

Facing  
**East**

Car Parking  
**1 Open**

Floor  
**5 (Out of 12 Floors)**

Lifts  
**2**

Type Of Ownership  
**Freehold**

Transaction Type  
**New Property**

Furnished Status  
**Unfurnished**

Age Of Construction  
**Under Construction**

Contact Agent
Get Phone No.

### More Details


<b>Price Breakup</b>	₹ 49.8 Lac
<b>Booking Amount</b>	₹ 1.0 Lac
<b>Address</b>	Pushpak Nagar, Pushpak Nagar, Navi Mumbai - Central Navi Mumbai, Maharashtra
<b>Landmarks</b>	Khandeshwar Stn. 10 min drive pendhar - Pushpak Nagar- Targhar metro line MTHL sealink uran to sewri within 12 min JNPT highway touch mumbai - Pune Expressway within 13 min.

magicbricks
Buy
Rent
Sell
Home Loans

Home > Property for Sale in Navi Mumbai > Flats for Sale in Navi Mumbai > Flats for Sale in Pushpak Nagar > 2 BHK Flats for Sale in Pushpak Nagar > 1020 Sq-ft

**₹ 68.0 Lac** EML: ₹ 3k | [How much loan can I get?](#)

2 BHK 1020 Sq-ft Flat For Sale in **Pushpak Nagar, Navi Mumbai**



2 Beds
2 Baths
3 Balconies
Unfurnished

Carpet Area  
**685 sqft** ~  
₹ 9.927/sqft

Additional Rooms  
**1 Store Room**

Type Of Ownership  
**Freehold**

Floor  
**6 (Out of 13 Floors)**

Facing  
**East**

Age Of Construction  
**Under Construction**

Transaction Type  
**New Property**

Furnished Status  
**Unfurnished**

Contact Agent
Get Phone No.

### More Details

<b>Price Breakup</b>	₹ 68 Lac   ₹ 3,40,000 Approx. Registration Charges    ₹ 3 Per sq Unit Monthly
<b>Booking Amount</b>	₹ 50,000
<b>Address</b>	Sector 5 Pushpak Nagar, Pushpak Nagar, Navi Mumbai - Central Navi Mumbai, Maharashtra
<b>Landmarks</b>	Pushpak Nagar

## Price Indicators Projects nearby Locality

**HOUSING.COM** Buy in Navi Mumbai

Pushpak Nagar + Add

Home / Navi Mumbai / Pushpak Nagar / Apartment for Sale in Pushpak Nagar / 2 BHK Flat

**2 BHK Flat** ₹70.0 L EMI starts at ₹37.07 K

By **JUREEMATHO ENTERPRISES**

Shreevathy Delta Greens, Bangarpada, Pushpak Nagar, Navi Mumbai

[Contact Seller](#)

1060 sq.ft Build Up Area    ₹6.60 K/sq.ft Avg. Price    2 BHK Configuration    28th Sep. 2022 Possession status    Middle of 11 floors    North-East facing Facing    Unfurnished Furnishing

**HOUSING.COM** Buy in Navi Mumbai

Pushpak Nagar + Add

Home / Navi Mumbai / Pushpak Nagar / Apartment for Sale in Pushpak Nagar / 2 BHK Flat

**2 BHK Flat** ₹72.0 L EMI starts at ₹36.15 K

By **BALAJI GROUP**

Delta Delta Hills, Pushpak Nagar, Navi Mumbai

**0%\*** Zero brokerage. Know More

[Contact Seller](#)

1150 sq.ft Build Up Area    ₹6.26 K/sq.ft Avg. Price    2 BHK Configuration    5th Dec. 2024 Possession status    Middle of 12 floors    North-East facing Facing    Unfurnished Furnishing

[OVERVIEW](#)   [PROMOTIONS](#)   [AMENITIES](#)   [PRICE TRENDS](#)   [LOCALITY](#)   [PROJECT ORA](#)   [DEVELOPER](#)



## Price Indicators Projects nearby Locality

magicbricks
Buy
Rent
Sell
Home Loans

[Home](#) > [Property for Sale in Navi Mumbai](#) > [Flats for Sale in Navi Mumbai](#) > [Flats for Sale in Pushpak Nagar](#) > [1 BHK Flats for Sale in Pushpak Nagar](#) > 870 Sq.ft

**Get full support from Relationship Manager** ★ MB Prime


✔ Shortlists Properties  
✔ Communicates with Owners

✔ Live Video Call

Join Prime 👉 50% OFF

**₹ 42.0 Lac** | EMI - ₹ 19k | [Get pre-approved loan](#)

1 BHK Flat For Sale in Thakur Emerald, Pushpak Nagar, Navi Mumbai



1 Bed | 2 Baths | Unfurnished

Carpet Area: 405 sqft ~ ₹ 10,370/sqft

Floor: 6 (Out of 11 Floors)

Furnished Status: Unfurnished

Developer: **Thakur Realtor Pvt. Ltd.**

Transaction Type: **Resale**

Type Of Ownership: **Leasehold**

Project: **Thakur Emerald**

Facing: **North - East**

Age Of Construction: **Under Construction**

Contact Owner

Get Phone No.

👤 Last contact made 11 days ago

**More Details**

Price Breakup	₹ 42 Lac   ₹ 2,10,000 Approx. Registration Charges
Booking Amount	₹ 50000
Address	Pushpak Nagar, Navi Mumbai - Central Navi Mumbai, Maharashtra
Landmarks	Pushpak nagar

magicbricks
Buy
Rent
Sell
Home Loans

[Home](#) > [Property for Sale in Navi Mumbai](#) > [Flats for Sale in Navi Mumbai](#) > [Flats for Sale in Pushpak Nagar](#) > [1 BHK Flats for Sale in Pushpak Nagar](#) > 700 Sq.ft

**Get full support from Relationship Manager** ★ MB Prime


✔ Shortlists Properties  
✔ Communicates with Owners

✔ Live Video Call

Join Prime 👉 50% OFF

**₹ 46.0 Lac** | EMI - ₹ 21k | [Get pre-approved loan](#)

1 BHK 700 Sq-ft Flat For Sale in Nitya heights, Navi Mumbai



1 Bed | 1 Bath | 2 Balconies | Semi-Furnished

Carpet Area: 455 sqft ~ ₹ 10,110/sqft

Floor: 6 (Out of 10 Floors)

Furnished Status: **Semi-Furnished**

Transaction Type: **New Property**

Type Of Ownership: **Co-operative Society**


Contact Builder

Get Phone No.

👤 Last contact made 15 days ago


**More Details**

Price Breakup	₹ 46 Lac   ₹ 2,30,000 Approx. Registration Charges
Booking Amount	₹ 50000
Address	Sec 3, Pushpak Nagar, Navi Mumbai - Central Navi Mumbai, Maharashtra
Furnishing	Semi-Furnished
Type of Ownership	Co-operative Society



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An ISO 9001:2015 Certified Company | [www.vastukala.org](http://www.vastukala.org)



## Price Indicators Projects nearby Locality

**HOUSING.COM** Buy or Rent Mumbai

Pushpak Nagar X 4 BHK

2 BHK Flat

By Bhikawat Group

Program: The New Pushpak Nagar, Navi Mumbai

Zero brokerage Know More

₹74.0 L (EMI starts at ₹39.99 k)

Contact Seller

1155 sq.ft. Build Up Area | ₹6.52 K/sq.ft. Avg. Price | 2 BHK Configuration | 31st Dec. 2024 Possession status | Lower of 12 Floors | North facing Facing | Unfurnished Furnishing

**MAGICBRICKS** Buy Rent Sell Home Loans

₹45.0 Lac EMI - ₹20K | Get Loan offers from 3+ banks

1 BHK 700 Sq-ft Flat For Sale in Pushpak Nagar, Navi Mumbai

1 Bed | 2 Baths | 1 Balcony | Unfurnished

Carpet Area: 420 sqft ~ ₹10.714/sqft

Floor: 5 (Out of 10 Floors)

Transaction Type: New Property

Additional Rooms: 1 Store Room

Facing: East

Furnished Status: Unfurnished

Type Of Ownership: Freehold

Age Of Construction: Under Construction

Contact Builder | Get Phone No. | Last contact made 21 days ago

**More Details**

Price Breakup: ₹45 Lac | ₹2,25,000 Approx. Registration Charges

Booking Amount: ₹30,000

Address: Sector-3, Pushpak Nagar, Panvel, Pushpak Nagar, Navi Mumbai - Central Navi Mumbai, Maharashtra

Landmarks: JNPT Uran Highway

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 : 17.11.2023

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: 2023.11.17 17:56:04 +05'30'

Auth. Sign.

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

SBI Empanelment No.: SME/TCC/2021-22/85/13

The undersigned has inspected the property detailed in the Valuation Report dated \_\_\_\_\_  
on \_\_\_\_\_. We are satisfied that the fair and reasonable market value of the property is  
₹ \_\_\_\_\_ (Rupees \_\_\_\_\_  
\_\_\_\_\_ only).

Date

Signature  
(Name & Designation of the Inspecting Official/s)

Countersigned  
(BRANCH MANAGER)

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Enclosures	
Declaration-cum-undertaking from the valuer (Annexure- I)	Attached
Model code of conduct for valuer - (Annexure - II)	Attached



**(Annexure-I)**

**DECLARATION-CUM-UNDERTAKING**

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

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 17.11.2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. I/ my authorized representative have personally inspected the property on 10.11.2023. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty



	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by <b>M/s. RIU Homes Pvt. Ltd.</b>
2.	Purpose of valuation and appointing authority	As per request from State Bank of India, Home Loans Sales, Project Approval Cell, BKC 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 – Regd. Valuer Manoj B. Chalikwar – Regd. Valuer Rajesh Ghadi – 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 - 10.11.2023 Valuation Date - 17.11.2023 Date of Report - 17.11.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 10.11.2023
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





## **Assumptions, Disclaimers, Limitations & Qualifications**

### **Value Subject to Change**

The subject appraisal exercise is based on prevailing market dynamics as on 17<sup>th</sup> November 2023 and does not take into account any unforeseeable developments which could impact the same in the future.

### **Our Investigations**

We are not engaged to carry out all possible investigations in relation to the subject property. Where in our report we identify certain limitations to our investigations, this is to enable the reliant party to instruct further investigations where considered appropriate or where we recommend as necessary prior to reliance. Vastukala Consultants India Pvt. Ltd. (VCIPL) is not liable for any loss occasioned by a decision not to conduct further investigations

### **Assumptions**

Assumptions are a necessary part of undertaking valuations. VCIPL adopts assumptions for the purpose of providing valuation advise because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

### **Information Supplied by Others**

The appraisal is based on the information provided by the client. The same has been assumed to be correct and has been used for appraisal exercise. Where it is stated in the report that another party has supplied information to VCIPL, this information is believed to be reliable but VCIPL can accept no responsibility if this should prove not to be so.

### **Future Matters**

To the extent that the valuation includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based on the information known to VCIPL at the date of this document. VCIPL does not warrant that such statements are accurate or correct.

### **Map and Plans**

Any sketch, plan or map in this report is included to assist the reader while visualising the property and assume no responsibility in connection with such matters.

### **Site Details**

Based on inputs received from Client's representative and site visit conducted, we understand that the subject property is currently a Building Under Construction work is in progress contiguous and non-agricultural land parcel admeasuring as per table attached to the report and in the name **M/s. RIU Homes Pvt. Ltd.** . Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.







**(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.

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For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Sharadkumar  
B. Chalikwar**  
Director

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