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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "Balaji Skyline"

"Balaji Skyline" Proposed Residential & Commercial Building on Plot No. 56, Sector – 34A, Village - Kharghar, Sai Mannat Road, Navi Mumbai, Taluka – Panvel, Dist – Raigad, PIN – 410 210, State - Maharashtra, Country – India.

Latitude Longitude: 19°04'10.4"N 73°05'04.1"E

Valuation Done for:

State Bank of India

HLST Belapur Branch

Administrative Office, 1, 5th Floor, Belapur Railway Station Complex,
CBD Belapur, Navi Mumbai, PIN - 400 614,
State - Maharashtra, Country - India

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Regd. Office

BI-001, U/B Floor, BOOMERANG, Chandivati Farm Road,
Pawa, Andheri East, **Mumbai** 400072, (M.S), India

+91 2247495919

mumbai@vastukala.co.in

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Vastukala Consultants (I) Pvt. Ltd.

Valuation Report Prepared For: State Bank of India / HLST Belapur Branch / Balaji Skyline / (11131/2308175) Page 2 of 40

Vastu/SBI/Mumbai/09/2024/11131/2308175

14/08-181-V

Date: 14.09.2024

MASTER VALUATION REPORT OF " Balaji Skyline "

**"Balaji Skyline" Proposed Residential & Commercial Building on Plot No. 56, Sector – 34A,
Village - Kharghar, Sai Mannat Road, Navi Mumbai, Taluka – Panvel, Dist – Raigad, PIN – 410 210,
State - Maharashtra, Country – India**

Latitude Longitude: 19°04'10.4"N 73°05'04.1"E

NAME OF DEVELOPER: M/s. Varsha Buildcon.

Pursuant to instructions from State Bank of India, HLST Belapur Branch, Navi 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 **13th September 2024** for approval of Advance Processing Facility.

1. Location Details:

The property is situated at "Balaji Skyline" Proposed Residential & Commercial Building on Plot No. 56, Sector – 34A, Village - Kharghar, Sai Mannat Road, Navi Mumbai, Taluka – Panvel, Dist – Raigad, PIN – 410 210, State - Maharashtra, Country – India. It is about 800 M. travel distance from Amandoot Metro Station. Surface transport to the property is by buses, Auto, taxis & private vehicles. 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 locality is middle class & developed.

2. Developer Details:

Name of builder	M/s. Varsha Buildcon	
Project Registration Number	Project	RERA Project Number
	Balaji Skyline	P52000052548
Register office address	M/s. Varsha Buildcon Address: Office No. 1003 & 1004, 10 th Floor, "Shelton Cubix", Plot No. 87, Sector 15, CBD Belapur, Navi Mumbai, Taluka – Thane, Dist. – Thane, PIN – 400 614, State - Maharashtra, Country – India	
Contact Numbers	Contact Person : Mr. Bharat Choudhari (Builder Person – Mobile No. 9321255744)	
E – mail ID & Website	sales@varshagroup.in www.varshagroup.in	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Open Plot & Tricity Aspire
On or towards South	Open Plot & Internal Road
On or towards East	Road & Nallha
On or towards West	Affinity Homes & 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
HLST Belapur Branch
 Administrative Office, I, 5th Floor,
 Belapur Railway Station Complex,
 CBD Belapur, Navi Mumbai, PIN - 400 614,
 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, HLST Belapur Branch, Navi Mumbai to assess fair market value of the property for bank loan purpose.
2.	a)	Date of inspection : 13.09.2024
	b)	Date on which the valuation is made : 14.09.2024
3.	List of documents produced for Perusal	
	1. Copy of Legal Title Report from Adv. Sunil J Garg dated 06.07.2023.	
	2. Copy of Agreement to Lease date 18.11.2022 b/w. CIDCO (the Corporation) AND M/S. Varsha Buildcon (the Licensee)	
	3. Copy of Lease Agreement dated 08.07.2019 Between CIDDCO & M/S. Varsha Buildcon Doc No. Panvel 5 / 18603 / 2022.	
	4. Copy of Search Report dated 12.07.2023 issued by Ramakant G. Pawar.	
	5. Copy of Engineer's Certificate dated 11.07.2023 issued by Epicons Consultants Pvt. Ltd. (As per RERA Certificate)	
	6. Copy of Architect's Certificate dated 11.07.2023 issued by Deepak P. Thakare (Architects & Planners) (As per RERA Certificate)	
	7. Copy Allotment Letter of Plot No. 56 dated 23.05.2022 issued by City & Industrial Development Corporation of Maharashtra Limited (CIDCO). Doc No. CIDCO / MH /-1 (Commercial) / 2022 / 1021.	
	8. Copy Allotment Letter of Residential + Commercial Plot No. 56 dated 27.04.2022 issued by City & Industrial Development Corporation of Maharashtra Limited (CIDCO). Doc No. 3619 / 1000946 / 802.	
	9. Copy of MAHARERA Registration Certificate of Project No. P52000052548 issued by Maharashtra Real Estate Regulatory Authority date 08.09.2023, Latest Modified date 14.09.2023	
	10. Copy of Height Clearance NOC No. NAVI / WEST / B / 080122 / 687739 date 22.09.2022 issued by Airports Authority of India. Valid Up to : 21.09.2030.	
	11. Copy of Fire Protection NOC No. CIDCO / FIRE / HQ / 2023 / E- 217505 date 12.06.2023 issued by Chief Fire Officer CIDCO Fire Service.	
	12. Copy of Partnership Deed b/w Shri. Mohansingh Tararamji Choudhary (First Part) & Shri. Chunilal Budhaji Choudhary (Second Part), date 25.05.2015	
	13. Copy of Commencement Certificate CIDCO / BP-18564 / TPO (NM & K) / 2023 / 10973 dated 03.07.2023 issued by Associate Planner CIDCO LTD. Ground + 6 th Floors (Parking) + 2 nd to 5 th Floors (Podiums) + 28 th upper floors.	



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14. Copy of Approved Plan CIDCO / BP-18564 / TPO (NM & K) / 2023 / 10973 Dated 03.07.2023 issued by Associate Planner CIDCO LTD (Number of Copies – Six – Sheet No. 1 / 6 to 6/6)											
Approved upto:											
Project	Number of Floors										
Balaji Skyline	Ground (Part) + Stilt (Part) + 1st Floor (Part Parking / Part Commercial) + 2nd to 5th Floors (Podiums) + 6th (Part Parking / Part Amenity) + 7th to 34th upper floors.										
Project Name (with address & phone nos.)	: "Balaji Skyline" Proposed Residential & Commercial Building on Plot No. 56, Sector – 34A, Village - Kharghar, Sai Mannat Road, Navi Mumbai, Taluka – Panvel, Dist – Raigad, PIN – 410 210, State - Maharashtra, Country – India										
4. Name of the developer and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: M/s. Varsha Buildcon. Address: Office No. 1003 & 1004, 10 th Floor, "Shelton Cubix" , Plot No. 87, Sector 15, CBD Belapur, Navi Mumbai, Taluka – Thane, Dist. – Thane, PIN – 400 614, State - Maharashtra, Country – India. Contact Person : Mr. Bharat Choudhari (Builder Person – Mobile No. 9321255744)										
5. Brief description of the property (Including Leasehold / freehold etc.)											
<p>About "Balaji Skyline" Project: Property for sale in Kharghar, Navi Mumbai. This project, that is, Varsha Balaji Skyline is a well designed project by Varsha Group. It is offering Under Construction units. If you are looking at Apartment, you should check out Varsha Balaji Skyline. Set in an expanse of 0.51 Acres , the property offers a remarkable lifestyle. Available configurations include 2 BHK. Varsha Balaji Skyline was launched in October 2023. Project possession is slated for Jul, 2028. There is 1 building in this project. Total number of flats at Varsha Balaji Skyline is 112. Varsha Balaji Skyline is located in Plot No.56, Sector No. 34 A, Kharghar. There are 112 units in this residential project. Varsha Balaji Skyline has all approvals in place as mandated by the state regulatory authority. RERA ID of this project is P52000052548.</p> <p>TYPE OF THE BUILDING</p> <table border="1"> <thead> <tr> <th>Building</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Balaji Skyline</td> <td>Proposed Ground (Part) + Stilt (Part) + 1st Floor (Part Parking / Part Commercial) + 2nd to 5th Floors (Podiums) + 6th (Part Parking / Part Amenity) + 7th to 34th upper floors</td> </tr> </tbody> </table> <p>LEVEL OF COMPLETEION:</p> <table border="1"> <thead> <tr> <th>Building</th> <th>Present stage of Construction</th> <th>Percentage of work completion</th> </tr> </thead> <tbody> <tr> <td>Balaji Skyline</td> <td>RCC work upto 2nd floor slab is completed.</td> <td>12%</td> </tr> </tbody> </table> <p>DATE OF COMPLETION & FUTURE LIFE: Expected completion date as informed by builder is 31st July 2028 (As per MAHARERA Certificate) Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance & Structural repairs.</p>		Building	Number of Floors	Balaji Skyline	Proposed Ground (Part) + Stilt (Part) + 1st Floor (Part Parking / Part Commercial) + 2nd to 5th Floors (Podiums) + 6th (Part Parking / Part Amenity) + 7th to 34th upper floors	Building	Present stage of Construction	Percentage of work completion	Balaji Skyline	RCC work upto 2nd floor slab is completed.	12%
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Building	Present stage of Construction	Percentage of work completion									
Balaji Skyline	RCC work upto 2nd floor slab is completed.	12%									

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		
> Terrace Garden above Club House		
> Yoga		
> Swimming Pool		
> Gymnasium		
> Kids Play Area		
> Multipurpose Hall		
> Outdoor Games		
> Spa and Salon		
> Banquet Hall		
> Basketball Court		
> Box Cricket		
> Library		
> Children Play area		
6.	Location of property	:
a)	Plot No. / Survey No.	: Plot No. 56
b)	Door No.	: Not applicable
c)	C. T.S. No. / Village	: Plot No. 56, Sector – 34A, Village - Kharghar
d)	Ward / Taluka	: Taluka – Panvel
e)	Mandal / District	: District – Raigadh
7.	Postal address of the property	: "Balaji Skyline" Proposed Residential & Commercial Building on Plot No. 56, Sector – 34A, Village - Kharghar, Sai Mannat Road, Naji Mumbai, Taluka – Panvel, Dist – Raigad, PIN – 410 210, State - Maharashtra, Country –India
8.	City / Town	: Navi Mumbai, Kharghar
	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	: Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality	: Associate Planner CIDCO LTD., Village - Kharghar
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	: No

12.	In Case it is Agricultural land, any conversion to house site plots is contemplated	:	N.A.	
13.	Boundaries of the property	As per Documents	As per RERA Certificate	As per Site
	North	Plot No 59	Plot No 59	Open Plot & Tricity Aspire
	South	45 Mts Wide Road	45 Mts Wide Road	Open Plot & Internal Road
	East	Plot No 55	Plot No 55	Road & Nallha
	West	Plot No 57	Plot No 57	Affinity Homes & 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	:	19°04'10.4"N 73°05'04.1"E	
14.	Extent of the site	:	Plot area – 2103.60 Sq. M. (As per 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 – 2103.60 Sq. M. (As per 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	CHARACTERISTICS OF THE SITE			
1.	Classification of locality	:	Middle class	
2.	Development of surrounding areas	:	Very 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 and Commercial purpose	
8.	Any usage restriction	:	Residential and commercial purpose	
9.	Is plot in town planning approved layout?	:	Copy of Approved Plan CIDCO / BP-18564 / TPO (NM & K) / 2023 / 10973 Dated 03.07.2023 issued by Associate Planner CIDCO LTD (Number of Copies – Six – Sheet	

			No. 1 / 6 to 6 / 6) Approved upto:									
			<table border="1"> <thead> <tr> <th>Project</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Balaji Skyline</td> <td>Ground (Part) + Stilt (Part) + 1st Floor (Part Parking / Part Commercial) + 2nd to 5th Floors (Podiums) + 6th (Part Parking / Part Amenity) + 7th to 34th upper floors.</td> </tr> </tbody> </table>	Project	Number of Floors	Balaji Skyline	Ground (Part) + Stilt (Part) + 1 st Floor (Part Parking / Part Commercial) + 2 nd to 5 th Floors (Podiums) + 6 th (Part Parking / Part Amenity) + 7 th to 34 th upper floors.					
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10.	Corner plot or intermittent plot?	:	Corner									
11.	Road facilities	:	Yes									
12.	Type of road available at present	:	W. B. M. Road									
13.	Width of road – is it below 20 ft. or more than 20 ft.	:	45 Meter. 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 developed 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 – 2103.60 Sq. M. (As per Plan & RERA Certificate)									
	North & South	:	-									
	East & West	:	-									
2	Total extent of the plot	:	As per table attached to the report									
3	Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	As per table attached to the report Details of recent transactions/online listings are attached with the report.									
4	Guideline rate obtained from the Register's Office (an evidence thereof to be enclosed)	:	₹ 98,900.00 per Sq. M. for Residential ₹ 35,100.00 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 Approved Plan</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>2103.60</td> <td>35100</td> <td>7,38,36,360.00</td> </tr> </tbody> </table>	As per Approved Plan			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	2103.60	35100	7,38,36,360.00
As per Approved Plan												
Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)										
2103.60	35100	7,38,36,360.00										
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				
	Balaji Skyline		Proposed Ground (Part) + Stilt (Part) + 1st Floor (Part Parking / Part Commercial) + 2nd to 5th Floors (Podiums) + 6th (Part Parking / Part Amenity) + 7th to 34th 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 CIDCO / BP-18564 / TPQ (NM & K) / 2023 / 10973 Dated 03.07.2023 issued by Associate Planner CIDCO LTD (Number of Copies – Six – Sheet No. 1 / 6 to 6 / 6)				
h)	Approved map / plan issuing authority	:	Approved upto:				
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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	:	
	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) Balaji Skyline:

Sr. No.	Flat No.	Floor No.	Comp	As per RERA Carpet Area in Sq. Ft.	As per Plan Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	701	7	2 BHK	639	38	677	745	19000	1,28,63,000	1,41,49,300	35500	20,85,160
2	702	7	2 BHK	639	38	677	745	19000	1,28,63,000	1,41,49,300	35500	20,85,160
3	703	7	2 BHK	612	35	647	712	19000	1,22,93,000	1,35,22,300	34000	19,92,760
4	704	7	2 BHK	606	35	641	705	19000	1,21,79,000	1,33,96,900	33500	19,74,280
5	801	8	2 BHK	639	38	677	745	19000	1,28,63,000	1,41,49,300	35500	20,85,160
6	802	8	2 BHK	639	38	677	745	19000	1,28,63,000	1,41,49,300	35500	20,85,160
7	803	8	2 BHK	612	35	647	712	19000	1,22,93,000	1,35,22,300	34000	19,92,760
8	804	8	2 BHK	606	35	641	705	19000	1,21,79,000	1,33,96,900	33500	19,74,280
9	901	9	2 BHK	639	38	677	745	19060	1,29,03,620	1,41,93,982	35500	20,85,160
10	902	9	2 BHK	639	38	677	745	19060	1,29,03,620	1,41,93,982	35500	20,85,160
11	903	9	2 BHK	612	35	647	712	19060	1,23,31,820	1,35,65,002	34000	19,92,760
12	904	9	2 BHK	606	35	641	705	19060	1,22,17,460	1,34,39,206	33500	19,74,280
13	1001	10	2 BHK	639	38	677	745	19120	1,29,44,240	1,42,38,664	35500	20,85,160
14	1002	10	2 BHK	639	38	677	745	19120	1,29,44,240	1,42,38,664	35500	20,85,160
15	1003	10	2 BHK	612	35	647	712	19120	1,23,70,640	1,36,07,704	34000	19,92,760
16	1004	10	2 BHK	606	35	641	705	19120	1,22,55,920	1,34,81,512	33500	19,74,280
17	1101	11	2 BHK	639	38	677	745	19180	1,29,84,860	1,42,83,346	35500	20,85,160
18	1102	11	2 BHK	639	38	677	745	19180	1,29,84,860	1,42,83,346	35500	20,85,160
19	1103	11	2 BHK	612	35	647	712	19180	1,24,09,460	1,36,50,406	34000	19,92,760
20	1104	11	2 BHK	606	35	641	705	19180	1,22,94,380	1,35,23,818	34000	19,74,280
21	1201	12	2 BHK	639	38	677	745	19240	1,30,25,480	1,43,28,028	36000	20,85,160



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Sr. No.	Flat No.	Floor No.	Comp	As per RERA Carpet Area in Sq. Ft.	As per Plan Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
22	1202	12	2 BHK	639	38	677	745	19240	1,30,25,480	1,43,28,028	36000	20,85,160
23	1203	12	2 BHK	612	35	647	712	19240	1,24,48,280	1,36,93,108	34000	19,92,760
24	1204	12	2 BHK	606	35	641	705	19240	1,23,32,840	1,35,66,124	34000	19,74,280
25	1301	13	2 BHK	639	38	677	745	19300	1,30,66,100	1,43,72,710	36000	20,85,160
26	1302	13	2 BHK	639	38	677	745	19300	1,30,66,100	1,43,72,710	36000	20,85,160
27	1303	13	2 BHK	612	35	647	712	19300	1,24,87,100	1,37,35,810	34500	19,92,760
28	1304	13	2 BHK	606	35	641	705	19300	1,23,71,300	1,36,08,430	34000	19,74,280
29	1401	14	2 BHK	639	38	677	745	19360	1,31,06,720	1,44,17,392	36000	20,85,160
30	1402	14	2 BHK	639	38	677	745	19360	1,31,06,720	1,44,17,392	36000	20,85,160
31	1403	14	2 BHK	612	35	647	712	19360	1,25,25,920	1,37,78,512	34500	19,92,760
32	1404	14	2 BHK	606	35	641	705	19360	1,24,09,760	1,36,50,736	34000	19,74,280
33	1501	15	2 BHK	639	38	677	745	19420	1,31,47,340	1,44,62,074	36000	20,85,160
34	1502	15	2 BHK	639	38	677	745	19420	1,31,47,340	1,44,62,074	36000	20,85,160
35	1503	15	2 BHK	612	35	647	712	19420	1,25,64,740	1,38,21,214	34500	19,92,760
36	1504	15	2 BHK	606	35	641	705	19420	1,24,48,220	1,36,93,042	34000	19,74,280
37	1601	16	2 BHK	639	38	677	745	19480	1,31,87,960	1,45,06,756	36500	20,85,160
38	1602	16	2 BHK	639	38	677	745	19480	1,31,87,960	1,45,06,756	36500	20,85,160
39	1603	16	2 BHK	612	35	647	712	19480	1,26,03,560	1,38,63,916	34500	19,92,760
40	1604	16	2 BHK	606	35	641	705	19480	1,24,86,680	1,37,35,348	34500	19,74,280
41	1701	17	2 BHK	639	38	677	745	19540	1,32,28,580	1,45,51,438	36500	20,85,160
42	1702	17	2 BHK	639	38	677	745	19540	1,32,28,580	1,45,51,438	36500	20,85,160
43	1703	17	2 BHK	612	35	647	712	19540	1,26,42,380	1,39,06,618	35000	19,92,760
44	1704	17	2 BHK	606	35	641	705	19540	1,25,25,140	1,37,77,654	34500	19,74,280
45	1801	18	2 BHK	639	38	677	745	19600	1,32,69,200	1,45,96,120	36500	20,85,160
46	1802	18	2 BHK	639	38	677	745	19600	1,32,69,200	1,45,96,120	36500	20,85,160
47	1803	18	2 BHK	612	35	647	712	19600	1,26,81,200	1,39,49,320	35000	19,92,760
48	1804	18	2 BHK	606	35	641	705	19600	1,25,63,600	1,38,19,960	34500	19,74,280
49	1901	19	2 BHK	639	38	677	745	19660	1,33,09,820	1,46,40,802	36500	20,85,160
50	1902	19	2 BHK	639	38	677	745	19660	1,33,09,820	1,46,40,802	36500	20,85,160
51	1903	19	2 BHK	612	35	647	712	19660	1,27,20,020	1,39,92,022	35000	19,92,760
52	1904	19	2 BHK	606	35	641	705	19660	1,26,02,060	1,38,62,266	34500	19,74,280
53	2001	20	2 BHK	639	38	677	745	19720	1,33,50,440	1,46,85,484	36500	20,85,160
54	2002	20	2 BHK	639	38	677	745	19720	1,33,50,440	1,46,85,484	36500	20,85,160
55	2003	20	2 BHK	612	35	647	712	19720	1,27,58,840	1,40,34,724	35000	19,92,760
56	2004	20	2 BHK	606	35	641	705	19720	1,26,40,520	1,39,04,572	35000	19,74,280
57	2101	21	2 BHK	639	38	677	745	19780	1,33,91,060	1,47,30,166	37000	20,85,160
58	2102	21	2 BHK	639	38	677	745	19780	1,33,91,060	1,47,30,166	37000	20,85,160
59	2103	21	2 BHK	612	35	647	712	19780	1,27,97,660	1,40,77,426	35000	19,92,760

Sr. No.	Flat No.	Floor No.	Comp	As per RERA Carpet Area in Sq. Ft.	As per Plan Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. Ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
60	2104	21	2 BHK	606	35	641	705	19780	1,26,78,980	1,39,46,878	35000	19,74,280
61	2201	22	2 BHK	639	38	677	745	19840	1,34,31,680	1,47,74,848	37000	20,85,160
62	2202	22	2 BHK	639	38	677	745	19840	1,34,31,680	1,47,74,848	37000	20,85,160
63	2203	22	2 BHK	612	35	647	712	19840	1,28,36,480	1,41,20,128	35500	19,92,760
64	2204	22	2 BHK	606	35	641	705	19840	1,27,17,440	1,39,89,184	35000	19,74,280
65	2301	23	2 BHK	639	38	677	745	19900	1,34,72,300	1,48,19,530	37000	20,85,160
66	2302	23	2 BHK	639	38	677	745	19900	1,34,72,300	1,48,19,530	37000	20,85,160
67	2303	23	2 BHK	612	35	647	712	19900	1,28,75,300	1,41,62,830	35500	19,92,760
68	2304	23	2 BHK	606	35	641	705	19900	1,27,55,900	1,40,31,490	35000	19,74,280
69	2401	24	2 BHK	639	38	677	745	19960	1,35,12,920	1,48,64,212	37000	20,85,160
70	2402	24	2 BHK	639	38	677	745	19960	1,35,12,920	1,48,64,212	37000	20,85,160
71	2403	24	2 BHK	612	35	647	712	19960	1,29,14,120	1,42,05,532	35500	19,92,760
72	2404	24	2 BHK	606	35	641	705	19960	1,27,94,360	1,40,73,796	35000	19,74,280
73	2501	25	2 BHK	639	38	677	745	20020	1,35,53,540	1,49,08,894	37500	20,85,160
74	2502	25	2 BHK	639	38	677	745	20020	1,35,53,540	1,49,08,894	37500	20,85,160
75	2503	25	2 BHK	612	35	647	712	20020	1,29,52,940	1,42,48,234	35500	19,92,760
76	2504	25	2 BHK	606	35	641	705	20020	1,28,32,820	1,41,16,102	35500	19,74,280
77	2601	26	2 BHK	639	38	677	745	20080	1,35,94,160	1,49,53,576	37500	20,85,160
78	2602	26	2 BHK	639	38	677	745	20080	1,35,94,160	1,49,53,576	37500	20,85,160
79	2603	26	2 BHK	612	35	647	712	20080	1,29,91,760	1,42,90,936	35500	19,92,760
80	2604	26	2 BHK	606	35	641	705	20080	1,28,71,280	1,41,58,408	35500	19,74,280
81	2701	27	2 BHK	639	38	677	745	20140	1,36,34,780	1,49,98,258	37500	20,85,160
82	2702	27	2 BHK	639	38	677	745	20140	1,36,34,780	1,49,98,258	37500	20,85,160
83	2703	27	2 BHK	612	35	647	712	20140	1,30,30,580	1,43,33,638	36000	19,92,760
84	2704	27	2 BHK	606	35	641	705	20140	1,29,09,740	1,42,00,714	35500	19,74,280
85	2801	28	2 BHK	639	38	677	745	20200	1,36,75,400	1,50,42,940	37500	20,85,160
86	2802	28	2 BHK	639	38	677	745	20200	1,36,75,400	1,50,42,940	37500	20,85,160
87	2803	28	2 BHK	612	35	647	712	20200	1,30,69,400	1,43,76,340	36000	19,92,760
88	2804	28	2 BHK	606	35	641	705	20200	1,29,48,200	1,42,43,020	35500	19,74,280
89	2901	29	2 BHK	639	38	677	745	20260	1,37,16,020	1,50,87,622	37500	20,85,160
90	2902	29	2 BHK	639	38	677	745	20260	1,37,16,020	1,50,87,622	37500	20,85,160
91	2903	29	2 BHK	612	35	647	712	20260	1,31,08,220	1,44,19,042	36000	19,92,760
92	2904	29	2 BHK	606	35	641	705	20260	1,29,86,660	1,42,85,326	35500	19,74,280
93	3001	30	2 BHK	639	38	677	745	20320	1,37,56,640	1,51,32,304	38000	20,85,160
94	3002	30	2 BHK	639	38	677	745	20320	1,37,56,640	1,51,32,304	38000	20,85,160
95	3003	30	2 BHK	612	35	647	712	20320	1,31,47,040	1,44,61,744	36000	19,92,760
96	3004	30	2 BHK	606	35	641	705	20320	1,30,25,120	1,43,27,632	36000	19,74,280
97	3101	31	2 BHK	639	38	677	745	20380	1,37,97,260	1,51,76,986	38000	20,85,160

Sr. No.	Flat No.	Floor No.	Comp	As per RERA Carpet Area in Sq. Ft.	As per Plan Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
98	3102	31	2 BHK	639	38	677	745	20380	1,37,97,260	1,51,76,986	38000	20,85,160
99	3103	31	2 BHK	612	35	647	712	20380	1,31,85,860	1,45,04,446	36500	19,92,760
100	3104	31	2 BHK	606	35	641	705	20380	1,30,63,580	1,43,69,938	36000	19,74,280
101	3201	32	2 BHK	639	38	677	745	20440	1,38,37,880	1,52,21,668	38000	20,85,160
102	3202	32	2 BHK	639	38	677	745	20440	1,38,37,880	1,52,21,668	38000	20,85,160
103	3203	32	2 BHK	612	35	647	712	20440	1,32,24,680	1,45,47,148	36500	19,92,760
104	3204	32	2 BHK	606	35	641	705	20440	1,31,02,040	1,44,12,244	36000	19,74,280
105	3301	33	2 BHK	639	38	677	745	20500	1,38,78,500	1,52,66,350	38000	20,85,160
106	3302	33	2 BHK	639	38	677	745	20500	1,38,78,500	1,52,66,350	38000	20,85,160
107	3303	33	2 BHK	612	35	647	712	20500	1,32,63,500	1,45,89,850	36500	19,92,760
108	3304	33	2 BHK	606	35	641	705	20500	1,31,40,500	1,44,54,550	36000	19,74,280
109	3401	34	2 BHK	639	38	677	745	20560	1,39,19,120	1,53,11,032	38500	20,85,160
110	3402	34	2 BHK	639	38	677	745	20560	1,39,19,120	1,53,11,032	38500	20,85,160
111	3403	34	2 BHK	612	35	647	712	20560	1,33,02,320	1,46,32,552	36500	19,92,760
112	3404	34	2 BHK	606	35	641	705	20560	1,31,78,960	1,44,96,856	36000	19,74,280
Total						73976	81374		1,46,11,84,520	1,60,73,02,972		22,78,47,200

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 ₹
Balaji Skyline	2 BHK - 112	112	73976	81374	1,46,11,84,520.00	1,60,73,02,972.00

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	1,46,11,84,520.00
Final Realizable Value After Completion in ₹	1,60,73,02,972.00
Cost of Construction (Total Built up area x Rate) 81374 Sq. Ft. x ₹ 2800.00	22,78,47,200.00



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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 ₹		:	₹ 1,46,11,84,520.00
Final Realizable Value After Completion in ₹		:	₹ 1,60,73,02,972.00

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have

been recently sold. Comparable properties, also known as comparable, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a residential flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 17,500.00 to ₹ 21,500.00 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 ₹ 19,000.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.



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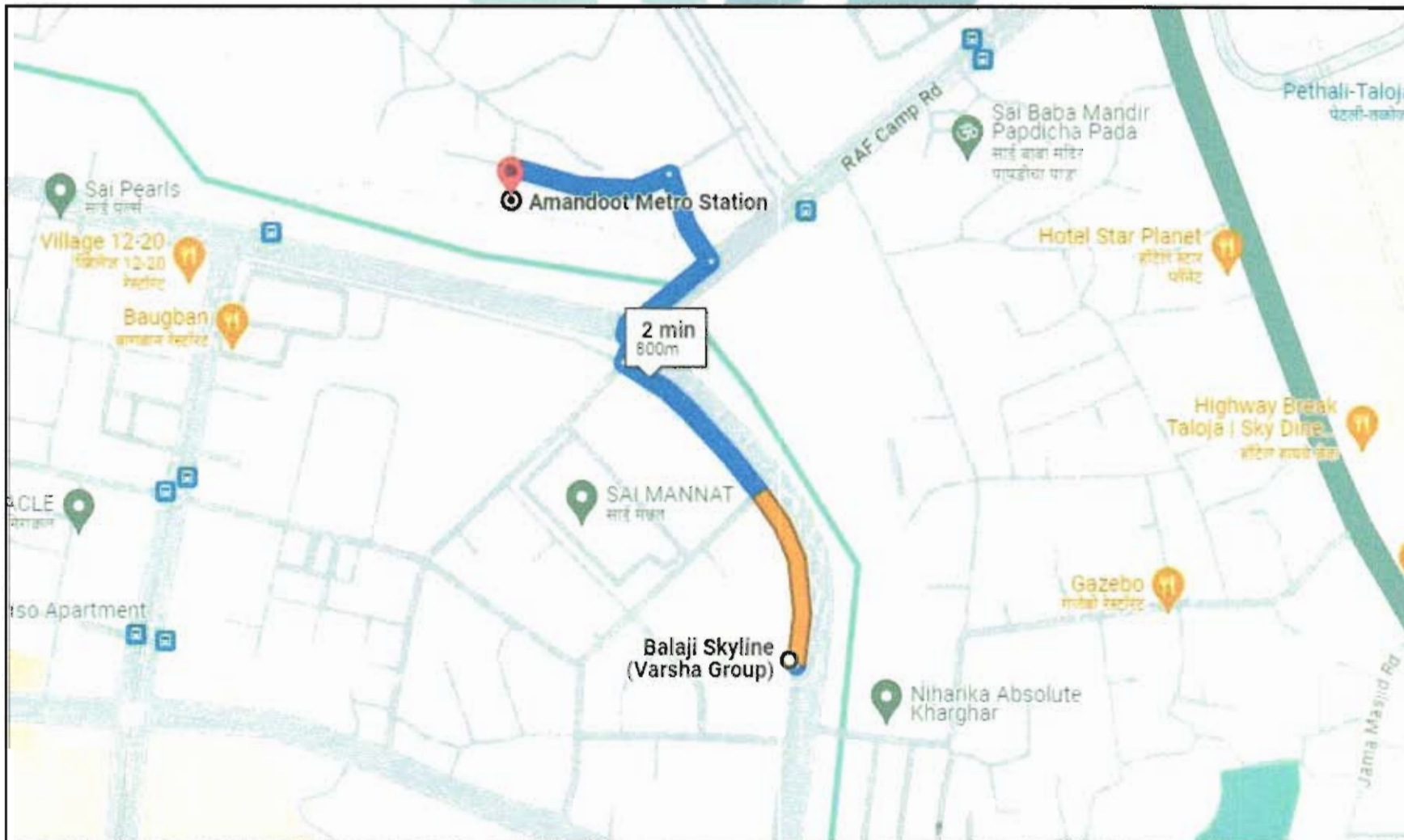


Actual Site Photographs



Route Map of the property

Site u/r



Latitude Longitude: 19°04'10.4"N 73°05'04.1"E

Note: The Blue line shows the route to site from nearest Metro station (Amandoot – 800 M.)




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Ready Reckoner Rate


Department of Registration & Stamps
 Government of Maharashtra

नोंदणी व मुद्रांक विभाग
 महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
 बांधारामुल्य दर पत्रक

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Annual Statement of Rates

Selected District रायगड ▼

Select Taluka पलनेल ▼

Select Village भोडे : पलनेल (पलनेल महानगरपालिका) ▼

Search By Survey No Location

Select	उपविभाग	चुनी मधील	मिवासी मधील	बांधील	दुकाने	बांधीलिक	एकक (Rsq.)
SurveyNo	20/30-भाणर सिडको मे.क्र.30	31000	79900	91900	100000	91900	चौ. मीटर
SurveyNo	20/34-भाणर सिडको मे.क्र.34	35100	98600	108500	123500	108500	चौ. मीटर
SurveyNo	20/35-भाणर सिडको मे.क्र.35	38600	98000	107000	122400	107000	चौ. मीटर
SurveyNo	20/36-भाणर सिडको मे.क्र.36	14700	63600	60500	68900	60500	चौ. मीटर
SurveyNo	20/37-भाणर सिडको मे.क्र.37	19200	86200	64600	72100	64600	चौ. मीटर

... 21 22 23 24 25 28 27 28 29 30 ...

Sales Instances

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate / Sq. Ft. on Carpet Area
4531/2024	23.03.2024	1,14,51,000.00	62.73	675.00	17,000.00

गावाचे नाव : खारघर	
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	11451000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार-आकारणी देहो की घट्टेदार ते नमुद करावे)	7310744.634
(4) भू-मापन, फोटोसुरा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: पनवेल म.न.पा. इतर वर्णन : इतर माहिती: विभाग क्र. 20/34, दर रु.98,900/- प्रती चौ. मी. सदनिका क्र. 1202, बारावा मजला, बालाजी स्कायलाईन, प्लॉट नं. 56, सेक्टर नं. 34ए, खारघर, ता. पनवेल, जि. रायगड. क्षेत्र-59.323 चौ. मी. कारपेट + 3.508 चौ. मी. बात्कणी (Plot Number : 56 ; SECTOR NUMBER : 34ए ;)
(5) क्षेत्रफळ	59.323 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा	
(7) दस्तऐवज करून देणा-या लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- मे. वर्षा बिल्डरॉन रॉके भागीदार चुत्रीलाल बी. सौधरी यांच्या तर्फे कु. मू. म्हणून भरत एम. चौधरी - वय:-28 पत्ता:- प्लॉट नं. - , भाळा नं. - , इमारतीचे नाव: 1003/1004, शेल्टॉन कुबीक्स, प्लॉट नं. 87, सेक्टर नं. 15, सी. बी. डी., बेलापुर, नवी मुंबई, ब्लॉक नं. - , रोड नं. - , महाराष्ट्र. पिन कोड:-400614 फॅन नं:-A.A.M.F.V/8084D
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- चित्रांगा किसन तांडेल - वय:-29; पत्ता:- प्लॉट नं. - , भाळा नं. - , इमारतीचे नाव: रुम नं. 1/2, बी-14, बी-टाईप, से. 01, साईबाबा मंदीराजवळ, वाशी, नवी मुंबई, ब्लॉक नं. - , रोड नं. - , पिन कोड:-400703 फॅन नं:-A.Q.P.T/0658J 2): नाव:- ढऊल साईतेज दिलीप - वय:-29; पत्ता:- प्लॉट नं. - , भाळा नं. - , इमारतीचे नाव: रुम नं. 1/2, बी-14, बी-टाईप, से. 01, साईबाबा मंदीराजवळ, वाशी, नवी मुंबई, ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, ठाणे. पिन कोड:-400703 फॅन नं:-B.U.X.P.D/0252P
(9) दस्तऐवज करून दिल्याचा दिनांक	23/03/2024
(10) दस्त नोंदणी केल्याचा दिनांक	23/03/2024
(11) अनुक्रमांक, खंड व पृष्ठ	4531/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	801600
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000

Sales Instances nearby

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate / Sq. Ft. on Carpet Area
9094/2024	09.05.2024	1,41,00,000.00	86.05	926.00	15,230.00

9094398 14-09-2024 Note :-Generated Through eSearch Module,For original report please contact concern SRO office.		सूची क्र.2	दुयम निबंधक : सह दु.नि.पनवेल 3 दस्त क्रमांक : 9094/2024 नोदंगी : Regn.63m
गावाचे नाव : खारघर			
(1) विलेखाचा प्रकार	करारनामा		
(2) मोबदला	14100000		
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	10349615.572		
(4) भू-भाषण, पॉटहिस्ता व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पनवेल म.न.पा.इतर वर्णन : इतर माहिती: सदनिका क्र.1501,पंधरावा मजला, मिलेनियम सेलेस्टा, प्लॉट क्र.57-ए, सेक्टर 34-ए, खारघर, ता.पनवेल, जि.रायगड. क्षेत्र 80.997 चौ.मी.कारपेट + 5.008 चौ.मी.एनक्लीज बाल्कनी + 01 स्टील कार पार्किंग स्पेस ((Plot Number : 57-A ; SECTOR NUMBER : 34-A ;))		
(5) क्षेत्रफळ	80.997 चौ.मीटर		
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.			
(7) दस्तऐवज करून देणा.या लिहून ठेवणा.या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव.-मं. मिलेनियम ग्रुप तर्फे भागीदार किशोर कुमार सी. घाडीया यांचे कु.मु. म्हणून राहुल राजेंद्र भालेंकर ABFF&K300/7&L- वय:-32 पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव:- 211, कॉनकॉर्ड प्रिमायसेस, प्लॉट क्र.66 ए. सं.११, सी.बी.डी बेलापुर, नवी मुंबई, ब्लॉक नं. , रोड नं. , महाराष्ट्र, THANE. पिन कोड:-400614 पॅन नं.:-		
(8)दस्तऐवज करून घेणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव.-इमान अबुबकर काझी AVMPK5949H -- वय:-42; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव:- 40१, मंगल कल्याण, मिलेटी कॅम्प रोड, मिलेटी कॅम्प आऊट पोस्ट, कलिना, सांताक्रुझ ईस्ट, मुंबई, ब्लॉक नं. , रोड नं. , महाराष्ट्र, MUMBAI. पिन कोड:-400029 पॅन नं.:- 2): नाव.-नायला इमान काझी ATAPMS855C -- वय:-36; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव:- 40१, मंगल कल्याण, मिलेटी कॅम्प रोड, मिलेटी कॅम्प आऊट पोस्ट, कलिना, सांताक्रुझ ईस्ट, मुंबई, ब्लॉक नं. , रोड नं. , महाराष्ट्र, MUMBAI. पिन कोड:-400029 पॅन नं.:- 3): नाव.-अबुबकर काका काझी BBAPK8770R -- वय:-73; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव:- 40१, मंगल कल्याण, मिलेटी कॅम्प रोड, मिलेटी कॅम्प आऊट पोस्ट, कलिना, सांताक्रुझ ईस्ट, मुंबई, ब्लॉक नं. , रोड नं. , महाराष्ट्र, MUMBAI. पिन कोड:-400029 पॅन नं.:- 4): नाव.-गुलनार अबुबकर काझी AMXPK4142E -- वय:-67; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव:- 40१, मंगल कल्याण, मिलेटी कॅम्प रोड, मिलेटी कॅम्प आऊट पोस्ट, कलिना, सांताक्रुझ ईस्ट, मुंबई, ब्लॉक नं. , रोड नं. , महाराष्ट्र, MUMBAI. पिन कोड:-400029 पॅन नं.:-		
(9) दस्तऐवज करून दिल्याचा दिनांक	09/05/2024		
(10)दस्त नोंदणी केल्याचा दिनांक	09/05/2024		
(11)अनुक्रमांक, खंड व पृष्ठ	9094/2024		
(12)बाजारभावामध्ये मुद्रांक शुल्क	987000		
(13)बाजारभावामध्ये नोंदणी शुल्क	30000		
(14)शेरा			

Sales Instances nearby

Regd. Doc. No.	Date	Agreement Value in ₹	Built up Area in Sq. M.	Built up Area in Sq. Ft.	Rate / Sq. Ft. on Built up Area
306/2024	05.01.2024	1,70,00,000.00	114.00	1223.00	13,895.00

306398 14-09-2024 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.		सूची क्र.2	द्वयम निबंधक: सह दु नि.पनवेल 3 वस्त क्रमांक : 306/2024 शेदणी : Regn 63m
गावाचे नाव : खारघर			
(1) विलेखाचा प्रकार	करारनामा		
(2) मोहदला	17000000		
(3) बाजारभावाभावेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे	13234639.22		
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पनवेल म न पा इतर वर्णन : इतर माहिती: सदनिका क्र.बी-1302,तेरावा मजला,बी विंग,टिन्स सी.एच.एस.लि.,प्लॉट क्र.57,सेक्टर 20,खारघर,ता.पनवेल,जि.रायगड. क्षेत्र 110.41 चौ.मी.बिल्टअप + 3.25 चौ.मी.टेरेस + फोडीयम लेवल स्टील कार पार्किंग स्पेस क्र.6 ए पहिल्या मजल्यावर.((Plot Number : 57 ; SECTOR NUMBER : 20 ;))		
(5) क्षेत्रफळ	110.41 चौ.मीटर		
(6) आकारणी किंवा जुळी देण्यात असेल तेव्हा.			
(7) वस्तपेवज करून घेणा.या लिहून ठेवणा.या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-नेहा तुषार अंधारे -- वय:-38 पत्ता:-प्लॉट नं.-, माळा नं.-, इमारतीचे नाव: सदनिका क्र.बी-1302, तेरावा मजला, बी विंग, टिन्स सी.एच.एस.लि., प्लॉट क्र.57, सेक्टर 20, खारघर, ता.पनवेल, जि.रायगड, ब्लॉक नं.-, रोड नं.-, महाराष्ट्र, राईगाड(००). पिन कोड:-410210 पॅन नं.-:BRCPL1558G 2): नाव:-तुषार गजानन अंधारे -- वय:-39 पत्ता:-प्लॉट नं.-, माळा नं.-, इमारतीचे नाव: सदनिका क्र.बी-1302, तेरावा मजला, बी विंग, टिन्स सी.एच.एस.लि., प्लॉट क्र.57, सेक्टर 20, खारघर, ता.पनवेल, जि.रायगड, ब्लॉक नं.-, रोड नं.-, महाराष्ट्र, राईगाड(००). पिन कोड:-410210 पॅन नं.-:APFPA7164P		
(8) वस्तपेवज करून घेणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-विवेक मोहनराव ठाकरे -- वय:-41; पत्ता:-प्लॉट नं.-, माळा नं.-, इमारतीचे नाव: सदनिका क्र.बी-104, टुडे विस्रम, प्लॉट क्र.८३, से.१९, कामोठे, ता.पनवेल, जि.रायगड, ब्लॉक नं.-, रोड नं.-, महाराष्ट्र, राईगाड(००). पिन कोड:-410206 पॅन नं.-:AIYPT3826H 2): नाव:-कल्याणी विवेक ठाकरे -- वय:-36; पत्ता:-प्लॉट नं.-, माळा नं.-, इमारतीचे नाव: सदनिका क्र.बी-104, टुडे विस्रम, प्लॉट क्र.८३, से.१९, कामोठे, ता.पनवेल, जि.रायगड, ब्लॉक नं.-, रोड नं.-, महाराष्ट्र, राईगाड(००). पिन कोड:-410206 पॅन नं.-:BMNPK7720D		
(9) वस्तपेवज करून दिल्याचा दिनांक	05/01/2024		
(10) वस्त नोंदणी केल्याचा दिनांक	05/01/2024		
(11) अनुक्रमांक, खंड व पृष्ठ	306/2024		
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1290000		
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000		
(14) शीरा			



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Sales Instances nearby

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate / Sq. Ft. on Carpet Area
2747/2024	22.02.2024	1,46,00,000.00	75.70	815.00	17,900.00

सूची क्र.2		दुय्यम निबंधक : सह दु.नि.पनवेल 5
2747529	14-09-2024	दस्त क्रमांक : 2747/2024
Note :-Generated Through eSearch Module,For original report please contact concern SRO office.		नोंदणी : Regn:63m
गावाचे नाव : खारघर		
(1) विलेखाचा प्रकार	अभिहस्तांतरणपत्र	
(2) मोबदला	14600000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	10499461.516	
(4) भू-सापन,पोटहिस्ता व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पनवेल म.न.पा.इतर वर्णन : इतर माहिती: विभाग क्र-19/20,दर-107100/-प्रती चौ.मी.सदनिका क्र.बी-1304,तेरावा मजला,बी विंग,टिन्स सी.एच.एस.लि.,प्लॉट क्र.57,सेक्टर 20,खारघर,ता.पनवेल,जि.रायगड. क्षेत्र 780 चौ.फूट. कारपेट + 35 चौ.फूट. टेरेस + ओपन कार पार्किंग स्पेस क्र.201(दस्त क्रमांक : 19713/2023,पनवेल-5,दिनांक 28/12/2023 अन्वये मु.शु व नों.फी. वसूल)((Plot Number : 57 : SECTOR NUMBER : 20 ;))	
(5) क्षेत्रफळ	780 चौ.फूट	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मनोज रोहतगी - - वय:-59 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: सदनिका क्र.बी-1304, तेरावा मजला, बी विंग, टिन्स सी.एच.एस.लि., प्लॉट क्र.57, सेक्टर 20, खारघर, ता.पनवेल, जि.रायगड., ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, राईगाड(ं): पिन कोड:-410210 पॅन नं:-ADNPR2089Q 2): नाव:-अर्चना मनोज रोहतगी - - वय:-54 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: सदनिका क्र.बी-1304, तेरावा मजला, बी विंग, टिन्स सी.एच.एस.लि., प्लॉट क्र.57, सेक्टर 20, खारघर, ता.पनवेल, जि.रायगड., ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, राईगाड(ं): पिन कोड:-410210 पॅन नं:-AEXPR7253M	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अभिषेक राईकर - - वय:-38; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: सदनिका क्र.ए-403, अरिहंत आराधना सी.एच.एस., से.१०, खारघर, ता.पनवेल, जि.रायगड., ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, राईगाड(ं): पिन कोड:-410210 पॅन नं:-AJAPR8243H 2): नाव:-पल्लवी अभिषेक राईकर उर्फ पल्लवी गुम्फेकर - - वय:-33; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: सदनिका क्र.ए-403, अरिहंत आराधना सी.एच.एस., से.१०, खारघर, ता.पनवेल, जि.रायगड., ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, राईगाड(ं): पिन कोड:-410210 पॅन नं:-AUCPG3943I	
(9) दस्तऐवज करून दिल्याचा दिनांक	22/02/2024	
(10)दस्ता नोंदणी केल्याचा दिनांक	22/02/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	2747/2024	
(12)बाजारभावाप्रमाणे मूद्रांक शुल्क	100	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100	

Sales Instances nearby

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate / Sq. Ft. on Carpet Area
4890/2024	25.06.2024	1,60,17,857.00	94.00	1015.00	15,800.00

489086 12-09-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : दु.नि. पनवेल 1 दस्त क्रमांक : 4890/2024 नोंदणी : Regn:63m
गावाचे नाव : खारघर		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	16017857	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	10908226.8	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पनवेल म.न.पा.इतर वर्णन : इतर माहिती: विभाग 20/34 दर 98900/- सदनिका नं. 1501 पंधरावा मजला मिल्कंठ दर्शन बिल्डिंग प्लॉट नं. 57 बी सेक्टर 34 ए खारघर तालुका पनवेल जिल्हा रायगड क्षेत्र 83.392 चौ.मी. रेरा कारपेट. छज्जा 10.875 चौ.मी.((Plot Number : 57 B ;))	
(5) क्षेत्रफळ	83.392 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. रावरीया डेव्हलपर्स तर्फे भागीदार नारायण राघवजी रावरीया तर्फे कबुली जबाबाचे कुमु म्हणून जयवंत बेरडे - - वय:-53 पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- प्लॉट नं. 57 बी सेक्टर 34 ए खारघर तालुका पनवेल जिल्हा रायगड, महाराष्ट्र, राईगड(०:). पिन कोड:-410210 पॅन नं:-AAKFR3582N	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-हितेश किसन पौनीकर वय:-32; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: 702 सीसॉन्स ग्राईड गोदरेज हिल रोड शनी मंदिर जवळ कल्याण वेस्ट जिल्हा ठाणे-421301, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-BGNPP8806R	
(9) दस्तऐवज करून दिल्याचा दिनांक	25/06/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	25/06/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	4890/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1121300	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)धोरा		
मुल्यांकनासाठी विचारात घेतलेला		



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Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
2 BHK	housing.com	606.00	1,27,00,000.00	20,950.00
2 BHK	housing.com	639.00	1,27,00,000.00	19,875.00



HOUSING.COM Buy in Navi Mumbai

Home / Navi Mumbai / Kharghar / Varsha Balaji Skyline

Varsha Balaji Skyline ₹1.27 Cr | 19.89 K - ₹20.94 K/sq.ft
EMI starts at ₹53 K
Price excludes maintenance. [View More](#)

By VARSHA GROUP
Plot No 56, Sector No 34 A, Kharghar, Navi, Mumbai

[Contact Developer](#)

2 BHK Apartment Configuration Jul 2028 Possession Starts 19.89 K - ₹20.94 K/sq.ft Avg. Price 606 - 639 sq.ft. (Carpet Area: Sixes)

[Overview / Home](#) [More About Project](#) [About Project](#) [Recommended Properties](#) [Floor Plan](#) [Tour This Project](#)

Varsha Balaji Skyline Overview

Project Area: 0.51 Acres Super: 606 - 639 sq.ft. Project Size: 1 Building - 112 units Contact Seller

Launch Date: Oct 2023 Avg. Price: 19.89 K - ₹20.94 K/sq.ft. Possession Starts: Jul 2028 Varsha Group 9181048

Configuration: 2 BHK Apartment PG2000052548 Please share your contact

[Nice choice. Let's connect with the Developer](#)

Price Indicators

Comp.	Source	Saleable Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Saleable Area
2 BHK	squareyards.com	1235.00	1,24,00,000.00	10,000.00

square yards Nav Mumbai Buy Rent Projects Agents Services Resources Intelligence Real Estate Property Login

Home Property in Nav Mumbai Flats in Nav Mumbai Flats in Kharghar Sector 34 2 BHK Flats in Kharghar Sector 34 2 Bedroom 1235 Sq Ft Apartment in Kharghar Sec ...

7 Views Compare

Varsha Balaji Skyline
2 Bedroom 1235 Sq.Ft. Apartment in Kharghar Sector 34 Nav Mumbai
 Listing ID #7470044
₹ 1.24 Cr.

- 2 Bedrooms + Extra Room
- Unfurnished
- 2 Bathroom
- 1235 Sq Ft (Built-up Area)
- Road View
- 6th Floor out of 34 Floors

1 Photos Map Siddhu Desire ...

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 ICICI, SBI, HDFC +5 More Banks
 Save up to ₹15,000 on Home Loan Processing Fee with Attractive Interest Rates, Greater Loan Eligibility, Instant Approval. Get Offer

Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
2 BHK	Propertypistol.com	612.00	1,24,00,000.00	20,260.00

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Home / Mumbai / Flats for sale in Mumbai / New Projects in Mumbai / New Projects in Kharghar / Varsha Balaji Skyline

Varsha Balaji Skyline

Flats by **Varsha Group** at Balaji Skyline (Varsha Group), Sector-34 A, Parsi, Kharghar, Navi Mumbai, Maharashtra, India

📍 RERA P52000052548 👤 Agent RERA - A51700000043


INR 1.24 Cr

Onwards


[Contact Seller](#)

Zero Brokerage

Best Price Guarantee



Configurations	Possession Date	Built up Area	Carpet Area	Min. Price per Sqft
2 BHK	Jul 2028	On request	612 - 768 Sq.ft	INR 17.1 K per Sqft.




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Chartered Engineers
TEV Consultants
Lenders & Regulators
M2010 PC701899

Price Indicators

Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
2 BHK	Magicbricks.com	643.00	1,17,00,000.00	18,200.00

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾
Acrs.com

₹1.17 Cr [EMI - ₹53k](#) | [Get pre-approved loan](#)

2 BHK 1080 Sq-ft Flat For Sale **Sector 34 Kharghar, Navi Mumbai**

2 Beds 2 Baths 2 Balconies 1 Covered Parking

Carpet Area
643 sqft ~
₹18,211/sqft

Floor
8 (Out of 25 Floors)

Lifts
3

Developer
Tharwani Realty

Transaction Type
New Property

Furnished Status
Unfurnished

Project
Tharwani Palladian

Facing
North - East

Car Parking
1 Covered

[Contact Agent](#)

[Get Phone No.](#)

👤 Last contact made 107 days ago

More Details

Price Breakup ₹1.17 Cr | ₹3 Per sq. Unit Monthly

Booking Amount ₹1.0 Lac

Address Kharghar, Navi Mumbai, Sector 34 Kharghar, Navi Mumbai - Central Navi Mumbai, Maharashtra

Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
1 BHK	99acres.com	418.00	72,00,000.00	17,225.00
2 BHK	99acres.com	720.00	1,15,00,000.00	16,000.00

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

₹72 Lac ₹17,224 per sq. ft. **1BHK 2Baths**
 Estimated EMI ₹57,507
 Flat/Apartment for Sale

Overview | Owner Details | Price Trends | Registry Record | Recommendations | Article >

Property (1)

Area
Carpet area: 418 sq. ft.

Price
₹72 Lac
@ 17,224 per sq. ft. (negotiable)

Floor Number
2nd of 14 floors

Configuration
1 Bedroom, 2 Bathrooms, 3 Balconies

Address
Deep planet kharghar
Sector 34 Kharghar, Navi Mumbai

Facing
West

Property Age
Under Construction

Pool/Park/Garden/Club/Main Road/Others

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

₹1.15 Cr ₹16,000 per sq. ft. **2BHK 2Baths**
 Estimated EMI ₹92,011
 Flat/Apartment for Sale

Overview | Dealer Details | Price Trends | Registry Record | Recommendations | Article >

Videos (1) | **Property (3)**

Area
Carpet area: 720 sq. ft.

Price
₹ 1.15 Crore + Good Charges & Tax
@ 16,000 per sq. ft. (negotiable)

Floor Number
12th of 21 floors

Configuration
2 Bedrooms, 2 Bathrooms, 1 Balcony

Address
Nisarg aura
Sector 34 Kharghar, 71901 Mumbai

Facing
North

Property Age
Dec 2026

Pool/Park/Garden

2 people viewed this property this week

Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
2 BHK	99acrs.com	810.00	1,50,00,000.00	18,500.00

99acres Buy Enter Locality / Project / Society / Landmark Post property

Property in Near Mumbai - Flats in Near Mumbai - Flats in Kharghar - Flats in Sector 34A Kharghar - 2 BHK Flats in Sector 34A Kharghar Posted on Sep 02, 2024

₹1.5 Cr @ 18,518 per sq.ft. **2BHK 2Baths** Contact Dealer
 Flat/Apartment for Sale
 Paradise Sai Mannat, Sector 34A Kharghar, Near Mumbai Shortlist

ERA STATUS: **NOT AVAILABLE** Website: <https://mahanera.maharashtra.gov.in/>

Overview Society Dealer Details Price Trends Registry Record Society Reviews

Videos (1) Property (13) Society (29)

Area
 Super Built up area: 1260 sq.ft. (117.06 sq.m.)
 Built Up area: 1250 sq.ft. (116.13 sq.m.)
 Carpet area: 810 sq.ft. (75.21 sq.m.)

Configuration
 2 Bedrooms, 2 Bathrooms, 2 Balcones with Store Room

Price
 ₹1.5 Crore
 @ 18,518 per sq.ft. (All inclusive, Negotiable)
 View Price Details

Address
 Paradise Sai Mannat
 Sector 34A Kharghar, Near Mumbai

Floor Number
 14th of 27 Floors

Facing
 East

Property Age
 1 to 5 Year Old View Construction Status

Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
3 BHK	99acrs.com	960.00	1,65,00,000.00	17,187.00

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

Home > Flats in Navi Mumbai > Flats in Kharghar > Flats in Sector 34A Kharghar > 3 BHK Flats in Sector 34A Kharghar Posted on Aug 22, 2024 | Under Construction

₹ 1.65 Cr

@ 17,187 per sq.ft

Estimated EMI ₹ 1,31,786

3BHK 3Baths

Flat/Apartment for Sale

tricity aspire | Sector 34A Kharghar | Navi Mumbai


Contact Dealer FREE

Shortlist

RESA STATUS: NOT AVAILABLE Website: <https://maharena.maharashtra.gov.in/>

Overview
Dealer Details
Price Trends
Registry Record
Explore Locality
Recomm >

Property (16)



- + **Area**
Carpet area: 960 sq.ft.
(89.19 sq.m)
- + **Price**
₹ 1.65 Crore+ Govt Charges & Tax
@ 17,187 per sq.ft. (Negotiable)
- + **Floor number**
9th of 34 Floors
- + **Overlooking**
Pool.Park/Garden.Club.Main Road.Others

- + **Configuration**
3 Bedrooms , 3 Bathrooms, 3+ Balconies
- + **Address**
tricity aspire
Sector 34A Kharghar, Navi Mumbai
- + **Facing**
East
- + **Possession in**
Dec 2027

+ Places nearby View All (3)



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Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
2 BHK	housing.com	572.00	87,89,000.00	15,370.00
2 BHK	housing.com	806.00	1,24,,00,000.00	15,385.00

home / navi-mumbai / kharghar / Tharwani Palladian

Tharwani Palladian REDA

By THARWANI REALTY

Plot No. 57 Sector 34 A At Kharghar, Navi Mumbai

₹87.89 L - 1.24 Cr | ₹15.36 K/sq.ft
EMI starts at ₹43.63 K

Price excludes maintenance floor rise L. See More

Contact Sellers

Cover Image

SHARE SAVE

2 BHK Apartment Configuration

Sep. 2026 Possession Starts

₹15.36 K/sq.ft Avg. Price

572 - 806 sq.ft. (Carpet Area) Sizes

8 more

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 : 14.09.2024

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: 2024.09.14 15:08:20 +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

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 14.09.2024 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 13.09.2024. 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.



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	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by M/s. Varsha Buildcon
2.	Purpose of valuation and appointing authority	As per request from State Bank of India, HLST Belapur Branch, Navi Mumbai 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 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 – 13.09.2024 Valuation Date – 14.09.2024 Date of Report – 14.09.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 13.09.2024
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 **14th September 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. Varsha Buildcon**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.



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Property Title

Based on our discussion with the Client, we understand that the subject property is owned by **M/s. Varsha Buildcon**. 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



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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.



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(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.



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

Confidentiality

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

Information Management

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

Gifts and hospitality:

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

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

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

Remuneration and Costs.

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

Occupation, employability and restrictions.

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

Miscellaneous

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

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj Chalikwar

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.09.14 15:07:53 +05'30'

Auth. Sign.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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



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