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MSME Reg No: UDYAM-MH-18-0083617
An ISO 9001 : 2015 Certified Company
CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "L & T Seawoods - West Manor Tower A and B"

"L & T Seawoods - West Manor Tower A and B (Tower A – C1 & Tower B – C2)", Proposed Amendment to Commercial Cum Residential Development in Integrated Seawoods Project on Plot No. R-1, Sector 40, Seawoods Darave Railway Station, Nerul, Navi Mumbai, Taluka & Dist. – Thane, PIN Code – 400 706, State - Maharashtra, Country - India

Latitude Longitude: 19°01'19.2"N 73°01'11.5"E

Intended User:

**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

Our Pan India Presence at :

- | | | | |
|------------|--------|-----------|-----------|
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| Mumbai | Nashik | Rajkot | Raipur |
| Aurangabad | Pune | Indore | Jaipur |

Regd. Office

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

+91 2247495919

mumbai@vastukala.co.in

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Vastu/SBI/Mumbai/09/2024/11414/2308377

26/16-383-V

Date: 26.09.2024

MASTER VALUATION REPORT OF

"L & T Seawoods - West Manor Tower A and B"

"L & T Seawoods - West Manor Tower A and B (Tower A – C1 & Tower B – C2)", Proposed Amendment to Commercial Cum Residential Development in Integrated Seawoods Project on Plot No. R-1, Sector 40, Seawoods Darave Railway Station, Nerul, Navi Mumbai, Taluka & Dist. – Thane, PIN Code – 400 706, State - Maharashtra, Country - India

Latitude Longitude: 19°01'19.2"N 73°01'11.5"E

NAME OF DEVELOPER: M/s. L & T SEAWOODS LIMITED

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 **25th September 2024** for approval of Advance Processing Facility.

1. Location Details:

The property is situated at "**L & T Seawoods - West Manor Tower A and B (Tower A – C1 & Tower B – C2)**", Proposed Amendment to Commercial Cum Residential Development in Integrated Seawoods Project on Plot No. R-1, Sector 40, Seawoods Darave Railway Station, Nerul, Navi Mumbai, Taluka & Dist. – Thane, PIN Code – 400 706, State - Maharashtra, Country - India. It is about 290.00 Mtr. walking distance from Seawoods railway station on Harbour Line of Central Railway. Surface transport to the property is by buses, 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 area is Middle class & developed.

2. Developer Details:

Name of builder	M/s. L & T SEAWOODS LIMITED	
Project Registration Number	Project	RERA Project Number
	L & T Seawoods - West Manor Tower A and B	P51700056254
Register office address	M/s. L & T SEAWOODS LIMITED Address: Office No. 1, "L & T House", N. M. Marg, Ballard Estate, Mumbai, PIN Code - 400 001, State - Maharashtra, Country - India.	
Contact Numbers	Contact Person: Mr. Chirag Chavda (Builder Person - Mobile No. 9867798744) Mr. Swapnil Kale (Sales Manager – Mobile No. 7021741604)	
E – mail ID and website	chirag.chavda@larsentoubro.com , www.larsentoubro.com	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Club House & Building No. D5
On or towards South	Seawood Station Road
On or towards East	Seawoods Bridge
On or towards West	Darave 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 : 25.09.2024				
	b)	Date on which the valuation is made : 26.09.2024				
3.	List of documents produced for perusal					
	1.	Copy of Lease Deed Registered with sub-Registrar No. TNN / 8 – 3403 / 2019 dated 28.03.2019 b/w. CIDCO (the Lessor) AND M/s. L & T Seawoods Ltd., (the Lessee)				
	2.	Copy of Affidavit – cum Declaration of L & T Seawoods Ltd., the Promoter of the proposed Project through its authorized, Mr. Akash Sharma dated 05.03.2024 (As per RERA Site)				
	3.	Copy of Legal Title Certificate date 29.02.2024 issued by Adv. R. K. Jha & Associates				
	4.	Copy of MAHARERA Registration Certificate of Project No. P51700056254 issued by Maharashtra Real Estate Regulatory Authority date 22.05.2024.				
	5.	Copy of Architect Certificate date 20.07.2024 issued by Hiten Sethi Architects (As per RERA Certificate)				
	6.	Copy of Architect Certificate of Percentage of Completion of Construction work date 21.03.2024 issued by Hiten Sethi Architects (As per RERA Certificate)				
	7.	Copy of Engineer's Certificate date 19.03.2024 issued by Intento Associates (As per RERA Certificate)				
	8.	Copy of Engineer's Certificate for Quality Assurance date 30.06.2024 issued by Rajendra V. Joshi Consulting Engineer (As per RERA Certificate)				
	9.	Copy of NOC for Height Clearance Certificate No. NAVI / WEST / B / 062717 / 228579 date 09.08.2023 issued by Airports Authority of India				
	10.	Copy of Environment Clearance Certificate No. CRZ2022 / CR66 / TC4 date 27.02.2024 issued by Maharashtra Coastal Zone Management Authority				
	1.	Copy of Amended Commencement Certificate No. NMMC / TPO / BP / 2592 / 2022 dated 18.08.2022 issued by Navi Mumbai Municipal Corporation.				
		<table border="1"> <thead> <tr> <th>Tower</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>C-Cluster (A- C1 & B- C2)</td> <td>3 Basement + Lower Ground + Upper Ground + 2nd to 3rd Floor Parking & 4th To 11th Residential Upper Floors.</td> </tr> </tbody> </table>	Tower	Number of Floors	C-Cluster (A- C1 & B- C2)	3 Basement + Lower Ground + Upper Ground + 2nd to 3rd Floor Parking & 4th To 11th Residential Upper Floors.
Tower	Number of Floors					
C-Cluster (A- C1 & B- C2)	3 Basement + Lower Ground + Upper Ground + 2nd to 3rd Floor Parking & 4th To 11th Residential Upper Floors.					
	2.	Copy of Approved Plan No. NRV / A/ 2592 date 18.08.2022 issued by Navi Mumbai Municipal Corporation Approved upto:				



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	Tower	Number of Floors										
	C -Cluster (A- C1 & B- C2)	Ground + 1 st Floor (Lower Undre Ground) + 2 nd (Club House) + 3 rd floors (Mechanical Parking) + 4 th to 11 th upper floors.										
Project Name (with address & phone nos.)	:	"L & T Seawoods - West Manor Tower A and B (Tower A – C1 & Tower B – C2)", Proposed Amendment to Commercial Cum Residential Development in Integrated Seawoods Project on Plot No. R-1, Sector 40, Seawoods Darave Railway Station, Nerul, Navi Mumbai, Taluka & Dist. – Thane, PIN Code – 400 706, 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. L & T SEAWOODS LIMITED Address: Office No. 1, "L & T House", N. M. Marg, Ballard Estate, Mumbai - PIN Code - 400 001, State - Maharashtra, Country - India. Contact Person: Mr. Chirag Chavda (Builder Person - Mobile No. 9867798744) Mr. Swapnil Kale (Sales Manager – Mobile No. 7021741604)										
5. Brief description of the property (Including Leasehold / freehold etc.)	:											
<p>About "L & T Seawoods - West Manor Tower A and B" Project: L&T West Manor is a luxurious residential address in Seawoods. It offers 2 and 3 BHK apartments with three-side open ventilation. This low-density project offers unhindered views of the mangroves and the city. It comprises luxurious apartments with efficient layouts and contemporary features. You further have access to exclusive lifestyle amenities such as a clubhouse, garden, swimming pool, gymnasium, multipurpose hall, amphitheatre, jogging track, badminton court, kids' play area, etc. RERA ID of L And T Seawoods West Manor Tower A and B is P51700056254.</p> <p>TYPE OF THE BUILDING</p> <table border="1"> <thead> <tr> <th>Tower</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>C -Cluster (A- C1 & B- C2)</td> <td>Proposed Ground + 1st Floor (Lower Under Ground) + 2nd (Club House) + 3rd floor (Mechanical Parking) + 4th to 11th upper floors.</td> </tr> </tbody> </table> <p>LEVEL OF COMPLETEION:</p> <table border="1"> <thead> <tr> <th>Tower</th> <th>Present stage of Construction</th> <th>Percentage of work completion</th> </tr> </thead> <tbody> <tr> <td>C -Cluster (A- C1 & B- C2)</td> <td>Plinth work is completed.</td> <td>10%</td> </tr> </tbody> </table> <p>DATE OF COMPLETION & FUTURE LIFE: Expected completion date as informed by builder is December – 2026 Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance & Structural repairs.</p>			Tower	Number of Floors	C -Cluster (A- C1 & B- C2)	Proposed Ground + 1 st Floor (Lower Under Ground) + 2 nd (Club House) + 3 rd floor (Mechanical Parking) + 4 th to 11 th upper floors.	Tower	Present stage of Construction	Percentage of work completion	C -Cluster (A- C1 & B- C2)	Plinth work is completed.	10%
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Tower	Present stage of Construction	Percentage of work completion										
C -Cluster (A- C1 & B- C2)	Plinth work is completed.	10%										

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			
➤ Indoor Games			
➤ Landscaped Garden			
➤ Swimming Pool			
➤ State-of-the art Gymnasium			
➤ Yoga Room			
➤ Reading Library			
➤ Jacuzzi			
➤ Mini Theatre			
➤ Multi Games Court			
➤ Gymnasium & Yoga			
➤ Jogging Track			
➤ Badminton			
➤ Shopping Centre			
6.	Location of property	:	
	a) Plot No. / Survey No.	:	Plot No. R-1, Sector - 40
	b) Door No.	:	Not applicable
	c) C. T.S. No. / Village	:	Plot No. R-1, Sector - 40, Village Nerul
	d) Ward / Taluka	:	Taluka - Thane
	e) Mandal / District	:	District - Thane
7.	Postal address of the property	:	"L & T Seawoods - West Manor Tower A and B (Tower A – C1 & Tower B – C2)", Proposed Amendment to Commercial Cum Residential Development in Integrated Seawoods Project on Plot No. R-1, Sector 40, Seawoods Darave Railway Station, Nerul, Navi Mumbai, Taluka & Dist. – Thane, PIN Code – 400 706, State - Maharashtra, Country - India
8.	City / Town	:	Nerul, Navi Mumbai
	Residential area	:	Yes
	Commercial area	:	No
	Industrial area	:	No
9.	Classification of the area	:	
	i) High / Middle / Poor	:	Middle Class
	ii) Urban / Semi Urban / Rural	:	Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Navi Mumbai Municipal Corporation, Village – Nerul

11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No	
12.	In Case it is Agricultural land, any conversion to house site plots is contemplated	:	N.A.	
13.	Boundaries of the property	As per Documents	As per RERA Certificate	As per Site
	North	20 Mtr. Wide Road and railway Corridor	20 Mtr. Wide Road and railway Corridor	Club House & Building No. D5
	South	Flyover Bridge	Flyover Bridge	Seawood Station Road
	East	20 Mtr. Wide Road Followed with Railway Boundary	20 Mtr. Wide Road Followed with Railway Boundary	Seawoods Bridge
	West	30.00 Mtr. Wide Road	30.00 Mtr. Wide Road	Darave 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°01'19.2"N 73°01'11.5"E	
14.	Extent of the site	:	Total Plot area – 162002.83 Sq. M. (As per Plan) Plot area – 1348.85 Sq. M. (RERA Certificate) Structure - As per table attached to the report	
15.	Extent of the site considered for Valuation (least of 14A& 14B)	:	Total Plot area – 162002.83 Sq. M. (As per Plan) Plot area – 1348.85 Sq. M. (RERA Certificate) Structure - As per table attached to the report	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	N.A. Building Construction work is in progress	
II	CHARACTERSTICS OF THE SITE			
1.	Classification of locality	:	Middle class	
2.	Development of surrounding areas	:	Good	
3.	Possibility of frequent flooding/ sub-merging	:	No	
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	:	All available near by	
5.	Level of land with topographical conditions	:	Plain	
6.	Shape of land	:	Irregular	
7.	Type of use to which it can be put	:	For residential purpose	
8.	Any usage restriction	:	Residential	

9.	Is plot in town planning approved layout?	:	Copy of Approved Plan No. NRV / A/ 2592 date 18.08.2022 issued by Navi Mumbai Municipal Corporation Approved upto:																		
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10.	Corner plot or intermittent plot?	:	Intermittent																		
11.	Road facilities	:	Yes																		
12.	Type of road available at present	:	B. T. Road																		
13.	Width of road – is it below 20 ft. or more than 20 ft.	:	30.00 Mtr. Wide Road																		
14.	Is it a Land – Locked land?	:	No																		
15.	Water potentiality	:	Municipal Water supply																		
16.	Underground sewerage system	:	Connected to Municipal sewer																		
17.	Is Power supply is available in the site	:	Yes																		
18.	Advantages of the site	:	Located in 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	:	Total Plot area – 162002.83 Sq. M. (As per Plan) Plot area – 1348.85 Sq. M. (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)	:	₹ 1,22,900.00 per Sq. M. for Residential ₹ 55,200.00 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>162002.83</td> <td>55200</td> <td>894,25,56,216.00</td> </tr> <tr> <th colspan="3">As per RERA</th> </tr> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> <tr> <td>1348.85</td> <td>55200</td> <td>7,44,56,520.00</td> </tr> </tbody> </table>	As per Approved Plan			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	162002.83	55200	894,25,56,216.00	As per RERA			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	1348.85	55200	7,44,56,520.00
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Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)																			
1348.85	55200	7,44,56,520.00																			
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	:					
	Tower		Number of Floors				
	C-Cluster (A- C1 & B- C2)		Proposed Ground + 1st Floor (Lower Under Ground) + 2nd (Club House) + 3rd floors (Mechanical Parking) + 4th to 11th upper floors.				
	e) Plinth area floor-wise	:	As per table attached to the report				
	f) Condition of the building	:					
	i) Exterior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress				
	ii) Interior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress				
	g) Date of issue and validity of layout of approved map	:	Copy of Approved Plan No. NRV / A/ 2592 date 18.08.2022 issued by Navi Mumbai Municipal Corporation				
	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	:	N.A. Building Construction work is in progress
	d) No. of bath tubs	:	
	e) Water meters, taps etc.	:	
	f) Any other fixtures	:	

CONFIGURATION OF PROJECT AS PER DEVELOPER'S INFORMATION AND COPY OF APPROVED PLAN NO. NRV / A/ 2592 DATE 18.08.2022 ISSUED BY NAVI MUMBAI MUNICIPAL CORPORATION

1) Tower A - C1:

Sr. No.	Flat No.	Floor No.	Comp.	RERA Carpet Area in Sq. Ft.	As per Builder Other 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	401	4	2 BHK	528	217	745	820	28000	2,08,60,000	2,39,89,000	60,000	22,94,600
2	402	4	2 BHK	544	197	741	815	28000	2,07,48,000	2,38,60,200	59,500	22,82,280
3	403	4	2 BHK	618	216	834	917	28000	2,33,52,000	2,68,54,800	67,000	25,68,720
4	404	4	2 BHK	530	207	737	811	28000	2,06,36,000	2,37,31,400	59,500	22,69,960
5	501	5	2 BHK	528	211	739	813	28080	2,07,51,120	2,38,63,788	59,500	22,76,120
6	503	5	2 BHK	621	210	831	914	28080	2,33,34,480	2,68,34,652	67,000	25,59,480
7	504	5	2 BHK	530	207	737	811	28080	2,06,94,960	2,37,99,204	59,500	22,69,960
8	601	6	2 BHK	528	217	745	820	28160	2,09,79,200	2,41,26,080	60,500	22,94,600
9	602	6	2 BHK	544	197	741	815	28160	2,08,66,560	2,39,96,544	60,000	22,82,280
10	603	6	2 BHK	618	216	834	917	28160	2,34,85,440	2,70,08,256	67,500	25,68,720
11	604	6	2 BHK	530	207	737	811	28160	2,07,53,920	2,38,67,008	59,500	22,69,960
12	701	7	2 BHK	528	211	739	813	28240	2,08,69,360	2,39,99,764	60,000	22,76,120
13	702	7	2 BHK	543	191	734	807	28240	2,07,28,160	2,38,37,384	59,500	22,60,720
14	703	7	2 BHK	617	213	830	913	28240	2,34,39,200	2,69,55,080	67,500	25,56,400
15	704	7	2 BHK	530	207	737	811	28240	2,08,12,880	2,39,34,812	60,000	22,69,960
16	801	8	2 BHK	528	217	745	820	28320	2,10,98,400	2,42,63,160	60,500	22,94,600

Sr. No.	Flat No.	Floor No.	Comp.	RERA Carpet Area in Sq. Ft.	As per Builder Other 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 ₹
17	802	8	2 BHK	544	197	741	815	28320	2,09,85,120	2,41,32,888	60,500	22,82,280
18	803	8	2 BHK	618	216	834	917	28320	2,36,18,880	2,71,61,712	68,000	25,68,720
19	804	8	2 BHK	530	207	737	811	28320	2,08,71,840	2,40,02,616	60,000	22,69,960
20	901	9	2 BHK	528	211	739	813	28400	2,09,87,600	2,41,35,740	60,500	22,76,120
21	903	9	2 BHK	621	210	831	914	28400	2,36,00,400	2,71,40,460	68,000	25,59,480
22	904	9	2 BHK	530	207	737	811	28400	2,09,30,800	2,40,70,420	60,000	22,69,960
23	1001	10	2 BHK	528	217	745	820	28480	2,12,17,600	2,44,00,240	61,000	22,94,600
24	1002	10	2 BHK	544	197	741	815	28480	2,11,03,680	2,42,69,232	60,500	22,82,280
25	1003	10	2 BHK	618	216	834	917	28480	2,37,52,320	2,73,15,168	68,500	25,68,720
26	1004	10	2 BHK	530	207	737	811	28480	2,09,89,760	2,41,38,224	60,500	22,69,960
27	1101	11	2 BHK	528	211	739	813	28560	2,11,05,840	2,42,71,716	60,500	22,76,120
28	1102	11	2 BHK	543	191	734	807	28560	2,09,63,040	2,41,07,496	60,500	22,60,720
29	1103	11	2 BHK	617	213	830	913	28560	2,37,04,800	2,72,60,520	68,000	25,56,400
30	1104	11	2 BHK	530	207	737	811	28560	2,10,48,720	2,42,06,028	60,500	22,69,960
Total				16674	6248	22922	25214		64,82,90,080	74,55,33,592		7,05,99,760

2) Tower B – C2:

Sr. No.	Flat No.	Floor No.	Comp.	RERA Carpet Area in Sq. Ft.	As per Builder Other 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	401	4	2 BHK	542	197	739	813	28000	2,06,92,000	2,37,95,800	59,500	22,76,120
2	402	4	2 BHK	544	209	753	828	28000	2,10,84,000	2,42,46,600	60,500	23,19,240
3	403	4	3 BHK	792	281	1073	1180	28000	3,00,44,000	3,45,50,600	86,500	33,04,840
4	404	4	3 BHK	860	325	1185	1304	28000	3,31,80,000	3,81,57,000	95,500	36,49,800
5	405	4	3 BHK	689	226	915	1007	28000	2,56,20,000	2,94,63,000	73,500	28,18,200
6	406	4	2 BHK	622	212	834	917	28000	2,33,52,000	2,68,54,800	67,000	25,68,720
7	502	5	2 BHK	544	207	751	826	28080	2,10,88,080	2,42,51,292	60,500	23,13,080
8	503	5	3 BHK	792	256	1048	1153	28080	2,94,27,840	3,38,42,016	84,500	32,27,840
9	504	5	3 BHK	857	305	1162	1278	28080	3,26,28,960	3,75,23,304	94,000	35,78,960
10	505	5	3 BHK	689	240	929	1022	28080	2,60,86,320	2,99,99,268	75,000	28,61,320
11	506	5	2 BHK	629	204	833	916	28080	2,33,90,640	2,68,99,236	67,000	25,65,640
12	601	6	2 BHK	542	197	739	813	28160	2,08,10,240	2,39,31,776	60,000	22,76,120
13	602	6	2 BHK	544	209	753	828	28160	2,12,04,480	2,43,85,152	61,000	23,19,240
14	603	6	3 BHK	792	281	1073	1180	28160	3,02,15,680	3,47,48,032	87,000	33,04,840

Sr. No.	Flat No.	Floor No.	Comp.	RERA Carpet Area in Sq. Ft.	As per Builder Other 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 ₹
15	604	6	3 BHK	860	325	1185	1304	28160	3,33,69,600	3,83,75,040	96,000	36,49,800
16	605	6	3 BHK	689	226	915	1007	28160	2,57,66,400	2,96,31,360	74,000	28,18,200
17	606	6	2 BHK	622	212	834	917	28160	2,34,85,440	2,70,08,256	67,500	25,68,720
18	701	7	2 BHK	541	187	728	801	28240	2,05,58,720	2,36,42,528	59,000	22,42,240
19	702	7	2 BHK	544	205	749	824	28240	2,11,51,760	2,43,24,524	61,000	23,06,920
20	703	7	3 BHK	792	266	1058	1164	28240	2,98,77,920	3,43,59,608	86,000	32,58,640
21	704	7	3 BHK	857	307	1164	1280	28240	3,28,71,360	3,78,02,064	94,500	35,85,120
22	705	7	3 BHK	689	228	917	1009	28240	2,58,96,080	2,97,80,492	74,500	28,24,360
23	706	7	2 BHK	624	208	832	915	28240	2,34,95,680	2,70,20,032	67,500	25,62,560
24	801	8	2 BHK	542	197	739	813	28320	2,09,28,480	2,40,67,752	60,000	22,76,120
25	802	8	2 BHK	544	209	753	828	28320	2,13,24,960	2,45,23,704	61,500	23,19,240
26	803	8	3 BHK	792	281	1073	1180	28320	3,03,87,360	3,49,45,464	87,500	33,04,840
27	804	8	3 BHK	860	325	1185	1304	28320	3,35,59,200	3,85,93,080	96,500	36,49,800
28	805	8	3 BHK	689	226	915	1007	28320	2,59,12,800	2,97,99,720	74,500	28,18,200
29	806	8	2 BHK	622	212	834	917	28320	2,36,18,880	2,71,61,712	68,000	25,68,720
30	902	9	2 BHK	544	207	751	826	28400	2,13,28,400	2,45,27,660	61,500	23,13,080
31	903	9	3 BHK	792	256	1048	1153	28400	2,97,63,200	3,42,27,680	85,500	32,27,840
32	904	9	3 BHK	857	305	1162	1278	28400	3,30,00,800	3,79,50,920	95,000	35,78,960
33	905	9	3 BHK	689	240	929	1022	28400	2,63,83,600	3,03,41,140	76,000	28,61,320
34	906	9	2 BHK	629	204	833	916	28400	2,36,57,200	2,72,05,780	68,000	25,65,640
35	1001	10	2 BHK	542	197	739	813	28480	2,10,46,720	2,42,03,728	60,500	22,76,120
36	1002	10	2 BHK	544	209	753	828	28480	2,14,45,440	2,46,62,256	61,500	23,19,240
37	1003	10	3 BHK	792	281	1073	1180	28480	3,05,59,040	3,51,42,896	88,000	33,04,840
38	1004	10	3 BHK	860	325	1185	1304	28480	3,37,48,800	3,88,11,120	97,000	36,49,800
39	1005	10	3 BHK	689	226	915	1007	28480	2,60,59,200	2,99,68,080	75,000	28,18,200
40	1006	10	2 BHK	622	212	834	917	28480	2,37,52,320	2,73,15,168	68,500	25,68,720
41	1101	11	2 BHK	541	187	728	801	28560	2,07,91,680	2,39,10,432	60,000	22,42,240
42	1102	11	2 BHK	544	205	749	824	28560	2,13,91,440	2,46,00,156	61,500	23,06,920
43	1103	11	3 BHK	792	266	1058	1164	28560	3,02,16,480	3,47,48,952	87,000	32,58,640
44	1104	11	3 BHK	857	307	1164	1280	28560	3,32,43,840	3,82,30,416	95,500	35,85,120
45	1105	11	3 BHK	689	228	917	1009	28560	2,61,89,520	3,01,17,948	75,500	28,24,360
46	1106	11	2 BHK	624	208	832	915	28560	2,37,61,920	2,73,26,208	68,500	25,62,560
Total				31312	11026	42338	46572		1,19,73,68,480	1,37,69,73,752		13,04,01,040

Summary of the Project:

Tower	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 ₹
A - C1	2 BHK - 30	30	22922	25214	64,82,90,080.00	74,55,33,592.00
B - C2	2 BHK - 22 3 BHK - 24	46	42338	46572	1,19,73,68,480.00	1,37,69,73,752.00
Total		76	65260	71786	1,84,56,58,560.00	2,12,25,07,344.00
Typical Refuge Floors – 5 th & 9 th Floors – Flat No. 2 (Tower C1)						
Typical Refuge Floors – 5 th & 9 th Floors – Flat No. 1 (Tower C2)						

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	1,84,56,58,560.00
Final Realizable Value After Completion in ₹	2,12,25,07,344.00
Cost of Construction (Total Built up area x Rate) 71786 Sq. Ft. x ₹ 2800.00	20,10,00,800.00

Percentage of work done as on date	Built up area in Sq. Ft.	Total Cost Of Construction	Cost of construction as of today
10	71786	20,10,00,800.00	2,01,00,080.00

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

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

Part – E (Miscellaneous)	Amount in ₹
1. Separate toilet room	N.A. Building Construction work is in progress
2. Separate lumber room	



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3.	Separate water tank / sump	:	
4.	Trees, gardening	:	
	Total		

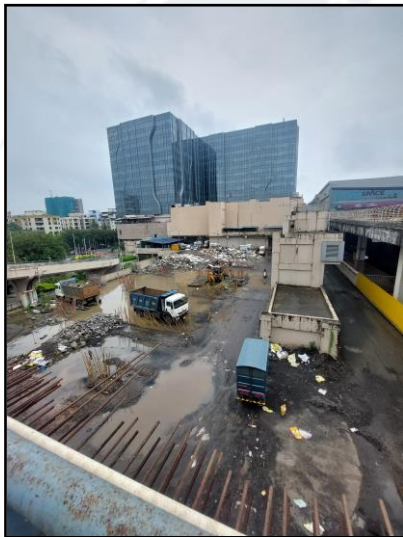
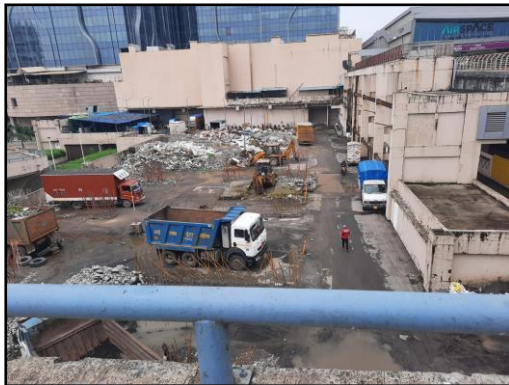
Part – F (Services)		:	Amount in ₹
1.	Water supply arrangements	:	N.A. Building Construction work is in progress
2.	Drainage arrangements	:	
3.	Compound wall	:	
4.	C.B. deposits, fittings etc.	:	
5.	Pavement	:	
	Total		

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 ₹		:	₹ 1,84,56,58,560.00
Final Realizable Value After Completion in ₹		:	₹ 2,12,25,07,344.00

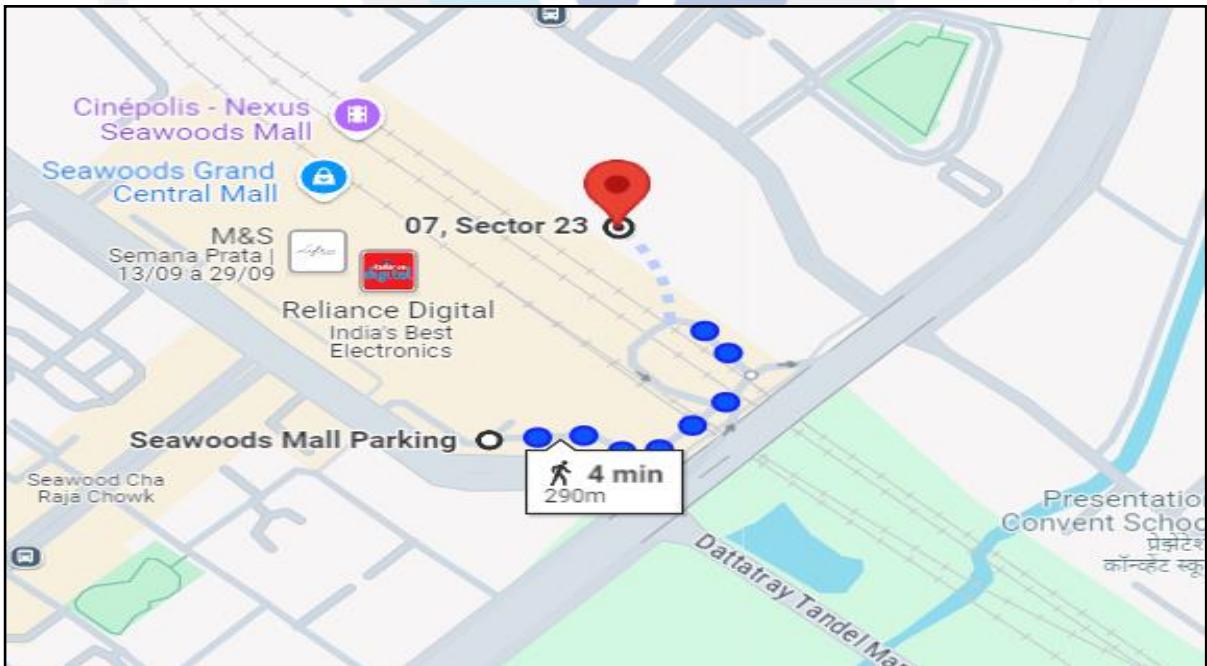
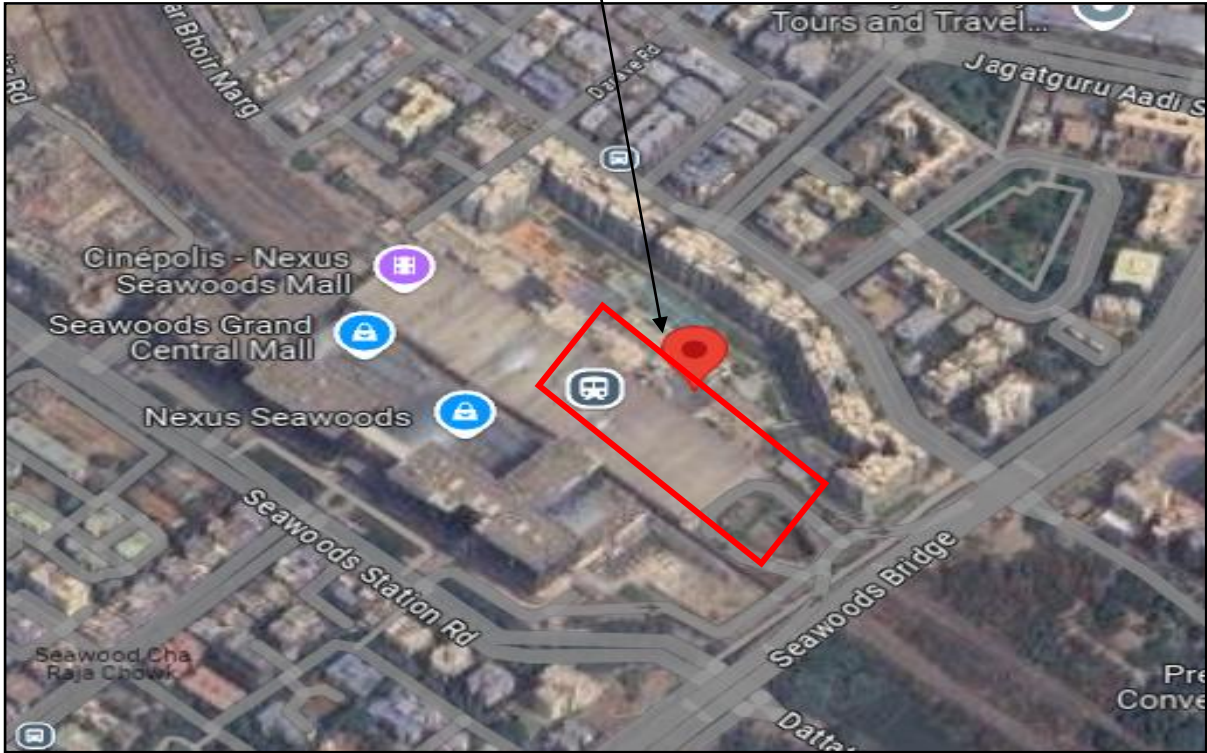
The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparable, or comps, must 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 ₹ 26,500.00 to ₹ 30,500.00 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 ₹ 28,000.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.

Actual Site Photographs



Route Map of the property


Site u/r



Latitude Longitude: 19°01'19.2"N 73°01'11.5"E


Note: The Blue line shows the route to site from nearest railway station (Seawoods – 290 Mtr.)

Ready Reckoner Rate



Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



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

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Year: Language:

Selected District:

Select Taluka:

Select Village:

Search By: Survey No. SubZones

Select	उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)
SurveyNo	26 /310- अनिवासी भारतीय स्किमसाठी असलेले सेक्टर नंबर 54	46800	88100	132500	170700	132500	चौ. मीटर
SurveyNo	26 /311 - अनिवासी भारतीय स्किमसाठी असलेले सेक्टर नंबर 56	59000	124800	143500	164200	143500	चौ. मीटर
SurveyNo	26 /312 - अनिवासी भारतीय स्किमसाठी असलेले सेक्टर नंबर 58	59000	155400	168100	194300	168100	चौ. मीटर
SurveyNo	26 /313 - अनिवासी भारतीय स्किमसाठी असलेले सेक्टर नंबर 58अ	51800	116200	133600	164100	133600	चौ. मीटर
SurveyNo	26 /314- नेरुळ नोड सेक्टर नंबर 40	55200	122900	136900	153500	136900	चौ. मीटर

1 2 3 4 5 6 7 8 9 10 ...

Sales Instances nearby

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate per Sq. Ft.
14601/2024	09.07.2024	2,80,27,140.00	97.77	1052.00	26,632.00

1460175		सूची क्र.2	दुय्यम निबंधक : सह दु.नि. ठाणे 3
24-09-2024			दस्त क्रमांक : 14601/2024
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.			नोदंणी : Regn:63m
गावाचे नाव : नेरुळ			
(1)विलेखाचा प्रकार	करारनामा		
(2)मोबदला	28027140		
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	14740564.55		
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:नवी मुंबई मनपाइतर वर्णन :सदनिका नं: सदनिका नं.303, माळा नं: 3 रा मजला, इमारतीचे नाव: एल अँड टी सीवूड्स - अंबर अँट वेस्ट स्केअर, ब्लॉक नं: तालुका नेरूळ,जिल्हा ठाणे,नवी मुंबई - 400706, रोड : सेक्टर 40,नेरूळ नोड,सीवूड दारावे रेल्वे स्टेशन, इतर माहिती: सोबत 2 सिंगल कारपार्किंग नं.215 आणि 216(बी2 लेवल).... सदनिकेचे एकूण क्षेत्रफळ 97.77 चौ.मी. कारपेट झोन 26/314 दर 1,22,900/- ((C.T.S. Number : सेक्टर 40 ;))		
(5) क्षेत्रफळ	107.59 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:-एल अँड टी सीवूड्स लिमिटेड चे ऑथो सिग्रेटरी जे हरीश कुमार तर्फे मुखत्यार दिपक प्रधान वय:-62 पत्ता:-प्लॉट नं: ऑफिस, माळा नं: -, इमारतीचे नाव: एल अँड टी हाऊस, ब्लॉक नं: बॅलार्ड इस्टेट, मुंबई, रोड नं: नरोत्तम मोरारजी मार्ग, महाराष्ट्र, मुंबई. पिन कोड:-400001 पॅन नं:-AABCL4524C		
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-हरगोविंद अधिकारी वय:-45; पत्ता:-प्लॉट नं: सदनिका नं.ए-502, माळा नं: टॉवर ए प्लॉट नं.सी-3,सेक्टर-23, इमारतीचे नाव: रुपारेल गार्डन्स को-ऑप ही लि., ब्लॉक नं: नेरूळ, नवी मुंबई, रोड नं: सॅच्युरियन मॉल जवळ, ., पिन कोड:-400706 पॅन नं:-AGCPA9901E 2): नाव:-ज्योती बिष्ट वय:-41; पत्ता:-प्लॉट नं: सदनिका नं.ए-502, माळा नं: टॉवर ए प्लॉट नं.सी-3,सेक्टर-23, इमारतीचे नाव: रुपारेल गार्डन्स को-ऑप ही लि., ब्लॉक नं: नेरूळ, नवी मुंबई, रोड नं: सॅच्युरियन मॉल जवळ, ., पिन कोड:-400706 पॅन नं:-ANQPB3756K		
(9) दस्तऐवज करून दिल्याचा दिनांक	09/07/2024		
(10)दस्त नोंदणी केल्याचा दिनांक	09/07/2024		
(11)अनुक्रमांक,खंड व पृष्ठ	14601/2024		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1681800		
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000		
(14)शेरा			



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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 per Sq. Ft.
15187/2024	16.07.2024	3,03,95,028.00	98.25	1058.00	28,741.00

1518775 24-09-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		सूची क्र.2	दुय्यम निबंधक : सह दु.नि. ठाणे 3 दस्त क्रमांक : 15187/2024 नोदणी : Regn:63m
गावाचे नाव : नेरुळ			
(1)विलेखाचा प्रकार	करारनामा		
(2)मोबदला	30395028		
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	15141211.16		
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन :सदनिका नं: सदनिका नं.1007, माला नं: 10 वा मजला, इमारतीचे नाव: एल अँड टी सीवूड्स - ओपल अँट वेस्ट स्केअर, ब्लॉक नं: तालुका नेरुळ,जिल्हा ठाणे,नवी मुंबई 400706, रोड : सेक्टर 40,नेरुळ नोड,सीवूड दारावे रेल्वे स्टेशन, इतर माहिती: सोबत 2 सिंगल कारपार्किंग नं.155 आणि 156(बेसमेंट 1)....सदनिकेचे एकूण क्षेत्रफळ 98.25 चौ.मी. कारपेट((C.T.S. Number : सेक्टर 40 ;))		
(5) क्षेत्रफळ	108.12 चौ.मीटर		
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.			
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-एल अँड टी सीवूड्स लिमिटेड चे ऑथो सिग्नेटरी जे हरीश कुमार तर्फे मुखत्यार आर के विश्वनाथन वय:-66 पत्ता:-प्लॉट नं: ऑफिस, माला नं: -, इमारतीचे नाव: एल अँड टी हाऊस, ब्लॉक नं: बॅलार्ड इस्टेट, मुंबई, रोड नं: नरोत्तम मोरारजी मार्ग, महाराष्ट्र, मुंबई. पिन कोड:-400001 पॅन नं:-AABCL4524C		
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-पियुष मिश्रा वय:-38; पत्ता:-प्लॉट नं: सदनिका नं.ए-161, माला नं: -, इमारतीचे नाव: माला टॉवर्स, ब्लॉक नं: अंधेरी पश्चिम, मुंबई, रोड नं: लोखंडवाला कॉम्प्लेक्स, महाराष्ट्र, मुम्बई. पिन कोड:-400053 पॅन नं:-AUVPM6393F 2): नाव:-कुमकुम डे वय:-37; पत्ता:-प्लॉट नं: सदनिका नं.ए-161, माला नं: -, इमारतीचे नाव: माला टॉवर्स, ब्लॉक नं: अंधेरी पश्चिम, मुंबई, रोड नं: लोखंडवाला कॉम्प्लेक्स, महाराष्ट्र, मुम्बई. पिन कोड:-400053 पॅन नं:-AQMPD6181B		
(9) दस्तऐवज करुन दिल्याचा दिनांक	16/07/2024		
(10)दस्त नोंदणी केल्याचा दिनांक	16/07/2024		
(11)अनुक्रमांक,खंड व पृष्ठ	15187/2024		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1823900		
(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 per Sq. Ft.
3007/2024	15.02.2024	2,07,75,973.00	76.85	823.00	25,930.00

सूची क्र.2	
300775 24-09-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	दुय्यम निबंधक : सह दु.नि. ठाणे 3 दस्त क्रमांक : 3007/2024 नोंदणी : Regn:63m
गावाचे नाव : नेरुळ	
(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	20775973
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	11601525.26
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन :सदनिका नं: सदनिका नं.604, माळा नं: 6 वा मजला, इमारतीचे नाव: एल अँड टी सीवूड्स - अंबर अँट वेस्ट स्केअर, ब्लॉक नं: तालुका नेरुळ,जिल्हा ठाणे,नवी मुंबई 400706, रोड : सेक्टर 40,नेरुळ नोड,सीवूड दारावे रेल्वे स्टेशन, इतर माहिती: सोबत 1 सिंगल कारपार्किंग सदनिकेचे एकूण क्षेत्रफळ 76.85 चौ.मी. कारपेट झोन 26/314 दर 1,22,900((C.T.S. Number : सेक्टर 40 ;))
(5) क्षेत्रफळ	84.57 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:-एल अँड टी सीवूड्स लिमिटेड चे ऑथो सिग्नेटरी जे हरीश कुमार तर्फे मुखत्यार दिपक प्रधान वय:-62 पत्ता:-प्लॉट नं: ऑफिस, माळा नं: -, इमारतीचे नाव: एल अँड टी हाऊस, ब्लॉक नं: बॅलार्ड इस्टेट, मुंबई, रोड नं: नरोत्तम मोरारजी मार्ग, महाराष्ट्र, मुंबई. पिन कोड:-400001 पॅन नं:-AABCL4524C
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-कस्तुरी खवणेकर वय:-30; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 770 बाबी स्मृती, ब्लॉक नं: पोस्ट तालुका माणगाव रायगड खंदाड, रोड नं: मोरबा- बामणोली कॅनॉल रोड, महाराष्ट्र, राईगाड:(०). पिन कोड:-402104 पॅन नं:-HNXPk9922E 2): नाव:-समीर पाटील वय:-30; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 770 बाबी स्मृती, ब्लॉक नं: पोस्ट तालुका माणगाव रायगड खंदाड, रोड नं: मोरबा- बामणोली कॅनॉल रोड, महाराष्ट्र, राईगाड:(०). पिन कोड:-402104 पॅन नं:-BYVPP2294P
(9) दस्तऐवज करून दिल्याचा दिनांक	15/02/2024
(10)दस्त नोंदणी केल्याचा दिनांक	15/02/2024
(11)अनुक्रमांक,खंड व पृष्ठ	3007/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1246700
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	
गावांक गावड आकारणाचा पिवडवेव	(०) within the limits of some Municipal Corporation or any Government

Sales Instances nearby

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate per Sq. Ft.
14832/2024	11.07.2024	3,34,76,882.00	109.54	1179.00	28,392.00

1483275 24-09-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. ठाणे 3 दस्त क्रमांक : 14832/2024 नोदणी : Regn:63m
गावाचे नाव : नेरुळ		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	33476882	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	16782116.72	
(4) भू-मापन,पोटहिस्सा व धरक्रमांक(असल्यास)	1) पालिकेचे नाव:नवी मुंबई मनपाइतर वर्णन :सदनिका नं: सदनिका नं.1105, माळा नं: 11 वा मजला, इमारतीचे नाव: एल अँड टी सीवूड्स - जॅस्पार अँट वेस्ट स्केअर, ब्लॉक नं: तालुका नेरूळ,जिल्हा ठाणे,नवी मुंबई - 400706, रोड : सेक्टर 40,नेरूळ नोड,सीवूड दारावे रेल्वे स्टेशन, इतर माहिती: सोबत 2 सिंगल कारपार्किंग नं.180 आणि 181(बेसमेंट3 लेवल)सदनिकेचे एकूण क्षेत्रफळ 109.54 चौ.मी. कारपेट झोन 26/314 दर 1,22,900((C.T.S. Number : सेक्टर 40 ;))	
(5) क्षेत्रफळ	120.54 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:-एल अँड टी सीवूड्स लिमिटेड चे ऑथो सिग्नेटरी जे हरीश कुमार तर्फे मुखत्यार दिपक प्रधान वय:-62 पत्ता:-प्लॉट नं: ऑफिस, माळा नं: -, इमारतीचे नाव: एल अँड टी हाऊस, ब्लॉक नं: बॅलार्ड इस्टेट, मुंबई, रोड नं: नरोत्तम मोरारजी मार्ग, महाराष्ट्र, मुंबई. पिन कोड:-400001 पॅन नं:-AABCL4524C	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अनुराग रतनकुमार सिन्हा वय:-45; पत्ता:-प्लॉट नं: युनिट-1, माळा नं: प्लॉट नं.74, इमारतीचे नाव: लेन-सी, सेक्टर 8, ब्लॉक नं: वाशी,नवी मुंबई, रोड नं: ऑफ अयप्पा टेम्पल रोड, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-ALZPS3767J 2): नाव:-मयुरी सिन्हा वय:-41; पत्ता:-प्लॉट नं: युनिट-1, माळा नं: प्लॉट नं.74, इमारतीचे नाव: लेन-सी, सेक्टर 8, ब्लॉक नं: वाशी,नवी मुंबई, रोड नं: ऑफ अयप्पा टेम्पल रोड, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-BAWPS7100N	
(9) दस्तऐवज करून दिल्याचा दिनांक	11/07/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	11/07/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	14832/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	2008800	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		


Price Indicators


Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate per Sq. Ft.
3 BHK	magicbricks.com	833.00	2,40,00,000.00	28,812.00

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

₹2.40 Cr EMI - ₹1.08L | [How much loan can I get?](#)

2 BHK 1000 Sq-ft Flat For Sale [Nerul, Navi Mumbai](#)





2 Beds 2 Baths 2 Balconies 1 Covered Parking

Private jacc... Island Kitch...

Carpet Area
833 sqft
₹28,812/sqft

Developer
[L & T Realty](#)

Project
[L and T Realty Seawoods WestGround\(Out of 11 Floors\) Manor Tower A and B](#)

Floor

Transaction Type
New Property

Additional Rooms
1 Store Room

Facing
West

Lifts
3

Contact Agent

Get Phone No.

More Details

Price Breakup ₹2.4 Cr | ₹12,00,000 Approx. Registration Charges | ₹12 Monthly

Booking Amount ₹6.0 Lac

RERA ID P51700056254

Address Nerul, Navi Mumbai, Nerul, Navi Mumbai - Central Navi Mumbai, Maharashtra


Landmarks Seawoods grand central mall and seawoods railway station.

Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate per Sq. Ft.
2 BHK	nobroker.com	728.00	1,95,00,000.00	26,786.00

NOBROKER

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[Log in](#)



2 BHK Flat In L And T West Manor For Sale In S...
Near Nexus Seawoods, Seawoods Sector 40, Seawoods, Mum...

₹ 1.95 Crores
Negotiable


₹ 1.12 Lacs/Month
Estimated EMI

1,041
Sq.Ft.

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Photos | **Location**



Exclusive Deal

Shortlist

2 Bedroom <small>No. of Bedroom</small>	Sep 17, 2024 <small>Posted On</small>
2 Bathroom <small>No. of Bathroom</small>	Sep 17, 2026 <small>Possession</small>
1 Balcony	L And T West Manor <small>Apartment</small>
Bike and Car Parking	Full Power Backup

[Contact](#)
[Book Virtual Meet](#)

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Listed by Broker
Sold Out

Wrong Info

Price trends by NBEstimate [Check Now](#)

Nearby: ICICI Bank Nerul, Navi Mumbai - Branch & ATM | Nerul Railway Station (W) | Yogam Isha Hatha Yoga | Apollo Hospitals | Max Movies

Overview

<p>Age of Building Under Construction</p>	<p>Ownership Type Self Owned</p>
<p>Maintenance Charges NA</p>	<p>Flooring NA</p>
<p>Builtup Area 1,041 Sq.Ft</p>	<p>Carpet Area 728 Sq.Ft</p>

Activity On This Property

69
Unique Views

1
Shortlists

0
Contacted

Powered By: NBEstimate

Similar Properties




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Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate per Sq. Ft.
3 BHK	nobroker.com	929.00	2,61,00,000.00	28,000.00



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[Post Your Property](#)
[Sign up](#)
[Log in](#)



Resale

3 BHK Flat In L And T West Manor For Sale In S...

Near Nexus Seawoods, Seawoods Sector 40, Seawoods, Mum...

₹ 2.61 Crores

Negotiable

₹ 1.5 Lacs/Month

Estimated EMI

1,328

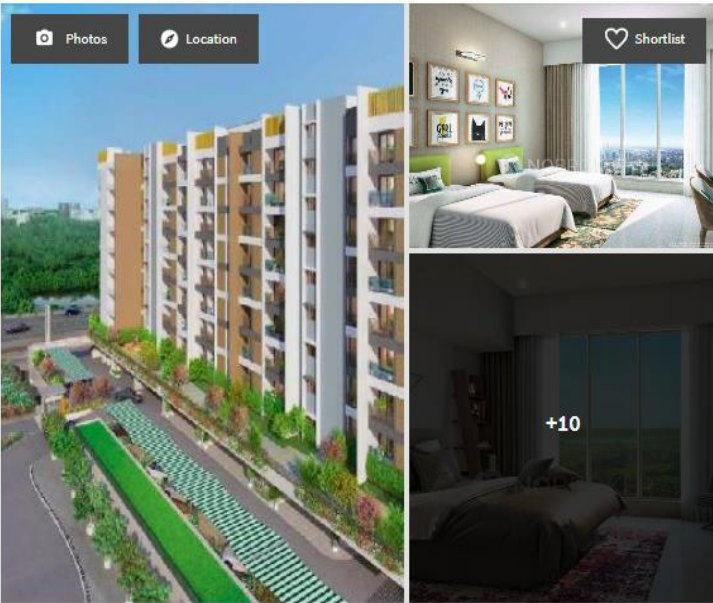
Sq.Ft

Need Home Loan?

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Photos
Location



Exclusive Deal

3 Bedroom

No. of Bedroom

Sep 17, 2024

Posted On

3 Bathroom

No. of Bathroom

Sep 17, 2026

Possession

1 Balcony

L And T West Manor

Apartment

Bike and Car Parking

Full Power Backup

[Contact](#)

[Book Virtual Meet](#)

Report what was not correct in this property

Listed by Broker

Sold Out

Wrong Info

Price trends by NBEstimate [Check Now](#)

Nearby: ICICI Bank Nerul, Navi Mumbai - Branch & ATM | Nerul Railway Station (W) | Yogam Isha Hatha Yoga | Apollo Hospitals | Max Movies

Overview

Age of Building Under Construction

Ownership Type Self Owned

Maintenance Charges NA

Flooring Vitrified Tiles

Builtup Area 1,328 Sq.Ft

Carpet Area 929 Sq.Ft

Activity On This Property

82

Unique Views

0

Shortlists

4

Contacted

Powered By: NBEstimate

Similar Properties



Since 1989

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Price Indicators


Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate per Sq. Ft.
3 BHK	magicbricks.com	915.00	2,81,00,000.00	30,710.00

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Rent
Sell
Home Loans

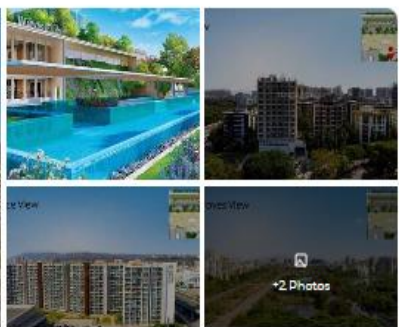
Home » Property for Sale in Navi Mumbai » Flats for Sale in Navi Mumbai » Flats for Sale in Nerul » 3 BHK Flats for Sale in Nerul » 1525 Sq-ft

₹2.81 Cr EMI - ₹1.27L | [Get pre-approved loan](#)

3 BHK 1525 Sq-ft Flat For Sale [Nerul, Navi Mumbai](#)



3 Beds
3 Baths
1 Balcony
1 Covered Parking



Service/Goo...
Visitor Parkin...

Carpet Area	Developer	Project	Floor
915 sqft ₹30,710/sqft	L & T Realty	L and T Realty Seawoods West5(Out of 11 Floors) Manor Tower A and B	
Transaction Type	Additional Rooms	Facing	Lifts
New Property	1 Store Room	East	4

East Facing Property

Contact Agent
Get Phone No.

More Details

Price Breakup ₹2.81 Cr | ₹14,05,000 Approx. Registration Charges | ₹4 Per sq. Unit Monthly

Booking Amount ₹2.0 Lac

Address Nerul, Navi Mumbai, Nerul, Navi Mumbai - Central Navi Mumbai, Maharashtra

Landmarks Next to Grand Central Mall, West Side. Seawoods Dmart in 3 Mins.

Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate per Sq. Ft.
3 BHK	magicbricks.com	1175.00	3,48,00,000.00	29,617.00

magicbricks


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Home » Property for Sale in Navi Mumbai » Flats for Sale in Navi Mumbai » Flats for Sale in Nerul » 3 BHK Flats for Sale in Nerul » 1870 Sq-ft

₹ 3.48 Cr

EMI - ₹ 1.57L | [Get Loan offers from 34+ banks](#)

3 BHK 1870 Sq-ft Flat For Sale [Nerul, Navi Mumbai](#)



3 Beds 3 Baths 1 Balcony 1 Covered Parking

Service/Goo... Visitor Parkin...

Carpet Area	Developer	Project	Floor
1175 sqft + ₹ 29,617/sqft	L & T Realty	L and T Realty Seawoods West6(Out of 11 Floors) Manor Tower A and B	
Transaction Type	Additional Rooms	Facing	Lifts
New Property	1 Store Room	East	4

East Facing Property

Contact Agent
Get Phone No.

More Details

Price Breakup	₹ 3.48 Cr ₹ 17,40,000 Approx. Registration Charges ₹ 4 Per sq. Unit Monthly
Booking Amount	₹ 2.0 Lac
Address	Nerul, Navi Mumbai, Nerul, Navi Mumbai - Central Navi Mumbai, Maharashtra
Landmarks	Next to Grand Central Mall, West Side. Seawoods Dmart in 3 Mins.


Price Indicators




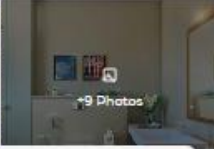
Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate per Sq. Ft.
3 BHK	magicbricks.com	740.00	2,20,00,000.00	29,730.00

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

₹2.20 Cr EMI - ₹99k | [Get pre-approved loan](#)

2 BHK Flat For Sale in L and T Realty Seawoods West Manor Tower A and B, Nerul, Navi Mumbai



2 Beds
 2 Baths
 2 Balconies
 Unfurnished

Outdoor Terrace
 Laundry Service

Carpet Area	Developer	Project	Floor
740 sqft ₹29,730/sqft	L & T Realty	L and T Realty Seawoods West3(Out of 11 Floors) Manor Tower A and B	
Transaction Type	Additional Rooms	Facing	Furnished Status
Resale	1 Store Room	East	Unfurnished

✔ East Facing Property

Contact Owner
Get Phone No.

Last contact made 3 days ago

More Details

Price Breakup	₹2.2 Cr ₹11,00,000 Approx. Registration Charges
Booking Amount	₹6.0 Lac
Address	Navi Mumbai Seawoods West, Nerul, Navi Mumbai - Central Navi Mumbai, Maharashtra

Price Indicators




Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate per Sq. Ft.
2 BHK	Magicbricks.com	844.00	2,35,00,000.00	27,844.00

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

₹ 2.35 Cr EMI - ₹1.06L | [Get pre-approved loan](#) PREMIUM PROJECT

2 BHK 1445 Sq-ft Flat For Sale [Nerul, Navi Mumbai](#)

2 Beds
 2 Baths
 2 Balconies
 1 Covered Parking

Golf Course
 Visitor Parkin...

Carpet Area 844 sqft ₹27,844/sqft	Developer Balaji Corporation	Project Delta Palm Beach	Floor 5 (Out of 13 Floors)
Transaction Type New Property	Facing North - East	Lifts 2	Furnished Status Unfurnished

Contact Agent
Get Phone No.

Last contact made 3 days ago

More Details

Price Breakup	₹ 2.35 Cr ₹11,75,000 Approx. Registration Charges ₹5 Monthly
Booking Amount	₹5.0 Lac
RERA ID	P51700052109
Address	Nerul, Navi Mumbai, Nerul, Navi Mumbai - Central Navi Mumbai, Maharashtra

Price Indicators

Projects nearby Locality



Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate per Sq. Ft.
3 BHK	magicbricks.com	1203.00	3,50,00,000.00	29,000.00

magicbricks
Buy
Rent
Sell
Home Loans

Home » Property for Sale in Navi Mumbai » Flats for Sale in Navi Mumbai » Flats for Sale in Nerul » 3 BHK Flats for Sale in Nerul » 2050 Sq-ft

₹3.50 Cr
EMI - ₹1.58L
[Can I afford it?](#)
PREMIUM PROJECT

3 BHK 2050 Sq-ft Flat For Sale [Nerul, Navi Mumbai](#)

3 Beds
3 Baths
2 Balconies
2 Covered Parking
Sea facing
Health club ...

Carpet Area 1203 sqft ₹29,094/sqft	Developer Balaji Corporation	Project Delta Palm Beach	Floor 7(Out of 14 Floors)
Transaction Type New Property	Facing North - East	Lifts 2	Furnished Status Unfurnished

Contact Agent
Get Phone No.

Last contact made 3 days ago

More Details

Price Breakup	₹3.5 Cr ₹17,50,000 Approx. Registration Charges ₹5 Monthly
Booking Amount	₹5.0 Lac
RERA ID	P51700052109
Address	Nerul, Navi Mumbai, Nerul, Navi Mumbai - Central Navi Mumbai, Maharashtra
Landmarks	Seawoods Railway Station 3 Min, Palm Beach Road 0 Min

Price Indicators Projects nearby Locality




Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate per Sq. Ft.
3 BHK	magicbricks.com	1200.00	3,65,00,000.00	30,417.00



magicbricks
Buy
Rent
Sell
Home Loans

Home » Property for Sale in Navi Mumbai » Flats for Sale in Navi Mumbai » Flats for Sale in Nerul » 3 BHK Flats for Sale in Nerul » 1900 Sq-ft

₹ 3.65 Cr | EMI - ₹ 1.65L | [Get pre-approved loan](#)

3 BHK 1900 Sq-ft Flat For Sale [Nerul, Navi Mumbai](#)

3 Beds
3 Baths
2 Balconies
1 Covered Parking
Water Front
Skyline View

Carpet Area 1200 sqft ₹ 30,417/sqft	Developer L&T Realty	Project L&T Seawoods Residences	Floor 12(Out of 15 Floors)
Transaction Type Resale	Status Ready to Move	Facing East	Lifts 2

[Contact Agent](#)
[Get Phone No.](#)
[Last contact made 3 days ago](#)

More Details

Price Breakup	₹ 3.65 Cr ₹ 18,25,000 Approx. Registration Charges
Booking Amount	₹ 50,000
RERA ID	A51700025121
Address	1001., Nerul, Navi Mumbai - Central Navi Mumbai, Maharashtra
Landmarks	Seawoods, Sector 40, Navi Mumbai, Near by Palm Beach Road.



Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate per Sq. Ft.
2 BHK	magicbricks.com	716.00	2,06,00,000.00	28,771.00

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

₹2.06 Cr [EMI - ₹93k](#) | [Can I afford it?](#)

2 BHK 1184 Sq-ft Flat For Sale [Nerul, Navi Mumbai](#)

🛏️ 2 Beds
🚿 2 Baths
🏠 2 Balconies
🚗 1 Covered Parking

🚗 Visitor Parking

Carpet Area 716 sqft ₹28,771/sqft	Developer Moreshwar Developers	Project Moreshwar 19 East	Floor 4(Out of 14 Floors)
Transaction Type New Property	Additional Rooms 1 Store Room	Facing East	Lifts 3

Opposite to Apollo Hospital, Nerul, Sec 19, Nerul

Contact Agent
Get Phone No.

👤 Last contact made 3 days ago

More Details

Price Breakup	₹2.06 Cr ₹10,30,000 Approx. Registration Charges ₹4 Per sq. Unit Monthly
Booking Amount	₹99,000
RERA ID	P51700025055
Address	Nerul, Navi Mumbai, Nerul, Navi Mumbai - Central Navi Mumbai, Maharashtra
Landmarks	Opposite to Apollo Hospital, Nerul, Sec 19, Nerul

Price Indicators

Projects nearby Locality




Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate per Sq. Ft.
3 BHK	magicbricks.com	1031.00	2,76,00,000.00	26,826.00

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home » Property for Sale in Navi Mumbai » Flats for Sale in Navi Mumbai » Flats for Sale in Nerul » 3 BHK Flats for Sale in Nerul » 1158 Sq-ft

₹2.76 Cr
EMI - ₹1.25L
Get pre-approved loan
PREMIUM PROJECT

3 BHK 1158 Sq-ft Flat For Sale [Nerul, Navi Mumbai](#)

3 Beds
3 Baths
1 Balcony
Unfurnished

Carpet Area	Developer	Project	Transaction Type
1031 sqft ₹26,826/sqft	Gami Group and NMS Group	Palm Amore	New Property
Furnished Status	Age Of Construction		
Unfurnished	Under Construction		

Contact Agent
Get Phone No.

More Details

Price Breakup	₹2.76 Cr
Address	Nerul, Navi Mumbai - Central Navi Mumbai, Maharashtra

Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate per Sq. Ft.
2 BHK	magicbricks.com	700.00	1,98,00,000.00	28,319.00

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

₹1.98 Cr [EMI - ₹89k](#) | [Can I afford it?](#)

2 BHK 1168 Sq-ft Flat For Sale [Nerul, Navi Mumbai](#)

2 Beds
2 Baths
2 Balconies
Unfurnished

<p>Carpet Area 700 sqft ₹28,319/sqft</p>	<p>Developer Moreshwar Developers</p>	<p>Project Moreshwar 19 East</p>
<p>Transaction Type New Property</p>	<p>Furnished Status Unfurnished</p>	<p>Age Of Construction Under Construction</p>

+5 Photos

Contact Agent

Get Phone No.

[Last contact made 2 days ago](#)

More Details

Price Breakup ₹1.98 Cr

Address Nerul, Navi Mumbai - Central Navi Mumbai, Maharashtra

Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate per Sq. Ft.
2 BHK	housing.com	770.00	2,46,00,000.00	31,950.00
3 BHK	housing.com	1240.00	3,96,00,000.00	31,935.00
2 BHK	housing.com	510.00	1,50,00,000.00	29,412.00

HOUSING.COM Buy In Navi Mumbai

+ Add

Download App
List Property Free
Saved

L And T Seawoods Residences North Towers ✓ RERA

part of L And T Seawood West Square

By L&T REALTY

Navi Mumbai, Seawoods, Navi Mumbai


Become the first to Rate



₹2.46 Cr - 3.96 Cr | ₹31.92 K/sq.ft

EMI starts at ₹1.22 Lacs

Basic Price

Contact Developer



+
18 more

2, 3 BHK Apartments Configurations

Jun, 2024 Possession Starts

₹31.92 K/sq.ft Avg. Price

770 - 1240 sq.ft. (Carpet Area) Sizes

HOUSING.COM Buy In Navi Mumbai

+ Add

Download App
List Property Free
Saved

Keystone Solista ✓ RERA

By KEYSTONE LIFESPACES PVT LTD

Plot No 5, Off Palm Beach Road, Seawoods, Navi Mumbai


Become the first to Rate



₹1.5 Cr - 1.53 Cr

EMI starts at ₹74.47 K

Price includes everything except stamp ... See More

Contact Developer



+
11 more

2 BHK Apartment Configuration

Jun, 2023 Possession Starts

Price on request Avg. Price

510 - 520 sq.ft. (Carpet Area) Sizes



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Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate per Sq. Ft.
3 BHK	99acres.com	1140.00	3,50,00,000.00	30,700.00
3 BHK	99acres.com	1126.00	2,95,00,000.00	26,200.00

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

Home > Property in Navi Mumbai > Flats in Navi Mumbai > Flats in Seawoods > Flats in Sector 40 Seawoods > 3 BHK Flats in Sector 40 Seawoods

₹3.5 Cr

@ 30,701 per sq.ft.

Estimated EMI ₹ 2,79,546

3BHK 3Baths

Flat/Apartment for Sale

in Aramus The Domus Prive, Sector 40 Seawoods, Navi Mumbai

MEENAESTATES

Meena

FEATURED DEALER | Member Since Oct, 2010

Contact Dealer FREE

Under Construction Property | Posted on Sep 17, 2024

RERA STATUS

NOT AVAILABLE
Website: <https://maharera.maharashtra.gov.in/>

Overview
Dealer Details
Price Trends
Registry Record
Explore Locality
Recomm. >

Property (1)

Area

Super Built up area 2340 sq.ft.

(217.39 sq.m.)

Built Up area: 1950 sq.ft. (181.16 sq.m.)

Carpet area: 1140 sq.ft. (105.91 sq.m.)

Price

₹ 3.5 Crore

@ 30,701 per sq.ft. [View Price Details](#)

Address

Aramus The Domus Prive
Sector 40 Seawoods, Navi Mumbai

Floor Number

8th of 14 Floors

Facing

South

Overlooking

Main Road

Possession in

Jun 2026

Send Feedback

99acres
Buy ▾ All Residential Type Location or Project/Society or Keyword SEARCH

Home > Property in Navi Mumbai > Flats in Navi Mumbai > Flats in Nerul > 3 BHK Flats in Nerul

₹2.95Crore

Base Price: ₹26201 Per Sq.Ft.

1126 sq.ft.

(104.61 sq.m.)

Carpet Area

[View Floor Plans](#)

Under Construction

Possession: December 2028

[Construction photos](#)

NEW

Home Loans Dashboard Menu

- Scenic view of parsik hills
- Blissful view of palm beach water front
- Juinagar railway station only 2.9 Km away

NO BROKERAGE

RERA STATUS
REGISTERED
Registration No: P51700052732 [View QR Code](#)
Website: <https://maharera.maharashtra.gov.in/>

Floor Plan
Project Details
Society Reviews
Explore Locality
Recommendations
Dealer Details

FLOOR PLAN	INCLUSIONS	AREA DETAILS	PRICE DETAILS
3 bedrooms		Carpet Area : 1126 sq.ft. <small>104.61 sq.m.</small>	Base Price: ₹ 2.95 Crores



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As a result of my appraisal and analysis, it is my considered opinion that the realizable Value of the above property in the prevailing condition with aforesaid specification is **(As per table attached to the report)**

Place: Mumbai

Date: 26.09.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Auth. Sign.



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

Date

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

Countersigned
(BRANCH MANAGER)

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



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(Annexure-I)**DECLARATION-CUM-UNDERTAKING**

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

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 26.09.2024 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 25.09.2024. 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.

	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by M/s. L & T SEAWOODS LIMITED.
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 – Technical 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 – 25.09.2024 Valuation Date – 26.09.2024 Date of Report – 26.09.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 25.09.2024
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 **26th 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. L & T SEAWOODS LIMITED**. 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. L & T SEAWOODS LIMITED**. 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.

(Annexure - II)**MODEL CODE OF CONDUCT FOR VALUERS****Integrity and Fairness**

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

Professional Competence and Due Care

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

Independence and Disclosure of Interest

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



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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.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Auth. Sign.



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