

MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "Siddhivinayak Sparsh"

"Siddhivinayak Sparsh", Proposed Residential Cum Commercial Building on Land Bearing Plot No. 80, Sector -08, Village - Dapoli, Pushpak, JNPT Road, Taluka - Panvel, Dist. - Raigad, Navi Mumbai, PIN – 410 206, State - Maharashtra, Country - India

Latitude Longitude: 18°58'11.0"N 73°04'46.7"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

Vastu/SBI/Mumbai/11/2023/4961/2303523

18/11-219-V

Date: 18.11.2023

MASTER VALUATION REPORT OF "Siddhivinayak Sparsh"

"Siddhivinayak Sparsh", Proposed Residential Cum Commercial Building on Plot No. 80, Sector -08, Village - Dapoli, Pushpak, JNPT Road, Taluka - Panvel, Dist. - Raigad, Navi Mumbai, PIN – 410 206, State - Maharashtra, Country - India

Latitude Longitude: 18°58'11.0"N 73°04'46.7"E

NAME OF DEVELOPER: M/s. Siddhivinayak Builders & Developers (Mr. Ajay Ananta Patil)

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 **10th November 2023** for approval of Advance Processing Facility.

1. Location Details:

The property is situated at **"Siddhivinayak Sparsh"**, Proposed Residential Cum Commercial Building on Land Bearing Plot No. 80, Sector -08, Village - Dapoli, Pushpak, JNPT Road, Taluka - Panvel, Dist. - Raigad, Navi Mumbai, PIN – 410 206, State - Maharashtra, Country - India. It is about 7.9 Km. 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. Siddhivinayak Builders & Developers (Mr. Ajay Ananta Patil).	
Project Registration Number	Project	RERA Project Number
	Siddhivinayak Sparsh	P52000052949
Register office address	M/s. Siddhivinayak Builders & Developers (Mr. Ajay Ananta Patil). Office No. 603, 6 th 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	ops@svbd.co.in	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Open Plot & Road
On or towards South	Under Construction Building & Road
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 : 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,
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 : 18.11.2023		
3.	List of documents produced for perusal			
	1. Copy of Legal Title Report & Search Report date 10.06.2023 issued by Adv. Kuldip R. Patil			
	2. Copy of Tripartite Agreement date 25.05.2022 b/w. CIDCO (the Lessor) AND Ms. Narmada D. Bhoir & seven others (the Original Licensee) AND M/s. Siddhivinayak Builders & Developers (the New Licensee)			
	3. Copy of Partnership Deed date 02.12.2022 b/w. Mr. Ajay A. Patil (the 1 st Part) AND Mrs. Vijaya A. Patil (the 2 nd Part) under the name and style of Siddhivinayak Builders & Developers.			
	4. Copy of Agreement to Lease date 20.08.2021 b/w. CIDCO (the Licensor) AND Mr. Narmadabai D. Bhoir (the Licensee)			
	5. Copy of Affidavit cum Declaration date 08.04.2022 b/w. CIDCO (the Licensor) of Mr. Ajay A. Patil, Proprietor of M/s. Siddhivinayak Builders & Developers.			
	6. Copy of MAHARERA Registration Certificate of Project No. P52000052949 issued by Maharashtra Real Estate Regulatory Authority date 05.10.2023. Last Modified date 21.09.2023			
	7. Copy of NOC for Height Clearance No. NAVI / WEST / B / 060422 / 675779 date 17.06.2022			
	8. Copy of Engineer Certificate date 30.06.2023 issued by Vijay Kumar Singh (As per RERA Certificate)			
	9. Copy of NOC date 17.03.2022 issued by CIDCO			
	10. Copy of Allotment Letter date 18.07.2023 issued by M/s. Siddhivinayak Builders & Developers.			
	11. Copy of CA Certificate date 30.06.2023 issued by CA Sandesh S. Desai & Co.			
	12. Copy of Commencement Certificate No. CIDCO / BP – 18403 / TPO / (NM & K) / 2023 / 10622 date 27.04.2023 issued by CIDCO			
	13. Copy of Approved Plan No. CIDCO / BP – 18403 / TPO / (NM & K) / 2023 / 10622 date 27.04.2023 issued by CIDCO (Number of Copies – Two – Sheet No. 1 / 2 to 2 / 2)			
	Approved upto:			
	<table border="1"> <tr> <td style="text-align: center;">Number of Floors</td> </tr> <tr> <td style="text-align: center;">Ground (part) + Stilt (part) + 1st to 7th upper floors.</td> </tr> </table>		Number of Floors	Ground (part) + Stilt (part) + 1st to 7th upper floors.
Number of Floors				
Ground (part) + Stilt (part) + 1st to 7th upper floors.				
	Project Name (with address & phone nos.)	: "Siddhivinayak Sparsh", Proposed Residential		

		Cum Commercial Building on Land Bearing Plot No. 80, Sector -08, 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)	<p>M/s. Siddhivinayak Builders & Developers (Mr. Ajay Ananta Patil).</p> <p>Address: Office No. 603, 6th Floor, "Sai Pearls", Plot No. A/121, Sector 06, Karanjade, Taluka - Panvel, Dist. – Raigad, Navi Mumbai, Pin – 410 206, State - Maharashtra, Country - India</p> <p>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)</p>																	
5.	Brief description of the property (Including Leasehold / freehold etc.)																		
<p>TYPE OF THE BUILDING</p> <table border="1"> <thead> <tr> <th>Project</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Siddhivinayak Sparsh</td> <td>Proposed Ground (part) + Stilt (part) + 1st to 7th upper floors.</td> </tr> </tbody> </table> <p>LEVEL OF COMPLETEION:</p> <table border="1"> <thead> <tr> <th>Project</th> <th>Present stage of Construction</th> <th>Percentage of work completion</th> </tr> </thead> <tbody> <tr> <td>Siddhivinayak Sparsh</td> <td>RCC work upto 2nd Floor slab is Completed.</td> <td>20%</td> </tr> </tbody> </table> <p>DATE OF COMPLETION & FUTURE LIFE: Expected completion date as informed by builder is March - 2027 (As per MAHARERA Certificate)</p> <p>Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance & Structural repairs.</p> <p>PROPOSED PROJECT AMENITIES:</p> <table border="1"> <tbody> <tr><td>> Vitrified tiles flooring in all rooms</td></tr> <tr><td>> Granite Kitchen platform with Stainless Steel Sink</td></tr> <tr><td>> Powder coated aluminum sliding windows with M.S. Grills</td></tr> <tr><td>> Laminated wooden flush doors with Safety door</td></tr> <tr><td>> Concealed wiring</td></tr> <tr><td>> Concealed plumbing</td></tr> <tr><td>> Garden</td></tr> </tbody> </table>			Project	Number of Floors	Siddhivinayak Sparsh	Proposed Ground (part) + Stilt (part) + 1 st to 7 th upper floors.	Project	Present stage of Construction	Percentage of work completion	Siddhivinayak Sparsh	RCC work upto 2 nd Floor slab is Completed.	20%	> Vitrified tiles flooring in all rooms	> Granite Kitchen platform with Stainless Steel Sink	> Powder coated aluminum sliding windows with M.S. Grills	> Laminated wooden flush doors with Safety door	> Concealed wiring	> Concealed plumbing	> Garden
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	➤ Club House			
	➤ Kids Play Area			
6.	Location of property		:	
	a)	Plot No. / Survey No.	:	Plot No. 80, Sector -08
	b)	Door No.	:	Not applicable
	c)	C. T.S. No. / Village	:	Plot No. 80, Sector -08 at Village – Dapoli
	d)	Ward / Taluka	:	Taluka – Panvel
	e)	Mandal / District	:	District – Raigad
7.	Postal address of the property		:	"Siddhivinayak Sparsh", Proposed Residential Cum Commercial Building on Land Bearing Plot No. 80, Sector -08, 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	Plot No. 79	Plot No. 79	Open Plot & Road
	South	Plot No. 81	Plot No. 81	Under Construction Building & Road
	East	Plot No. 82 & 83	Plot No. 82 & 83	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°58'11.0"N 73°04'46.7"E

14.	Extent of the site	:	Plot area – 909.66 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 – 909.66 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. CIDCO / BP – 18403 / TPO / (NM & K) / 2023 / 10622 date 27.04.2023 issued by CIDCO (Number of Copies – Two – Sheet No. 1 / 2 to 2 / 2) Approved upto:				
			<table border="1"> <thead> <tr> <th>Project</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Siddhivinayak Sparsh</td> <td>Ground (part) + Stilt (part) + 1st to 7th upper floors.</td> </tr> </tbody> </table>	Project	Number of Floors	Siddhivinayak Sparsh	Ground (part) + Stilt (part) + 1 st to 7 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.	:	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.	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 – 909.66 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	:	As per table attached to the report									
6	Estimated value of land	:	<table border="1"> <tr> <th colspan="3">As per Approved Plan & 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>909.66</td> <td>4390</td> <td>39,93,407.00</td> </tr> </table>	As per Approved Plan & RERA Certificate			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	909.66	4390	39,93,407.00
As per Approved Plan & RERA Certificate												
Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)										
909.66	4390	39,93,407.00										
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	:										
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Siddhivinayak Sparsh	Proposed Ground (part) + Stilt (part) + 1 st to 7 th 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. CIDCO / BP – 18403 / TPO / (NM & K) / 2023 / 10622 date 27.04.2023 issued by CIDCO (Number of Copies – Two – Sheet No. 1 / 2 to 2 / 2)									
	h) Approved map / plan issuing authority	:	<p>Approved upto:</p> <table border="1"> <tr> <th>Project</th> <th>Number of Floors</th> </tr> <tr> <td>Siddhivinayak Sparsh</td> <td>Ground (part) + Stilt (part) + 1st to 7th upper floors.</td> </tr> </table>	Project	Number of Floors	Siddhivinayak Sparsh	Ground (part) + Stilt (part) + 1 st to 7 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	
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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	:	
	c) No. of urinals	:	
	d) No. of bath tubs	:	N.A. Building Construction work is in progress
	e) Water meters, taps etc.	:	
	f) Any other fixtures	:	

CONFIGURATION OF PROJECT AS PER DEVELOPER'S INFORMATION:**1a) Siddhivinayak Sparsh:**

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan Carpet Area in Sq. Ft.	As per Builder (Chajja / 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 ₹
1	101	1	1 BHK	321	58	379	417					10,00,560
2	102	1	1 BHK	323	53	376	414					9,92,640
Land Owner's Share												
3	103	1	2 BHK	578	77	655	721	10000	65,50,000.00	68,77,500.00	14500	17,29,200
4	104	1	2 BHK	578	77	655	721	10000	65,50,000.00	68,77,500.00	14500	17,29,200
5	106	1	1 BHK	321	58	379	417					10,00,560
6	201	2	1 BHK	321	58	379	417					10,00,560
7	202	2	1 BHK	323	53	376	414					9,92,640
Land Owner's Share												

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8	203	2	2 BHK	578	77	655	721	10030	65,69,650.00	68,98,133.00	14500	17,29,200
9	204	2	2 BHK	578	77	655	721	10030	65,69,650.00	68,98,133.00	14500	17,29,200
10	205	2	1 BHK	323	53	376	414	Land Owner's Share				9,92,640
11	206	2	1 BHK	321	58	379	417					10,00,560
12	301	3	1 BHK	321	58	379	417					10,00,560
13	302	3	1 BHK	323	53	376	414					9,92,640
14	303	3	2 BHK	578	77	655	721					10060
15	304	3	2 BHK	578	77	655	721	10060	65,89,300.00	69,18,765.00	14500	17,29,200
16	305	3	1 BHK	323	53	376	414	Land Owner's Share				9,92,640
17	306	3	1 BHK	321	58	379	417					10,00,560
18	401	4	1 BHK	321	58	379	417	10090	38,24,110.00	40,15,316.00	8500	10,00,560
19	402	4	1 BHK	323	53	376	414	10090	37,93,840.00	39,83,532.00	8500	9,92,640
20	403	4	2 BHK	578	77	655	721	10090	66,08,950.00	69,39,398.00	14500	17,29,200
21	404	4	2 BHK	578	77	655	721	10090	66,08,950.00	69,39,398.00	14500	17,29,200
22	405	4	1 BHK	323	53	376	414	10090	37,93,840.00	39,83,532.00	8500	9,92,640
23	406	4	1 BHK	321	58	379	417	10090	38,24,110.00	40,15,316.00	8500	10,00,560
24	501	5	1 BHK	321	58	379	417	10120	38,35,480.00	40,27,254.00	8500	10,00,560
25	502	5	1 BHK	323	53	376	414	10120	38,05,120.00	39,95,376.00	8500	9,92,640
26	503	5	2 BHK	578	77	655	721	10120	66,28,600.00	69,60,030.00	14500	17,29,200
27	504	5	2 BHK	578	77	655	721	10120	66,28,600.00	69,60,030.00	14500	17,29,200
28	505	5	1 BHK	323	53	376	414	10120	38,05,120.00	39,95,376.00	8500	9,92,640
29	506	5	1 BHK	321	58	379	417	10120	38,35,480.00	40,27,254.00	8500	10,00,560
30	601	6	1 BHK	321	58	379	417	10150	38,46,850.00	40,39,193.00	8500	10,00,560
31	602	6	1 BHK	323	53	376	414	10150	38,16,400.00	40,07,220.00	8500	9,92,640
32	603	6	2 BHK	578	77	655	721	10150	66,48,250.00	69,80,663.00	14500	17,29,200
33	604	6	2 BHK	578	77	655	721	10150	66,48,250.00	69,80,663.00	14500	17,29,200
34	605	6	1 BHK	323	53	376	414	10150	38,16,400.00	40,07,220.00	8500	9,92,640
35	606	6	1 BHK	321	58	379	417	10150	38,46,850.00	40,39,193.00	8500	10,00,560
36	701	7	1 BHK	321	58	379	417	10180	38,58,220.00	40,51,131.00	8500	10,00,560
37	702	7	1 BHK	323	53	376	414	10180	38,27,680.00	40,19,064.00	8500	9,92,640
38	703	7	2 BHK	578	77	655	721	10180	66,67,900.00	70,01,295.00	14500	17,29,200
39	704	7	2 BHK	578	77	655	721	10180	66,67,900.00	70,01,295.00	14500	17,29,200
40	705	7	1 BHK	323	53	376	414	10180	38,27,680.00	40,19,064.00	8500	9,92,640
41	706	7	1 BHK	321	58	379	417	10180	38,58,220.00	40,51,131.00	8500	10,00,560

Sr. No.	Fiat No.	Floor No.	Comp	As per Approved Plan Carpet Area in Sq. Ft.	As per Builder (Chajja / 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 ₹
Total				16785	2579	19364	21300		15,37,40,700.00	16,14,27,740.00		

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 ₹
Sale Flat	1 BHK - 16 2 BHK - 14	30	15210	16731	15,37,40,700.00	16,14,27,740.00
Land Owner's Share	1 BHK - 11	11	4154	4569	-	-
Total		41	19364	21300	15,37,40,700.00	16,14,27,740.00

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	15,37,40,700.00
Final Realizable Value After Completion in ₹	16,14,27,740.00
Cost of Construction (Total Built up area x Rate) 21300 Sq. Ft. x ₹ 2400.00	5,11,20,000.00

Particulars	Percentage of work done as on date	Built up area in Sq. Ft.	Total Cost Of Construction	Cost of construction as of today
Sparsh	20	21300	5,11,20,000.00	1,02,24,000.00

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		

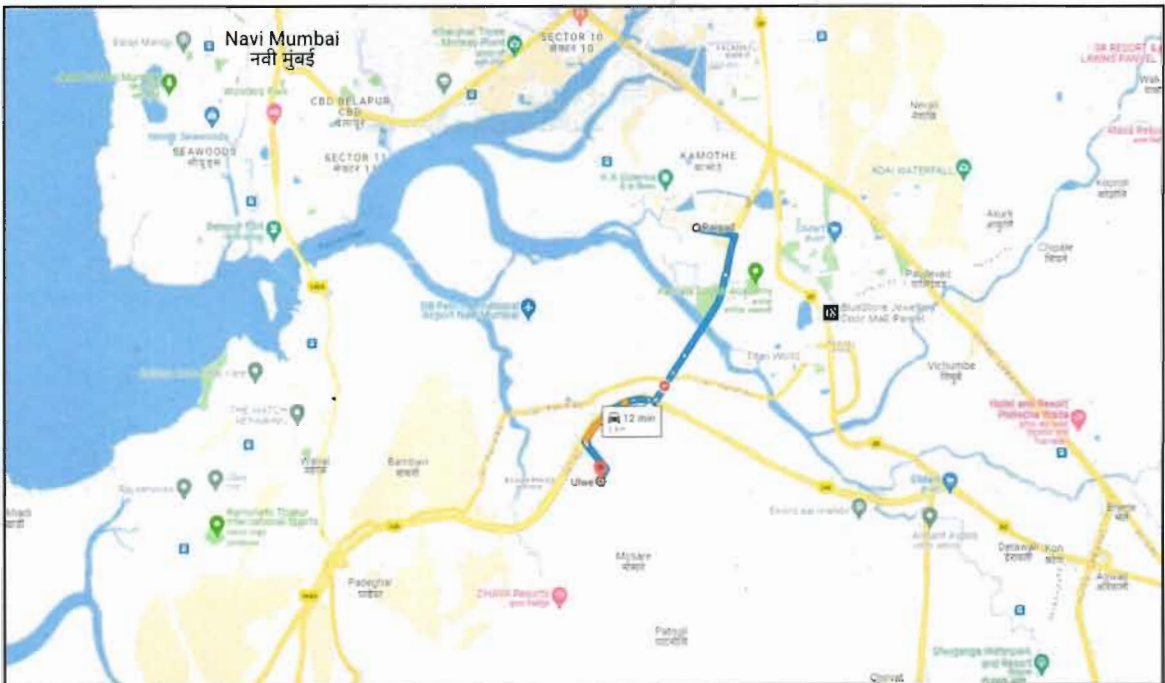
Total abstract of the entire property

Part – A	Land	:	As per table attached to the report
Part – B	Building	:	
	Land development	:	
Part – C	Compound wall	:	
Part - D	Amenities	:	
Part – E	Pavement	:	
Part – F	Services	:	
Realizable Value / Fair Market Value as on date in ₹		:	₹ 15,37,40,700.00
Final Realizable Value After Completion in ₹		:	₹ 16,14,27,740.00

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 ₹ 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.

Route Map of the property


Site u/r



Latitude Longitude: 18°58'11.0"N 73°04'46.7"E

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

Ready Reckoner Rate


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Year
20232024
Annual Statement of Rates
Language
English

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

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


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 महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
 बाजारमूल्य दर पत्रक

Home
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Year
20232024
Annual Statement of Rates
Language
English

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

Assessment Type	Assessment Range	Rate Ra/-
हाथवेवरील जमिनी	0-0.00	4950
पावठाणातील मिळशेती	0-0.00	5680
अंबा-फळवाग	0-0.00	0
काभू-फळवाग	0-0.00	0
नाण्ड-फळवाग	0-0.00	0
केळी-फळवाग	0-0.00	0
सवनिका	0-0.00	49400
दुकाने	0-0.00	68500
		1 2 3 4

Sales Instances nearby

गावाचे नाव : दापोली	
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	5773700
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	2929047.03
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: रायगड इतर वर्णन : इतर माहिती: विभाग क्र 6, दर 49400 2) सदनिका क्र 607, सहावा मजला, " ठाकुर एमराल्ड " भूखंड क्र 66, सेक्टर क्र. 8, पुष्पक नोड दापोली, ता. पनवेल, जि. रायगड. क्षेत्रफळ 48.39 चौ. मी कारपेट + 3.24 चौ मी ओपन बालकनी (Plot Number : 66 ; SECTOR NUMBER : 8 ;)
(5) क्षेत्रफळ	48.39 चौ. मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव.-मेसर्स ठाकुर रिअल्टर्स प्रा लि तर्फे डायरेक्टर मल्लयेंद्र सिंह तर्फे कु मू म्हणुन सतिशकुमार सुरेंद्र सिंग - - वय:-30 पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: ऑफिस नं 606, सहावा मजला, खगुन इन्डिस्ट्रिया प्लॉट नं 195, सेक्टर 19, उलवे ता पनवेल जि रायगड , ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, RAJGARH(MH). पिन कोड:-410206 पॅन नं.-AABCT9911B 2): नाव.-मान्यता देणार-भीमाबाई जनार्दन घरत, विजय जनार्दन घरत, नितीन जनार्दन घरत, राजेंद्र जनार्दन घरत, हिराबाई पद्माकर पाटील तर्फे कु मू म्हणुन मेसर्स ठाकुर रिअल्टर्स प्रा लि तर्फे डायरेक्टर मल्लयेंद्र सिंह तर्फे कु मू म्हणुन सतिशकुमार सुरेंद्र सिंग वय:-30 पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: वरचे ओवळे, पो. पारगांव, ता पनवेल जि रायगड , ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, राईगाव() . पिन कोड:-410206 पॅन नं.-AABCT9911B
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव.-अनिल पलकधारी यादव - - वय:-39; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: विंग न 4डी, 20 मजला, 2004, एलास, जेपी नॉर्थ गार्डन सिटी, घोडबंदर रोड, विनय नगर, काशीमिरा, मिरा रोड ईस्ट ठाणे , ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, THANE. पिन कोड:-401107 पॅन नं.-ADPPY0276Q 2): नाव.-ममता अनिल यादव - - वय:-27; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: विंग न 4डी, 20 मजला, 2004, एलास, जेपी नॉर्थ गार्डन सिटी, घोडबंदर रोड, विनय नगर, काशीमिरा, मिरा रोड ईस्ट ठाणे , ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, THANE. पिन कोड:-401107 पॅन नं.-BBUPY5943A
(9) दस्तऐवज करून दिल्याचा दिनांक	13/10/2023
(10) दस्त नोंदणी केल्याचा दिनांक	13/10/2023
(11) अनुक्रमांक, खंड व पृष्ठ	17911/2023
(12) बाजारभावप्रमाणे मुद्रांक शुल्क	346500
(13) बाजारभावप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	

Sales Instances nearby

196386 17-11-2023 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : दु.नि. पनवेल । दस्त क्रमांक : 1963/2023 नोंदणी : Regn:63m
गावाचे नाव : दापोली		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	4458900	
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2040757.719	
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:रायगडइतर वर्णन : इतर माहिती: विभाग क्र. 6,दर 49400/-सदनिका क्र. 907,नववा मजला,प्राईम रोज,प्लॉट नं. 5,सेक्टर - 8,मोजे - पुष्पक(दापोली),ता. पनवेल,जि. रायगड,चटई क्षेत्र 35.767 चौ.मी.(रेरा प्रमाणे)((Plot Number : 5 ;))	
(5) क्षेत्रफळ	35.767 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव..मे. ए.के.हाईटेक असोसिएट्स तर्फे भागीदार भावेश कांतीलाल चिखलिया - वय:-40 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: शॉप नं. 2.पटेल कॉर्नर,प्लॉट नं 73/6,सेक्टर-27,नेरुळ,नवी-मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:-ABMFA7083N 2): नाव..मायता देणार - हेमंत महादेव नाईक हे स्वताकरीता व पार्वती लक्ष्मण पाटील, वैशाली विलास मुंडे, संतोष महादेव नाईक,सरस्वती प्रभाकर म्हात्रे,साखरबाई महादेव नाईक,सीताबाई दगडू गोसावी यांच्या तर्फे क.ज. अखत्यारी म्हणून वय:-47 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: मु. पारगांव, डुंगी, ता. पनवेल, जि. रायगड, महाराष्ट्र, राईगाव(ं). पिन कोड:-410206 पॅन नं:-ASPPN9577Q	
(8)दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव..नयना दिपक सेठी - वय:-33; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: रूम नं. 9बी, प्लॉट नं. 70, रामजी नामजी चाळ, सेंट मेरी रोड, ताडवाडी, माझगांव, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400010 पॅन नं:-CINPS9494M	
(9) दस्तऐवज करून दिल्याचा दिनांक	28/02/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	01/03/2023	
(11)अनुक्रमांक.खंड व पृष्ठ	1963/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	267600	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	



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

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

2 Beds 2 Baths 1 Balcony Unfurnished

Carpet Area
630 sqft ~
₹ 106k/sqft

Facing
East

Car Parking
1 Open

East Facing Property

Contact Agent
Get Phone No.

Floor
5 (Out of 12 Floors)

Transaction Type
New Property

Lifts
3

Furnished Status
Unfurnished

Type Of Ownership
Freehold

Age Of Construction
Under Construction

👤 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	AS2000011789
Address	sector 8 pushpak nager, Pushpak Nagar, Navi Mumbai - Central Navi Mumbai, Maharashtra

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

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

1 Bed 2 Baths Unfurnished

Carpet Area
430 sqft ~
₹ 10,000/sqft

Facing
East

Car Parking
1 Open

East Facing Property

Contact Agent
Get Phone No.

Floor
5 (Out of 12 Floors)

Transaction Type
New Property

Lifts
4

Furnished Status
Unfurnished

Type Of Ownership
Freehold

Age Of Construction
Under Construction

👤 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

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₹ 60.0 Lac EMI: ₹ 27k | [Get Loan offers from 14+ banks](#)

2 BHK 105 Sq. Ft. Flat For Sale Pushpak Nagar, Navi Mumbai

2 Beds
 2 Baths
 1 Balcony
 1 Covered Parking

Carpet Area
603 sqft ~ ₹ 95/sqft

Floor
3 (Out of 13 Floors)

Lifts
3

East Facing Property

Developer:
A K Hitech Associates Pvt. Ltd.

Transaction Type:
New Property

Furnished Status:
Unfurnished

Project:
AK Hitech Prime Rose

Facing:
East

Car Parking:
1 Covered

[Contact Agent](#)
[Get Phone No.](#)
Last contact made 4 days ago

More Details

Price Breakup: ₹ 60 Lac | ₹ 3,00,000 Approx. Registration Charges | ₹ 2,500 Monthly

Booking Amount: ₹ 2.0 Lac

RERA ID: P52000047764

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

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

1 BHK 750 Sq. Ft. Flat For Sale Pushpak Nagar, Navi Mumbai

1 Bed
 1 Bath
 1 Covered Parking
 unfurnished

Carpet Area
423 sqft ~ ₹ 101/sqft

Floor
3 (Out of 13 Floors)

Lifts
3

Developer:
A K Hitech Associates Pvt. Ltd.

Transaction Type:
New Property

Furnished Status:
Unfurnished

Project:
AK Hitech Prime Rose

Facing:
North

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

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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 EMI: ₹ 22k | [Get Loan offers from 3+ banks](#)

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

+4 Photos

1 Bed
2 Baths
1 Balcony
Unfurnished

Carpet Area 400 sqft ₹ 124/Sqft	Floor 5 (Out of 12 Floors)	Transaction Type New Property
Facing East	Lifts 2	Furnished Status Unfurnished
Car Parking 1 Open	Type Of Ownership Freehold	Age Of Construction Under Construction

Contact Agent
Get Phone No.

More Details



Price Breakup	₹ 49.8 Lac
Booking Amount	₹ 1.0 Lac
Address	Pushpak Nagar, Pushpak Nagar, Navi Mumbai - Central Navi Mumbai, Maharashtra
Landmarks	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.

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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 > 1120 Sq.ft.

₹ 68.0 Lac EMI: ₹ 31k | [How much loan can I get?](#)

2 BHK 1120 Sq.ft Flat For Sale in **Pushpak Nagar, Navi Mumbai**

+8 Photos

2 Beds
2 Baths
3 Balconies
Unfurnished

Carpet Area 685 sqft ₹ 9927/Sqft	Floor 8 (Out of 13 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 Agent
Get Phone No.

More Details

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

Price Indicators Projects nearby Locality

HOUSING.COM Buy in Nav Mumbai

Pushpak Nagar

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

2 BHK Flat ₹72.0 L EMI starts at ₹38.13 K

By **BALAJI GROUP**

Basic Data Only: Pushpak Nagar, Nav Mumbai

Zero brokerage Know More Contact Seller

1150 sq.ft. Built 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 Q&A](#) [DEVELOPER](#) [DELIVERABLES](#)

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Property for sale in Nav Mumbai | Flats for sale in Nav Mumbai | Flats for sale in Pushpak Nagar | 2 BHK Flats for sale in Pushpak Nagar | 1200 Sq. Ft.

₹75.0 Lac EMI - ₹3,448 | [Get pre-approved loan](#)

2 BHK 1200 Sq. Ft. Flat For Sale in **Pushpak Nagar, Nav Mumbai**

2 Beds | 2 Baths | 2 Balconies | 1 Covered Parking

Carpet Area: **669 sq.ft.** ₹11.21/sq.ft.

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, Nav Mumbai - Central Nav Mumbai, Maharashtra

Landmarks: delta hills

Price Indicators Projects nearby Locality

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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


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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

₹ 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)

Facing
East

Age Of Construction
Under Construction

Transaction Type
New Property


Furnished Status
Semi-Furnished

Type Of Ownership
Co-operative Society

Contact Bulider
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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VASTUKALA CONSULTANTS (I) PRIVATE LIMITED
Member & Approver
Institute of Engineers
Civil Engineering
The Council
Lucknow, U.P.

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 ₹3707 K

By SHREENATHS ENTERPRISES

Shreenath's 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

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

₹45.0 Lac EMI - ₹20K Get Loan offers from 34+ 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 : 18.11.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
Chalikwar

Digitally signed by Sharadkumar Chalikwar
DN: cn=Sharadkumar Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=Mumbai, email=cmd@vastukala.org,
c=IN
Date: 2023.11.18 16:34:19 +05'30'


Auth. Sign.

Director

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)

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 18.11.2023 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

- n. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- o. My PAN Card number as applicable is AEAPC0117Q
- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- r. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- s. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable. The valuation report is submitted in the prescribed format of the bank.
- t. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V - A signed copy of same to be taken and kept along with this declaration)
- u. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- v. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- w. I am the Director of the company, who is competent to sign this valuation report.
- x. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- y. Further, I hereby provide the following information.

	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by M/s. Siddhivinayak Builders & Developers (Mr. Ajay Ananta Patil) .
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 - 18.11.2023 Date of Report - 18.11.2023
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 **18th 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. Siddhivinayak Builders & Developers (Mr. Ajay Ananta Patil)**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

Property Title

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

Environmental Conditions

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

Town Planning

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

Area

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

Condition & Repair

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

Valuation Methodology

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

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach



demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar properties in an open and competitive market and is particularly useful in estimating the value of the land and properties that are typically traded on a unit basis.

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

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

Not a Structural Survey

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

Other

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

Legal

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

Property specific assumptions

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

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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

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

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

Professional Competence and Due Care

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

Independence and Disclosure of Interest

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

conduct the valuation independent of external influences.

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

Confidentiality

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

Information Management

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

Gifts and hospitality:

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

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

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

Remuneration and Costs.

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

Occupation, employability and restrictions.

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

Miscellaneous

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

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
Chalikwar

Digitally signed by Sharadkumar Chalikwar
DN: cn=Sharadkumar Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=Mumbai, email=cmd@vastukala.org,
c=IN
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