

MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "Windsor Solitaire"

"Windsor Solitaire", Proposed Residential Building on Plot No. 97 & 98, Sector - 27, Village - Kharghar, Navi Mumbai, Taluka - Panvel, Dist. - Raigad, PIN – 410 210, State - Maharashtra, Country - India

Latitude Longitude: 19°03'27.1"N 73°04'45.7"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/11/2023/5137/2303667

26/03-363-V

Date: 26.11.2023

MASTER VALUATION REPORT OF "Windsor Solitaire"

"Windsor Solitaire", Proposed Residential Building on Plot No. 97 & 98, Sector - 27, Village - Kharghar, Navi Mumbai, Taluka - Panvel, Dist. - Raigad, PIN – 410 210, State - Maharashtra, Country - India

Latitude Longitude: 19°03'27.1"N 73°04'45.7"E

NAME OF DEVELOPER: M/s. Silverkey Ventures LLP

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 **21st November 2023** for approval of Advance Processing Facility.

1. Location Details:

The property is situated at **"Windsor Solitaire"**, Proposed Residential Building on Plot No. 97 & 98, Sector - 27, Village - Kharghar, Navi Mumbai, Taluka - Panvel, Dist. - Raigad, PIN – 410 210, State - Maharashtra, Country - India. It is about 5.5 Km. travel distance from Kharghar 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. Silverkey Ventures LLP	
Project Registration Number	Project	RERA Project Number
	Windsor Solitaire	P52000052887
Register office address	M/s. Silverkey Ventures LLP Block No. 57, "E - Lane", A. P. M. C. Market -1, Masala Market, Taluka & Dist. – Thane, Navi Mumbai, Pin – 400 705, State - Maharashtra, Country - India	
Contact Numbers	Contact Person : Mr. Zubin Sanghoi (Builder Person - Mobile No. 9029070270) Mr. Biren B. Shah (Builder Person – Mobile No. 9324544866) Mr. Madhukar Rikame (Sales Person – Mobile No. 9594279798)	
E – mail ID	silverkey9798@gmail.com	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Road, Sai Yashaskarm CHSL & Yashvasin CHSL
On or towards South	Road & Open Plot
On or towards East	Open Plot & Road
On or towards West	BD Somani International School



Our Pan India Presence at :

Mumbai Aurangabad Pune Rajkot
Thane Nanded Indore Roipur
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 : 21.11.2023
	b)	Date on which the valuation is made : 26.11.2023
3.	List of documents produced for perusal	
	1.	Copy of Title Clearance Certificate date 14.09.2023 issued by Adv. Parth Chande
	2.	Copy of Amalgamation Letter of Plot No. 97 & Plot No. 98 Ref No. CIDCO / Estate – 3 / 2022 / 924 date 08.02.2022 issued by CIDCO
	3.	Copy of Supplementary Deed to the LLP Agreement date 14.04.2021 amongst Mr. Biren Shah & Five others Part
	4.	Copy of NOC for Transfer Ref No. CIDCO / ESTATE -3 / 2022 / 8000141054 date 03.03.2022 issued by CIDCO
	5.	Copy of Affidavit cum Declaration date 16.10.2023 of M/s. Silverkey Ventures LLP
	6.	Copy of MAHARERA Registration Certificate of Project No. P52000052887 issued by Maharashtra Real Estate Regulatory Authority date 05.10.2023. Last Modified date 08.09.2023
	7.	Copy of CIDCO NOC No. CIDCO / MTS – III / UDCPR / 8000185403 / 2023 / 2438 date 12.05.2023
	8.	Copy of NOC for Height Clearance No. NAVI / WEST / B / 122521 / 642344 date 08.02.2023
	9.	Copy of Grant of NOC to avail additional FSI Ref. No. CIDCO / MTS – III / UDCPR / 8000158865 / 2022 / 1226 / 129488 date 22.06.2022
	10.	Copy of Additional FSI Ref No. CIDCO / ESTATE – 3 / KG / 2023 / 8000185403 date 08.05.2023 issued by CIDCO
	11.	Copy of Commencement Certificate No. CIDCO / BP – 18470 / TPO / (NM & K) / 2023 / 11120 date 02.08.2023 issued by Associate Planner CIDCO
	12.	Copy of Approved Plan No. CIDCO / BP – 18470 / TPO / (NM & K) / 2023 / 11120 date 02.08.2023 issued by Associate Planner CIDCO (Number of Copies – Six – Sheet No. 1 / 6 to 6 / 6)
	Approved upto:	
	Number of Floors	
	Ground (part) + Stilt (part) + Mechanical Puzzle Parking + 1st to 17th upper floors.	
	Project Name (with address & phone nos.)	: "Windsor Solitaire" , Proposed Residential Building on Plot No. 97 & 98, Sector - 27, Village - Kharghar, Navi Mumbai, Taluka - Panvel, Dist. -

		Raigad, PIN – 410 210, 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)	M/s. Silverkey Ventures LLP Address: Block No. 57, "E - Lane", A. P. M. C. Market -1, Masala Market, Taluka & Dist. – Thane, Navi Mumbai, Pin – 400 705, State - Maharashtra, Country - India Contact Person : Mr. Zubin Sanghoi (Builder Person - Mobile No. 9029070270) Mr. Madhukar Rikame (Sales Person – Mobile No. 9594279798)										
5.	Brief description of the property (Including Leasehold / freehold etc.)											
TYPE OF THE BUILDING												
<table border="1"> <thead> <tr> <th>Project</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Windsor Solitaire</td> <td>Proposed Ground (part) + Stilt (part) + Mechanical Puzzle Parking + 1st to 17th upper floors.</td> </tr> </tbody> </table>			Project	Number of Floors	Windsor Solitaire	Proposed Ground (part) + Stilt (part) + Mechanical Puzzle Parking + 1 st to 17 th upper floors.						
Project	Number of Floors											
Windsor Solitaire	Proposed Ground (part) + Stilt (part) + Mechanical Puzzle Parking + 1 st to 17 th upper floors.											
LEVEL OF COMPLETEION:												
<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>Windsor Solitaire</td> <td>Foundation work is in progress.</td> <td>0%</td> </tr> </tbody> </table>			Project	Present stage of Construction	Percentage of work completion	Windsor Solitaire	Foundation work is in progress.	0%				
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Windsor Solitaire	Foundation work is in progress.	0%										
DATE OF COMPLETION & FUTURE LIFE:												
Expected completion date as informed by builder is December - 2026 (As per MAHARERA Certificate)												
Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance & Structural repairs.												
PROPOSED PROJECT AMENITIES:												
<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> <tr><td>➤ Club House</td></tr> <tr><td>➤ Kids Play Area</td></tr> <tr><td>➤ Gymnazium</td></tr> </tbody> </table>			➤ 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	➤ Club House	➤ Kids Play Area	➤ Gymnazium
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➤ Kids Play Area												
➤ Gymnazium												
6.	Location of property											
a)	Plot No. / Survey No.	Plot No. 97 & 98, Sector - 27										
b)	Door No.	Not applicable										
c)	C. T.S. No. / Village	Plot No. 97 & 98, Sector - 27, Village - Kharghar										
d)	Ward / Taluka	Taluka – Panvel										

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>999.15</td> <td>42000</td> <td>4,19,64,300.00</td> </tr> </table>	As per Approved Plan & RERA Certificate			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	999.15	42000	4,19,64,300.00
As per Approved Plan & RERA Certificate												
Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)										
999.15	42000	4,19,64,300.00										
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	:										
	Project		Number of Floors									
	Windsor Solitaire		Proposed Ground (part) + Stilt (part) + Mechanical Puzzle Parking + 1 st to 17 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 – 18470 / TPO / (NM & K) / 2023 / 11120 date 02.08.2023 issued by Associate Planner CIDCO (Number of Copies – Six – Sheet No. 1 / 6 to 6 / 6)									
	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>Windsor Solitaire</td> <td>Ground (part) + Stilt (part) + Mechanical Puzzle Parking + 1st to 17th upper floors.</td> </tr> </table>	Project	Number of Floors	Windsor Solitaire	Ground (part) + Stilt (part) + Mechanical Puzzle Parking + 1 st to 17 th upper floors.					
Project	Number of Floors											
Windsor Solitaire	Ground (part) + Stilt (part) + Mechanical Puzzle Parking + 1 st to 17 th upper floors.											
	i) Whether genuineness or authenticity of approved map / plan is verified	:	Yes									
	j) Any other comments by our empanelled valuers on authentic of approved plan	:	No.									

Specifications of construction (floor-wise) in respect of

Sr. No.	Description	:	
1.	Foundation	:	Proposed R.C.C. Footing
2.	Basement	:	N.A. Building Construction work is in progress
3.	Superstructure	:	Proposed as per IS Code requirements

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 – 18470 / TPO / (NM & K) / 2023 / 11120 date 02.08.2023 issued by Associate Planner CIDCO (Number of Copies – Six – Sheet No. 1 / 6 to 6 / 6) Approved upto:				
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Project	Number of Floors						
Windsor Solitaire	Ground (part) + Stilt (part) + Mechanical Puzzle Parking + 1 st to 17 th upper floors.						
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.	:	15.00 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-coast / tidal level must be incorporated)	:	No				
Part – A (Valuation of land)							
1	Size of plot	:	Plot area – 999.15 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)	:	₹ 98,800.00 per Sq. M. for Residential ₹ 42,000.00 per Sq. M. for Land				

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan RERA Carpet Area in Sq. Ft.	As per Approved Plan (Balcony Area + 40% Natural Terrace) 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 ₹
10	401	4	2 BHK	613	42	655	721	17750	1,16,34,257.00	1,23,32,312.00	25500	18,74,590
11	402	4	2 BHK	653	37	690	759	17750	1,22,47,466.00	1,29,82,314.00	27000	19,73,394
12	403	4	3 BHK	891	42	933	1026	17750	1,65,55,225.00	1,75,48,539.00	36500	26,67,490
13	501	5	2 BHK	613	42	655	721	17800	1,16,67,030.00	1,23,67,052.00	26000	18,74,590
14	502	5	2 BHK	653	37	690	759	17800	1,22,81,965.00	1,30,18,883.00	27000	19,73,394
15	503	5	3 BHK	891	42	933	1026	17800	1,66,01,859.00	1,75,97,971.00	36500	26,67,490
16	601	6	2 BHK	613	42	655	721	17850	1,16,99,803.00	1,24,01,791.00	26000	18,74,590
17	602	6	2 BHK	653	37	690	759	17850	1,23,16,465.00	1,30,55,453.00	27000	19,73,394
18	603	6	3 BHK	891	42	933	1026	17850	1,66,48,493.00	1,76,47,403.00	37000	26,67,490
19	801	8	2 BHK	613	42	655	721	17950	1,17,65,348.00	1,24,71,269.00	26000	18,74,590
20	802	8	2 BHK	653	37	690	759	17950	1,23,85,465.00	1,31,28,593.00	27500	19,73,394
21	803	8	3 BHK	891	42	933	1026	17950	1,67,41,762.00	1,77,46,268.00	37000	26,67,490
22	901	9	2 BHK	613	42	655	721	18000	1,17,98,120.00	1,25,06,007.00	26000	18,74,590
23	902	9	2 BHK	653	37	690	759	18000	1,24,19,965.00	1,31,65,163.00	27500	19,73,394
24	903	9	3 BHK	891	42	933	1026	18000	1,67,88,397.00	1,77,95,701.00	37000	26,67,490
25	1001	10	2 BHK	613	42	655	721	18050	1,18,30,893.00	1,25,40,747.00	26000	18,74,590
26	1002	10	2 BHK	653	37	690	759	18050	1,24,54,465.00	1,32,01,733.00	27500	19,73,394
27	1003	10	3 BHK	891	42	933	1026	18050	1,68,35,031.00	1,78,45,133.00	37000	26,67,490
28	1101	11	2 BHK	613	42	655	721	18100	1,18,63,665.00	1,25,75,485.00	26000	18,74,590
29	1102	11	2 BHK	653	37	690	759	18100	1,24,88,965.00	1,32,38,303.00	27500	19,73,394
30	1103	11	3 BHK	891	42	933	1026	18100	1,68,81,666.00	1,78,94,566.00	37500	26,67,490
31	1201	12	2 BHK	613	42	655	721	18150	1,18,96,438.00	1,26,10,224.00	26500	18,74,590
32	1202	12	2 BHK	653	37	690	759	18150	1,25,23,465.00	1,32,74,873.00	27500	19,73,394
33	1203	12	3 BHK	891	42	933	1026	18150	1,69,28,300.00	1,79,43,998.00	37500	26,67,490
34	1301	13	2 BHK	613	42	655	721	18200	1,19,29,210.00	1,26,44,963.00	26500	18,74,590
35	1302	13	2 BHK	653	37	690	759	18200	1,25,57,965.00	1,33,11,443.00	27500	19,73,394
36	1303	13	3 BHK	891	42	933	1026	18200	1,69,74,934.00	1,79,93,430.00	37500	26,67,490
37	1401	14	2 BHK	613	42	655	721	18250	1,19,61,983.00	1,26,79,702.00	26500	18,74,590
38	1402	14	2 BHK	653	37	690	759	18250	1,25,92,465.00	1,33,48,013.00	28000	19,73,394
39	1403	14	3 BHK	891	42	933	1026	18250	1,70,21,569.00	1,80,42,863.00	37500	26,67,490
40	1501	15	2 BHK	613	42	655	721	18300	1,19,94,756.00	1,27,14,441.00	26500	18,74,590
41	1502	15	2 BHK	653	37	690	759	18300	1,26,26,964.00	1,33,84,582.00	28000	19,73,394
42	1503	15	3 BHK	891	42	933	1026	18300	1,70,68,203.00	1,80,92,295.00	37500	26,67,490



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:

1) Windsor Solitaire:

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan RERA Carpet Area in Sq. Ft.	As per Approved Plan (Balcony Area + 40% Natural Terrace) 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	2 BHK	613	165	778	856	17600	1,37,00,740.00	1,45,22,784.00	30500	22,26,370
2	102	1	2 BHK	653	37	690	759	17600	1,21,43,966.00	1,28,72,604.00	27000	19,73,394
3	103	1	3 BHK	891	148	1039	1143	17600	1,82,80,921.00	1,93,77,776.00	40500	29,70,650
4	201	2	2 BHK	613	42	655	721	17650	1,15,68,712.00	1,22,62,835.00	25500	18,74,590
5	202	2	2 BHK	653	37	690	759	17650	1,21,78,466.00	1,29,09,174.00	27000	19,73,394
6	203	2	3 BHK	891	42	933	1026	17650	1,64,61,956.00	1,74,49,673.00	36500	26,67,490
7	301	3	2 BHK	613	42	655	721	17700	1,16,01,485.00	1,22,97,574.00	25500	18,74,590
8	302	3	2 BHK	653	37	690	759	17700	1,22,12,966.00	1,29,45,744.00	27000	19,73,394
9	303	3	3 BHK	891	42	933	1026	17700	1,65,08,590.00	1,74,99,105.00	36500	26,67,490

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 ₹		:	₹ 66,03,61,926.00
Final Realizable Value After Completion in ₹		:	₹ 69,99,83,643.00

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 ₹ 17,000.00 to ₹ 19,000.00 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 ₹ 17,600.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan RERA Carpet Area in Sq. Ft.	As per Approved Plan (Balcony Area + 40% Natural Terrace) 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 ₹
43	1601	16	2 BHK	613	42	655	721	18350	1,20,27,528.00	1,27,49,180.00	26500	18,74,590
44	1602	16	2 BHK	653	37	690	759	18350	1,26,61,464.00	1,34,21,152.00	28000	19,73,394
45	1603	16	3 BHK	891	42	933	1026	18350	1,71,14,838.00	1,81,41,728.00	38000	26,67,490
46	1701	17	2 BHK	613	42	655	721	18400	1,20,60,301.00	1,27,83,919.00	26500	18,74,590
47	1702	17	2 BHK	653	37	690	759	18400	1,26,95,964.00	1,34,57,722.00	28000	19,73,394
48	1703	17	3 BHK	891	42	933	1026	18400	1,71,61,472.00	1,81,91,160.00	38000	26,67,490
Total				34514	2165	36679	40347		66,03,61,926.00	69,99,83,643.00		10,49,02,530

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 ₹
Windsor Solitaire	2 BHK - 32 3 BHK - 16	48	36679	40347	66,03,61,926.00	69,99,83,643.00

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	66,03,61,926.00
Final Realizable Value After Completion in ₹	69,99,83,643.00
Cost of Construction (Total Built up area x Rate) 40347 Sq. Ft. x ₹ 2600.00	10,49,02,530.00

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	

Actual Site Photographs



This create




Route Map of the property Site u/r



Latitude Longitude: 19°03'27.1"N 73°04'45.7"E

Note: The Blue line shows the route to site from nearest railway station (Kharghar – 5.5 Km.)

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Annual Statement of Rates

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Search By Survey No Location

Select	उपविभाग	कुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs.)
SurveyNo	19-24-खारघर सिडको से.क्र.24	30300	62400	75100	91300	75100	चौ.मीटर
SurveyNo	19-27-खारघर सिडको से.क्र.27	42000	98800	113200	123600	113200	चौ.मीटर
SurveyNo	19-28-खारघर सिडको से.क्र.28	31000	68700	82500	97800	82500	चौ.मीटर
SurveyNo	19-29-खारघर सिडको से.क्र.29	29000	64900	76600	93100	76600	चौ.मीटर
SurveyNo	19-2-खारघर सिडको से.क्र.2	45100	121800	140100	152300	140100	चौ.मीटर

... 11 12 13 14 15 16 17 18 19 20 ...

DIVISION / VILLAGE : KHARGHAR
 Commence From 1st April 2023 To 31st March 2024

Type of Area	Urban	Local Body Type	Municipal Corporation - Class "D"			
Local Body Name	Panvel Municipal Corporation					
Land Mark	Kharghar Cidco Sector No. 27					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
19	19/27	42000	98800	113200	123600	113200

(Record Not Available)

Sales Instances nearby

गावाचे नाव : खारघर	
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	12500000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	8681901.8
(4) भू.माफन,पोटहिस्सा व धरक्रमांक(असल्यास)	1) पालिकेचे नाव:रायगडइतर वर्णन :- इतर माहिती: सदनिका क्र.बी-902,नववा भजला,बी विंग,यशस्कारम सी.एच.एस.लि.,प्लॉट क्र.39,सेक्टर 27,ओवे खारघर,ता.पनवेल,जि रायगड. क्षेत्र 66.982 चौ.मी.कारपेट + कार पार्किंग स्लॉट क्र.97 तळ मजल्यावर.((Plot Number : 39 ; SECTOR NUMBER : 27 ;))
(5) क्षेत्रफळ	66.982 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तावेज करून देणा-या/तिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-विवेक कटीयार -- वय:-63 पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: बी.१०२, सुप्रिम एस्टॅटो.सी.एच.एस.लि., सुप्रिम हेडकार्टर्स, बाणेर, पुणे. ब्लॉक नं. , रोड नं. , महाराष्ट्र, पुणे. पिन कोड:-411043 पॅन नं:-ACXPK0596L 2): नाव:-संजय कटीयार -- वय:-61 पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: बी.१०२, सुप्रिम एस्टॅटो.सी.एच.एस.लि., सुप्रिम हेडकार्टर्स, बाणेर, पुणे. ब्लॉक नं. , रोड नं. , महाराष्ट्र, पुणे. पिन कोड:-411043 पॅन नं:-AEFPK0169K
(8) दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अनुपा रोशन शेटी -- वय:-36; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: सदनिका क्र.१००२, सावन लाईफस्टाईल, प्लॉट क्र.१४, से.१५, खारघर, ता.पनवेल, जि रायगड., ब्लॉक नं. , रोड नं. , महाराष्ट्र, राईगाव:(.) पिन कोड:-410210 पॅन नं:-AKPPH3178K 2): नाव:-रोशन उमेश शेटी -- वय:-42; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: सदनिका क्र.१००२, सावन लाईफस्टाईल, प्लॉट क्र.१४, से.१५, खारघर, ता.पनवेल, जि रायगड., ब्लॉक नं. , रोड नं. , महाराष्ट्र, राईगाव:(.) पिन कोड:-410210 पॅन नं:-CKRPS6617L
(9) दस्तावेज करून दिल्याचा दिनांक	17/05/2023
(10)दस्त नोंदणी केल्याचा दिनांक	18/05/2023
(11)अनुक्रमांक,खंड व पृष्ठ	8831/2023
(12)बाजारभावप्रमाणे मुद्रांक शुल्क	875000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000



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20575398 26-11-2023 Note -Generated Through eSearch Module.For original report please contact concern SRO office	सूची क्र.2	दुय्यम निबंधक सह दु.नि.पनवेल 3 दस्त क्रमांक : 20575 2023 नोंदणी. Regn 63m
गावाचे नाव : खारघर		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	12846000	
(3) बाजारभाव/भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे.	8230212.9	
(4) भू.मापन.फोटोहिस्सा व घरक्रमांक असल्यास;	1) पालिकेचे नाव:पनवेल म.न.पा.इतर वर्णन : इतर माहिती: सदनिका नं.902 .9 वा मजला.बी-टॉवर.जिसी एमरल्ड.प्लॉट नं. 1ए.1बी.1 सी आणि 1डी.सेक्टर-27.खारघर.नवी मुंबई क्षेत्र-67.964 चौ. मी.रेरा कारपेट एरिया.- 4.575 चौ.मी बाल्कनी टेरेस एरिया((SECTOR NUMBER : 27 :))	
(5) क्षेत्रफळ	67.964 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:-जीसी वेंचर लि तर्फे डायरेक्टर वज्रथरा वासुदेवन सुरेशकुमार यांच्या तर्फे कु.मु. म्हागुन श्रीनिवास कोडुरी - वय -45 पत्ता:-प्लॉट नं. - माळा नं. - , इमारतीचे नाव. - ब्लॉक नं. 209, अर्केडीया 195. 2 रा मजला .नरीमन पॉईंट .एनसीपीए मार्ग, मुंबई . रोड नं. - महाराष्ट्र. ARI MPAL. पिन कोड -400021 पॅन नं -AAACG3914A	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास.प्रतिवादिचे नाव व पत्ता	1) नाव:-कोमल शंकर लकडे वय-29. पत्ता:-प्लॉट नं. - माळा नं. - , इमारतीचे नाव. - ब्लॉक नं केएल-6ए).१०-11.सेक्टर-१ई. मॅकडोनाल्ड्स जवळ. कळंबोली. नवी मुंबई. रोड नं. - महाराष्ट्र. RAIGARH(MH). पिन कोड -410218 पॅन नं -AKNPL1375N 2) नाव -मनिषा शंकर लकडे वय -46. पत्ता -प्लॉट नं. - माळा नं. - , इमारतीचे नाव. - ब्लॉक नं केएल-6ए).१०-11.सेक्टर-१ई. मॅकडोनाल्ड्स जवळ. कळंबोली. नवी मुंबई. रोड नं. - महाराष्ट्र. RAIGARH(MH). पिन कोड -410218 पॅन नं -ABZPL5091N	
(9) दस्तऐवज करून दिल्याचा दिनांक	22/11/2023	
(10) दस्त नोंदणी केल्याचा दिनांक	22/11/2023	
(11) अनुक्रमांक.खंड व पृष्ठ	20575 2023	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	899300	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील -		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद -	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

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17341398 26-11-2023 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक . सह दु.नि.पनवेल 3 दस्त क्रमांक : 17341/2023 नोंदणी : Regn:63m
गावाचे नाव : खारघर		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	15389000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	13049010	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:रायगडइतर वर्णन ., इतर माहिती: विभाग क्र 19/27 दर 98800/- प्रति चौ. मी. सदनिका क्र.2204,बाविसावा मजला,एन एम एस वन 27,प्लॉट नं 01,सेक्टर 27,खारघर,ता. पनवेल,जि. रायगड,क्षेत्र 91.98 चौ. मी. कारपेट एरिया + 15.73 चौ. मी. बाल्कनी,टेरेस व नॅच्युरल टेरेस(1 कार पार्किंग सह)((Plot Number : 01 ; SECTOR NUMBER : 27 ;))	
(5) क्षेत्रफळ	91.98 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. एन एम एस एंटरप्रायजेस तर्फे भागीदार हिरेन शामजी रावरिया यांच्या तर्फे अख मंगेश शंकर खंदारे -- वय:-34 पत्ता:-प्लॉट नं ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: ऑफिस नं 1105, एन एम एस टायटनियम प्लॉट नं 74, सेक्टर 15, सी बी डी बेलापूर नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400614 पॅन नं:-AAHFN9167A	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अनिल जगजीवन वाघेला -- वय:-60, पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: सदनिका क्र. 1501/02, आशिर्वाद हाईट्स सी एच एस ली., सेक्टर 18, प्लॉट 07, खारघर, महाराष्ट्र, राईगाव: () पिन कोड:-410210 पॅन नं:-ADFPV2885C 2): नाव:-महेश अनिल वाघेला -- वय:-34, पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: सदनिका क्र. 1501/02, आशिर्वाद हाईट्स सी एच एस ली., सेक्टर 18, प्लॉट 07, खारघर, महाराष्ट्र, राईगाव: () पिन कोड:-410210 पॅन नं:-AFHPV4783K	
(9) दस्तऐवज करून दिल्याचा दिनांक	25/09/2023	
(10) दस्त नोंदणी केल्याचा दिनांक	25/09/2023	
(11) अनुक्रमांक, खंड व पृष्ठ	17341/2023	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1077300	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) शोरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील :-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

https://freesearchigrservice.maharashtra.gov.in/saritaHTMLReportSuchiKramank2_RegLive.aspx

1/2



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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 Kharghar > 2 BHK Flats for Sale in Kharghar > 1225 Sq.ft

₹1.32 Cr EMI - ₹60k | [Get pre-approved loan](#)

2 BHK 1225 Sq.ft Flat For Sale **Kharghar, Navi Mumbai**

15 Photos

2 Beds 2 Baths 1 Balcony 1 Covered Parking

Carpet Area: **731 sqft** ~ ₹18.05/sqft

Floor: **15 (Out of 42 Floors)**

Lifts: **2**

Developer: **Geecee Ventures Ltd.**

Transaction Type: **New Property**

Furnished Status: **Unfurnished**

Project: **GeeCee Emerald**

Facing: **North - East**

Car Parking: **1 Covered**

Contact Agent
Get Phone No.

More Details

Price Breakup	₹1.32 Cr ₹6,60,000 Approx. Registration Charges [₹3 Per sq. Unit Monthly
Booking Amount	₹5.0 Lac Secure Now
Address	Kharghar, Navi Mumbai, Kharghar, Navi Mumbai - Central Navi Mumbai, Maharashtra
Landmarks	Sector 27, Near B.D. Somani School

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Home > Property for Sale in Navi Mumbai > Flats for Sale in Navi Mumbai > Flats for Sale in Sector 27 Kharghar > 3 BHK Flats for Sale in Sector 27 Kharghar > 1850 Sq.ft

₹1.96 Cr EMI - ₹88k | [Can I afford it?](#)

3 BHK 1850 Sq.ft Flat For Sale **Sector 27 Kharghar, Navi Mumbai**

7 Photos

3 Beds 3 Baths 3 Balconies 1 Covered Parking

Carpet Area: **1171 sqft** ~ ₹16.73/sqft

Floor: **18 (Out of 23 Floors)**

Lifts: **3**

Developer: **NMS Enterprises**

Transaction Type: **New Property**

Furnished Status: **Unfurnished**

Project: **NMS One 27**

Facing: **North - East**

Car Parking: **1 Covered**

Contact Agent
Get Phone No.

Last contact made 6 days ago

More Details

Price Breakup	₹1.96 Cr ₹9,80,000 Approx. Registration Charges [₹3 Per sq. Unit Monthly
Booking Amount	₹5.0 Lac
Address	Kharghar, Navi Mumbai, Sector 27 Kharghar, Navi Mumbai - Central Navi Mumbai, Maharashtra
Landmarks	Sector 27, Closed to B D Somani School


Price Indicators Projects nearby Locality

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Home Loans

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₹1.32 Cr EMI - ₹ 60k [Get Loan offers from 3+ Banks](#)

2 BHK 1267 Sq. Ft. Flat For Sale in **Ranjanpada, Navi Mumbai**



+11 Photos

East Facing Property

2 Beds
2 Baths
2 Balconies
1 Covered Parking

Carpet Area 731 sqft ₹ 18,057/sqft	Floor 5 (Out of 40 Floors)	Transaction Type New Property
Additional Rooms 1 Study Room	Facing East	Lifts 3
Furnished Status Unfurnished	Car Parking 1 Covered, 1 Open	Type Of Ownership Freehold

Contact Agent

Get Phone No.

More Details


Price Breakup	₹1.32 Cr ₹ 6 Monthly
Booking Amount	₹1.0 Lac
RERA ID	P52000050116
Address	Kharghar, Navi Mumbai, Ranjanpada, Navi Mumbai - Central Navi Mumbai, Maharashtra

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Rent
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Home Loans

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₹ 65.0 Lac EMI - ₹ 29k [Get pre-approved loan](#)

1 BHK 600 Sq. Ft. Flat For Sale in **Ranjanpada, Navi Mumbai**



+6 Photos

Newly Constructed Property

1 Bed
1 Bath
1 Balcony
Unfurnished

Carpet Area 430 sqft ₹ 15,116/sqft	Floor 5 (Out of 21 Floors)	Transaction Type New Property
Facing North - East	Furnished Status Unfurnished	Type Of Ownership Co-operative Society
Age Of Construction New Construction		

Contact Agent

Get Phone No.

More Details

Price Breakup	₹ 65 Lac ₹ 3,25,000 Approx. Registration Charges ₹ 2,000 Monthly
Booking Amount	₹1.0 Lac
Address	B 502., Ranjanpada, Navi Mumbai - Central Navi Mumbai, Maharashtra
Landmarks	Amandoot Metro Station

Price Indicators Projects nearby Locality

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Rent
Sell
Home Loans

Home > Property for Sale in Navi Mumbai > Flats for Sale in Navi Mumbai > Flats for Sale in Sector 27 Kharghar > 2 BHK Flats for Sale in Sector 27 Kharghar > 725 Sq.ft.

₹1.20 Cr EMI: ₹54k Can't afford it?

2 BHK 725 Sq.ft Flat For Sale in **Sector 27 Kharghar, Navi Mumbai**

+8 Photos

East Facing Property

2 Beds 2 Baths 2 Balconies 1 Covered Parking

Carpet Area: **725 sqft** - ₹1,652/sqft

Floor: **5 (Out of 23 Floors)**

Facing: **East**

Developer: **NMS Enterprises**

Transaction Type: **New Property**

Lifts: **2**

Project: **NMS One 27**

Additional Rooms: **1 Store Room**

Furnished Status: **Unfurnished**

Contact Agent
Get Phone No.
Last contact made 34 days ago

More Details

Price Breakup	₹1.2 Cr ₹6,00,000 Approx. Registration Charges ₹5 Monthly
Booking Amount	₹1.0 Lac
RERA ID	P52000034056
Address	Kharghar, Navi Mumbai, Sector 27 Kharghar, Navi Mumbai - Central Navi Mumbai, Maharashtra

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Sell
Home Loans

Home > Property for Sale in Navi Mumbai > Flats for Sale in Navi Mumbai > Flats for Sale in Sector 27 Kharghar > 3 BHK Flats for Sale in Sector 27 Kharghar > 1755 Sq.ft.

₹1.71 Cr EMI: ₹77k Get pre-approved loan

3 BHK 1755 Sq.ft Flat For Sale in **Sector 27 Kharghar, Navi Mumbai**

+9 Photos

East Facing Property

3 Beds 2 Baths 3 Balconies 1 Covered Parking

Carpet Area: **1050 sqft** - ₹1,626/sqft

Floor: **7 (Out of 40 Floors)**

Facing: **East**

Additional Rooms: **1 Store Room**

Furnished Status: **Unfurnished**

Transaction Type: **New Property**

Lifts: **4**

Car Parking: **1 Covered**

Type of Ownership: **Freehold**

Contact Agent
Get Phone No.

More Details

Price Breakup	₹1.71 Cr ₹8,55,000 Approx. Registration Charges ₹3,800 Monthly
Booking Amount	₹1.0 Lac
RERA ID	A52000050116
Address	704., Sector 27 Kharghar, Navi Mumbai - Central Navi Mumbai, Maharashtra
Landmarks	Opp to Central park

Price Indicators Projects nearby Locality

99 acres
Buy ▾ Enter Locality ▾ Project ▾ Society ▾ Landmark

Home ▾ Property for Sale in New Mumbai ▾ Flats for Sale in New Mumbai ▾ Flats in Sector 27 Kharghar ▾ 1 BHK Flats in Sector 27 Kharghar

Posted on Oct 28, 2023 | Ready to move

₹80 Lac

@ 12,066 per sq.ft

Estimated EMI: ₹63,596

1BHK 1Bath

Flat/Apartment for Sale

In Society: Shree Shri Maheshwari CHS Ltd Sector 27 Kharghar, New Mumbai, Mumbai

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

Overview | Owner Details | Price Trends | Registry Record | Explore Locality | Compare ▸

Property ID

Price

Super Built up area 663 sq.ft.

Price

₹80 Lac @ 12,066 per sq.ft.

Configuration

1 Bedroom, 1 Bathroom, 1 Balcony

Floor Number

1st of 3 Floors

Address

Shree Shri Maheshwari CHS Ltd Sector 27 Kharghar, New Mumbai

Age of Property

5 to 10 Year Old

Photos are shared by member

Request Photos

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Home ▾ Property for Sale in New Mumbai ▾ Flats for Sale in New Mumbai ▾ Flats for Sale in Sector 27 Kharghar ▾ 3 BHK Flats for Sale in Sector 27 Kharghar ▾ 991 Sq.ft

₹1.86 Cr

EMI: ₹84k | [Get pre-approved loan](#)

3 BHK 991 Sq-ft Flat For Sale in **Sector 27 Kharghar, New Mumbai**

Facing

North - East

3 Beds

3 Baths

2 Balconies

1 Covered Parking

Carpet Area

991 sqft ~ ₹18,769/sqft

Floor

2 (Out of 13 Floors)

Transaction Type

New Property

Type Of Ownership

Freehold

Age Of Construction

Under Construction

Furnished Status

Unfurnished

Lifts

4

Car Parking

1 Covered

Contact Agent

Get Phone No.

Last contact made 16 days ago

More Details

Price Breakup:

₹1.86 Cr | ₹9,30,000 Approx. Registration Charges | ₹6 Per sq. Unit Monthly

Booking Amount:

₹1.0 Lac

RERA ID:

P52000050116

Address:

Sector 27 Kharghar, Sector 27 Kharghar, New Mumbai - Central New Mumbai, Maharashtra

Landmarks:

18 Hole Golf Course, Central Park, Iskcon Temple Polaris Hospital

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 : 26.11.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj
Chalikwar

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2023.11.26 16:56:18 +05'30'


Auth. Sign.

Director

Manoj B. Chalikwar

Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
SBI Empanelment No.: SME/TCC/2021-22/86/3

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

Date

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

Countersigned
(BRANCH MANAGER)

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



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(Annexure-I)

DECLARATION-CUM-UNDERTAKING

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

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 26.11.2023 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 21.11.2023. 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 AERPC9086P
- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- r. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- s. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable. The valuation report is submitted in the prescribed format of the bank.
- t. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V - A signed copy of same to be taken and kept along with this declaration)
- u. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- v. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- w. I am the Director of the company, who is competent to sign this valuation report.
- x. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- y. Further, I hereby provide the following information.



Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **26th 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. Silverkey Ventures LLP**. 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. Silverkey Ventures LLP**. 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.

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.

**Manoj
Chalikwar**

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2023.11.26 16:56:03 +05'30'



Director

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
SBI Empanelment No.: SME/TCC/2021-22/86/3



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