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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "Shree Hill Residency"

"Shree Hill Residency", Proposed Residential Building on Land Bearing Survey No. 76, Hissa No. 11, 12 (pt), 13, 18 & 19, Plot -A, Village – Joveli, Badlapur (East), Taluka Ambernath, Dist. – Thane, PIN – 421 503, State - Maharashtra, Country – India.

Latitude Longitude: 19°08'25.2"N 73°14'52.3"E

Intended User:

State Bank of India

Administrative Office, Thane Branch,
SBI Building, 1st Floor, B -35, Road No. 22, Wagle Industrial Estate,
Wagle Circle, Thane (West), Pin – 400 604 State - Maharashtra, Country - India

Our Pan India Presence at :

- | | | | |
|------------|--------|-----------|-----------|
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| Mumbai | Nashik | Rajkot | Raipur |
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Regd. Office

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

+91 2247495919

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Vastu/SBI/Mumbai/10/2024/11653/2308569
09/09-109V
Date: 09.10.2024

**MASTER VALUATION REPORT
OF
"Shree Hill Residency"**

"Shree Hill Residency", Proposed Residential Building on Land Bearing Survey No. 76, Hissa No. 11, 12 (pt), 13, 18 & 19, Plot -A, Village – Joveli, Badlapur (East), Taluka Ambernath, Dist. – Thane, PIN – 421 503, State - Maharashtra, Country – India.

Latitude Longitude: 19°09'42.3"N 72°56'43.0"E

NAME OF DEVELOPER: M/s. Sadguru Corporation.

Pursuant to instructions from State Bank of India, Administrative Office, Thane Branch, Mumbai, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on **09th October 2024** for approval of Advance Processing Facility.

1. Location Details:

The property is situated at **"Shree Hill Residency"**, Proposed Residential Building on Land Bearing Survey No. 76, Hissa No. 11, 12 (pt), 13, 18 & 19, Plot -A, Village – Joveli, Badlapur (East), Taluka Ambernath, Dist. – Thane, PIN – 421 503, State - Maharashtra, Country – India. It is about 4.9 Km travelling distance from Badlapur Railway Station of Central Railway line. Surface transport to the property is by buses, Auto, taxis & private vehicles. The property is in developing locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The locality is middle class & developpeing.

2. Developer Details:

Name of builder	M/s. Sadguru Corporation	
Project Registration Number	Project	RERA Project Number
	Shree Hill Residency	P51700055920
Register office address	M/s. Sadguru Corporation. Address: Office at G-2, "K.K. Residency" , Navroji Lane, Near Param Keshav Baug, Ghatkopar, Mumbai, PIN – 400 086 State - Maharashtra, Country – India.	
Contact Numbers	Contact Person : Mr. Parth (Builder Person - Mobile No. 79 7724 8811)	
E – mail ID & Website		

3. Boundaries of the Property:

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



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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**

Administrative Office, Thane Branch,

SBI Building, 1st Floor, B -35, Road No. 22, Wagle Industrial Estate,

Wagle Circle, Thane (West), Pin – 400 604. 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, Administrative Office Thane Branch to assess fair market value of the property for bank loan purpose.
2.	a)	Date of inspection : 07.10.2024
	b)	Date on which the valuation is made : 09.10.2024
3.	List of documents produced for Perusal	
	1.	Copy of Legal Title Report from Adv. Saurabh V. Namjoshi Advocate High Court dated 30.09.2023
	2.	Copy of Agreement date 24.09.2015 b/w. M/s. Sadguru Corporation (the Purchaser) AND Mr. Durvas N. Dhule & Smt. Darshana D. Dule (the Seller)
	3.	Copy of Agreement date 10.10.2014 b/w. M/s. Sadguru Corporation (the Purchaser) AND Mr. Nandkumar P. Dhule & others (the Seller)
	4.	Copy of Agreement date 28.03.2014 b/w. M/s. Sadguru Corporation (the Purchaser) AND Mr. Nandkumar P. Dhule & others (the Seller)
	5.	Copy of Engineer's Certificate date 17.07.2023 issued by S. V. Patel & Associates (As per RERA Certificate)
	6.	Copy of Deed of Retirement Cum Admission date 18.04.2023 b/w. Smt. Dipti Rajes Patel & Six others (the Continuing Partners) AND Mr. Hiten R. Patel & Six others (the Incoming Partners) under the firm name and style of Sadguru Corporation
	7.	Copy of Architects Certificate date 29.06.2024 issued by Urban Vastu Designer
	8.	Copy of MAHARERA Registration Certificate of Project No. P51700055920 issued by Maharashtra Real Estate Regulatory Authority date 29.04.2024
	9.	Copy of Commencement Certificate No. KBNP / 6051 / 2022 -23 / 74 date 30.06.2022 issued by Kulgaon Badlapur Municipal Council. [इमारत- विंग-अ-भागस्टिल्ट, तळ + सात मजले व विंग-बी-भागस्टिल्ट + सात मजल्याकरीता]
	10.	Copy of Construction Permission Letter No. NVK / KBNP / NRV / 087 / 2023 -24 date 15.01.2024 issued by Kulgaon Badlapur Municipal Council.



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	11. Copy of Approved Plan No. KBNP / NRV / BP / 6051-74 dated 30.06.2022 issued by Kulgaon Badlapur Municipal Council. Approved upto:											
	Wing	Number of Floors										
	B	Ground / Stilt + 1st to 7th Upper Floors.										
	Project Name (with address & phone nos.)	: "Shree Hill Residency" , Proposed Residential Building on Land Bearing Survey No. 76, Hissa No. 11, 12 (pt), 13, 18 & 19, Plot -A, Village – Joveli, Badlapur (East), Taluka Ambernath, Dist. – Thane, PIN – 421 503, 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. Sadguru Corporation Address: Office at G-2, "K.K. Residency" , Navroji Lane, Near Param Keshav Baug, Ghatkopar, Mumbai, PIN – 400 086 State - Maharashtra, Country – India. Contact Person : Mr. Abhijit Dhule (Sale Person - Mobile No. 9673468554)										
5.	Brief description of the property (Including Leasehold / freehold etc.)	:										
<p>About "Shree Hill Residency" Project: Sadguru Shree Hill Residency is among the newest addresses for homebuyers. This is a new launch project right now, and is expected to be delivered by Mar, 2026. It has a variety of options to choose from that too in a varied budget range. Sadguru Shree Hill Residency Thane Outskirts is a RERA-registered housing society, which means all projects details are also available on state RERA website for end-users and investors. Sadguru Shree Hill Residency, residents can indulge in a range of modern amenities, including a kids ' play area, sand pits, indoor games, and 24x7 security. The project ' s designer homes are built with specification such as Oil Bound Distemper walls and Vitrified tiles flooring, ensuring a comfortable and stylish living experience. With a variety of unit options available, including 1 and 2 BHK apartments, there ' s something for every budget and requirement. The RERA registration number of this project is P51700055920</p> <p>TYPE OF THE BUILDING</p> <table border="1"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>B</td> <td>Proposed Ground / Stilt + 1st to 7th Upper Floors.</td> </tr> </tbody> </table> <p>LEVEL OF COMPLETEION:</p> <table border="1"> <thead> <tr> <th>Wing</th> <th>Present stage of Construction</th> <th>Percentage of work completion</th> </tr> </thead> <tbody> <tr> <td>B</td> <td>Foundation work is completed.</td> <td>05%</td> </tr> </tbody> </table> <p>DATE OF COMPLETION & FUTURE LIFE: Expected completion date as informed by builder is March - 2026 (As per MAHARERA Certificate) Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance & Structural repairs.</p>			Wing	Number of Floors	B	Proposed Ground / Stilt + 1st to 7th Upper Floors.	Wing	Present stage of Construction	Percentage of work completion	B	Foundation work is completed.	05%
Wing	Number of Floors											
B	Proposed Ground / Stilt + 1st to 7th Upper Floors.											
Wing	Present stage of Construction	Percentage of work completion										
B	Foundation work is completed.	05%										

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				
6.	Location of property		:	
	a)	Plot No. / Survey No.	:	Plot -A, Survey No. 76, Hissa No. 11, 12 (pt), 13, 18 & 19
	b)	Door No.	:	Not applicable
	c)	C. T.S. No. / Village	:	Survey No. 76, Hissa No. 11, 12 (pt), 13, 18 & 19, Plot -A, Village – Joveli
	d)	Ward / Taluka	:	Taluka – Ambernath
	e)	Mandal / District	:	Dist. - Thane
7.	Postal address of the property		:	" Shree Hill Residency ", Proposed Residential Building on Land Bearing Survey No. 76, Hissa No. 11, 12 (pt), 13, 18 & 19, Plot -A, Village – Joveli, Badlapur (East), Taluka Ambernath, Dist. – Thane, PIN – 421 503, State - Maharashtra, Country – India
8.	City / Town		:	Badlapur (East)
	Residential area		:	Yes
	Commercial area		:	Yes
	Industrial area		:	No
9.	Classification of the area		:	
	i) High / Middle / Poor		:	Middle Class
	ii) Urban / Semi Urban / Rural		:	Semi Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality		:	Kulgaon Badlapur Municipal Council, Village – Joveli
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	15.00 Mtr DP Road	15.00 Mtr DP Road	Open Plot & Road
	South	Survey No. 76/7 & 10	Survey No. 76/7 & 10	Internal Road & Open Plot
	East	Survey No. 76/11,12 (pt), 13, 18 & 19, Plot No. A	Survey No. 76/11,12 (pt), 13, 18 & 19, Plot No. A	Open Plot
	West	Survey No. 76/17	Survey No. 76/17	Road & Open Plot
14.1	Dimensions of the site		N. A. as the land is irregular in shape	
			A	B
			As per the Deed	

			Actuals				
	North	:	-				
	South	:	-				
	East	:	-				
	West	:	-				
14.2	Latitude, Longitude & Co-ordinates of property	:	19°08'25.2"N 73°14'52.3"E				
14.	Extent of the site	:	Plot area – 959.10 Sq. M. (As per Approved Plan & RERA Certificate) Structure - As per table attached to the report				
15.	Extent of the site considered for Valuation (least of 14A& 14B)	:	Plot area – 959.10 Sq. M. (As per Approved Plan & RERA Certificate) Structure - As per table attached to the report				
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	N.A. Building Construction work not yet started				
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 and Commercial purpose				
8.	Any usage restriction	:	Residential and commercial purpose				
9.	Is plot in town planning approved layout?	:	Copy of Approved Plan No. KBNP / NRV / BP / 6051-74 dated 30.06.2022 issued by Kulgaon Badlapur Municipal Council Approved upto: <table border="1" data-bbox="975 1424 1493 1547"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>B</td> <td>Ground / Stilt + 1st to 7th Upper Floors.</td> </tr> </tbody> </table>	Wing	Number of Floors	B	Ground / Stilt + 1 st to 7 th Upper Floors.
Wing	Number of Floors						
B	Ground / Stilt + 1 st to 7 th Upper Floors.						
10.	Corner plot or intermittent plot?	:	Intermittent				
11.	Road facilities	:	Yes				
12.	Type of road available at present	:	B. T. Road				
13.	Width of road – is it below 20 ft. or more than 20 ft.	:	15.00 Mtr DP Road				
14.	Is it a Land – Locked land?	:	No				
15.	Water potentiality	:	Municipal Water supply				
16.	Underground sewerage system	:	Connected to Municipal sewer				
17.	Is Power supply is available in the site	:	Yes				
18.	Advantages of the site	:	Located in developing area				
19.	Special remarks, if any like threat of acquisition of land for publics service purposes, road widening or	:	No				

	applicability of CRZ provisions etc.(Distance from sea-cost / tidal level must be incorporated)								
Part – A (Valuation of land)									
1	Size of plot	:	Plot area – 959.10 Sq. M. (As per Approved Plan & RERA Certificate)						
	North & South	:	-						
	East & West	:	-						
2	Total extent of the plot	:	As per table attached to the report						
3	Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	As per table attached to the report Details of recent transactions/online listings are attached with the report.						
4	Guideline rate obtained from the Register's Office (an evidence thereof to be enclosed)	:	₹ 46,700.00 per Sq. M. for Residential ₹ 9,200.00 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>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> </thead> <tbody> <tr> <td>959.10</td> <td>9200</td> <td>88,23,720.00</td> </tr> </tbody> </table>	Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	959.10	9200	88,23,720.00
Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)							
959.10	9200	88,23,720.00							
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 not yet started						
	c) Year of construction	:	N.A. Building Construction work not yet started						
	d) Number of floors and height of each floor including basement, if any	:							
	Wing		Number of Floors						
	B		Proposed Ground / Stilt + 1st to 7th 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 not yet started						
	ii) Interior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work not yet started						
	g) Date of issue and validity of layout of approved map	:	Copy of Approved Plan No. KBNP / NRV / BP / 6051-74 dated 30.06.2022 issued by Kulgaon Badlapur Municipal Council						
	h) Approved map / plan issuing authority	:	Approved upto: <table border="1"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>B</td> <td>Ground / Stilt + 1st to 7th Upper Floors.</td> </tr> </tbody> </table>	Wing	Number of Floors	B	Ground / Stilt + 1 st to 7 th Upper Floors.		
Wing	Number of Floors								
B	Ground / Stilt + 1 st to 7 th Upper Floors.								
	i) Whether genuineness or authenticity of approved map / plan is verified	:	Yes						
	j) Any other comments by our empanelled valuers on authentic of approved plan	:	No.						

Specifications of construction (floor-wise) in respect of

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Sr. No.	Description	
1.	Foundation	: Proposed R.C.C. Footing
2.	Basement	: N.A. Building Construction work not yet started
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 not yet started
6.	Plastering	: N.A. Building Construction work not yet started
7.	Flooring, Skirting, dado	: N.A. Building Construction work not yet started
8.	Special finish as marble, granite, wooden paneling, grills etc.	: N.A. Building Construction work not yet started
9.	Roofing including weather proof course	: N.A. Building Construction work not yet started
10.	Drainage	: Proposed
2.	Compound Wall	:
	Height	: N.A. Building Construction work not yet started
	Length	:
	Type of construction	:
3.	Electrical installation	: N.A. Building Construction work not yet started
	Type of wiring	:
	Class of fittings (superior / ordinary / poor)	:
	Number of light points	: N.A. Building Construction work not yet started
	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	:
	e) Water meters, taps etc.	:
	f) Any other fixtures	:

CONFIGURATION OF PROJECT AS PER DEVELOPER'S INFORMATION AND COPY OF APPROVED PLAN NO. KBNP / NRV / BP / 6051-74 DATED 30.06.2022 ISSUED BY KULGAON BADLAPUR MUNICIPAL COUNCIL:

Remarks: As per approved plan, there are Total Two building, Wing – A & B are proposed to be constructed in this project. Out of construction work of only Wing - B building is going on at present. Hence we have not considered the same for purpose of our valuation.

1) Wing -B:

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan		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 ₹
				Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.							
1	3	Gr.	2 BHK	479	0	479	527	4700	22,51,300	25,21,456	5500	13,69,940
2	4	Gr.	1 BHK	385	0	385	424	4700	18,09,500	20,26,640	4000	11,01,100
3	101	1	1 BHK	336	51	387	426	4700	18,18,900	20,37,168	4000	11,06,820
4	102	1	1 BHK	384	0	384	422	4700	18,04,800	20,21,376	4000	10,98,240
5	103	1	1 BHK	385	0	385	424	4700	18,09,500	20,26,640	4000	11,01,100
6	104	1	1 BHK	385	0	385	424	4700	18,09,500	20,26,640	4000	11,01,100
7	201	2	1 BHK	336	51	387	426	4700	18,18,900	20,37,168	4000	11,06,820
8	202	2	1 BHK	384	0	384	422	4700	18,04,800	20,21,376	4000	10,98,240
9	203	2	1 BHK	385	0	385	424	4700	18,09,500	20,26,640	4000	11,01,100
10	204	2	1 BHK	385	0	385	424	4700	18,09,500	20,26,640	4000	11,01,100
11	301	3	1 BHK	336	51	387	426	4700	18,18,900	20,37,168	4000	11,06,820
12	302	3	1 BHK	384	0	384	422	4700	18,04,800	20,21,376	4000	10,98,240
13	303	3	1 BHK	385	0	385	424	4700	18,09,500	20,26,640	4000	11,01,100
14	304	3	1 BHK	385	0	385	424	4700	18,09,500	20,26,640	4000	11,01,100
15	401	4	1 BHK	336	51	387	426	4700	18,18,900	20,37,168	4000	11,06,820
16	402	4	1 BHK	384	0	384	422	4700	18,04,800	20,21,376	4000	10,98,240
17	403	4	1 BHK	385	0	385	424	4700	18,09,500	20,26,640	4000	11,01,100
18	404	4	1 BHK	385	0	385	424	4700	18,09,500	20,26,640	4000	11,01,100
19	501	5	1 BHK	336	51	387	426	4700	18,18,900	20,37,168	4000	11,06,820
20	502	5	1 BHK	384	0	384	422	4700	18,04,800	20,21,376	4000	10,98,240
21	503	5	1 BHK	385	0	385	424	4700	18,09,500	20,26,640	4000	11,01,100
22	504	5	1 BHK	385	0	385	424	4700	18,09,500	20,26,640	4000	11,01,100
23	601	6	1 BHK	336	51	387	426	4700	18,18,900	20,37,168	4000	11,06,820
24	602	6	1 BHK	384	0	384	422	4700	18,04,800	20,21,376	4000	10,98,240
25	603	6	1 BHK	385	0	385	424	4700	18,09,500	20,26,640	4000	11,01,100
26	604	6	1 BHK	385	0	385	424	4700	18,09,500	20,26,640	4000	11,01,100
27	701	7	1 BHK	336	51	387	426	4700	18,18,900	20,37,168	4000	11,06,820
28	702	7	1 BHK	384	0	384	422	4700	18,04,800	20,21,376	4000	10,98,240
29	703	7	1 BHK	385	0	385	424	4700	18,09,500	20,26,640	4000	11,01,100
30	704	7	1 BHK	385	0	385	424	4700	18,09,500	20,26,640	4000	11,01,100
Total				11294	357	11651	12816		5,47,59,700	6,13,30,864		3,33,21,860

Summary of the Project:

Wing	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 ₹
B	2 BHK - 01 1 BHK - 29	30	11651	12816	5,47,59,700.00	6,13,30,864.00

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	5,47,59,700.00
Final Realizable Value After Completion in ₹	6,13,30,864.00
Cost of Construction (Total Built up area x Rate) 12816 Sq. Ft. x ₹ 2600.00	3,33,21,860.00

Part – C (Extra Items)	Amount in ₹
1. Portico	N.A. Building Construction work not yet started
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 not yet started
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 not yet started
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 not yet started
2. Drainage arrangements	

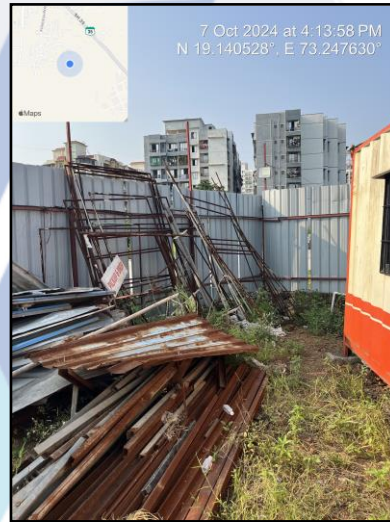
3.	Compound wall	:	
4.	C.B. deposits, fittings etc.	:	
5.	Pavement	:	
	Total	:	

Total abstract of the entire property

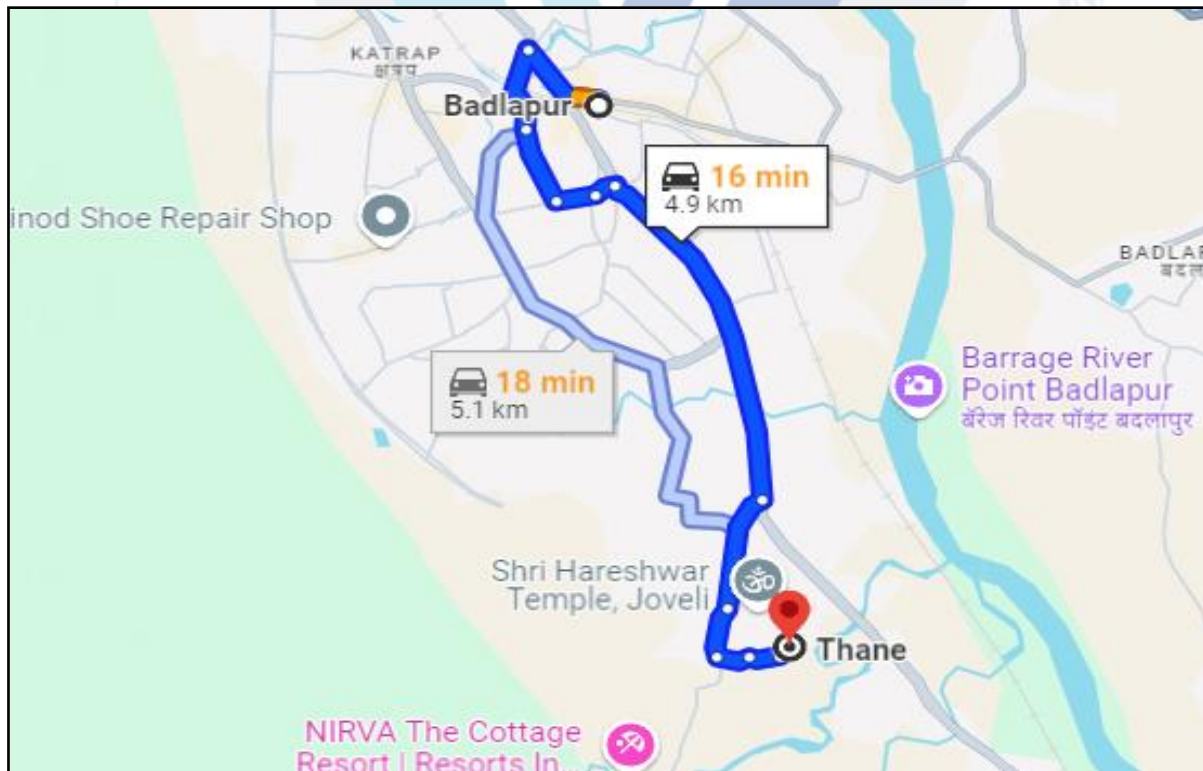
Part – A	Land	:	As per table attached to the report
Part – B	Building	:	
	Land development	:	
Part – C	Compound wall	:	
Part - D	Amenities	:	
Part – E	Pavement	:	
Part – F	Services	:	
Realizable Value / Fair Market Value as on date in ₹		:	₹ 5,47,59,700.00
Final Realizable Value After Completion in ₹		:	₹ 6,13,30,864.00

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 ₹ 4,000.00 to ₹ 5,000.00 per Sq. Ft. on Carpet area Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc. We estimate ₹ 4,700.00 per Sq. Ft. on Carpet Area for valuation.

Actual Site Photographs




Route Map of the property



Latitude Longitude: 19°08'25.2"N 73°14'52.3"E

Note: The Blue line shows the route to site from nearest Railway station (Badlapur – 4.9 Km.)

Ready Reckoner Rate


Department of Registration & Stamps
 Government of Maharashtra

नोंदणी व मुद्रांक विभाग
 महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
 बाजारमूल्य दर पत्रक

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Year
 2024/2025

Annual Statement of Rates

Language
 English

Selected District: ठाणे

Select Taluka: अंबरनाथ

Select Village: मौजे [गांव] मौजे जुवेली

Search By: Survey No Location

Select	उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)
SurveyNo	9/20/1-ई-1) जोवेली गावातील सर्व मिळकती नाविकास विभागातील मिळकती स.नं. प्र.हे	2390	0	0	0	0	चौ. मीटर
SurveyNo	9/20-ई-1) जोवेली गावातील सर्व मिळकती कर्जत रोडवर दर्शनी भाग असलेल्या जोवेली गावातील मिळकती	7410	33700	37900	42100	37900	चौ. मीटर
SurveyNo	9/21-ई-2) जुवेली गावातील सर्व मिळकती	9200	46700	52100	60400	52100	चौ. मीटर
SurveyNo	9/22/1-ई-2) जुवेली गावातील नाविकास विभागातील स.नं. प्र.चा.मा रस्ता	2260	0	0	0	0	चौ. मीटर
SurveyNo	9/22 - ई-2) जुवेली गावातील विभागातील स.नं. प्र.चौ.मी. अंतर्ग	7240	39600	41000	48600	41000	चौ. मीटर

Sales Instance nearby

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate per Sq. Ft.
3952 / 2024	21.03.2024	17,50,000.00	30.00	320.00	5,470.00

3952541 26-03-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		सूची क्र.2	दुय्यम निबंधक : सह दु.नि. उल्हासनगर 4 दस्त क्रमांक : 3952/2024 नोदणी : Regn:63m
गावाचे नाव : जोवेली			
(1)विलेखाचा प्रकार	विक्री करारनामा		
(2)मोबदला	1750000		
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1573000		
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कुळगांव-बदलापूरइतर वर्णन : इतर माहिती: कुळगाव बदलापूर नगरपालिका हद्दीतील मोजे जोवेली,येथील स.नं. 5,हि.नं. 9,यावरील प्लॅटिनम सागर ज्वेल को.ऑप. हौसिंग सोसायटी लि.,सदनिका क्र. 406,सी विंग,चौथा मजला,क्षेत्रफळ 320 चौ.फुट कारपेट त्याचा विक्री करारनामा.(रीसेल सदनिका)((Survey Number : 5 ; HISSA NUMBER : 9 ;)		
(5) क्षेत्रफळ	320 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:-अमित रविंद्र मालवणकर वय:-36 पत्ता:-प्लॉट नं: ६०१, माळा नं: ..., इमारतीचे नाव: शांती निकेतन को.ऑप. हौसिंग सोसायटी लि., ब्लॉक नं: सेक्टर २०, नवी मुंबई, ऐरोली, रोड नं: ..., महाराष्ट्र, THANE. पिन कोड:-400708 पॅन नं:-AWPPM0926J		
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सुरेश लक्ष्मण गोरीवले वय:-53; पत्ता:-प्लॉट नं: ६४, माळा नं: ..., इमारतीचे नाव: बी.आय.टी. चाल नं. ५, ब्लॉक नं: मुंबई सेंट्रल, रोड नं: बी.एम. मार्ग, महाराष्ट्र, मुंबई. पिन कोड:-400008 पॅन नं:-AGYPG6333Q 2): नाव:-चित्रा सुरेश गोरीवले वय:-50; पत्ता:-प्लॉट नं: ६४, माळा नं: ..., इमारतीचे नाव: बी.आय.टी. चाल नं. ५, ब्लॉक नं: मुंबई सेंट्रल, रोड नं: बी.एम. मार्ग, महाराष्ट्र, MUMBAI. पिन कोड:-400008 पॅन नं:-AQZPG0631L		
(9) दस्तऐवज करून दिल्याचा दिनांक	21/03/2024		
(10)दस्त नोंदणी केल्याचा दिनांक	21/03/2024		
(11)अनुक्रमांक,खंड व पृष्ठ	3952/2024		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	105000		
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	17500		
(14)शेरा			
मुल्यांकनासाठी विचारात घेतलेला तपशील:-			

Sales Instance nearby

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate per Sq. Ft.
398 / 2023	10.01.2023	16,00,000.00	42.68	459.00	3,500.00

398541 09-03-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		सूची क्र.2	दुय्यम निबंधक : सह दु.नि. उल्हासनगर 4 दस्त क्रमांक : 398/2023 नोदणी : Regn:63m
गावाचे नाव : जोवेली			
(1)विलेखाचा प्रकार	अॅग्रीमेंट टू सेल ऑफ फ्लॅट		
(2)मोबदला	1600000		
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2420000		
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कुळगांव-बदलापूरइतर वर्णन :सदनिका नं: ए / 706, माळा नं: सातवा मजला, इमारतीचे नाव: सद्गुरु दीप, ब्लॉक नं: जोवेली गाव, रोड : बदलापूर-पूर्व, इतर माहिती: मूल्यांकन विभाग 9/21,ई-2)मौजे जोवेली,तालुका अंबरनाथ,जिल्हा ठाणे येथील जमीन सर्व्हे नं. 1,हिस्सा नं. 4/1,क्षेत्र 1,800 चौ. मीटर यावरील "सद्गुरु दीप" बिल्डिंग,विंग "ए" मधील सातव्या मजल्यावरील निवासी सदनिका क्र. 706,क्षेत्र 42. 68 चौ. मीटर कारपेट. सन 2017 चे बांधकाम. ((Survey Number : 1 ;))		
(5) क्षेत्रफळ	42.86 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:-विजयकुमार भास्कर खाडिलकर वय:-74 पत्ता:-प्लॉट नं: सदनिका क्र. ए / 706 , माळा नं: सातवा मजला , इमारतीचे नाव: सद्गुरु दीप अपार्टमेंट , ब्लॉक नं: जोवेली गाव , रोड नं: बदलापूर-पूर्व , महाराष्ट्र, THANE. पिन कोड:-421503 पॅन नं:-ASXPK7809A 2): नाव:-आनंद विजयकुमार खाडिलकर वय:-40 पत्ता:-प्लॉट नं: सदनिका क्र. ए / 706 , माळा नं: सातवा मजला , इमारतीचे नाव: सद्गुरु दीप अपार्टमेंट , ब्लॉक नं: जोवेली गाव , रोड नं: बदलापूर-पूर्व , महाराष्ट्र, ठाणे. पिन कोड:-421503 पॅन नं:-AVFPK1145G		
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मुकेश विश्वकर्मा, सन ऑफ श्री. सुरेश विश्वकर्मा वय:-31; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 17/32, द ग्रेट इंदिरा नगर रहिवाशी संघ , ब्लॉक नं: अंधेरी-कुर्ला रोड, मरोळ पाईप लाईन, रोड नं: अंधेरी-पूर्व, महाराष्ट्र, MUMBAL. पिन कोड:-400059 पॅन नं:-ANTPV4780G 2): नाव:-प्रियांका शर्मा (लग्नानंतरचे नाव सौ. प्रियांका मुकेश विश्वकर्मा) वय:-27; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 17/32, द ग्रेट इंदिरा नगर रहिवाशी संघ , ब्लॉक नं: अंधेरी-कुर्ला रोड, मरोळ पाईप लाईन, रोड नं: अंधेरी-पूर्व, महाराष्ट्र, MUMBAL. पिन कोड:-400059 पॅन नं:-GHWPS8204K		
(9) दस्तऐवज करून दिल्याचा दिनांक	10/01/2023		
(10)दस्त नोंदणी केल्याचा दिनांक	10/01/2023		
(11)अनुक्रमांक,खंड व पृष्ठ	398/2023		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	145200		
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	24200		
(14)शेरा			

Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate per Sq. Ft.
1 BHK	99acres.com	440.00	25,00,000.00	4,400.00
2 BHK		598.00	38,00,000.00	4,293.00

99acres
Buy ▾ Enter Locality / Project / Society / Landmark
Post property FREE!

Home > Property in Thane Outskirts > Flats in Thane Outskirts > Flats in Badlapur > Flats in Badlapur East > 1 BHK Flats in Badlapur East > 10 to 15 Lakh Posted on Aug 25, 2024 | Re

₹ 25 Lac

@ 4,409 per sq.ft.

Estimated EMI ₹ 19,968

1BHK 1Bath

Flat/Apartment for Sale

in Panvelkar Estate Oxford, Badlapur East, Thane

Contact Owner FREE!

Shortlist

RERA STATUS REGISTERED | Registration No: P51700018929 | Website: <https://maharera.maharashtra.gov.in/>

Overview
Society
Owner Details
Price Trends
Registry Record
Society Reviews >

Property (8)

Photos (1/8)

Area

Super Built up area 567 sq.ft. (52.68 sq.m.)

Carpet area: 440 sq.ft. (40.88 sq.m.)

Price

₹ 25 Lac+ Govt Charges & Tax @ 4,409 per sq.ft. (Negotiable)

Address

Panvelkar Estate Oxford
Badlapur East, Thane

Floor Number

1st of 12 Floors

Facing

North-East

Overlooking

Park/Garden

Configuration

1 Bedroom , 1 Bathroom, 1 Balcony

Property Age

1 to 5 Year Old

99acres
Buy ▾ Enter Locality / Project / Society / Landmark
Post property FREE!

Home > Property in Thane Outskirts > Flats in Thane Outskirts > Flats in Badlapur > Flats in Katrap > 2 BHK Flats in Katrap > 30 to 35 Lakh Posted on Aug 11, 2024 | Under Construc

₹ 38 Lac

@ 4,293 per sq.ft.

Estimated EMI ₹ 30,351

2BHK 2Baths

Flat/Apartment for Sale

in shubh housing shreeji landmark , Katrap, Badlapur East

Contact Owner FREE!

Shortlist

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

Overview
Owner Details
Price Trends
Registry Record
Explore Locality
Recomr >

Property (7)

Photos (1/7)

Area

Built Up area: 885 sq.ft. (82.22 sq.m.)

Carpet area: 598 sq.ft. (55.56 sq.m.)

Price

₹ 38 Lac @ 4,293 per sq.ft. (All inclusive, Negotiable)

Address

shubh housing shreeji landmark
Katrap, Badlapur East

Floor Number

6th of 7 Floors

Facing

North-East

Overlooking

Main Road, Park/Garden

Possession in

Within 6 months



Since 1989

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Price Indicators Projects Nearby locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate per Sq. Ft.
2 BHK	99acres.com	865.00	40,00,000.00	4,624.00
1 BHK	99acrs.com	485.00	23,00,000.00	4,742.00

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

Home > Property in Thane Outskirts > Flats in Thane Outskirts > Flats in Badlapur > Flats in Badlapur East > 2 BHK Flats in Badlapur East > 35 to 40 Lakh Posted on Jun 14, 2024 | Under Construc

₹40 Lac

@ 4,624 per sq.ft.

Estimated EMI ₹ 31,948

2BHK 2Baths

Flat/Apartment for Sale

in Raj Tulsi Aarambh, Badlapur East, Thane

Contact Owner FREE
Shortlist

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

Overview
Society
Owner Details
Price Trends
Registry Record
Explore Locality >

Property (4)

Area

Carpet area: 865 sq.ft.

(80.36 sq.m.)

Price

₹ 40 Lac

@ 4,624 per sq.ft.

Floor Number

7th of 7 Floors

Configuration

2 Bedrooms , 2 Bathrooms, No Balcony

Address

Raj Tulsi Aarambh
Badlapur East, Thane

Possession in

By 2024

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

Home > Property in Thane Outskirts > Flats in Thane Outskirts > Flats in Badlapur > Flats in Badlapur East > 1 BHK Flats in Badlapur East > 10 to 15 Lakh Posted on Aug 13, 2024 | Ready to n

₹23 Lac

@ 4,742 per sq.ft.

Estimated EMI ₹ 18,370

1BHK 1Bath

Flat/Apartment for Sale

in Shubh Residency, Badlapur East, Thane

Contact Owner FREE
Shortlist

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

Overview
Owner Details
Price Trends
Registry Record
Explore Locality
Recomm >

Property (15)

Area

Carpet area: 485 sq.ft.

(45.06 sq.m.)

Price

₹ 23 Lac+ Govt Charges & Tax

@ 4,742 per sq.ft. [View Price Details](#)

Floor Number

4th of 4 Floors

Configuration

1 Bedroom , 1 Bathroom, 2 Balconies

Address

Shubh Residency
Badlapur East, Thane

Facing


South-East

Price Indicators Projects nearby Locality

Comp.	Source	Built up Area in Sq. Ft.	Value in ₹	Rate per Sq. Ft.
1 BHK	nobroker.com	650.00	33,00,000.00	5077.00

NOBROKER

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



1 BHK Flat In Godrej Vihaa For Sale In Badlapu...
Neral-Badlapur Road, Joveli Gaon, Badlapur West, Mumbai, M...

₹ 33 Lacs
Non-negotiable


₹ 18,913/Month
Estimated EMI

650
Sq.Ft

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Photos
Location
Shortlist



1 Bedroom <small>No. of Bedroom</small>	Jun 9, 2024 <small>Posted On</small>
2 Bathroom <small>No. of Bathroom</small>	Immediately <small>Possession</small>
NA <small>Balcony</small>	Godrej Vihaa <small>Apartment</small>
Bike and Car <small>Parking</small>	None <small>Power Backup</small>

Get Owner Details
Check Now

Report what was not correct in this property

Listed by Broker
Sold Out

Wrong Info

Price trends by NBEstimate
Check Now

Nearby: Kimaya Hospital - Maternity And Surgical Vaishali Talkies / Theatre, Badlapur West Shabari Hotel

Overview

Age of Building: Under Construction	Ownership Type: Self Owned
Maintenance Charges ₹1.5 Per Sq.Ft/M	Flooring: NA
Builtup Area: 650 Sq.Ft	Furnishing Status: Unfurnished Furnish Now

Activity On This Property

13
Unique Views

0
Shortlists

0
Contacted

Powered By: NBEstimate

Similar Properties

Price Indicators Projects nearby Locality

Comp.	Source	Built up Area in Sq. Ft.	Value in ₹	Rate per Sq. Ft.
1 BHK	99acrs.com	594.00	25,50,000.00	4,300.00
2 BHK	99acrs.com	1165.00	50,50,000.00	4,334.00

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

Home > Property in Thane Outskirts > Flats in Thane Outskirts > Flats in Badlapur > Flats in Badlapur East > 1 BHK Flats in Badlapur East > 10 to 15 Lakh

Posted on Sep 02, 2024 | Under Construction

₹25.5 Lac @ 4,292 per sq.ft.

Estimated EMI ₹ 20,367


1BHK 2Baths

Flat/Apartment for Sale
in Sai Flora, Badlapur East, Thane

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

Overview
Dealer Details
Price Trends
Registry Record
Explore Locality
Recomm.

Property (1)



Area
Built Up area: 594 sq.ft. (55.18 sq.m.)

Configuration
1 Bedroom , 2 Bathrooms, 1 Balcony

Price
₹ 25.5 Lac @ 4,292 per sq.ft.

Address
Sai Flora
Badlapur East, Thane

Floor Number
2nd of 7 Floors

Facing
East

Overlooking
Main Road

Possession in
Within 3 months

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

Home > Property in Thane Outskirts > Flats in Thane Outskirts > Flats in Badlapur > Flats in Badlapur East > 3 BHK Flats in Badlapur East

Posted on Sep 16, 2024 | Under Construction

₹50.5 Lac @ 4,334 per sq.ft.

Estimated EMI ₹ 40,335


3BHK 4Baths

Flat/Apartment for Sale
in Sai Flora, Badlapur East, Thane

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

Overview
Dealer Details
Price Trends
Registry Record
Explore Locality
Recomm.

Property (1)



Area
Built Up area: 1165 sq.ft. (108.23 sq.m.)

Configuration
3 Bedrooms , 4 Bathrooms, 2 Balconies

Price
₹ 50.5 Lac @ 4,334 per sq.ft.

Address
Sai Flora
Badlapur East, Thane

Floor Number
2nd of 7 Floors

Facing
East

Overlooking
Main Road

Possession in
Within 6 months

Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate per Sq. Ft.
1 BHK	housing.com	395.00	22,85,000.00	5,785.00
1 BHK		327.00	16,72,000.00	5,100.00

HOUSING.COM Buy In Mumbai Download App List Property Free Saved

Home / Thane / Beyond Thane / Badlapur East / Parasiya Uma Ashish B Wing Last updated: Aug 19, 2024


Parasiya Uma Ashish B Wing ✓ RERA

part of [Uma Ashish A Wing](#) ₹22.85 L | ₹4.2 K/sq.ft
EMI starts at ₹12.1 K


By PARASIYA DEVELOPES Price includes everything except stamp _ See More

S No 5 H No 17 And 18, Ambernath, Badlapur East, Mumbai, Beyond Thane, Thane [Contact Developer](#)


[Become the first to Rate](#)




1 BHK Apartment Configuration



Ready to Move Possession Status



₹4.2 K/sq.ft Avg. Price



395 sq.ft. (Carpet Area) Size

HOUSING.COM Buy In Mumbai Download App List Property Free Saved

Home / Thane / Beyond Thane / Badlapur East / Panvelkar Nisarg Phase I Last updated: Jul 22, 2024


Panvelkar Nisarg Phase I ✓ RERA

part of [Panvelkar Nisarg](#) ₹16.72 L - 25.1 L | ₹5.11 K/sq.ft
EMI starts at ₹8.85 K


By PANVELKAR GROUP This price includes these components: A.. See More

Badlapur East, Beyond Thane, Thane [Contact Developer](#)

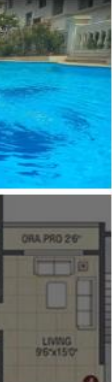
[Become the first to Rate](#)




1, 2 BHK Apartments Configurations



Dec, 2019 Possession Starts



₹5.11 K/sq.ft Avg. Price



327 - 491 sq.ft. (Carpet Area) Sizes

Price Indicators Projects nearby Locality


Comp.	Source	Built up Area in Sq. Ft.	Value in ₹	Rate per Sq. Ft.
1 RK	housing.com	430.00	17,87,000.00	4,160.00
1 BHK		570.00	19,00,000.00	3,320.00

HOUSING.COM Buy In Mumbai

Home / Thane / Beyond Thane / Badlapur East / Audumber Flower Valley Last updated: Aug 28, 2024

Audumber Flower Valley RERA

By AUDUMBER INCORPORATION
Kharvai Naka, Opp. Nagar palika School & DK Sadan, Badlapur East, Beyond Thane, Thane



1 RK, 1, 2 BHK Apartments Configurations
Jun, 2025 Possession Starts
Price on request Avg. Price
430 - 875 sq.ft. (Builtup Area) Sizes

₹17.87 L - 35.95 L

EMI starts at ₹9.46 K

All Inclusive Price


Contact Developer

HOUSING.COM Buy In Mumbai

Home / Thane / Beyond Thane / Badlapur East / Shree Sai Paradise Last updated: Sep 7, 2024

Shree Sai Paradise RERA

By SHREE JARI MARI BUILDERS AND DEVELOPERS
Survey No. 84, Hissa No. 2/1, At Badlapur East, Beyond Thane, Thane



1 BHK Apartment Configuration
Dec, 2022 Possession Starts
₹3.32 K/sq.ft Avg. Price
570 sq.ft. (Builtup Area) Size

₹19.0 L | ₹3.32 K/sq.ft

EMI starts at ₹10.06 K

All Inclusive Stamp duty and Regl Extra

Contact Developer

Price Indicators Projects nearby Locality

Comp.	Source	Built up Area in Sq. Ft.	Value in ₹	Rate per Sq. Ft.
1 BHK	99acrs.com	414.00	27,00,000.00	4,000.00
1 BHK		570.00	22,50,000.00	5,294.00

99acres

Post property FREE

Home > Property in Thane Outskirts > Flats in Thane Outskirts > Flats in Badlapur > Flats in Badlapur East > 1 BHK Flats in Badlapur East > 10 to 15 Lakh

Posted on Sep 28, 2024 | Under Construct

₹27 Lac

@ 4,090 per sq.ft.

Estimated EMI ₹ 21,565

1BHK 2Baths

Flat/Apartment for Sale

in Mohan Willows , Badlapur East, Thane


Contact Dealer FREE

Shortlist

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

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

Property (20)



Area

Built Up area: 660 sq.ft.

(61.32 sq.m.)

Carpet area: 414 sq.ft.

(38.46 sq.m.)

Price

₹ 27 Lac+ Govt Charges & Tax

@ 4,090 per sq.ft. (Negotiable)

Address

Mohan Willows

Badlapur East, Thane

Floor Number

7th of 24 Floors

Facing

East

Overlooking

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

Possession in

Apr 2026

99acres

Post property FREE

Home > Property in Thane Outskirts > Flats in Thane Outskirts > Flats in Badlapur > Flats in Badlapur East > 1 BHK Flats in Badlapur East > 10 to 15 Lakh

Posted on Sep 17, 2024 | Under Construct

₹22.5 Lac

@ 5,294 per sq.ft.

Estimated EMI ₹ 17,971

1BHK 1Bath

Flat/Apartment for Sale

in PG Vatika, Badlapur East, Thane


Contact Dealer FREE

Shortlist

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

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

Property (9)



Area

Built Up area: 650 sq.ft.

(60.39 sq.m.)

Carpet area: 425 sq.ft.

(39.48 sq.m.)

Price

₹ 22.5 Lac

@ 5,294 per sq.ft. (All inclusive, Negotiable)

Address

PG Vatika

Badlapur East, Thane

Floor Number

6th of 7 Floors

Facing

East

Overlooking

Park/Garden, Club, Main Road, Others

Possession in

Mar 2025



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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 : 09.10.2024.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.



Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

SBI Empanelment No.: SME/TCC/38/IBBI/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



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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 09.10.2024. 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 07.10.2024. 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. Sadguru Corporation.
2.	Purpose of valuation and appointing authority	As per request from State Bank of India, Administrative Office Thane Branch to assess fair market value of the property for bank loan purpose.
3.	Identity of the Valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Nikhil Sonawane – 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 – 07.10.2024 Valuation Date – 09.10.2024. Date of Report – 09.10.2024.
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 07.10.2024.
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 **09th October 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. Sadguru Corporation**. 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. Sadguru Corporation**. For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

Environmental Conditions

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

Town Planning

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

Area

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

Condition & Repair

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

Valuation Methodology

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

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar properties in an open and competitive market and is particularly useful in estimating the value of the land and properties that are typically traded on a unit basis.



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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.



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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.

Director

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

SBI Empanelment No.: SME/TCC/38/IBBI/3



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