

MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "Shalibhadra Amora"

"Shalibhadra Amora" Proposed Residential Building No. 2, Wing – C, Phase – II, Sector – V, Survey No. 180, 181/2, 185/1 to 12, 186, 187/B, 188/Pt, 190, 191, 192, 193, 194, 196, 197, 199, 201, 202, 203, 204/1, 2, 3 & 4, 205/1, 2, 3, 4, 5, 6, 7, 206/Pt., 206/Pt., 207/Pt., 208/1, 2, 3, 4 to 8, 209/Pt., 210 H.No.1Pt., 2, 3, 211/2, 3, 6, 7/Pt., 212/3, 213/1, 214/3, 215/Pt., 215/Pt., 216/1, 2, 4, 219/2, 220/Pt., 221/1 & 2, 222/3, 223/1 & 2, 224/1, 250/Pt., 250/Pt., 251/8, 254, 255/1 to 4, 257/1, 259/1, 260/Pt. & 260/Pt., 261, 263 with amalgamation of Survey No. 195B, H.No.11/Pt. & 12/Pt. & 211 /7/Pt., Village - Nilemore, Virar – Nallasopara Link Road, Yashwant Gaurav Complex, Nallasopara (West), Taluka - Vasai, District - Palghar – 401 203, State - Maharashtra, Country - India.

Latitude Longitude: 19°26'02.7"N 72°48'32.5"E




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

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



Our Pan India Presence at :

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

MASTER VALUATION REPORT OF "Shalibhadra Amora"

"Shalibhadra Amora" Proposed Residential Building No. 2, Wing – C, Phase – II, Sector – V, Survey No. 180, 181/2, 185/1 to 12, 186, 187/B, 188/Pt., 190, 191, 192, 193, 194, 196, 197, 199, 201, 202, 203, 204/1, 2, 3 & 4, 205/1, 2, 3, 4, 5, 6, 7, 206/Pt., 206/Pt., 207/Pt., 208/1, 2, 3, 4 to 8, 209/Pt., 210 H.No.1Pt., 2, 3, 211/2, 3, 6, 7/Pt., 212/3, 213/1, 214/3, 215/Pt., 215/Pt., 216/1, 2, 4, 219/2, 220/Pt., 221/1 & 2, 222/3, 223/1 & 2, 224/1, 250/Pt., 250/Pt., 251/8, 254, 255/1 to 4, 257/1, 259/1, 260/Pt. & 260/Pt., 261, 263 with amalgamation of Survey No. 195B, H.No.11/Pt. & 12/Pt. & 211 /7/Pt., Village - Nilemore, Virar – Nallasopara Link Road, Yashwant Gaurav Complex, Nallasopara (West), Taluka - Vasai, District - Palghar – 401 203, State - Maharashtra, Country - India.

NAME OF DEVELOPER: M/s. Sumatinath Builders

Pursuant to instructions from Punjab National Bank, BKC Branch, Mumbai, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on 14th December 2023 for approval of Advance Processing Facility.

1. Location Details:

The property is situated at "Shalibhadra Amora" Proposed Residential Building No. 2, Wing – C, Phase – II, Sector – V, Survey No. 180, 181/2, 185/1 to 12, 186 & others, Village - Nilemore, Virar – Nallasopara Link Road, Yashwant Gaurav Complex, Nallasopara (West), Taluka - Vasai, District - Palghar – 401 203, State - Maharashtra, Country - India. It is about 3.8 Km. travel distance from Nalla Sopara Railway station of Western Railway line. Surface transport to the property is by buses, Auto, taxis & private vehicles. The property is in developing locality. The property is in developed locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The area is middle class & developing.

2. Developer Details:

Name of builder	M/s. Sumatinath Builders	
Project Registration Number	Project	RERA Project Number
	Shalibhadra Amora	P99000011479
Register office address	M/s. Sumatinath Builders Block No. 1, "Jay Vijay Nagari 1" Near Riddhi Hospital, Virar Link Road, Nallasopara (West), District – Palghar, Taluka – Vasai – 401 203, State – Maharashtra, Country - India	
Contact Numbers	Contact Person: Mr. Sachin Shah (Site Engineer – Mobile No. 7977708652) Mr. Aditya Jain (Builder Person – Mobile No. 7506080897)	
E – mail ID & Website	sumatinathbuilders@gmail.com, www.sumatinath.com	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Internal Road & Open Plot
On or towards South	Road & Open Plot
On or towards East	Under Construction Building & Road
On or towards West	Prithvi Residency & Open Plot



Our Pan India Presence at :

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

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

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

VALUATION REPORT (IN RESPECT OF MASTER VALUATION REPORT)

I		General	
1.	Purpose for which the valuation is made	:	As per request from Punjab National Bank, BKC Branch to assess fair market value of the property for bank loan purpose.
2.	a)	Date of inspection	14.12.2023
	b)	Date on which the valuation is made	19.12.2023
3.	List of documents produced for perusal		
	1. Copy of Legal Title Report & Search Report dated 02.01.2023 of Issued by Adv. K. N. Sanghavi & Co.		
	2. Copy of Retirement Partnership Deed date 09.10.2019 b/w. Mr. Sunderlal A. Jain & Mr. Dinesh S. Jain & others partners of the firm in the name and style of M/s. Sumatinath Builders		
	3. Copy of Memorandum of Understanding date 13.12.2022 b/w. Mr. Anil R. Gupta (the First Part) AND M/s. Shree Shantinath Builders (the Party of the Second Part) AND M/s. Sai Disha Developers (the Party of the Third Part) AND M/s. Sumatinath Builders (the Party of the Fourth Part)		
	4. Copy of Conveyance Deed dated 01.08.2008 between partners of M/s. Sumatinath Builders (Purchaser) & Mr. Parasmal Jugraj Jain (Seller)		
	5. Copy of Sale Deed dated 31.12.2012 between M/s. Shantinath Builders (Purchaser) & Mr. Rajiv Yashwant Patil and 3 others (Sellers).		
	6. Copy of Memorandum of Understanding dated 13.12.2012		
	7. Copy of Architect Certificate date 09.08.2023 issued by Ar. Kusum Jain		
	8. Copy of Engineer's Certificate issued by Mukesh Prabhakar (RERA Certificate)		
	9. Copy of Layout Plan vide No. VVCMC / TP / AMEND / VP / 0111 / 183 / 2022 – 23 dated 21.07.2022 issued by VVCMC, Virar		
	10. Copy of MAHARERA Registration Certificate of Project No. P99000011479 issued by Maharashtra Real Estate Regulatory Authority date 09.09.2021. Last Modified date 11.03.2023		
	11. Copy of Commencement Certificate No. VVCMC / TP / RDP / VP – 0111 / 207 / 2022 – 23 dated 21.07.2022 issued by Vasai – Virar City Municipal Corporation, Virar		
	12. Copy of Approved Plan vide No. VVCMC / TP / AMEND / VP / 0111 / 207 / 2022 – 23 dated 21.07.2022 issued by Vasai – Virar City Municipal Corporation, Virar (Number of Copies – 1/3 & 2/3)		
	Approved Upto:		
	Building No. / Wing	Number of Floors	
	2 / C	Ground (Part) + Stilt (Part) + 1 st floor (Part Residential / Part Car Parking) 2 nd to 14 th upper floors.	
	Project Name	:	"Shalibhadra Amora" Proposed Residential

	(With address & phone nos.)	Building No. 2, Wing – C, Phase – II, Sector – V, Survey No. 180, 181/2, 185/1 to 12, 186, 187/B, 188/Pt, 190, 191, 192, 193, 194, 196, 197, 199, 201, 202, 203, 204/1, 2, 3 & 4, 205/1, 2, 3, 4, 5, 6, 7, 206/Pt., 206/Pt., 207/Pt., 208/1, 2, 3, 4 to 8, 209/Pt., 210 H.No.1Pt., 2, 3, 211/2, 3, 6, 7/Pt., 212/3, 213/1, 214/3, 215/Pt., 215/Pt., 216/1, 2, 4, 219/2, 220/Pt., 221/1 & 2, 222/3, 223/1 & 2, 224/1, 250/Pt., 250/Pt., 251/8, 254, 255/1 to 4, 257/1, 259/1, 260/Pt. & 260/Pt., 261, S.No.263, with amalgamation of Survey No. 195B, H.No.11/Pt. & 12/Pt. & 211 /7/Pt., Village - Nilemore, Virar – Nallasopara Link Road, Yashwant Gaurav Complex, Nallasopara (West), Taluka - Vasai, District - Palghar – 401 203, 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. Sumatinath Builders Address: Block No. 1, “Jay Vijay Nagari 1”, Near Riddhi Hospital, Virar Link Road, Nallasopara (West), District – Palghar, Taluka – Vasai – 401 203, State – Maharashtra, Country – India. Contact Person: Mr. Sachin Shah (Site Engineer – Mobile No. 7977708652) Mr. Aditya Jain (Builder Person – Mobile No. 7506080897)										
5.	Brief description of the property (Including Leasehold / freehold etc.)	:										
<p>About "Shalibhadra Amora" Project: Sumatinath Shalibhadra Amora in Nalasopara West, one of the upcoming under-construction housing societies in Mira Road And Beyond. This society will have all basic facilities and amenities to suit homebuyer's needs and requirements. This housing society has multiple property options to offer, in varied price range, making it one of the most suitable addresses to own, that too in our budget. Virar – Vasai link road is located among scenic landscapes and natural beauty in the Western Suburbs of Mumbai. It's is governed by the Virar-Vasai City Municipal Corporation (VCCMC). Nearest stations to the location is Virar. Suruchi beach and Rajodi beach are nearest two beaches and have good traveling mode. One of the most developing suburbs on the western suburbs and is a preferred choice for business and residential property seekers for better infrastructure and luxurious living. There are better facilities of schools and colleges in Virar Nalasopara and Vasai. Among many attractions there are beaches for enjoyment and relaxation.</p> <p>TYPE OF THE BUILDING</p> <table border="1" data-bbox="304 1755 1422 1891"> <thead> <tr> <th>Building No. / Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>2 / C</td> <td>Ground (Part) + Stilt (Part) + 1st floor (Part Residential / Part Car Parking) 2nd to 14th upper floors.</td> </tr> </tbody> </table> <p>LEVEL OF COMPLETEION:</p> <table border="1" data-bbox="304 1945 1422 1986"> <thead> <tr> <th>Building</th> <th>Present stage of Construction</th> <th>Percentage of work completion</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> </tr> </tbody> </table>			Building No. / Wing	Number of Floors	2 / C	Ground (Part) + Stilt (Part) + 1 st floor (Part Residential / Part Car Parking) 2 nd to 14 th upper floors.	Building	Present stage of Construction	Percentage of work completion			
Building No. / Wing	Number of Floors											
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Building	Present stage of Construction	Percentage of work completion										

	No. / Wing		
	2 / C	RCC work, Brick work is completed. Internal plaster work is completed. Kitchen platform 5 to 9 th floor completed. Doors and windows framework completed.	80%
DATE OF COMPLETION & FUTURE LIFE:			
Expected completion date as informed by builder is June to December - 2024 (As per site information)			
Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance & Structural repairs.			
PROPOSED PROJECT AMENITIES:			
➤ 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			
➤ Children Play Area			
➤ Club House			
➤ Party hall			
➤ Normal Park			
➤ Yoga			
➤ Swimming Pool			
➤ Gymnasium			
➤ Kids Play Area			
➤ Multipurpose Hall			
➤ Outdoor Games			
➤ Jogging Track			
➤ Snooker/Pool/Billiards			
6.	Location of property	:	
	a)	Plot No. / Survey No.	: Survey No. 180, 181/2, 185/1 to 12, 186, 187/B, 188/Pt, 190, 191, 192, 193, 194, 196, 197, 199, 201, 202, 203, 204/1, 2, 3 & 4, 205/1, 2, 3, 4, 5, 6, 7, 206/Pt., 206/Pt., 207/Pt., 208/1, 2, 3, 4 to 8, 209/Pt., 210 H.No.1Pt., 2, 3, 211/2, 3, 6, 7/Pt., 212/3, 213/1, 214/3, 215/Pt., 215/Pt., 216/1, 2, 4, 219/2, 220/Pt., 221/1 & 2, 222/3, 223/1 & 2, 224/1, 250/Pt., 250/Pt., 251/8, 254, 255/1 to 4, 257/1, 259/1, 260/Pt. & 260/Pt., 261, S.No.263, with amalgamation of Survey No. 195B, H.No.11/Pt. & 12/Pt. & 211 /7/Pt.
	b)	Door No.	: Not applicable
	c)	C. T.S. No. / Village	: Village – Nilemore
	d)	Ward / Taluka	: Taluka – Vasai
	e)	Mandal / District	: District – Palghar
7.	Postal address of the property	:	"Shalibhadra Amora" Proposed Residential Building No. 2, Wing – C, Phase – II, Sector – V,



				Survey No. 180, 181/2, 185/1 to 12, 186, 187/B, 188/Pt, 190, 191, 192, 193, 194, 196, 197, 199, 201, 202, 203, 204/1, 2, 3 & 4, 205/1, 2, 3, 4, 5, 6, 7, 206/Pt., 206/Pt., 207/Pt., 208/1, 2, 3, 4 to 8, 209/Pt., 210 H.No.1Pt., 2, 3, 211/2, 3, 6, 7/Pt., 212/3, 213/1, 214/3, 215/Pt., 215/Pt., 216/1, 2, 4, 219/2, 220/Pt., 221/1 & 2, 222/3, 223/1 & 2, 224/1, 250/Pt., 250/Pt., 251/8, 254, 255/1 to 4, 257/1, 259/1, 260/Pt. & 260/Pt., 261, S.No.263, with amalgamation of Survey No. 195B, H.No.11/Pt. & 12/Pt. & 211 /7/Pt., Village - Nilemore, Virar - Nallasopara Link Road, Yashwant Gaurav Complex, Nallasopara (West), Taluka - Vasai, District - Palghar - 401 203, State - Maharashtra, Country - India.
8.	City / Town	:	Nalasopara (West)	
	Residential area	:	Yes	
	Commercial area	:	No	
	Industrial area	:	No	
9.	Classification of the area	:		
	i) High / Middle / Poor	:	Middle Class	
	ii) Urban / Semi Urban / Rural	:	Urban	
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Vasai - Virar City Municipal Corporation, Virar Village - Nilemore	
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No	
12.	In Case it is Agricultural land, any conversion to house site plots is contemplated	:	N.A.	
13.	Boundaries of the property	As per Documents	As per MAHARERA	As per Site
	North	Survey No. 216 & 211	Survey No. 216 & 211	Internal Road & Open Plot
	South	Survey No. 203	Survey No. 203	Road & Open Plot
	East	Survey No. 204 & 210	Survey No. 204 & 210	Under Construction Building & Road
	West	Survey No. 214	Survey No. 214	Prithvi Residency & 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	:	19°10'40.5"N 72°52'18.1"E	
14.	Extent of the site	:	Plot area = 4800.00 (As per RERA Certificate)	

		Structure - As per table attached to the report				
15.	Extent of the site considered for Valuation (least of 14A & 14B)	: Plot area = 4800.00 (As per 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	CHARACTERSTICS 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 vide No. VVCMC / TP / AMEND / VP / 0111 / 207 / 2022 – 23 dated 21.07.2022 issued by Vasai – Virar City Municipal Corporation, Virar (Number of Copies – 1/3 & 2/3) Approved Upto:				
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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.	: 30.0 Mtr. Wide D. P. 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 = 4800.00 (As per 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)	:	₹ 52,700.00 per Sq. M. for Residential ₹ 15,100.00 per Sq. M. for Land									
5	Assessed / adopted rate of valuation	:	As per table attached to the report									
6	Estimated value of land	:	<table border="1"> <thead> <tr> <th colspan="3">As per RERA Certificate</th> </tr> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> </thead> <tbody> <tr> <td>4800</td> <td>15100</td> <td>7,24,80,000.00</td> </tr> </tbody> </table>	As per RERA Certificate			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	4800	15100	7,24,80,000.00
As per RERA Certificate												
Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)										
4800	15100	7,24,80,000.00										
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	:										
	Building No. / Wing		Number of Floors									
	2 / C		Ground (Part) + Stilt (Part) + 1st floor (Part Residential / Part Car Parking) 2nd to 14th 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 vide No. VVCMC / TP / AMEND / VP / 0111 / 207 / 2022 – 23 dated 21.07.2022 issued by Vasai – Virar City Municipal Corporation, Virar (Number of Copies – 1/3 & 2/3)									
	h) Approved map / plan issuing authority	:	Approved Upto: <table border="1"> <thead> <tr> <th>Building No. / Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>2 / C</td> <td>Ground (Part) + Stilt (Part) + 1st floor (Part Residential / Part Car Parking) 2nd to 14th upper floors.</td> </tr> </tbody> </table>	Building No. / Wing	Number of Floors	2 / C	Ground (Part) + Stilt (Part) + 1st floor (Part Residential / Part Car Parking) 2nd to 14th upper floors.					
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	i) Whether genuineness or authenticity of approved map / plan is verified	:	Yes									
	j) Any other comments by our empanelled valuers on authentic of approved plan	:	No.									

Specifications of construction (floor-wise) in respect of

Sr. No.	Description		
1.	Foundation	:	Proposed R.C.C. Footing
2.	Basement	:	N.A. Building Construction work is in progress
3.	Superstructure	:	Proposed as per IS Code requirements
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber	:	Proposed
5.	RCC Works	:	N.A. Building Construction work is in progress
6.	Plastering	:	N.A. Building Construction work is in progress
7.	Flooring, Skirting, dado	:	N.A. Building Construction work is in progress
8.	Special finish as marble, granite, wooden paneling, grills etc.	:	N.A. Building Construction work is in progress
9.	Roofing including weather proof course	:	N.A. Building Construction work is in progress
10.	Drainage	:	Proposed
2.	Compound Wall	:	
	Height	:	N.A. Building Construction work is in progress
	Length	:	
	Type of construction	:	
3.	Electrical installation	:	N.A. Building Construction work is in progress
	Type of wiring	:	
	Class of fittings (superior / ordinary / poor)	:	
	Number of light points	:	N.A. Building Construction work is in progress
	Fan points	:	
	Spare plug points	:	
	Any other item	:	-
4.	Plumbing installation	:	
	a) No. of water closets and their type	:	
	b) No. of wash basins	:	
	c) No. of urinals	:	N.A. Building Construction work is in progress
	d) No. of bath tubs	:	
	e) Water meters, taps etc.	:	
	f) Any other fixtures	:	

CONFIGURATION OF PROJECT AS PER DEVELOPER'S INFORMATION:

1) Building No. 2, Wing - C:

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet Area in ₹	Fair Market Value in ₹	Realizable Value in ₹	Distress Sale Value in ₹	Expected Rent per month in ₹
1	104	1	1 BHK	245	270	9000	22,05,000.00	19,84,500.00	17,64,000.00	3500
2	105	1	1 BHK	250	275	9000	22,50,000.00	20,25,000.00	18,00,000.00	4000
3	106	1	2 BHK	356	392	9000	32,04,000.00	28,83,600.00	25,63,200.00	5500
4	107	1	1 BHK	250	275	9000	22,50,000.00	20,25,000.00	18,00,000.00	4000
5	201	2	1 BHK	245	270	9040	22,14,800.00	19,93,320.00	17,71,840.00	3500
6	202	2	1 BHK	254	279	9040	22,96,160.00	20,66,544.00	18,36,928.00	4000

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet Area in ₹	Fair Market Value in ₹	Realizable Value in ₹	Distress Sale Value in ₹	Expected Rent per month in ₹
7	203	2	1 BHK	254	279	9040	22,96,160.00	20,66,544.00	18,36,928.00	4000
8	204	2	1 BHK	245	270	9040	22,14,800.00	19,93,320.00	17,71,840.00	3500
9	205	2	1 BHK	250	275	9040	22,60,000.00	20,34,000.00	18,08,000.00	4000
10	206	2	2 BHK	356	392	9040	32,18,240.00	28,96,416.00	25,74,592.00	5500
11	207	2	1 BHK	250	275	9040	22,60,000.00	20,34,000.00	18,08,000.00	4000
12	208	2	1 BHK	250	275	9040	22,60,000.00	20,34,000.00	18,08,000.00	4000
13	301	3	1 BHK	245	270	9080	22,24,600.00	20,02,140.00	17,79,680.00	3500
14	302	3	1 BHK	254	279	9080	23,06,320.00	20,75,688.00	18,45,056.00	4000
15	303	3	1 BHK	254	279	9080	23,06,320.00	20,75,688.00	18,45,056.00	4000
16	304	3	1 BHK	245	270	9080	22,24,600.00	20,02,140.00	17,79,680.00	3500
17	305	3	1 BHK	250	275	9080	22,70,000.00	20,43,000.00	18,16,000.00	4000
18	306	3	2 BHK	356	392	9080	32,32,480.00	29,09,232.00	25,85,984.00	5500
19	307	3	1 BHK	250	275	9080	22,70,000.00	20,43,000.00	18,16,000.00	4000
20	308	3	1 BHK	250	275	9080	22,70,000.00	20,43,000.00	18,16,000.00	4000
21	401	4	1 BHK	293	322	9120	26,72,160.00	24,04,944.00	21,37,728.00	4500
22	402	4	1 BHK	301	331	9120	27,45,120.00	24,70,608.00	21,96,096.00	4500
23	403	4	1 BHK	302	332	9120	27,54,240.00	24,78,816.00	22,03,392.00	4500
24	404	4	1 BHK	293	322	9120	26,72,160.00	24,04,944.00	21,37,728.00	4500
25	405	4	1 BHK	296	326	9120	26,99,520.00	24,29,568.00	21,59,616.00	4500
26	406	4	2 BHK	404	444	9120	36,84,480.00	33,16,032.00	29,47,584.00	6000
27	407	4	1 BHK	298	328	9120	27,17,760.00	24,45,984.00	21,74,208.00	4500
28	408	4	1 BHK	298	328	9120	27,17,760.00	24,45,984.00	21,74,208.00	4500
29	501	5	1 BHK	293	322	9160	26,83,880.00	24,15,492.00	21,47,104.00	4500
30	502	5	1 BHK	301	331	9160	27,57,160.00	24,81,444.00	22,05,728.00	4500
31	503	5	1 BHK	302	332	9160	27,66,320.00	24,89,688.00	22,13,056.00	4500
32	504	5	1 BHK	293	322	9160	26,83,880.00	24,15,492.00	21,47,104.00	4500
33	505	5	1 BHK	296	326	9160	27,11,360.00	24,40,224.00	21,69,088.00	4500
34	506	5	2 BHK	404	444	9160	37,00,640.00	33,30,576.00	29,60,512.00	6000
35	507	5	1 BHK	298	328	9160	27,29,680.00	24,56,712.00	21,83,744.00	4500
36	508	5	1 BHK	298	328	9160	27,29,680.00	24,56,712.00	21,83,744.00	4500
37	601	6	1 BHK	293	322	9200	26,95,600.00	24,26,040.00	21,56,480.00	4500
38	602	6	1 BHK	301	331	9200	27,69,200.00	24,92,280.00	22,15,360.00	4500
39	603	6	1 BHK	302	332	9200	27,78,400.00	25,00,560.00	22,22,720.00	4500
40	604	6	1 BHK	293	322	9200	26,95,600.00	24,26,040.00	21,56,480.00	4500
41	605	6	1 BHK	296	326	9200	27,23,200.00	24,50,880.00	21,78,560.00	4500

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet Area in ₹	Fair Market Value in ₹	Realizable Value in ₹	Distress Sale Value in ₹	Expected Rent per month in ₹
42	606	6	2 BHK	404	444	9200	37,16,800.00	33,45,120.00	29,73,440.00	6000
43	607	6	1 BHK	298	328	9200	27,41,600.00	24,67,440.00	21,93,280.00	4500
44	608	6	1 BHK	298	328	9200	27,41,600.00	24,67,440.00	21,93,280.00	4500
45	701	7	1 BHK	293	322	9240	27,07,320.00	24,36,588.00	21,65,856.00	4500
46	702	7	1 BHK	301	331	9240	27,81,240.00	25,03,116.00	22,24,992.00	4500
47	703	7	1 BHK	302	332	9240	27,90,480.00	25,11,432.00	22,32,384.00	4500
48	704	7	1 BHK	293	322	9240	27,07,320.00	24,36,588.00	21,65,856.00	4500
49	705	7	1 BHK	296	326	9240	27,35,040.00	24,61,536.00	21,88,032.00	4500
50	706	7	2 BHK	404	444	9240	37,32,960.00	33,59,664.00	29,86,368.00	6000
51	707	7	1 BHK	298	328	9240	27,53,520.00	24,78,168.00	22,02,816.00	4500
52	708	7	1 BHK	298	328	9240	27,53,520.00	24,78,168.00	22,02,816.00	4500
53	801	8	1 BHK	293	322	9280	27,19,040.00	24,47,136.00	21,75,232.00	4500
54	802	8	1 BHK	301	331	9280	27,93,280.00	25,13,952.00	22,34,624.00	4500
55	803	8	1 BHK	302	332	9280	28,02,560.00	25,22,304.00	22,42,048.00	4500
56	804	8	1 BHK	293	322	9280	27,19,040.00	24,47,136.00	21,75,232.00	4500
57	805	8	1 BHK	296	326	9280	27,46,880.00	24,72,192.00	21,97,504.00	4500
58	806	8	2 BHK	404	444	9280	37,49,120.00	33,74,208.00	29,99,296.00	6000
59	808	8	1 BHK	298	328	9280	27,65,440.00	24,88,896.00	22,12,352.00	4500
60	901	9	1 BHK	293	322	9320	27,30,760.00	24,57,684.00	21,84,608.00	4500
61	902	9	1 BHK	301	331	9320	28,05,320.00	25,24,788.00	22,44,256.00	4500
62	903	9	1 BHK	302	332	9320	28,14,640.00	25,33,176.00	22,51,712.00	4500
63	904	9	1 BHK	293	322	9320	27,30,760.00	24,57,684.00	21,84,608.00	4500
64	905	9	1 BHK	296	326	9320	27,58,720.00	24,82,848.00	22,06,976.00	4500
65	906	9	2 BHK	404	444	9320	37,65,280.00	33,88,752.00	30,12,224.00	6500
66	907	9	1 BHK	298	328	9320	27,77,360.00	24,99,624.00	22,21,888.00	4500
67	908	9	1 BHK	298	328	9320	27,77,360.00	24,99,624.00	22,21,888.00	4500
68	1001	10	1 BHK	293	322	9360	27,42,480.00	24,68,232.00	21,93,984.00	4500
69	1002	10	1 BHK	301	331	9360	28,17,360.00	25,35,624.00	22,53,888.00	4500
70	1003	10	1 BHK	302	332	9360	28,26,720.00	25,44,048.00	22,61,376.00	4500
71	1004	10	1 BHK	293	322	9360	27,42,480.00	24,68,232.00	21,93,984.00	4500
72	1005	10	1 BHK	296	326	9360	27,70,560.00	24,93,504.00	22,16,448.00	4500
73	1006	10	2 BHK	404	444	9360	37,81,440.00	34,03,296.00	30,25,152.00	6500
74	1007	10	1 BHK	298	328	9360	27,89,280.00	25,10,352.00	22,31,424.00	4500
75	1008	10	1 BHK	298	328	9360	27,89,280.00	25,10,352.00	22,31,424.00	4500
76	1101	11	1 BHK	293	322	9400	27,54,200.00	24,78,780.00	22,03,360.00	4500



Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet Area in ₹	Fair Market Value in ₹	Realizable Value in ₹	Distress Sale Value in ₹	Expected Rent per month in ₹
77	1102	11	1 BHK	301	331	9400	28,29,400.00	25,46,460.00	22,63,520.00	4500
78	1103	11	1 BHK	302	332	9400	28,38,800.00	25,54,920.00	22,71,040.00	4500
79	1104	11	1 BHK	293	322	9400	27,54,200.00	24,78,780.00	22,03,360.00	4500
80	1105	11	1 BHK	296	326	9400	27,82,400.00	25,04,160.00	22,25,920.00	4500
81	1106	11	2 BHK	404	444	9400	37,97,600.00	34,17,840.00	30,38,080.00	6500
82	1107	11	1 BHK	298	328	9400	28,01,200.00	25,21,080.00	22,40,960.00	4500
83	1108	11	1 BHK	298	328	9400	28,01,200.00	25,21,080.00	22,40,960.00	4500
84	1201	12	1 BHK	293	322	9440	27,65,920.00	24,89,328.00	22,12,736.00	4500
85	1202	12	1 BHK	301	331	9440	28,41,440.00	25,57,296.00	22,73,152.00	4500
86	1203	12	1 BHK	302	332	9440	28,50,880.00	25,65,792.00	22,80,704.00	5000
87	1204	12	1 BHK	293	322	9440	27,65,920.00	24,89,328.00	22,12,736.00	4500
88	1205	12	1 BHK	296	326	9440	27,94,240.00	25,14,816.00	22,35,392.00	4500
89	1206	12	2 BHK	404	444	9440	38,13,760.00	34,32,384.00	30,51,008.00	6500
90	1207	12	1 BHK	298	328	9440	28,13,120.00	25,31,808.00	22,50,496.00	4500
91	1208	12	1 BHK	298	328	9440	28,13,120.00	25,31,808.00	22,50,496.00	4500
92	1301	13	1 BHK	293	322	9480	27,77,640.00	24,99,876.00	22,22,112.00	4500
93	1302	13	1 BHK	301	331	9480	28,53,480.00	25,68,132.00	22,82,784.00	5000
94	1303	13	1 BHK	302	332	9480	28,62,960.00	25,76,664.00	22,90,368.00	5000
95	1304	13	1 BHK	293	322	9480	27,77,640.00	24,99,876.00	22,22,112.00	4500
96	1305	13	1 BHK	296	326	9480	28,06,080.00	25,25,472.00	22,44,864.00	4500
97	1306	13	2 BHK	404	444	9480	38,29,920.00	34,46,928.00	30,63,936.00	6500
98	1307	13	1 BHK	298	328	9480	28,25,040.00	25,42,536.00	22,60,032.00	4500
99	1308	13	1 BHK	298	328	9480	28,25,040.00	25,42,536.00	22,60,032.00	4500
100	1401	14	1 BHK	293	322	9520	27,89,360.00	25,10,424.00	22,31,488.00	4500
101	1402	14	1 BHK	301	331	9520	28,65,520.00	25,78,968.00	22,92,416.00	5000
102	1403	14	1 BHK	302	332	9520	28,75,040.00	25,87,536.00	23,00,032.00	5000
103	1404	14	1 BHK	293	322	9520	27,89,360.00	25,10,424.00	22,31,488.00	4500
104	1405	14	1 BHK	296	326	9520	28,17,920.00	25,36,128.00	22,54,336.00	4500
105	1406	14	2 BHK	404	444	9520	38,46,080.00	34,61,472.00	30,76,864.00	6500
106	1408	14	1 BHK	298	328	9520	28,36,960.00	25,53,264.00	22,69,568.00	4500
Total				32048	35253		29,71,93,280.00	26,74,73,952.00	23,77,54,624.00	

Summary of the Project:

Building / Wing	Comp.	Total Number of Flats	Total Carpet Area in Sq. Ft.	Total Built up Area in Sq. Ft.	Fair Market Value in (₹)	Realizable Value in (₹)	Distress Sale Value in (₹)
2 / C	1 BHK – 92 2 BHK – 14	106	32048	35253	29,71,93,280.00	26,74,73,952.00	23,77,54,624.00

Building / Wing	Percentage of work done as on date	Built up area in Sq. Ft.	Total Cost Of Construction	Cost of construction as of today
2 / C	80	35253	9,16,57,280.00	7,33,25,824.00

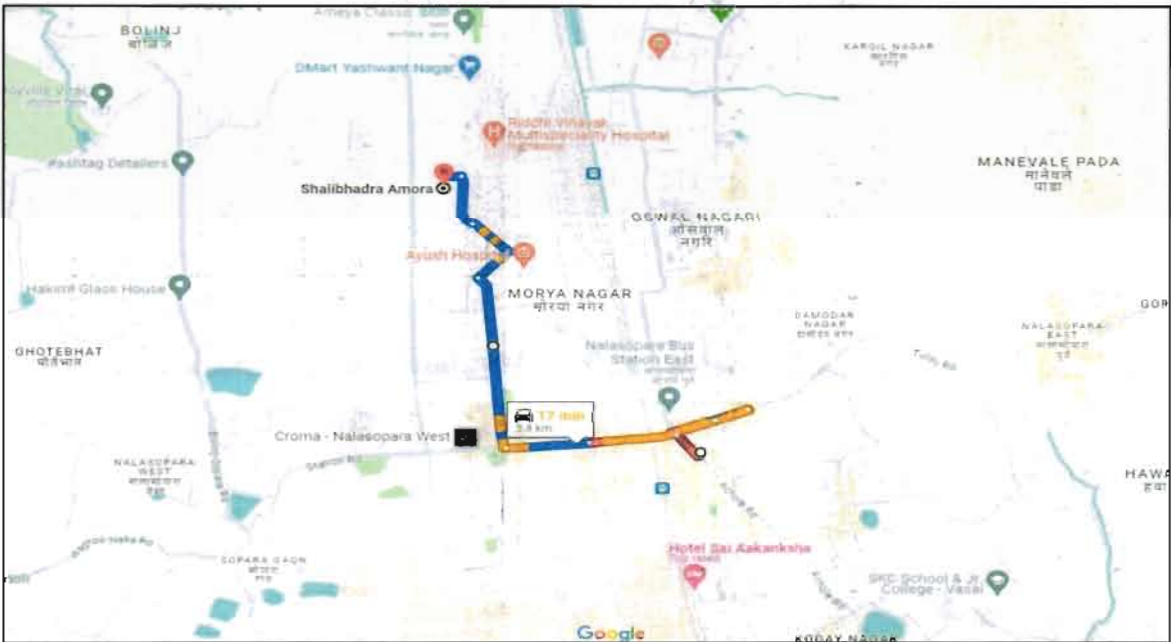
Particulars	Market Value (₹)
Full Fair Market Value as on date	29,71,93,280.00
Realizable Value as on date	26,74,73,952.00
Distress Sale Value as on date	23,77,54,624.00
Cost of Construction (Total Built up area x Rate) 35253 Sq. Ft. x ₹ 2600.00	7,33,25,824.00

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 ₹ 8,500.00 to ₹ 10,000.00 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 ₹ 9,000.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.

Actual Site Photographs



Route Map of the property Site u/r



Latitude Longitude: 19°26'02.7"N 72°48'32.5"E

Note: The Blue line shows the route to site from nearest Railway station (Nallasopara – 3.8 Km.)

Ready Reckoner Rate



Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



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

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Year 2023-2024 ▼

Selected District Palghar ▼

Select Taluka Vasai ▼

Select Village Mauje (Gav) Nilemore(Vasai Virar Sh) ▼

Search By Survey No. Location

Enter Survey No 180 Search

Language English ▼

उपविभाग	सुनी जमीन	निवासी सदनिका	औंधीस	दुकाने	औंधीस	एकक (Rs.)	Attribute
10- सभास्य विनशेतीच्या जमिन	15100	52700	60500	65500	60500	चौ. मीटर	सर्वेक्षण नंबर

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Sales Instance

9976534 19-12-2023 Note:-Generated Through eDisplay v2.1 Module.For original report please contact concern SRO office.	सूची क्र. २	दुय्यम निबंधक सह द.नि.वसई 5 दस्तावेज क्रमांक:9976/2023 नोंदणी: Regn:63m
गाव : निळेमोरे		
(1)दस्तावेज प्रकार	करारनाम्या	
(2)मोबदला	3500000	
(3)बाजारभाव (भांडेपट्ट्याच्या बाबतीतपट्टेकर आकारणी देतो कि पट्टेदार ते नमूद करावे)	2519000	
(4)भूमापन .पेटव्हिस्ता व खण्णमाक (असल्यास)	1) उत्तर माहिती : गाव मोजे निळेमोरे,सर्व्हे न-212,हिस्सा न-3,विभाग-9,सदरिका क.सी/706,सातवा मजला,क्षेत्र-37.53 चौ.मी. कारपेट एरिया,बिल्डींग न-2,सेक्टर-5,फेज-2,विंग-सी,शालीभद्रा अमोरा. पालघर	
(5)क्षेत्रफळ	1) 37.53 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात उपरोक्त तेंव्हा		
(7)दस्तावेज काढून घेणाऱ्या / लिहून देणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा ह.कुमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) मे. सुमतीनाथ बिल्डर्स तर्फे भागीदार दिनेश सुंदरलासु जेन तर्फे कु.सु. मीना महेन्द्र चिचोडा 41 प्लॉट नं : - माळा नं : - इमारतीचे नाव : प्राप न-1 जय विजय नगरी-1 रिथी विनायक हॉस्पिटल च्या जवळ विसर नालासोपारा लिंक रोड नालासोपारा-प. ब्लॉक नं : - रोड नं : - महाराष्ट्र टाणे. 401203	
(8)दस्तावेज काढून घेणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा ह.कुमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) चंद्रकला अभिषेक शर्मा 28 प्लॉट नं : - माळा नं : - इमारतीचे नाव : रूम न-5 सलिम चाळ धनिर बाग धनिर तलाव च्या जवळ नालासोपारा-पु. ब्लॉक नं : - रोड नं : - महाराष्ट्र टाणे. 401209 2) अभिषेक मन्हेलाल शर्मा 31 प्लॉट नं : - माळा नं : - इमारतीचे नाव : रूम न-5 सलिम चाळ धनिर बाग धनिर तलाव च्या जवळ नालासोपारा-पु. ब्लॉक नं : - रोड नं : - महाराष्ट्र टाणे. 401209	
(9)दस्तावेज काढून घेण्याचा दिनांक	22/06/2023	
(10)दस्ता नोंदणी केल्याचा दिनांक	22/06/2023	
(11)अनुक्रमिक,संज्ञ व प्लॉट	9976/2023	
(12)बाजारभाव प्रमाणे मुद्रक शुल्क	245000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	

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Sales Instance

787350 19-12-2023 Note:-Generated Through eSearch Module,For original report please contact concern ER/O office.	सूची क्र.2	दुय्यम निबंधक : सह द्रु.नि.वसई 3 दस्त क्र.नंबर : 787/2023 नोंदणी : Regn:63m
भावाचे नाव : निकेसोरे		
(1)विलेखाचा प्रकार	करारनामा	
(2)प्रतबदल	2136000	
(3) बाजारभावा(भाडेपट्ट्याचा वा बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावी)	2025000	
(4) भू-मालक, पोटहिसा व परबन्धक(असल्यास)	1) पालिकेचे नाव वसई विरार महानगरपालिकाइतर वर्णन :- इतर माहिती : इतर माहिती: सदनिका क्र. बी 207,दुसरा मजला,शेव 375 चौ. फू.(बिल्ट अप एरिया),महाध्व 34.85 चौ. मी.(बिल्ट अप एरिया),शालिभद्र अपार्टमेंट बिल्डिंग नं. 2 कॉ-ऑपरेटिव्ह हाऊसिंग सोसायटी लिमिटेड,सदर मेरि स्कूल जवळ,गावसौजे - निकेसोरे,नालासोपारा(पश्चिम),ता.बुका वसई,जिल्हा पालघर.((Survey Number : 267, Hissa No. 1 & 2, Plot No. 3, 4, 5. ;))	
(5) क्षेत्रफळ	34.85 चौ.मीटर	
(6)आकारणी किंवा नुती देण्यात आलेल लेखा.		
(7) दस्तऐवज करून देणा-यातितून देणा-या पक्षांकराचे नाव किंवा दिवाणी न्यायालयाचा हुक्मनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1). नाव :-प्रधान नरेंद्र भगल -- काय -28 पत्ता -प्लॉट नं. -, माळा नं. -, इमारतीचे नाव -, ब्लॉक नं. -, रीड नं. 1, शिवीना कॉलनी अंधी रस्त्या रोड ,बी अर्पेन टी कॉलनी जवळ, घकाळ विलेपार्ल-१, महाराष्ट्र, MUMBAI. पिन कोड -400099 प्ल नं.-BXYPB1684D	
(8)दस्तऐवज करून देणा-या पक्षांकराचे व किंवा दिवाणी न्यायालयाचा हुक्मनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1). नाव :-अशिकेक आनंद तुकसल -- काय -25, पत्ता -प्लॉट नं. -, माळा नं. -, इमारतीचे नाव -, ब्लॉक नं. -, रीड नं. सन नं. 1, बळीराम सिंह घाल, दस्त मॉडर रोड, काकोला बिल्ड, सोलाकुवा (पूर्व), मुंबई - 400 055, महाराष्ट्र, मुंबई. पिन कोड -400055 पॅन नं.-BA.GPT6543I 2). नाव :-अशिकेक आनंद तुकसल -- काय -45, पत्ता -प्लॉट नं. -, माळा नं. -, इमारतीचे नाव -, ब्लॉक नं. -, रीड नं. सन नं. 1, बळीराम सिंह घाल, दस्त मॉडर रोड, काकोला बिल्ड, सोलाकुवा (पूर्व), मुंबई - 400 055, महाराष्ट्र, मुंबई. पिन कोड -400055 पॅन नं.-BZAPT6525R	
(9) दस्तऐवज करून दिव्याचा दिनांक	10/01/2023	
(10)दस्त नोंदणी केव्याचा दिनांक	10/01/2023	
(11)अनुक्रमिक क्रं व पृष्ठ	787/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	148600	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	21400	

Sales Instance

9288350	सूची क्र. २	द्वयम निबंधक सह दू.नि.वसई 3
19-12-2023		दस्तावेज क्रमांक.:9288/2023
Note:-Generated Through eDisplay v2.1 Module,For original report please contact concern SRO office.		नोंदणी: Regn:63m
गाव : निळेमोरे		
(1)दस्तावेज प्रकार	करारनामा	
(2)मीटरदत्ता	1500000	
(3)बाजारभाव (अविपट्टकाच्या बाबतीतपट्टकार आकारणी देतो कि पट्टेदार ते नमूद करावे)	1483000	
(4)भूमापन, पोटहिसा व घरक्रमांक (असल्यास)	1) उत्तर माहिती : विभाग क्र. 9 गाव मीजे निळेमोरे ता.वसई जि.पालघर येथील स.नं. 212 हि नं 3 या जमीन मिळकती वरील शालीभद्र अमोरा या इमारतीमधील सदनिका क्र. 305,सी-विंग,विल्डिंग नं. 2,सेक्टर 5,क्षेत्र 23.19 चौ.मी. कारपेट हि मिळकत करारनामा दस्त वसई-7237-2023 यातील एकूण मूजु रु. 103950 मधील न पा रु 14850+ रेल्वे सेस 14850+100 वजा जाता उर्वरीत मुजु रु 74150 मदर दस्तात समायोजीत करण्यात आलेली आहे. पालघर	
(5)क्षेत्रफळ	1) 25.50 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात आलेले तेंव्हा		
(7)दस्तावेज करून देणाऱ्या / लिहून ठेवणाऱ्या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा ह.कुसनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) उपेद्र आर. दवे 55 प्लॉट नं. - माळा नं. - इमारतीचे नाव : लक्ष्मीकुज सोसायटी लक्ष्मीपुरा रोड आकाशा समोर गोरवा वडोदरा इंडस्ट्रीयल इस्टेट गुजरात ब्लॉक नं. - रोड नं. - गुजरात वडोदरा. 390016	
(8)दस्तावेज करून देणाऱ्या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा ह.कुसनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) विवेक लालबहादुर सिंग 37 प्लॉट नं. - माळा नं. - इमारतीचे नाव : रुम नं. 1681 वालीव रोड सदगुरु इलेक्ट्रिकल जवळ नाईकपाडा मेजर वाडी वालीव पेल्लहार ता.वसई जि.पालघर ब्लॉक नं. - रोड नं. - महाराष्ट्र टाणे. 401208 2) आशिष कुमार बिरबल सिंह 39 प्लॉट नं. - माळा नं. - इमारतीचे नाव : रुम नं.2 नाईक पाडा मेजर वाडी वालीव पेल्लहार ता.वसई जि.पालघर ब्लॉक नं. - रोड नं. - महाराष्ट्र टाणे. 401208	
(9)दस्तावेज करून दिल्याचा दिनांक	03/05/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	03/05/2023	
(11)अनुक्रमांक,बंड व पृष्ठ	9288/2023	
(12)बाजारभावप्रमाणे मुद्रांक शुल्क	30850	
(13)बाजारभावप्रमाणे नोंदणी शुल्क	15000	
(14)शेरा		

Price Indicators

Shalibhadra Amora

₹30.54 L - 41.41 L | ₹100 K/sq.ft

1.2 BHK Apartments
Possession Starts: Dec 2023
Avg. Price: ₹9.00 K/sq.ft
286.00 sq.ft. - 384.00 sq.ft.

1 BHK Flat in Shalibhadra Amora For Sale in Virar West

₹32 Lacs

₹18,340/Month
420 sq.ft.

1 Bedroom
1 Bathroom
Bike and Car

Jul 24, 2023
Immediately
Shalibhadra Amora

Price Indicators


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[Home](#) > [Property for Sale in Mumbai](#) > [Flats for Sale in Mumbai](#) > [Flats for Sale in Virar West](#) > [1 BHK Flats for Sale in Virar West](#) > [1 BHK](#)

Save Time & Money with MB Prime
Join Prime @ 50% OFF

₹ 32.0 Lac EMI - ₹ 14k | [Get pre-approved loan](#)

1 BHK Flat For Sale In Shalibhadra Amora, **Virar West, Mumbai**



Super Built-Up Area
415 sqft - ₹ 27/lacft

Floor
4 (Out of 14 Floors)

Additional Rooms
1 Store Room

Developer
Sumatinath Builders

Transaction Type
New Property

Facing
East

Project
Shalibhadra Amora

Status
Ready to Move

Furnished Status
Furnished

East Facing Property
 Newly Constructed Property

Contact Owner
Book Site Visit

Last contact made 6 days ago

More Details

Price Breakup	₹ 32 Lac
Booking Amount	₹ 50000
Address	Virar west Nallasopara virar link road, Virar West, Mumbai - Mira Road and Beyond, Maharashtra
Landmarks	D mart, International school, auto stand, near by station.


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₹ 31.0 Lac EMI - ₹ 14k | [How much loan can I get?](#)

1 BHK 640 Sq-ft Flat For Sale **Nallasopara West, Mumbai**



Carpet Area
410 sqft - ₹ 17.56/1sqft

Floor
9 (Out of 12 Floors)

Lifts
2

Developer
Sumatinath Builders

Transaction Type
Resale

Furnished Status
Semi-Furnished

Project
Shalibhadra Amora

Facing
South

Car Parking
1 Open

East Facing Property
 Newly Constructed Property

Contact Agent
Get Phone No.

Last contact made 1 day ago

More Details

Price Breakup	₹ 31 Lac ₹ 1,800 Monthly
Booking Amount	₹ 51,000
Address	Nallasopara west, Nallasopara West, Mumbai - Mira Road and Beyond, Maharashtra

Price Indicators

HOUSING24 Buy in Mumbai

1 BHK Flat **₹28.0 L** EMI starts at 14,834

By SUMATHINATH BUILDERS

Shree Parvathi Shalibhadra Amora, PNB Branch, Nalasopara West, Mumbai

Zero Overage Know More

Living Room

620 sq.ft Build Up Area | 4.52 K/sq.ft Avg. Price | 1 BHK Configuration | 30th Jul 2023 Possession status | Middle of 14 floors | West facing Facing | Unfurnished Furnishing

commonfloor.com Mumbai - Buy

Sumathinath Shalibhadra Amora ₹25.20 L onwards

By Sumathinath Builders in Nalasopara West

OVERVIEW | LOCATION | BUY (2) | RENT

Gallery

1 BHK | 630 - 650 sq.ft (58.52 - 60.29 sq.m)

Possession: Jul-2027 (Ongoing) | Price Range: ₹ 25.20 L - 26 L

Property Type: Apartment | Launched Date: Jul-2014

RERA ID: P5000011478

Price Indicators

Projects nearby Locality


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Rent
Sell
Home Loans

Home > Property for sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Nalasopara West > 2 BHK Flats for Sale in Nalasopara West > 750 Sq-ft

₹ 44.5 Lac

EMI - ₹ 20k | [Get pre-approved loan](#)

2 BHK 750 Sq-ft Flat For Sale **Nalasopara West, Mumbai**



1 Photos

East Facing Property

Contact Agent
Get Phone No.

2 Beds
2 Baths
3 Balconies
1 Covered Parking

Carpet Area 575 sqft - ₹7,739/sqft	Project Shree Anant Tower	Floor 8 (Out of 14 Floors)
Transaction Type New Property	Facing East	Lifts 2
Furnished Status Unfurnished	Car Parking 1 Covered, 1 Open	Type Of Ownership Freehold

Last contact made 14 days ago

More Details

Price Breakup	₹ 44.5 Lac ₹ 2,22,500 Approx. Registration Charges ₹ 3,000 Monthly
Booking Amount	₹ 2.0 Lac
Address	266 at Vasai, Fun Fiesta Road, Nalasopara west, Maharashtra, Nalasopara West, Mumbai - Mira Road and Beyond, Maharashtra
Landmarks	yashwant gaurav nalasopara west ,


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Buy
Rent
Sell
Home Loans

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Lakshmiiben Chedda Nagar > 1 BHK Flats for Sale in Lakshmiiben Chedda Nagar > 695 Sq-ft

₹ 31.7 Lac

EMI - ₹ 14k | [How much loan can I get?](#)

1 BHK 695 Sq-ft Flat For Sale **Lakshmiiben Chedda Nagar, Mumbai**



2 Photos

East Facing Property

Contact Agent
Get Phone No.

1 Bed
2 Baths
3 Balconies
1 Covered Parking

Carpet Area 420 sqft - ₹7,536/sqft	Project Shree Anant Tower	Floor 12 (Out of 14 Floors)
Transaction Type New Property	Facing East	Lifts 2
Furnished Status Unfurnished	Car Parking 1 Covered, 1 Open	Type Of Ownership Freehold

Last contact made 12 days ago

More Details

Price Breakup	₹ 31.7 Lac ₹ 1,58,250 Approx. Registration Charges ₹ 2,000 Monthly
Booking Amount	₹ 1.0 Lac
Address	266 at Vasai, Fun Fiesta Road, Nalasopara west, Maharashtra, Lakshmiiben Chedda Nagar, Mumbai - Mira Road and Beyond, Maharashtra
Landmarks	yashwant gaurav nalasopara west ,

Price Indicators Projects nearby Locality

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Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Nalasopara West > 1 BHK Flats for Sale in Nalasopara West > 600 Sq.ft

₹25.4 Lac

EMI - ₹11k | [Get pre-approved loan](#)

1 BHK 600 Sq-ft Flat For Sale [Nalasopara West, Mumbai](#)

1 Bed
1 Bath
3 Balconies
Semi-Furnished

Carpet Area 399 sqft - ₹6,366/sqft	Project Green View	Floor 4 (Out of 14 Floors)
Transaction Type New Property	Facing East	Lift 1
Furnished Status Semi-Furnished	Car Parking 1 Open	Type Of Ownership Freehold

Contact Agent
Get Phone No.

More Details

Price Breakup	₹25.4 Lac ₹1,27,000 Approx. Registration Charges ₹1,000 Monthly
Booking Amount	₹51,000
Address	Nalasopara West, Mumbai, Nalasopara West, Mumbai - Mira Road and Beyond, Maharashtra

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Join Prime @ 50% OFF

~~₹40.0 Lac~~ ₹37.6 Lac

EMI - ₹18k | [How much loan can I get?](#)

1 BHK Flat For Sale in Sky Heights, [Nalasopara West, Mumbai](#)

1 Bed
1 Bath
3 Balconies
Unfurnished

Carpet Area 422 sqft - ₹9,479/sqft	Developer Satguru Developers	Project Sky Heights
Floor 3 (Out of 6 Floors)	Transaction Type New Property	Status Ready to Move
Facing East	Furnished Status Unfurnished	Type Of Ownership Co-operative Society

Contact Owner
Get Phone No.

✔ East Facing Property
✔ Newly Constructed Property
Last contact made 2 days ago

More Details

Price Breakup	₹40.0 Lac ₹37.6 Lac
Booking Amount	₹50000
Address	Nalasopara-Virar Link Road, Opposite Swatik petrol Pump, Nalasopara West, Mumbai - Mira Road and Beyond, Maharashtra
Landmarks	Swatik Petrol Pump, FunFiesta multiplex, Croma, KFC.

Price Indicators Projects nearby Locality

HOUSING.COM Buy or Rent

Chetana Sharda Tower II

₹21.63 L - 46.56 L | ₹3.53 K/sq.ft. (Avg. Price)

1-2 BHK Apartments

Jun. 2027 Possession Starts

260.00 sq.ft. - 559.00 sq.ft.

99acres Buy

₹53.5 Lac

2BHK 2Baths

Carpet Area: 630 sq.ft.

2 Bedrooms, 2 Bathrooms, 3+ Balconies

₹8,230 per sq.ft. (Avg. Price)

2nd of 14 Floors

East

0 to 2 Year Old

NOBROKER

1 BHK Flat in Apartment For Sale in Nala Sopara West

₹55.5 Lacs

₹20,346/Month

730 sq.ft.

1 Bedroom

1 Bathroom

NA

Bike and Car

See 8, 2023

Immediately

Apartment

None

Price Indicators Projects nearby Locality

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Buy
Rent
Sell
Home Loans

₹ 40.0 Lac EMI: ₹ 1.8k | [Get pre-approved loan](#)

1 BHK, 548 Sq.ft Flat For Sale in Vasai East, Mumbai

1 Bed | 2 Baths | 3 Balconies | Semi-Furnished

Carpet Area: 391 sqft - ₹ 10,230/sqft

Floor: 11 (Out of 23 Floors)

Lifts: 2

Developer: JSB Group

Transaction Type: New Property

Furnished Status: Semi-Furnished

Project: JSB Nakshatra Veda

Facing: East

Type Of Ownership: Freehold

East Facing Property

Contact Agent
Get Phone No.
Last contact made 7 days ago

More Details

Price Breakup: ₹ 40 Lac | ₹ 2,00,000 Approx. Registration Charges

Booking Amount: ₹ 1.0 Lac

RERA ID: P99000047826

Address: Vasai, Mumbai, Maharashtra, Vasai East, Mumbai - Mira Road and Beyond, Maharashtra

Landmarks: yashwant smart city

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Buy
Rent
Sell
Home Loans

₹ 35.0 Lac EMI: ₹ 1.6k | [Get pre-approved loan](#)

2 BHK Flat For Sale in Ayan Residency, Nala Sopara, Mumbai

2 Beds | 2 Baths | 3 Balconies | Furnished

Carpet Area: 500 sqft - ₹ 7,000/sqft

Floor: 3 (Out of 14 Floors)

Furnished Status: Furnished

Developer: Dudhwala Constructions

Transaction Type: Resale

Car Parking: 1 Open

Project: Ayan Residency

Status: Ready to Move

Type Of Ownership: Freehold

Last contact made 2 days ago

More Details

Price Breakup: ₹ 35 Lac

Booking Amount: ₹ 50,000

Address: Nala Sopara, Mumbai - Mira Road and Beyond, Maharashtra

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: 19.12.2023

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

**Sharadkumar
B. Chalikwar**

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

PNB Empanelment No. ZO:SAMD:1138

Digitally signed by Sharadkumar B.
Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2023.12.19 16:21:14 +05'30'

Auth. Sign.

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

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(Annexure-I)

DECLARATION-CUM-UNDERTAKING

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

- a. The information furnished in my valuation report dated 19.12.2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- b. I have no direct or indirect interest in the property valued;
- c. We have not allowed inspection internally & externally.
- d. I have not been convicted of any offence and sentenced to a term of imprisonment.
- e. I have not been found guilty of misconduct in my professional capacity.
- f. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- g. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable.
- h. I abide by the Model Code of **Conduct** for empanelment of valuer in the Bank. (Annexure III - A signed copy of same to be taken and kept along with this declaration).
- i. I am registered under Section 34 AB of the Wealth Tax Act, 1957
- j. I am the Director of the company, who is competent to sign this valuation report.
- k. Further, I hereby provide the following information.
- l. Valuer/authorized representative have visited & valued the right property.

	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by M/s. Sumatinath Builders.
2.	Purpose of valuation and appointing authority	As per request from Punjab National Bank, BKC Branch to assess fair market value of the property for bank loan purpose.
3.	Identity of the Valuer and any other experts involved in the valuation;	Sharadkumar B. Chalikwar – Govt. Regd. Valuer Manoj B. Chalikwar – Regd. Valuer Sanket – 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 - 14.12.2023 Valuation Date - 19.12.2023 Date of Report - 19.12.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 14.12.2023
7.	Nature and sources of the information used or relied upon;	Market Survey at the time of site visit Ready Reckoner rates / Circle rates Online search for Registered Transactions Online Price Indicators on real estate portals Enquiries with Real estate consultants Existing data of Valuation assignments carried out by us
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparative Method
9.	Restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	Major factors that were taken into account during the valuation;	Current market conditions, demand and supply position, industrial land size, location, sustained demand for industrial land, all round development of commercial and industrial application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

(Annexure - II)

MODEL CODE OF CONDUCT FOR VALUERS

Integrity and Fairness

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

Professional Competence and Due Care

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

Independence and Disclosure of Interest

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

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

Confidentiality

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

Information Management

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

Gifts and hospitality:

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

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

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



Remuneration and Costs.

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

Occupation, employability and restrictions.

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

Miscellaneous

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

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Master Valuation** of the property under reference as on **19th December 2023**.

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

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

Fundamental assumptions and conditions presumed in this definition are:

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

DECLARATION OF PROFESSIONAL FEES CHARGED

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

VALUATION OF THE PROPERTY PREMISES

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

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

**Sharadkumar
B. Chalikwar**
Director

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2023.12.19 16:21:31 +05'30'

Auth. Sign.

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

PNB Empanelment No. ZO:SAMD:1138