

MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "Zenisha Aura"

"Zenisha Aura", Development Permission for Proposed Residential Cum Commercial Building on Plot No. 85, Sector – 07 at Village – Pushpak Nagar (Dapoli), JNPT Road, Taluka – Panvel, Dist. – Raigad, PIN – 410 206, State - Maharashtra, Country - India

Latitude Longitude: 18°58'04.6"N 73°04'36.5"E

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

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



Our Pan India Presence at :

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

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

MASTER VALUATION REPORT OF "Zenisha Aura"

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Latitude Longitude: 18°58'04.6"N 73°04'36.5"E

NAME OF DEVELOPER: M/s. Zenisha Infra

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 **28th December 2023** for approval of Advance Processing Facility.

1. Location Details:

The property is situated at "Zenisha Aura", Development Permission for Proposed Residential Cum Commercial Building on Plot No. 85, Sector – 07 at Village – Pushpak Nagar (Dapoli), JNPT Road, Taluka – Panvel, Dist. – Raigad, PIN – 410 206, State - Maharashtra, Country - India. It is about 7.4 Km. travel distance from Khandeshwar Railway Station of Central Railway line. Surface transport to the property is by buses, Auto, taxis & private vehicles. The property is in developing locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The locality is middle class & developing.

2. Developer Details:

Name of builder	M/s. Zenisha Infra	
Project Registration Number	Project	RERA Project Number
	Zenisha Aura	P52000048498
Register office address	M/s. Zenisha Infra Flat No. 101, 1 st Floor, "Bandhu Prem", Plot No. 162, Sector 31, Vashi, Navi Mumbai, Pin – 400 703, State - Maharashtra, Country – India	
Contact Numbers	Contact Person: Mr. Bharat Arethia (Builder Person - Mobile No. 8369586210) Mr. Samji (Sales Person – Mobile No. 9930049081)	
E – mail ID	zenishainfra@gmail.com	

3. Boundaries of the Property:

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



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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 : 28.12.2023
	b)	Date on which the valuation is made : 01.01.2024
3.	List of documents produced for perusal	
	1.	Copy of Legal Title Report Ref No. 28 / 2021 date 06.12.2022 issued by Adv. Pritu Ajey Mishra
	2.	Copy of Affidavit cum Declaration date 14.10.2022 of M/s. Zenisha Infra
	3.	Copy of Supplementary Agreement date 15.02.2023 b/w. M/s. Zenisha Infra (the Promoters / Developers) AND Mr. Gajanan D. Mhatre & others (the Original Licensees / Confirming Parties)
	4.	Copy of Legal Title Report Ref No. 28 / 2021 date 06.12.2022 issued by Adv. Pritu Ajey Mishra
	5.	Copy of CA Certificate date 20.10.2023 issued by Rutuja Narsingh & Associates Chartered Accountants
	6.	Copy of Annual Report on Statement of Accounts Chartered Accountant's Certificate date 30.10.2023 issued by CA. Gaurav S. Rajpal
	7.	Copy of Engineer's Certificate date 20.10.2023 issued by Eng. Hrushikesh V. Mindhe (SK Consultants & Engineers)
	8.	Copy of Engineer's Certificate Quality Assurance date 29.11.2023 issued by Eng. Vitthal Pawar
	9.	Copy of Architect's Certificate date 12.10.2023 issued by Ar. Ramubai D. Tarekar (Destination)
	10.	Copy of MAHARERA Registration Certificate of Project No. P52000048498 issued by Maharashtra Real Estate Regulatory Authority date 03.01.2023. Last Modified date 30.11.2023
	11.	Copy of NOC for Heights Clearance No. NAVI / WEST / B / 040821 / 538844 date 09.06.2021 issued by Airports Authority of India
	12.	Copy of Declaration about Commencement Certificate date 03.12.2022 issued by M/s. Zenisha Infra
	13.	Copy of Plinth Completion Certificate No. CIDCO / BP – 17938 / TPO (NM & K) / 2021 / 11579 dated 01.11.2023 issued by Associate Planner, CIDCO.
	14.	Copy of Sanction of Building Permission and Commencement Certificate No. CIDCO / BP – 17938 / TPO (NM & K) / 2021 / 10048 dated 29.11.2022 issued by Associate Planner, CIDCO
	15.	Copy of Approved Plan No. CIDCO / BP – 17938 / TPO (NM & K) / 2021 / 10048 dated 29.11.2022 issued by Associate Planner, CIDCO.
	Approved upto:	
	Project	Number of Floors
	Zenisha	Ground (part) + Stilt (part) + 1st to 2nd upper floors (Podiums) + 3rd (Part

	Aura	Residential / Part Podium) + 4 th to 13 th Upper Floors										
	Project Name (with address & phone nos.)	: "Zenisha Aura", Development Permission for Proposed Residential Cum Commercial Building on Plot No. 85, Sector – 07 at Village – Pushpak Nagar (Dapoli), JNPT Road, Taluka – Panvel, Dist. – Raigad, PIN – 410 206, State - Maharashtra, Country - India										
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: M/s. Zenisha Infra Address: Flat No. 101, 1 st Floor, "Bandhu Prem", Plot No. 162, Sector 31, Vashi, Navi Mumbai, Pin – 400 703, State - Maharashtra, Country – India Contact Person: Mr. Bharat Arethia (Builder Person - Mobile No. 8369586210) Mr. Samji (Sales Person – Mobile No. 9930049081)										
5.	Brief description of the property (Including Leasehold / freehold etc.)	:										
<p>About "Zenisha Aura" Project: Navi Mumbai's residential project, Zenisha Aura is offering property for sale. Check out some Apartment. Available configurations include 1 BHK, 2 BHK formats in Panvel. It is a Under Construction project by Zenisha Infra. Zenisha Aura is set in an area of 0.47 Acres and is complete with various modern-day amenities. Zenisha Aura was launched in January 2023 and possession date is Dec, 2027. There are 94 units in Zenisha Aura. There is 1 building. Zenisha Aura is located in Pushpak Nagar, Panvel. Other provisions include access to Landscaping & Tree Planting, Storm Water Drains, Sewage Treatment Plant. Zenisha Aura is a RERA registered project with ID P52000048498.</p> <p>TYPE OF THE BUILDING</p> <table border="1"> <thead> <tr> <th>Project</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Zenisha Aura</td> <td>Proposed Ground (part) + Stilt (part) + 1st to 2nd upper floors (Podiums) + 3rd (Part Residential / Part Podium) + 4th to 13th Upper Floors.</td> </tr> </tbody> </table> <p>LEVEL OF COMPLETEION:</p> <table border="1"> <thead> <tr> <th>Project</th> <th>Present stage of Construction</th> <th>Percentage of work completion</th> </tr> </thead> <tbody> <tr> <td>Zenisha Aura</td> <td>Plinth work is completed</td> <td>10%</td> </tr> </tbody> </table> <p>DATE OF COMPLETION & FUTURE LIFE: Expected completion date as informed by builder is December - 2027 (As per MAHARERA Certificate) Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance & Structural repairs.</p> <p>PROPOSED PROJECT AMENITIES:</p> <ul style="list-style-type: none"> ➤ Vitrified tiles flooring in all rooms ➤ Granite Kitchen platform with Stainless Steel Sink 			Project	Number of Floors	Zenisha Aura	Proposed Ground (part) + Stilt (part) + 1 st to 2 nd upper floors (Podiums) + 3 rd (Part Residential / Part Podium) + 4 th to 13 th Upper Floors.	Project	Present stage of Construction	Percentage of work completion	Zenisha Aura	Plinth work is completed	10%
Project	Number of Floors											
Zenisha Aura	Proposed Ground (part) + Stilt (part) + 1 st to 2 nd upper floors (Podiums) + 3 rd (Part Residential / Part Podium) + 4 th to 13 th Upper Floors.											
Project	Present stage of Construction	Percentage of work completion										
Zenisha Aura	Plinth work is completed	10%										

	<ul style="list-style-type: none"> ➤ Powder coated aluminum sliding windows with M.S. Grills ➤ Laminated wooden flush doors with Safety door ➤ Concealed wiring ➤ Concealed plumbing ➤ Garden ➤ Club House ➤ Yoga Area ➤ Club House ➤ Senior Citizen Corner Area ➤ Jogging Track ➤ Fitness Centre 			
6.	Location of property		:	
	a)	Plot No. / Survey No.	:	Plot No. 85, Sector – 07
	b)	Door No.	:	Not applicable
	c)	C. T.S. No. / Village	:	Plot No. 85, Sector – 07, Village – Pushpak Nagar (Dapoli)
	d)	Ward / Taluka	:	Taluka – Panvel
	e)	Mandal / District	:	District – Raigad
7.	Postal address of the property		:	"Zenisha Aura", Development Permission for Proposed Residential Cum Commercial Building on Plot No. 85, Sector – 07 at Village – Pushpak Nagar (Dapoli), JNPT Road, Taluka – Panvel, Dist. – Raigad, PIN – 410 206, State - Maharashtra, Country - India
8.	City / Town		:	Pushpak Nagar (Dapoli), Navi Mumbai
	Residential area		:	Yes
	Commercial area		:	Yes
	Industrial area		:	No
9.	Classification of the area		:	
	i) High / Middle / Poor		:	Middle Class
	ii) Urban / Semi Urban / Rural		:	Semi Urban
10	Coming under Corporation limit / Village Panchayat / Municipality		:	CIDCO, Pushpak Nagar (Dapoli)
11	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area		:	No
12	In Case it is Agricultural land, any conversion to house site plots is contemplated		:	N.A.
13.	Boundaries of the property	As per Documents	As per RERA Certificate	As per Site
	North	20 Mtr. Wide Road	20 Mtr. Wide Road	Road & Open Plot
	South	Plot No. 83 & 84	Plot No. 83 & 84	Road
	East	Plot No. 86	Plot No. 86	Open Plot
	West	15 Mtr. Wide Road	15 Mtr. Wide Road	Open Plot & Road

14.1	Dimensions of the site	:	N. A. as the land is irregular in shape	
			A As per the Deed	B Actuals
	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	-	-
14.2	Latitude, Longitude & Co-ordinates of property	:	18°58'04.6"N 73°04'36.5"E	
14.	Extent of the site	:	Plot area – 1919.23 Sq. M. (As per Approved Plan & RERA Certificate) Structure - As per table attached to the report	
15.	Extent of the site considered for Valuation (least of 14A& 14B)	:	Plot area – 1919.23 Sq. M. (As per Approved Plan & RERA Certificate) Structure - As per table attached to the report	
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 No. CIDCO / BP – 17938 / TPO (NM & K) / 2021 / 10048 dated 29.11.2022 issued by Associate Planner, CIDCO Approved upto:	
			Project	Number of Floors
			Zenisha Aura	Ground (part) + Stilt (part) + 1 st to 2 nd upper floors (Podiums) + 3 rd (Part Residential / Part Podium) + 4 th to 13 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 – 1919.23 Sq. M. (As per Approved Plan & RERA Certificate)									
	North & South	:	-									
	East & West	:	-									
2	Total extent of the plot	:	As per table attached to the report									
3	Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	As per table attached to the report Details of recent transactions/online listings are attached with the report.									
4	Guideline rate obtained from the Register's Office (an evidence thereof to be enclosed)	:	₹ 49,400.00 per Sq. M. for Residential ₹ 4390.00 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 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> </thead> <tbody> <tr> <td>1919.23</td> <td>4390</td> <td>84,25,420.00</td> </tr> </tbody> </table>	As per Approved Plan & RERA Certificate			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	1919.23	4390	84,25,420.00
As per Approved Plan & RERA Certificate												
Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)										
1919.23	4390	84,25,420.00										
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										
	Zenisha Aura	Proposed Ground (part) + Stilt (part) + 1st to 2nd upper floors (Podiums) + 3rd Floor (Part Residential / Part Podium Garden) + 4th to 12th 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 – 17938 / TPO (NM & K) / 2021 / 10048 dated 29.11.2022 issued by Associate Planner, CIDCO									
	h) Approved map / plan issuing authority	:	Approved upto:									

			Project	Number of Floors
			Zenisha Aura	Ground (part) + Stilt (part) + 1st to 2nd upper floors (Podiums) + 3rd (Part Residential / Part Podium) + 4th to 13th 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
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) **Zenisha Aura:**

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 ₹	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	301	3	1 BHK	361	397	10800	38,98,800.00	42,10,704.00	9000	10,32,460
2	302	3	1 BHK	398	438	10800	42,98,400.00	46,42,272.00	9500	11,38,280
3	303	3	1 BHK	398	438	10800	42,98,400.00	46,42,272.00	9500	11,38,280
4	304	3	2 BHK	555	611	10800	59,94,000.00	64,73,520.00	13500	15,87,300
5	305	3	2 BHK	651	716	10800	70,30,800.00	75,93,264.00	16000	18,61,860
6	306	3	2 BHK	651	716	10800	70,30,800.00	75,93,264.00	16000	18,61,860
7	401	4	1 BHK	354	389	Land Owner's Share				10,12,440
8	402	4	1 BHK	354	389					10,12,440
9	403	4	1 BHK	361	397					10,32,460
10	404	4	1 BHK	398	438					11,38,280
11	405	4	1 BHK	398	438					11,38,280
12	406	4	2 BHK	555	611					15,87,300
13	407	4	2 BHK	651	716					10850
14	408	4	2 BHK	651	716	Land Owner's Share				18,61,860
15	409	4	2 BHK	361	397					10,32,460
16	501	5	1 BHK	354	389	10900	38,58,600.00	41,67,288.00	8500	10,12,440
17	502	5	1 BHK	354	389	10900	38,58,600.00	41,67,288.00	8500	10,12,440
18	503	5	1 BHK	361	397	10900	39,34,900.00	42,49,692.00	9000	10,32,460
19	504	5	1 BHK	398	438	10900	43,38,200.00	46,85,256.00	10000	11,38,280
20	505	5	1 BHK	398	438	10900	43,38,200.00	46,85,256.00	10000	11,38,280
21	506	5	2 BHK	555	611	10900	60,49,500.00	65,33,460.00	13500	15,87,300
22	507	5	2 BHK	651	716	10900	70,95,900.00	76,63,572.00	16000	18,61,860
23	508	5	2 BHK	651	716	10900	70,95,900.00	76,63,572.00	16000	18,61,860
24	509	5	2 BHK	361	397	10900	39,34,900.00	42,49,692.00	9000	10,32,460
25	601	6	1 BHK	354	389	Land Owner's Share				10,12,440
26	602	6	1 BHK	354	389					10,12,440
27	603	6	1 BHK	361	397					10,32,460
28	604	6	1 BHK	398	438					11,38,280
29	605	6	1 BHK	398	438					11,38,280
30	606	6	2 BHK	555	611					15,87,300
31	607	6	2 BHK	651	716					18,61,860
32	608	6	2 BHK	651	716					18,61,860
33	609	6	2 BHK	361	397					10,32,460
34	701	7	1 BHK	354	389	11000	38,94,000.00	42,05,520.00	9000	10,12,440
35	702	7	1 BHK	354	389	11000	38,94,000.00	42,05,520.00	9000	10,12,440
36	703	7	1 BHK	361	397	11000	39,71,000.00	42,88,680.00	9000	10,32,460

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 ₹	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 ₹
37	704	7	1 BHK	398	438	11000	43,78,000.00	47,28,240.00	10000	11,38,280
38	705	7	1 BHK	398	438	11000	43,78,000.00	47,28,240.00	10000	11,38,280
39	706	7	2 BHK	555	611	11000	61,05,000.00	65,93,400.00	13500	15,87,300
40	707	7	2 BHK	651	716	11000	71,61,000.00	77,33,880.00	16000	18,61,860
41	708	7	2 BHK	651	716	11000	71,61,000.00	77,33,880.00	16000	18,61,860
42	709	7	2 BHK	361	397	11000	39,71,000.00	42,88,680.00	9000	10,32,460
43	801	8	1 BHK	354	389					10,12,440
44	802	8	1 BHK	354	389					10,12,440
45	803	8	1 BHK	361	397					10,32,460
46	804	8	1 BHK	398	438					11,38,280
47	805	8	1 BHK	398	438					11,38,280
48	806	8	2 BHK	555	611					15,87,300
49	807	8	2 BHK	651	716					18,61,860
50	808	8	2 BHK	651	716					18,61,860
51	901	9	1 BHK	354	389	11100	39,29,400.00	42,43,752.00	9000	10,12,440
52	902	9	1 BHK	354	389	11100	39,29,400.00	42,43,752.00	9000	10,12,440
53	903	9	1 BHK	361	397	11100	40,07,100.00	43,27,668.00	9000	10,32,460
54	904	9	1 BHK	398	438	11100	44,17,800.00	47,71,224.00	10000	11,38,280
55	905	9	1 BHK	398	438	11100	44,17,800.00	47,71,224.00	10000	11,38,280
56	906	9	2 BHK	555	611	11100	61,60,500.00	66,53,340.00	14000	15,87,300
57	907	9	2 BHK	651	716					18,61,860
58	908	9	2 BHK	651	716	11100	72,26,100.00	78,04,188.00	16500	18,61,860
59	909	9	2 BHK	361	397	11100	40,07,100.00	43,27,668.00	9000	10,32,460
60	1001	10	1 BHK	354	389					10,12,440
61	1002	10	1 BHK	354	389					10,12,440
62	1003	10	1 BHK	361	397					10,32,460
63	1004	10	1 BHK	398	438					11,38,280
64	1005	10	1 BHK	398	438					11,38,280
65	1006	10	2 BHK	555	611					15,87,300
66	1007	10	2 BHK	651	716					18,61,860
67	1008	10	2 BHK	651	716					18,61,860
68	1009	10	2 BHK	361	397					10,32,460
69	1101	11	1 BHK	354	389	11200	39,64,800.00	42,81,984.00	9000	10,12,440
70	1102	11	1 BHK	354	389	11200	39,64,800.00	42,81,984.00	9000	10,12,440
71	1103	11	1 BHK	361	397	11200	40,43,200.00	43,66,656.00	9000	10,32,460
72	1104	11	1 BHK	398	438	11200	44,57,600.00	48,14,208.00	10000	11,38,280



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 ₹	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 ₹
73	1105	11	1 BHK	398	438	11200	44,57,600.00	48,14,208.00	10000	11,38,280
74	1106	11	2 BHK	555	611	11200	62,16,000.00	67,13,280.00	14000	15,87,300
75	1107	11	2 BHK	651	716	11200	72,91,200.00	78,74,496.00	16500	18,61,860
76	1108	11	2 BHK	651	716	11200	72,91,200.00	78,74,496.00	16500	18,61,860
77	1201	12	1 BHK	354	389	Land Owner's Share				10,12,440
78	1202	12	1 BHK	354	389					10,12,440
79	1203	12	1 BHK	361	397					10,32,460
80	1204	12	1 BHK	398	438					11,38,280
81	1205	12	1 BHK	398	438					11,38,280
82	1206	12	2 BHK	555	611					15,87,300
83	1207	12	2 BHK	651	716					18,61,860
84	1208	12	2 BHK	651	716					18,61,860
85	1209	12	2 BHK	361	397					10,32,460
86	1301	13	1 BHK	354	389					11300
87	1302	13	1 BHK	354	389	11300	40,00,200.00	43,20,216.00	9000	10,12,440
88	1303	13	1 BHK	361	397	Land Owner's Share				10,32,460
89	1304	13	1 BHK	398	438	11300	44,97,400.00	48,57,192.00	10000	11,38,280
90	1305	13	1 BHK	398	438	11300	44,97,400.00	48,57,192.00	10000	11,38,280
91	1306	13	2 BHK	555	611	11300	62,71,500.00	67,73,220.00	14000	15,87,300
92	1307	13	2 BHK	651	716	Land Owner's Share				18,61,860
93	1308	13	2 BHK	651	716	Land Owner's Share				18,61,860
94	1309	13	2 BHK	361	397	11300	40,79,300.00	44,05,644.00	9000	10,32,460
Total				43122	47434		23,61,59,850.00	25,50,52,638.00		12,33,28,920

Summary of the Project:

Project	Comp.	Total Number of Flats	Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value After Completion in ₹
Sale Flat	1 BHK - 27 2 BHK - 20	47	21405	23546	23,61,59,850.00	25,50,52,638.00
Land Owner's Share	1 BHK - 26 2 BHK - 21	47	21717	23889	-	-
Total		94	43122	47435	23,61,59,850.00	25,50,52,638.00
Refuge Floor - 8th & 11th Floor - Flat No. 9						

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	23,61,59,850.00

Final Realizable Value After Completion in ₹	25,50,52,638.00
Cost of Construction (Total Built up area x Rate) 47435 Sq. Ft. x ₹ 2600.00	12,33,31,000.0

Project	Percentage of work done as on date	Built up area in Sq. Ft.	Total Cost Of Construction	Cost of construction as of today
Zenisha Aura	10	47435	12,33,31,000.00	1,23,33,100.00

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

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

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

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

Total abstract of the entire property

Part – A	Land	As per table attached to the report
Part – B	Building	

	Land development		
Part - C	Compound wall	:	
Part - D	Amenities	:	
Part - E	Pavement	:	
Part - F	Services	:	
Realizable Value / Fair Market Value as on date in ₹		:	₹ 23,61,59,850.00
Final Realizable Value After Completion in ₹		:	₹ 25,50,52,638.00

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 ₹ 10,000.00 to ₹ 12,000.00 per Sq. Ft. on Carpet area Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc. We estimate ₹ 10,800.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.

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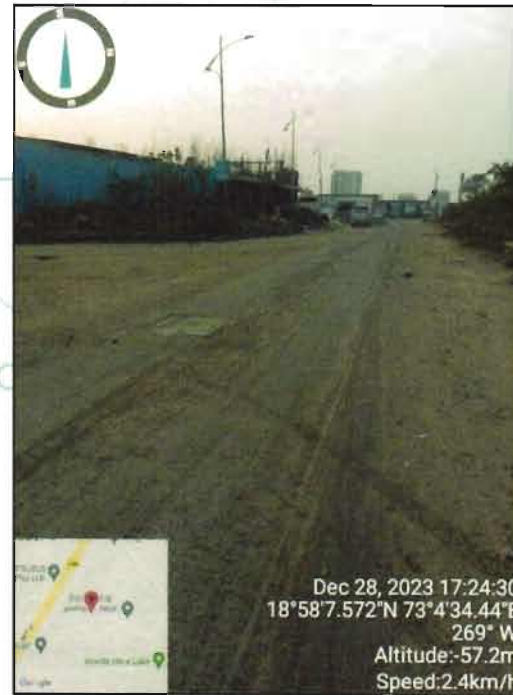
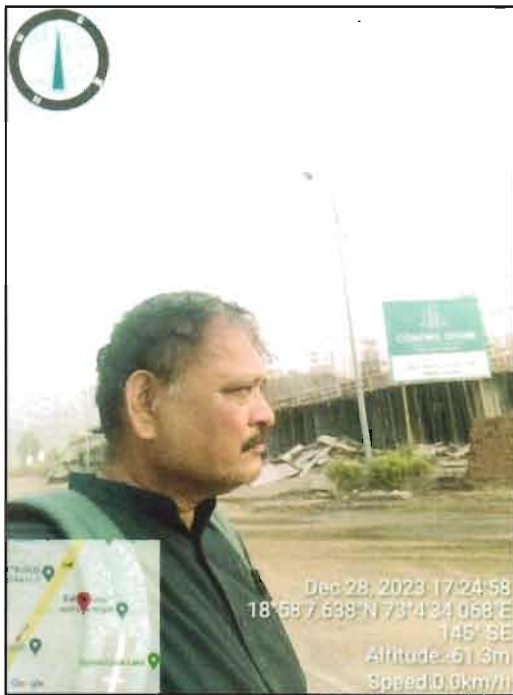
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Actual Site Photographs




Route Map of the property Site u/r



Latitude Longitude: 18°58'04.6"N 73°04'36.5"E


Note: The Blue line shows the route to site from nearest railway station (Khandeshwar – 7.4 Km.)

Ready Reckoner Rate



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महाराष्ट्र शासन




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Year: 20232024 Language: English


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

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



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Year: 20232024 Language: English

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

Assesment Type	Assesment Range	Rate Rs/-
हायवेवरील जमिनी	0-0.00	4950
पावसाणीतील मिळकती	0-0.00	5680
आंबा--फळवाग	0-0.00	0
कामू --फळवाग	0-0.00	0
नारळ--फळवाग	0-0.00	0
केळी--फळवाग	0-0.00	0
मदनिका	0-0.00	49400
दुकाने	0-0.00	68500
		1 2 3 4



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(2) मोबदला	4200000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2111472.09
(4) भू.मापन.पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:रायगडइतर वर्णन : इतर माहिती: ग्रामीण विभाग क्र.6.दर 49400/- प्रती चौ.मीटर... सदनिका नं.705,सातवा मजला,झेनिशा औरा,प्लॉट नं.85,सेक्टर-07,पुष्पक दापोली,ता. पनवेल,जि. रायगड,क्षेत्र- 37.007 चौ.मीटर कारपेट((Plot Number : 85 ; SECTOR NUMBER : 07 ;))
(5) क्षेत्रफळ	37.007 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): नव.मे. झेनिशा इन्फ्रा तर्फे भागीदार भरत करमन अरेठीया यांचे क.ज. देणार निलेश वससाम राजपुत -- तप.-32 पत्ता.-प्लॉट नं.-. माळा नं.-. इमारतीचे नाव. 101. बंधु प्रेम. प्लॉट नं.162. सेक्टर-31. वाशी नवी मुंबई. ब्लॉक नं.-. रोड नं.-. महाराष्ट्र. ठाणे. पिन कोड:-400703 पॅन नं.-AACFZ3452F 2): नाव.-गजानन म्हात्रे. कृष्णा म्हात्रे.हेमंत म्हात्रे. कलावती म्हात्रे. संदेश म्हात्रे.समीर म्हात्रे.पदुबाई म्हात्रे. संकित म्हात्रे. अनंत म्हात्रे. आनंदी तारेकर. सुवर्णा पाटील. सुमित्रा पावशे. सुनिता पाटील. यांचे कु.मु. म्हणून मे. झेनिशा इन्फ्रा तर्फे भागीदार भरत करमन अरेठीया क.ज. देणार निलेश वससाम राजपुत तप.-32 पत्ता.-प्लॉट नं.-. माळा नं.-. इमारतीचे नाव. 101. बंधु प्रेम. प्लॉट नं.162. सेक्टर-31. वाशी नवी मुंबई. ब्लॉक नं.-. रोड नं.-. महाराष्ट्र. ठाणे. पिन कोड:-400703 पॅन नं.-ACPPM00032K
(8) दस्तऐवज करून देणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास.प्रतिवादिचे नाव व पत्ता	1): नाव.-स्वप्नील वसंत मोहिते वय:-25; पत्ता:-प्लॉट नं.-. माळा नं.-. इमारतीचे नाव: रुम नं.605. माहात्मा फुले नगर. प्री प्रेस जनरल मार्ग. नरीमन पॉईंट मुंबई. ब्लॉक नं.-. रोड नं.-. महाराष्ट्र. मुम्बई. पिन कोड:-400021 पॅन नं.-DIOPM3367R 2): नाव:-वैशाली वसंत मोहिते वय:-48; पत्ता:-प्लॉट नं.-. माळा नं.-. इमारतीचे नाव: रुम नं.605. माहात्मा फुले नगर. प्री प्रेस जनरल मार्ग. नरीमन पॉईंट मुंबई. ब्लॉक नं.-. रोड नं.-. महाराष्ट्र. मुम्बई. पिन कोड:-400021 पॅन नं.-BPPBPM4145K
(9) दस्तऐवज करून दिल्याचा दिनांक	27/12/2023
(10) दस्त नोंदणी केल्याचा दिनांक	27/12/2023
(11) अनुक्रमांक. खंड व पृष्ठ	22847/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	252000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
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5537398	सूची क्र.2	दुयम निबंधक : सह दु.नि.पनवेल 3
01-01-2024		दस्त क्रमांक : 5537/2023
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोंदणी. Regn:63m
गावाचे नाव : दापोली		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	4490000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2111109	
(4) भू-मापन,पोटहिस्सा व परक्रमांक(असल्यास)	1) पालिकेचे नाव:रायगडइतर वर्णन : इतर माहिती: ग्रामीण विभाग क्र.6,दर 49400/- प्रती चौ.मीटर... सदनिका नं.504.पाचवा मजला,झेनिशा औरा,प्लॉट नं.85.सेक्टर-07,पुष्पक दापोली,ता. पनवेल,जि. रायगड,क्षेत्र- 37.007 चौ. मीटर कारपेट((Plot Number : 85 ; SECTOR NUMBER : 07 ;))	
(5) क्षेत्रफळ	37.007 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करुन देणा-या लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. झेनिशा इन्फ्रा तर्फे भागीदार भरत करमन अरेठीया - वय:-26 पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: 101, बंधु प्रेम, प्लॉट नं.162, सेक्टर-31, वाशी नवी मुंबई, ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-AACFZ3452F 2): नाव:-गजानन म्हात्रे, कृष्णा म्हात्रे, हेमंत म्हात्रे, कलावती म्हात्रे, संदेश म्हात्रे, समीर म्हात्रे पदुबाई म्हात्रे, संकिता म्हात्रे, अनंत म्हात्रे, आनंदी तारेकर, सुवर्णा पाटील, सुमित्रा पावशे, सुनिता पाटील यांचे कु. मु. म्हणून मे. झेनिशा इन्फ्रा तर्फे भागीदार भरत करमन अरेठीया वय:-26 पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: 101, बंधु प्रेम, प्लॉट नं.162, सेक्टर-31, वाशी नवी मुंबई, ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-AACFZ3452F	
(8) दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-विनोद गणपत मोरे - वय:-38; पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: फ्लॉट नं.405, अशा हरमोनी, प्लॉट नं.14, सेक्टर-17, खादेश्वर रेल्वे स्टेशन, खांदा कॉलनी, नवीन पनवेल वेस्ट, पनवेल, ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, राईगाड(-), पिन कोड:-410206 पॅन नं:-AWVPM8221A	
(9) दस्तऐवज करुन दिल्याचा दिनांक	28/03/2023	
(10) दस्त नोंदणी केल्याचा दिनांक	29/03/2023	
(11) अनुक्रमांक, खंड व पृष्ठ	5537/2023	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	269400	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
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Newest New Mumbai | **2 BHK Flat** | **₹72.0 L** | EMI starts at ₹38.13 K

By **ZENISHA REALTY**

Zenisha Aura, Pushpak Nagar, New Mumbai

Zero Brokerage Know More

Others | **SHARE** | **SAVE**

1120 sq.ft
Build Up Area

₹ 43 k/sq.ft
Avg. Price

2 BHK
Configuration

1st Jan, 2024
Possession status

Higher
of 13 floors

Unfurnished
Furnishing


Price Indicators Projects nearby Locality

magicbricks
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Home Loans

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

₹ 70.0 Lac EMI - ₹ 32k | [Can I afford it?](#)

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



2 Beds
2 Baths
3 Balconies
1 Covered Parking

Carpet Area 730 sqft ~ ₹ 9,589/sqft	Floor 9 (Out of 11 Floors)	Transaction Type New Property
Facing East	Lifts 2	Furnished Status Unfurnished
Car Parking 1 Covered	Type Of Ownership Leasehold	Age Of Construction Under Construction

Contact Agent
Get Phone No.

Last contact made 21 days ago

More Details


Price Breakup	₹ 70 Lac ₹ 3,50,000 Approx. Registration Charges ₹ 5,000 Monthly
Booking Amount	₹ 1.0 Lac
Address	1001., Pushpak Nagar, Navi Mumbai - Central Navi Mumbai, Maharashtra
Landmarks	1bhk 2bhk 3bhk flats sale In reasonable rates in pushpak nagar nvi mmb

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Home Loans

Home > Property for sale in Navi Mumbai > Flats for Sale in Navi Mumbai > Flats for Sale in Pushpak Nagar > 2 BHK Flats for Sale in Pushpak Nagar > 551 Sq-ft

₹ 65.1 Lac EMI - ₹ 29k | [Get Loan offers from 34+ banks](#)

2 BHK 551 Sq-ft Flat For Sale in **Pushpak Nagar, Navi Mumbai**



2 Beds
2 Baths
1 Covered Parking
Unfurnished

Carpet Area 551 sqft ~ ₹ 11,815/sqft	Developer Shree Builders and Developers	Project Shree Empire
Transaction Type New Property	Status Under Construction	Lt 1
Furnished Status Unfurnished	Car Parking 1 Covered	

Contact Builder
Get Phone No.

Property viewed by 2 People

More Details


Price Breakup	₹ 65.1 Lac
Booking Amount	₹ 100000
RERA ID	P52000049125
Address	Pushpak Nagar, Navi Mumbai - Central Navi Mumbai, Maharashtra

Price Indicators Projects nearby Locality

magicbricks
Buy
Rent
Sell
Home Loans

₹ 40.3 Lac EMI - ₹ 18k | [How much loan can I get?](#)

1 BHK 384 Sq. Ft Flat For Sale **Pushpak Nagar, Navi Mumbai**



+3 Photos

1 Bed
1 Bath
1 Covered Parking
Unfurnished

Carpet Area 384 sqft ₹ 10.49/sqft	Developer Shree Builders and Developers	Project Shree Vijay Heights
Transaction Type New Property	Status Under Construction	Lifts 2
Furnished Status Unfurnished	Car Parking 1 Covered	

Contact Builder

Get Phone No.

Property viewed by 1 People


More Details

Price Breakup	₹ 40.3 Lac
Booking Amount	₹ 50000
RERA ID	P52000047040
Address	Pushpak Nagar, Navi Mumbai - Central Navi Mumbai, Maharashtra
Furnishing	Unfurnished

magicbricks
Buy
Rent
Sell
Home Loans

₹ 65.1 Lac EMI - ₹ 29k | [Get pre-approved loan](#)

2 BHK 551 Sq. Ft Flat For Sale **Pushpak Nagar, Navi Mumbai**



+3 Photos

2 Beds
2 Baths
1 Covered Parking
Unfurnished

Carpet Area 551 sqft ₹ 11.81/sqft	Developer Shree Builders and Developers	Project Shree Vijay Heights
Transaction Type New Property	Status Under Construction	Lifts 2
Furnished Status Unfurnished	Car Parking 1 Covered	


Contact Builder

Get Phone No.

Property viewed by 1 People


More Details

Price Breakup	₹ 65.1 Lac
Booking Amount	₹ 100000
RERA ID	P52000047040
Address	Pushpak Nagar, Navi Mumbai - Central Navi Mumbai, Maharashtra



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Price Indicators Projects nearby Locality

99acres Buy - From Locality / Project / Society / Landmark

₹75 Lac @ ₹11,194 per sq.ft. **2BHK 2Baths**
Estimated EM: ₹106.800

REGISTRATION: REGISTERED Registration No: PG000029446 Website: <https://maharajprts.maharajprts.gov.in/>

Overview Society Dealer Details Price Trends Registry Record Society Reviews

Property (15) Society (13)

2 people viewed this property today

- Price: ₹75 Lac + Govt Charges & Tax @ ₹11,194 per sq.ft. (Negotiable)
- Super Built up area: 670 sq.ft.
- Built up area: 1200 sq.ft.
- Carpet area: 670 sq.ft.
- Floor: 3rd of 12 Floors
- Orientation: North
- Completion: Sep 2024

Project: Bhagwati Elysia 1, Pushpak Nagar, Navi Mumbai

99acres Buy - From Locality / Project / Society / Landmark

₹74 Lac @ ₹6,166 per sq.ft. **2BHK 2Baths**
Estimated EM: ₹115,104

REGISTRATION: REGISTERED Registration No: PG000029446 Website: <https://maharajprts.maharajprts.gov.in/>

Overview Society Dealer Details Price Trends Registry Record Society Reviews

Property (12) Society (13)

2 people viewed this property yesterday

- Price: ₹74 Lac + Govt Charges & Tax @ ₹6,166 per sq.ft. (Negotiable) View Price
- Super Built up area: 1250 sq.ft.
- Built up area: 1200 sq.ft.
- Carpet area: 790 sq.ft.
- Floor: 8th of 12 Floors
- Orientation: North-East
- Completion: 0 to 1 Year Old

Project: Bhagwati Elysia 1, Pushpak Nagar, Navi Mumbai

Places nearby: Pushpak Nagar, Navi Mumbai, Mumbai

Price Indicators Projects nearby Locality

99acres Buy ▾

Posted on Nov 18, 2023 Under Construct

₹85 Lac @ 10,240 per sq.ft. **2BHK 2Baths**
 Estimated EMI ₹67,990 EMI calculations for Sale
Pushpak Nagar, Pushpak Nagar, Navi Mumbai, Mumbai

REGISTERED Registration No: PS2000045862 Website: <https://maharera.mh.gov.in/>

[Overview](#) [Society](#) [Dealer Details](#) [Price Trends](#) [Society Reviews](#) [Locality Reviews](#) >

Property (3) **Society (4)**

Area
Carpet area: 830 sq.ft. (17.11 ksq.ft.)

Price
₹85 Lac+ Govt Charges & Tax @ 10,240 per sq.ft. (Negotiable)

Floor Number
1st of 10 Floors

Connectivity
Main Road,Others

Configuration
2 Bedrooms , 2 Bathrooms, 2 Balconies

Address
Bhagwati Elysia 2
Pushpak Nagar, Navi Mumbai

Facing
North-East

Possession
Sep 2025 [View Construction Status](#)

99acres Buy ▾

Posted on Nov 18, 2023 Under Construction

₹47 Lac @ 10,681 per sq.ft. **1BHK 2Baths**
 Estimated EMI ₹37,536 EMI calculations for Sale
Pushpak Nagar, Pushpak Nagar, Navi Mumbai, Mumbai

REGISTERED Registration No: PS2000045862 Website: <https://maharera.mh.gov.in/>

[Overview](#) [Society](#) [Dealer Details](#) [Price Trends](#) [Society Reviews](#) [Locality Reviews](#) >

Property (3) **Society (4)**

Area
Carpet area: 440 sq.ft. (9.54 ksq.ft.)

Price
₹47 Lac+ Govt Charges & Tax @ 10,681 per sq.ft. (Negotiable) View More Details

Floor Number
2nd of 10 Floors

Connectivity
Others

Configuration
1 Bedroom , 2 Bathrooms, 1 Balcony

Address
Bhagwati Elysia 2
Pushpak Nagar, Navi Mumbai

Facing
North-West

Possession
Sep 2025 [View Construction Status](#)

[Places nearby](#) [View All \(8\)](#)

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: 01.01.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj
Chalikwar**

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

SBI Empanelment No.: SME/TCC/2021-22/86/3

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.01.01 17:09:43 +05'30'

Auth. Sign.

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

Date

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

Countersigned
(BRANCH MANAGER)

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

(Annexure-I)

DECLARATION-CUM-UNDERTAKING

I, 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 01.01.2024 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 28.12.2023. 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.

	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by M/s. Zenisha Infra
2.	Purpose of valuation and appointing authority	As per request from State Bank of India, Home Loans Sales, Project Approval Cell, BKC to assess fair market value of the property for bank loan purpose.
3.	Identity of the Valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Rajesh Ghadi – Valuation Engineer Vinita Surve – Processing Officer
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 - 28.12.2023 Valuation Date - 01.01.2024 Date of Report - 01.01.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 28.12.2023
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

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **1st January 2024** 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. Zenisha Infra**. 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. Zenisha Infra**. For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

Environmental Conditions

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

Town Planning

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

Area

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

Condition & Repair

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

Valuation Methodology

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

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar

properties in an open and competitive market and is particularly useful in estimating the value of the land and properties that are typically traded on a unit basis.

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

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

Not a Structural Survey

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

Other

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

Legal

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

Property specific assumptions

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

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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

(Annexure - II)

MODEL CODE OF CONDUCT FOR VALUERS

Integrity and Fairness

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

Professional Competence and Due Care

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

Independence and Disclosure of Interest

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

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

Confidentiality

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

Information Management

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

Gifts and hospitality:

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

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

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

Remuneration and Costs.

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

Occupation, employability and restrictions.

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

Miscellaneous

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

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj
Chalikwar**
Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.01.01 17:10:04 +05'30'

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



Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org

