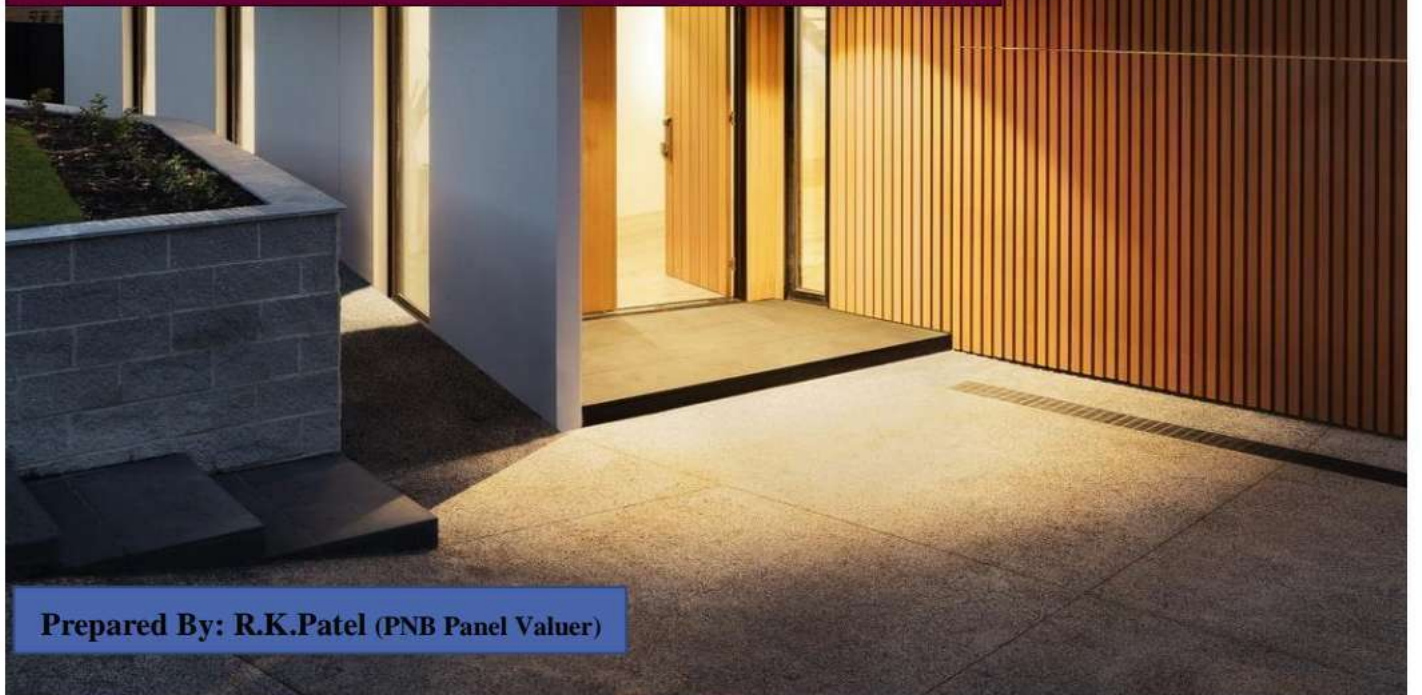


Valuation of Land Survey No-34/3,34/7&34/11, opposite vinay unique corner building At Village-Dongre, Rustomjee Global City, Virar West, Virar, Tal.-Vasai, Dist- Palghar, Maharashtra 401303

## Name of Owner:

*SHRI.KUNDAN JAYANTILAL BHATT*



Prepared By: R.K.Patel (PNB Panel Valuer)

Ref: RKP/PNB/MUM/2023-24/10/31

Date: 23/01/2024

To,  
The Assistant General Manager,  
Punjab National Bank  
MCC Cuffe Parade Branch

## VALUATION REPORT

Name of Owner	:	SHRI.KUNDAN JAYANTILAL BHATT
Name of Borrower	:	SHRI.KUNDAN JAYANTILAL BHATT
Address of Property	:	Valuation of Land Survey No- 34/3,34/7&34/11, opposite vinay unique corner building At Village- Dongre, Rustomjee Global City, Virar West, Virar, Tal.- Vasai, Dist- Palghar, Maharashtra 401303
Type of Property	:	Land
Present Market Value	:	Rs. 10,04,67,000.00 (Rs. Ten Crores Four Lakhs Sixty Seven Thousand Only).
Realizable Market Value	:	Rs.9,04,20,000.00 (Rs. Nine Crores Four Lakhs Twenty Thousand Only).
Distress Sale Value	:	Rs.8,03,74,000.00 (Rs.Eight Crore Three Lakhs Seventy Four Thousand Only).

**APPENDIX- 1****FORMAT OF VALUATION REPORT****FOR ALL IMMOVABLE PROPERTIES**

S.No.	Particulars	Content
<b>I.</b>	<b>Introduction</b>	
1.	Name of Valuer	Mr. R. K. Patel
2.	Date of inspection	18.01.2024
	Title Deed Number and Date	Copy of Conveyance Deed No-160,Of Dt-04/08/2003,
	Date of Valuation	23.01.2024
3.	Purpose of Valuation	To Ascertain the fair market values of the property as on Date.
4.	Name of Property Owner/s (Details of share of each owner in case of joint & Co-ownership)	SHRI.KUNDAN JAYANTILAL BHATT
5.	Name of Bank/FI as applicable	Punjab National Bank,
6.	Name of Developer of the Property (in case of developer built properties)	NA
7.	Whether occupied by the owner / tenant? If occupied by tenant, since how long?	Owner
<b>II.</b>	<b>Physical Characteristics of the Asset</b>	
1.	Location of the property in the city Plot No. / Survey No. Door No. T. S. No. / Village Ward / Taluka Mandal / District	Survey No- 34/3,34/7&34/11, -- Dongre, Vasai Palghar
2.	Municipal Ward No.	NA
3.	City / Town	City
	Residential Area/ Commercial Area/ Industrial Area	Non Agricultural Area
4.	Classification of the area: High / Middle / Poor Metro / Urban / Semi Urban / Rural	Middle Semi Urban
5.	Coming under Corporation limit/ Village Panchayat/ Municipality	Municipality
6.	Postal address of the property	Valuation of Land Survey No- 34/3,34/7& 34/11, opposite vinay unique corner building At Village- Dongre, Rustomjee Global City, Virar West, Virar, Tal.- Vasai , Dist- Palghar, Maharashtra 401303
7.	Latitude, Longitude and Coordinates of the site	Latitude-19.463906, Longitude -72.797906,
8.	Area of the plot/land (supported by a plan)	Survey No- 34/3= 0.3720 Hector Survey No- 34/7=0.0910 Hector Survey No- 34/11=0.0860 Hector Total=5490 sq.mt or say 0.549 Hector
9.	Layout plan of the area in which the property is located	Municipality
10.	Development of surrounding areas	Developing Area
11.	Details of Roads abutting the property	-----
12.	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area	No

13.	In case it is an agricultural land, any conversion to house site plots is contemplated	No
14.	Boundaries of the property	As per Physical
	North	Open Land
	South	Open Land
	East	Open Land
	West	Road and vinay unique corner building
	Extent of the site considered for valuation	5490 sq.mt or say 0.549 Hector
15.	Description of Adjoining properties	
	North	25 Meter
	South	25 Meter
	East	55 Meter
	West	55 Meter
16.	Survey no. if any	Survey No- 34/3,34/7&34/11,
17	Type of Building (Residential/ Commercial/ Industrial)	Non Agricultural
18.	Details of the building/buildings and other improvements in terms of area, height, no. of floors, plinth area floor wise, year of construction, year of making alterations/additional constructions with details, full details of specifications to be appended along with building plans and elevations	--
19.	Plinth area, Carpet area and Saleable area to be mentioned separately and clarified	NA
20.	Any other aspect	No
<b>III. Town Planning Parameters</b>		
1.	Master plan provisions related to the property in terms of land use	Non Agricultural use
2.	Date of issue and validity of layout of approved map / plan	--
3.	Approved map / plan issuing authority	--
4.	Whether genuineness or authenticity of approved map / plan is verified	--
5.	Any other comments by our empanelled valuers on authenticity of approved plan	No
6.	Planning area/zone	Non Agricultural
7.	Development controls	NA
8.	Zoning regulations	Non Agriculture
9.	FAR/FSI permitted and consumed	NA
10.	Ground coverage	NA
11.	Transferability of development rights if any, Building bye-law provisions as applicable to the property viz.setbacks, height restrictions, etc.	As per Law
12.	Comment on surrounding land uses and adjoining properties in terms of usage.	Non Agriculture
13.	Comment on unauthorized constructions if any	No
14.	Comment on demolition proceedings if any	No
15.	Comment on compounding/ regularization proceedings	No
16.	Comment on whether OC has been issued or not	No
17.	Any other aspect	No
<b>IV. Legal Aspects</b>		
1.	Ownership documents,	As Per Deed
2.	Names of Owner/s (In case of Joint or Co-ownership,	SHRI.KUNDAN JAYANTILAL BHATT

	<b>whether the shares are undivided or not?)</b>	
3.	<b>Comment on dispute/issues of landlord with tenant/statutory body/any other agencies, if any in regard to immovable property.</b>	No
4.	<b>Comment on whether the IP is independently accessible?</b>	Yes
5.	Title verification,	Deed
6.	Details of leases if any,	No
7.	Ordinary status of freehold or leasehold including restriction on transfer,	Free hold
8.	Agreements of easements if any,	No
9.	Notification for acquisition if any,	No
10.	Notification for road widening if any,	No
11.	<b>Possibility of frequent flooding / sub-merging</b>	No
12.	<b>Special remarks, if any, like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-coast / tidal level must be incorporated)</b>	Nothing Noticed
13.	Heritage restrictions if any, all legal documents, receipts related to electricity, water tax, property tax and any other building taxes to be verified and copies as applicable to be enclosed with the report.	Not Verified
14.	Comment on transferability of the property ownership,	Yes Transferable
15.	Comment on existing mortgages/ charges/encumbrances on the property if any	at present property is mortgaged with Punjab national bank
16.	Comment on whether the owners of the property have issued any guarantee (personal/corporate) as the case may be	No
17.	Building plan sanction, illegal constructions if any done without plan sanction/violations.	No
18.	Any other aspect	No
<b>V</b>	<b>Economic aspects</b>	
1.	Details of ground rent payable,	No
2.	Details of monthly rents being received if any,	No
3.	Taxes and other outgoings,	Not produced for verification
4.	Property insurance,	Not produced for verification
5.	Monthly maintenance charges,	No
6.	Security charges, etc.	No
7.	Any other aspect	No
<b>VI</b>	<b>Socio-cultural aspects</b>	
1.	Description of the location of property in terms of the social structure of the area, population, social stratification, regional origin, age groups, economic levels, location of slums / squatter settlements nearby, etc.	Non Agriculture
<b>VII</b>	<b>Functional and Utilitarian Aspects</b>	
	Description of the functionality and utility of the assets in terms of : 1. Space allocation, 2. Storage spaces, 3. Utility of spaces provided within the building, 4. Any other aspect	Yes  Yes  Available

<b>VIII</b>	<b>Infrastructure Availability</b>	
	a)Description of aqua infrastructure availability in terms of 1. Water supply 2. Sewerage/sanitation 3. Storm water drainage	No No No
	b) Description of other physical infrastructure facilities viz. 1. Solid waste management 2. Electricity 3. Roads & Public transportation connectivity 4. Availability of other public utilities nearby	No No Yes Yes
	c)Social infrastructure in terms of 1. Schools 2. Medical facilities 3. Recreation facilities in terms of parks and open spaces.	Yes Yes Yes
<b>IX</b>	<b>Marketability</b>	
	Analysis of the market for the property in terms of 1. Locational attributes 2. Scarcity 3. Demand and supply of the kind of subject property. 4. Comparable sale prices in the locality.	Good Location Yes Average Through Local Inquiry and website reference
<b>X</b>	<b>Engineering and Technology Aspects</b>	
1.	Type of construction,	NA
2.	Materials and technology used,	NA
3.	Specifications,	NA
4.	Maintenance issues	NA
5.	Age of the building	NA
6.	Total life of the building,	NA
7.	Extent of deterioration,	NA
8.	Structural safety	NA
9.	Protection against natural disasters viz. earthquakes,	NA
10.	Visible damage in the building if any,	NA
11.	Common facilities viz. lift, water pump, lights, security systems, etc.,	NA
12.	System of air-conditioning,	NA
13.	Provision for firefighting, Copies of plans and elevations of the building to be included.	NA
<b>XI</b>	<b>Environmental Factors</b>	
1.	Use of environment friendly building materials, green building techniques if any,	No
2.	Provision for rain water harvesting,	No
3.	Use of solar heating and lighting systems, etc. Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc.	No
<b>XII</b>	<b>Architectural and aesthetic quality</b>	
1.	Descriptive account on whether the building is modern, old fashioned, etc., plain looking or with decorative elements, heritage value if applicable, presence of landscape elements, etc.	No
<b>XIII</b>	<b>In case of valuation of industrial property</b>	
	1) Proximity to residential areas 2) Availability of public transport facilities	Nearby
<b>XIV</b>	<b>Valuation</b>	

1.	<p>Here, the procedure adopted for arriving at the valuation has to be highlighted.</p> <p>The valuer should consider all the three generic approaches of property valuation and state explicitly the reasons for adoption of / rejection of a particular approach and the basis on which the final valuation judgement is arrived at.</p> <p>A detailed analysis and descriptive account of the approaches, assumptions made, basis adopted, supporting data (in terms of comparable sales), reconciliation of various factors, departures, final valuation arrived at has to be presented here.</p>	<ul style="list-style-type: none"> <li>Adopted Composite Market Rate Method for Valuation:</li> <li>Factor Considered: The Location, location features, size and shape of land, ability, topography, soil conditions, encumbrance, infrastructure, land use regulations, government legislation etc.</li> <li>Generally, the value of any Shops depends on its potential. Even in the same locality, plots of Shops can have different rates depending upon their statutory status. Few many have public purpose reservations, few may attract of urban land ceiling act, CRZ or NDZ restrictions, few many have restrictions covenants on use and few may be freehold or leasehold etc. Other important factors of location, permissible FSI, size, shape, frontage, user of the plot- Commercial, Residential, Industrial or mix etc.</li> </ul>
2.	Prevailing market rate (Along with details /Reference of at least two latest deals/transactions with respect to adjacent properties in the areas)	Rs.17,000 to Rs.20,000 Per Sq. Meter
3.	Guideline rate obtained from the Registrar's Office (evidence thereof to been closed)	Rs.16,200 Per Square Meter Value: 5490Sq. m. x Rs16,200/- Sq. m. = Rs.8,89,38,000.00
4.	Assessed / adopted rate of valuation	Rs.18,300 Per Square Meter
5.	Estimated value of land	Rs. 10,04,67,000.00

### ANNEXURE- B, SPECIFICATIONS OF CONSTRUCTION

S. No.	Description	Vacant Land
1.	Foundation	----
2.	Basement	----
3.	Superstructure	----
4.	Joinery / Doors & Windows (please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)	----
5.	RCC works	----
6.	Plastering	----
7.	Flooring, Skirting, dadoing	----
8.	Special finish as marble, granite, wooden paneling, grills, etc.	----
9.	Roofing including weather proof course	----
10.	Drainage	----
11.	Compound wall	----
	Height	---
	Length	----
	Type of construction	----
12.	Electric installation	----
	Type of wiring	----
	Class of fittings (superior /ordinary /poor)	----
	Number of light points	---
	Fan points	---
	Spare plug points	---
	Any other items	---

13	Plumbing installation	---	
	No. of water closet & their type	---	
	No. of wash basins	---	
	No. of urinals	---	
	No. of bath tubs	---	
	Water meter, taps, etc.	No	No
	Any other fixtures	No	No

Part C- (Extra Items)(Amount in Rs.)

1.	Portico	NA
2.	Ornamental front door	NA
3.	Sit out/ Verandah with steel grills	NA
4.	Overhead water tank	NA
5.	Extra steel/ collapsible gates	NA
	TOTAL	NA

PartD-(Amenities) (Amount in Rs.)

1	Wardrobes & Furniture Items	NA
2	Extra sinks and bath tub	NA
3	Marble / ceramic tiles flooring	NA
4	Interior decorations	NA
5	Architectural elevation works	NA
6	Aluminum works	NA
7	Aluminum hand rails	NA
8	False ceiling	NA
	TOTAL	NA

PartE-(Miscellaneous) (Amount in Rs.)

1	Separate toilet room	NA
2	Separate lumber room	NA
3	Separate water tank/ sump	NA
	TOTAL	NA

PartF-(Services) (Amount in Rs.)

1	Water supply Arrangements& Fire Fighting	NA
2	Electrical Fittings and Arrangement	NA
3	Compound wall	NA
4	C. B. deposits, fittings etc.	NA
5	Fire Fighting (Hydrant System)	NA
	TOTAL	NA

**ANNEXURE- A**  
**VALUATION OF BUILDING-**

Particulars of item	Plinth area sq. ft.	Roof Ht.	Age of building	Estimated replacement rate of construction	Replacement cost Rs.	Depreciation	Net value after depreciation Rs.



### TOTAL ABSTRACT OF THE ENTIRE PROPERTY

Part- A	Land	Rs. 10,04,67,000.00
Part- B	Building	-----
Part- C	GCI/Truss Structures (Shed)	-----
Part- D	Amenities	---
Part- E	Miscellaneous	---
Part- F	Services	--
Part- G	Plant & Machinery	-----
	<b>Total</b>	Rs. 10,04,67,000.00
	<b>Or say</b>	Rs. 10,04,67,000.00
	Procedure adopted for arriving at valuation	Market & Cost Approach

As a result of my appraisal and analysis, it is my considered opinion that the present market value of the above property in prevailing condition with aforesaid specifications is **Rs. 10,04,67,000.00 (Rs. Ten Crores Four Lakhs Sixty Seven Thousand Only)**. (Prevailing market rate along with details /reference of at least two latest deals/transactions with respect to adjacent properties in the areas. The reference should be of properties/plots of similar size/area and same use as the land being valued). The other details are as under:

- i. Date of Regd. Deed of immovable property: Sale Deed
- ii. Purchase Price of immovable property: Not Available
- iii. Book value of immovable property: **Rs. 10,04,67,000.00**
- iv. Realizable Value of immovable property: **Rs.9,04,20,000.00**
- v. Distress Sale Value of immovable property: **Rs.8,03,74,000.00**
- vi. Guideline Value Rs.6,02,64,000.00 if applicable, in the area where Immovable property is situated.
- vii. Value of property of similar nature in the same locality drawn from any one of the popular property websites such as Magic bricks, 99 Acres, Housing NHB Residence etc.

Place: Mumbai  
Date: 23/01/2024

Signature  
(Name and Official seal of the Approved Valuer)

Encl:

Declaration from the valuer

1. Model code of conduct for valuer
2. Photograph of owner with the property in the background
3. Screen shot (in hard copy) of Global Positioning System (GPS)/Various Applications (Apps)/Internet sites (eg Google earth)/etc
4. Layout plan of the area in which the property is located
5. Building plan
6. Floor plan
7. Any other relevant documents/extracts

## Appendix IV

### DECLARATION FROM VALUERS

I hereby declare that-

- a. The information furnished in my valuation report dated 23/01/2024 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- b. I have no direct or indirect interest in the property valued;
- c. I have personally inspected the property on 18/01/2024. The work is not sub-contracted to any other valuer and carried out by myself.
- 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 proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.
- k. Further, I hereby provide the following information.

SI No.	Particulars	Valuer comment
1	Background information of the asset being valued;	Agriculture Plot
2	purpose of valuation and appointing authority	To Ascertain the fair market values of the property as on Date for Re-valuation Purpose.
3	identity of the valuer and any other experts involved in the valuation;	Mr. R. K. Patel.
4	disclosure of valuer interest or conflict, if any;	Not any.
5	date of appointment, valuation date and date of report;	Valuation Date: 18/01/2024 Date of Report: 23/01/2024
6	inspections and/or investigations undertaken;	As per guidelines
7	nature and sources of the information used or relied upon;	Local enquiry from property vendors and neighbors.
8	procedures adopted in carrying out the valuation and valuation standards followed;	Market & Cost Approach
9	restrictions on use of the report, if any;	Punjab National Bank MCC Cuffe Parade Branch
10	major factors that were taken into account during the valuation;	No.
12	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.	Punjab National Bank MCC Cuffe Parade Branch

DATE: 23/01/2024

PLACE: MUMBAI

R.K. Patel

PNB Panel Valuer

## Appendix V

### MODEL CODE OF CONDUCT FOR VALUERS

{Adopted in line with Companies (Registered Valuers and Valuation Rules, 2017)}

All valuers empanelled with bank shall strictly adhere to the following code of conduct:

#### **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 (Success fees may be defined as a compensation / incentive paid to any third party for successful closure of transaction. In this case, approval of credit proposals).

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 authorized by the authority, the registered valuers organization 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 organization 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 organization discredits the profession.

**Date: 23/01/2024**

**Place: Mumbai**

**Signature**

**(Name of the Approved Valuer and Seal of the Firm / Company)**

## Google Map

## Guideline Rate



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

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Year: 
 Language:

Selected District:

Select Taluka:

Select Village:

Search By:  Survey No.  Location

Select	उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)
SurveyNo	1-रहिवास व इतर तत्सम वापरातील जमिनी	16200	61000	79000	79000	69000	चौ. मीटर
SurveyNo	3-इरित विभागातील जमिनी	4750	29900	37600	44300	37600	चौ. मीटर
SurveyNo	1/1-रहिवास व इतर तत्सम वापरातील जमिनी	184000	76000	86300	95400	86300	चौ. मीटर

## WEBSITE REFERENCE

Buy ▾ Virar West Add More

Top Localities ▾ Purpose ▾ Budget ▾ Agricultural ... (x) Posted By ▾ 1 More Filters ▾

No Image Available

Posted: Nov 11, 23

Owner: Parag Meher

This strategically placed agricultural land with ...

Contact Owner

Get Phone No.

No Image Available

Posted: 3 months ago

Owner: Gaurav

Agricultural Land for Sale in Virar Mumbai

PLOT AREA: 16 guntha

TRANSACTION: Resale

₹ 4 Cr

₹2,296 per sqft

Contact Owner

Get Phone No.

### Virar West Nearby Localities

Agricultural Land in Virar

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Commercial Property for sale in Virar West

Commercial Land in Virar West

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Agricultural Land in V

Agricultural Land in v

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## PHOTOGRAPHS OF THE PROPERTY

