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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "Sigma Jade"

"Sigma Jade", Proposed Building on Plot Bearing C.T.S. No. 282A, 282A/1 to 4 & 282B of Village – Bandivali and C. T. S. No. 471/A, 471A/1 to 6, 471/B & 485/C to E of Village – Oshiwara, Sadhana Estate Compound, Oshiwara Bridge, Off S. V. Road, Jogeshwari (West), Mumbai, PIN – 400 102, State - Maharashtra, Country - India

Latitude Longitude: 19°08'52.1"N 72°50'42.5"E

Intended User:

**State Bank of India
HLST Santacruz Branch**

1st Floor, Jeevan Seva Annex Building, LIC Complex,
S. V. Road, Santacruz (West), Mumbai, Pin - 400 054,
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

mumbai@vastukala.co.in

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Valuation Report Prepared For: State Bank of India / HLST Santacruz Branch / Sigma Jade / (11844/2308807) Page 2 of 37

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Vastu/SBI/Mumbai/10/2024/11844/2308807
24/23-347-V
Date: 24.10.2024

**MASTER VALUATION REPORT
OF
"Sigma Jade"**

"Sigma Jade", Proposed Building on Plot Bearing C.T.S. No. 282A, 282A/1 to 4 & 282B of Village – Bandivali and C. T. S. No. 471/A, 471A/1 to 6, 471/B & 485/C to E of Village – Oshiwara, Sadhana Estate Compound, Oshiwara Bridge, Off S. V. Road, Jogeshwari (West), Mumbai, PIN – 400 102, State - Maharashtra, Country - India

Latitude Longitude: 19°08'52.1"N 72°50'42.5"E

NAME OF DEVELOPER: M/s. Niketan Ventures Pvt. Ltd.

Pursuant to instructions from State Bank of India, HLST, Santacruz, 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 **18th October 2024** for approval of Advance Processing Facility.

1. Location Details:

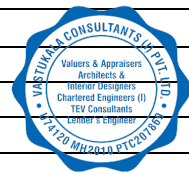
The property is situated at **"Sigma Jade"**, Proposed Building on Plot Bearing C.T.S. No. 282A, 282A/1 to 4 & 282B of Village – Bandivali and C. T. S. No. 471/A, 471A/1 to 6, 471/B & 485/C to E of Village – Oshiwara, Sadhana Estate Compound, Oshiwara Bridge, Off S. V. Road, Jogeshwari (West), Mumbai, PIN – 400 102, State - Maharashtra, Country - India. It is about 1.9 Km. travel distance from Ram Mandir Railway Station Western railway line. Surface transport to the property is by buses, Auto, taxis & private vehicles. The property is in developed locality. The property is in developed locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The locality is middle class & developed.

2. Developer Details:

Name of builder	M/s. Niketan Ventures Pvt. Ltd.	
Project Registration Number	Project	RERA Project Number
	Sigma Jade	P51800054626
Register office address	M/s. Niketan Ventures Pvt. Ltd. Address: Office at 1 st Floor, "Cine Star Theatre Compound" , Trikamdas Road, Kandivali (West), Mumbai, PIN - 400 067, State - Maharashtra, Country – India.	
Contact Numbers	Contact Person : Mr. Azim Kawchali (Sales Manager – Mobile No. 7039300416)	
E – mail ID	niketanventures@gmail.com niketanventures485@gmail.com	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Internal Road
On or towards South	BMC Garden
On or towards East	Nalla & Slum Area
On or towards West	Shreenath Hyundai



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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 Santacruz Branch
 1st Floor, Jeevan Seva Annex Building, LIC Complex,
 S. V. Road, Santacruz (West), Mumbai, Pin - 400 054,
 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, Santacruz to assess fair market value of the property for bank loan purpose.
2.	a)	Date of inspection : 18.10.2024
	b)	Date on which the valuation is made : 24.10.2024
3.	List of documents produced for perusal	
	1.	Copy of Title Report date 30.06.2023 issued by Adv. Pravin Mehta & Mithi Co.
	2.	Copy of Titel Investigation Report date 03.10.2024 issued by Adv. Rajkumar K. Shukla
	3.	Copy of Affidavit – Cum – Declaration of M/s. Niketan Ventures Pvt. Ltd. date 23.08.2024
	4.	Copy of Certificate of Incorporation Pursuant to Change of Name date 19.02.2018 the name of the company has been changed from Suketan Pproperties Pvt. Ltd. to Niketan Ventures Pvt. Ltd. issued by Government of India Ministry of Corporate Affairs
	5.	Copy of MAHARERA Registration Certificate of Project No. P51800054626 issued by Maharashtra Real Estate Regulatory Authority date 02.02.2024
	6.	Copy of Deed of Conveyance date 30.01.2009 b/w. Smt. Hiraben P. Patel & others (the Vendors / Owners) AND M/s. Suketan Properties Pvt. Ltd. (the Purchaser)
	7.	Copy of Fire NOC Certificate No. FB / HR/ R-III / 165 date 30.01.2020 issued by Municipal Corporation of Greater Mumbai Fire Brigade
	8.	Copy of Engineer's Certificate date 15.07.2024 issued by Er. Vaibhav V. Ghadigaonkar (Om Gurudatta Contractor) (As per RERA Certificate)
	9.	Copy of Architect's Certificate date 30.06.2024 issued by Snehal S. Shah (As per RERA Certificate)
	10.	Copy of NOC for Height Clearance NOC No. JUHU/WEST/B/122719/437343, issued by Airport Authority of India, Dated 15.01.2020
	11.	Copy of Property Tax No. KW1500510030000 date 26.02.2024 issued by MCGM.
	12.	Copy of Amended Commencement Certificate No. TCP (P-2) / ODC / CC / 3.144 / IV / 621 / 2024 date 24.07.2024 issued by Town Planning Division MMRDA

	M/s. Niketan Ventures Pvt. Ltd. for the proposed development only up to plinth level of Residential cum Commercial Building on plot bearing C.T.S. No. 282 & 282/I to 4 of village Bandivali and C.T.S. No. 471, 471/I to 6 & 485/C to E of village Oshiwara, Jogeshwari (West), Mumbai, comprising of Wing A & B (pt. Ground + pt. Stilt + 8 Upper Floors) and Wing C (Stilt + 11 Upper Floors) with proposed BUA of 2745.69 sq.m (regular					
	13. Copy of Approved Plan No. of Drawing (9) TCP (P-2) / ODC / CC / 3.144 / IV / 621 / 2024 date 24.07.2024 issued by Town Planning Division MMRDA (Number of Copies – Nine - Sheet No. 1 to 9) Approved upto:					
	<table border="1"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>A & B</td> <td>Ground (Part) + Stilt (Part) + 1st to 8th (Part) Upper Floors.</td> </tr> </tbody> </table>	Wing	Number of Floors	A & B	Ground (Part) + Stilt (Part) + 1 st to 8 th (Part) Upper Floors.	
Wing	Number of Floors					
A & B	Ground (Part) + Stilt (Part) + 1 st to 8 th (Part) Upper Floors.					
	Project Name (with address & phone nos.)	: "Sigma Jade", Proposed Building on Plot Bearing C.T.S. No. 282A, 282A/1 to 4 & 282B of Village – Bandivali and C. T. S. No. 471/A, 471A/1 to 6, 471/B & 485/C to E of Village – Oshiwara, Sadhana Estate Compound, Oshiwara Bridge, Off S. V. Road, Jogeshwari (West), Mumbai, PIN – 400 102, 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. Niketan Ventures Pvt. Ltd. Address: Office at 1 st Floor, "Cine Star Theatre Compound", Trikamdas Road, Kandivali (West), Mumbai, PIN - 400 067, State - Maharashtra, Country – India. Contact Person : Mr. Azim Kawchali (Sales Manager – Mobile No. 7039300416)				
5.	Brief description of the property (Including Leasehold / freehold etc.)	:				
	About "Sigma Jade" Project: Sigma Jade Jogeshwari - Oshiwara Codename Khushiyo Ka Ghar is a Project by Sigma Realtors situated in the most premium location of Mumbai, Jogeshwari West, Behind Oshiwara Garden offers 1 & 2 BHK Flats with the availability of Jodi Apartments. Niketan Sigma Jade is a project by Niketan Ventures Private Limited in Mumbai. It is a Under Construction project. Niketan Sigma Jade offers some of the most conveniently designed Apartment. Located in Goregaon West, it is a residential project. The project is spread over 1.88 Acres . There are 2 buildings in this project. Launched in February 2024, Niketan Sigma Jade is slated for possession in Dec, 2026. The address of Niketan Sigma Jade is Jogeshwari West. The project is RERA compliant and fulfils all necessities as required by the authorities. RERA ID of Niketan Sigma Jade is P51800054626.					
	TYPE OF THE BUILDING:					
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floors + 8th (part) upper floors.

Hence we have considered the area upto Ground (part) + Stilt (part) + 1st + 7th floors + 8th (part) upper floors only for the purpose of valuation.

LEVEL OF COMPLETEION:

Wing	Present stage of Construction	Percentage of work completion
A & B	Excavation work is in progress.	0%

DATE OF COMPLETION & FUTURE LIFE:

Expected completion date as informed by builder is **December - 2026 (As per MAHARERA Certificate)**

Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance & Structural repairs

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
- Garden
- Prayer Room
- Fitness Centre
- Kid's Play Area
- Open Air Reading
- Yoga Area
- Library
- Senior Citizen Sitting Area
- Walking Track

6.	Location of property	:	
	a)	Plot No. / Survey No.	: C.T.S. No. 282A, 282A/1 to 4 & 282B and C. T. S. No. 471/A, 471A/1 to 6, 471/B & 485/C to E
	b)	Door No.	: Not applicable
	c)	C. T.S. No. / Village	: C.T.S. No. 282A, 282A/1 to 4 & 282B of Village – Bandivali and C. T. S. No. 471/A, 471A/1 to 6, 471/B & 485/C to E of Village – Oshiwara,
	d)	Ward / Taluka	: -
	e)	Mandal / District	: Mumbai Suburban District
7.	Postal address of the property	:	"Sigma Jade", Proposed Building on Plot Bearing C.T.S. No. 282A, 282A/1 to 4 & 282B of Village – Bandivali and C. T. S. No. 471/A, 471A/1 to 6, 471/B & 485/C to E of Village – Oshiwara, Sadhana Estate Compound, Oshiwara Bridge, Off S. V. Road, Jogeshwari (West), Mumbai, PIN – 400 102, State - Maharashtra, Country - India

8.	City / Town	:	Jogeshwari, 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	:	Town Planning Division MMRDA, Village – Bandivali and Village - Oshiwara	
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.	
13a.	Boundaries of the property	As per Documents	As per RERA Certificate	As per Site
	North	CTS No. 282B & 471B of Village - Bandivali	CTS No. 282B & 471B of Village - Bandivali	Internal Road
	South	CTS No. 476, 481 (pt), 485A (pt), 485B & 485D (pt)	CTS No. 476, 481 (pt), 485A (pt), 485B & 485D (pt)	BMC Garden
	East	Nalla AND village Goregaon boundary	Nalla AND village Goregaon boundary	Nalla & Slum Area
	West	CTS Nos. 472 Pt 473 Pt & 474 3B Pt of oshiwara	CTS Nos. 472 Pt 473 Pt & 474 3B Pt of oshiwara	Shreenath Hyundai
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°08'52.1"N 72°50'42.5"E	
14.	Extent of the site	:	Plot Area – 7628.40 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 – 7628.40 Sq. M. (As per Approved Plan & RERA Certificate) Structure - As per table attached to the report	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	N.A. Building Construction work is in progress	
II	CHARACTERISTICS 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. of Drawing (9) TCP (P-2) / ODC / CC / 3.144 / IV / 621 / 2024 date 24.07.2024 issued by Town Planning Division MMRDA (Number of Copies – Nine - Sheet No. 1 to 9) 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.	:	15.14 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	:	Plot area – 7628.40 Sq. M. (As per Approved Plan & RERA Certificate) Structure - As per table attached to the report										
	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)	:	<table border="1"> <thead> <tr> <th colspan="2">Village – Bandivali</th> </tr> </thead> <tbody> <tr> <td>₹</td> <td>1,00,010.00 per Sq. M. for Residential</td> </tr> <tr> <td>₹</td> <td>45,390.00 per Sq. M. for Land</td> </tr> <tr> <th colspan="2">Village – Oshiwara</th> </tr> <tr> <td>₹</td> <td>2,05,500.00 per Sq. M. for Residential</td> </tr> </tbody> </table>	Village – Bandivali		₹	1,00,010.00 per Sq. M. for Residential	₹	45,390.00 per Sq. M. for Land	Village – Oshiwara		₹	2,05,500.00 per Sq. M. for Residential
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			₹ 1,23,400.00 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">Village – Bandivali</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>7628.40</td> <td>45390</td> <td>34,62,53,076.00</td> </tr> <tr> <th colspan="3">Village – Oshiwara</th> </tr> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> <tr> <td>7628.40</td> <td>123400</td> <td>94,13,44,560.00</td> </tr> </tbody> </table>	Village – Bandivali			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	7628.40	45390	34,62,53,076.00	Village – Oshiwara			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	7628.40	123400	94,13,44,560.00
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7628.40	123400	94,13,44,560.00																			
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	:																			
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	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. of Drawing (9) TCP (P-2) / ODC / CC / 3.144 / IV / 621 / 2024 date 24.07.2024																		
	h) Approved map / plan issuing authority	:	issued by Town Planning Division MMRDA (Number of Copies – Nine - Sheet No. 1 to 9) Approved upto: <table border="1"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>A & B</td> <td>Ground (Part) + Stilt (Part) + 1st to 8th (Part) Upper Floors.</td> </tr> </tbody> </table>	Wing	Number of Floors	A & B	Ground (Part) + Stilt (Part) + 1 st to 8 th (Part) Upper Floors.														
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	i) Whether genuineness or authenticity of approved map / plan is verified	:	Yes																		
	j) Any other comments by our empanelled valuers on authentic of approved plan	:	No.																		

Specifications of construction (floor-wise) in respect of

Sr. No.	Description		
1.	Foundation	:	Proposed R.C.C. Footing
2.	Basement	:	N.A. Building Construction work is in progress
3.	Superstructure	:	Proposed as per IS Code requirements
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber	:	Proposed
5.	RCC Works	:	N.A. Building Construction work is in progress
6.	Plastering	:	N.A. Building Construction work is in progress
7.	Flooring, Skirting, dado	:	N.A. Building Construction work is in progress
8.	Special finish as marble, granite, wooden paneling, grills etc.	:	N.A. Building Construction work is in progress
9.	Roofing including weather proof course	:	N.A. Building Construction work is in progress
10.	Drainage	:	Proposed
2.	Compound Wall	:	
	Height	:	N.A. Building Construction work is in progress
	Length	:	
	Type of construction	:	
3.	Electrical installation	:	N.A. Building Construction work is in progress
	Type of wiring	:	
	Class of fittings (superior / ordinary / poor)	:	
	Number of light points	:	N.A. Building Construction work is in progress
	Fan points	:	
	Spare plug points	:	
	Any other item	:	-
4.	Plumbing installation	:	
	a) No. of water closets and their type	:	
	b) No. of wash basins	:	
	c) No. of urinals	:	
	d) No. of bath tubs	:	N.A. Building Construction work is in progress
	e) Water meters, taps etc.	:	
	f) Any other fixtures	:	

CONFIGURATION OF PROJECT AS PER DEVELOPER'S INFORMATION AND COPY OF APPROVED PLAN NO. OF DRAWING (9) TCP (P-2) / ODC / CC / 3.144 / IV / 621 / 2024 DATE 24.07.2024 ISSUED BY TOWN PLANNING DIVISION MMRDA:

1) A- Wing:

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan Carpet Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	101	1	3 BHK	917	1009	21500	1,97,15,500	2,16,87,050	54000	30,26,100
2	201	2	2 BHK	536	590	21500	1,15,24,000	1,26,76,400	31500	17,68,800
3	202	2	1 BHK	374	411	21500	80,41,000	88,45,100	22000	12,34,200

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan Carpet Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
4	203	2	1 BHK	374	411	21500	80,41,000	88,45,100	22000	12,34,200
5	204	2	2 BHK	536	590	21500	1,15,24,000	1,26,76,400	31500	17,68,800
6	301	3	2 BHK	536	590	21590	1,15,72,240	1,27,29,464	32000	17,68,800
7	302	3	1 BHK	374	411	21590	80,74,660	88,82,126	22000	12,34,200
8	303	3	1 BHK	374	411	21590	80,74,660	88,82,126	22000	12,34,200
9	304	3	2 BHK	536	590	21590	1,15,72,240	1,27,29,464	32000	17,68,800
10	401	4	2 BHK	536	590	21680	1,16,20,480	1,27,82,528	32000	17,68,800
11	402	4	1 BHK	374	411	21680	81,08,320	89,19,152	22500	12,34,200
12	403	4	1 BHK	374	411	21680	81,08,320	89,19,152	22500	12,34,200
13	404	4	2 BHK	536	590	21680	1,16,20,480	1,27,82,528	32000	17,68,800
14	501	5	2 BHK	536	590	21770	1,16,68,720	1,28,35,592	32000	17,68,800
15	502	5	1 BHK	374	411	21770	81,41,980	89,56,178	22500	12,34,200
16	503	5	1 BHK	374	411	21770	81,41,980	89,56,178	22500	12,34,200
17	504	5	2 BHK	536	590	21770	1,16,68,720	1,28,35,592	32000	17,68,800
18	601	6	2 BHK	536	590	21860	1,17,16,960	1,28,88,656	32000	17,68,800
19	602	6	1 BHK	374	411	21860	81,75,640	89,93,204	22500	12,34,200
20	603	6	1 BHK	374	411	21860	81,75,640	89,93,204	22500	12,34,200
21	604	6	2 BHK	536	590	21860	1,17,16,960	1,28,88,656	32000	17,68,800
22	701	7	2 BHK	536	590	21950	1,17,65,200	1,29,41,720	32500	17,68,800
23	702	7	1 BHK	374	411	21950	82,09,300	90,30,230	22500	12,34,200
24	703	7	1 BHK	374	411	21950	82,09,300	90,30,230	22500	12,34,200
25	704	7	2 BHK	536	590	21950	1,17,65,200	1,29,41,720	32500	17,68,800
26	801	8	2 BHK	536	590	22040	1,18,13,440	1,29,94,784	32500	17,68,800
27	803	8	1 BHK	374	411	22040	82,42,960	90,67,256	22500	12,34,200
28	804	8	2 BHK	536	590	22040	1,18,13,440	1,29,94,784	32500	17,68,800
Total				13283	14611		28,88,22,340	31,77,04,574		4,38,33,900

2) B- Wing:

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan Carpet Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	101	1	2.5 BHK	917	1009	21500	1,97,15,500	2,16,87,050	54000	30,26,100
2	201	2	1 BHK	374	411	21500	80,41,000	88,45,100	22000	12,34,200
3	202	2	1 BHK	377	415	21500	81,05,500	89,16,050	22500	12,44,100
4	203	2	1 BHK	377	415	21500	81,05,500	89,16,050	22500	12,44,100

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan Carpet Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
5	204	2	1 BHK	378	416	21500	81,27,000	89,39,700	22500	12,47,400
6	301	3	1 BHK	374	411	21590	80,74,660	88,82,126	22000	12,34,200
7	302	3	1 BHK	377	415	21590	81,39,430	89,53,373	22500	12,44,100
8	303	3	1 BHK	377	415	21590	81,39,430	89,53,373	22500	12,44,100
9	304	3	1 BHK	378	416	21590	81,61,020	89,77,122	22500	12,47,400
10	401	4	1 BHK	374	411	21680	81,08,320	89,19,152	22500	12,34,200
11	402	4	1 BHK	377	415	21680	81,73,360	89,90,696	22500	12,44,100
12	403	4	1 BHK	377	415	21680	81,73,360	89,90,696	22500	12,44,100
13	404	4	1 BHK	378	416	21680	81,95,040	90,14,544	22500	12,47,400
14	501	5	1 BHK	374	411	21770	81,41,980	89,56,178	22500	12,34,200
15	502	5	1 BHK	377	415	21770	82,07,290	90,28,019	22500	12,44,100
16	503	5	1 BHK	377	415	21770	82,07,290	90,28,019	22500	12,44,100
17	504	5	1 BHK	378	416	21770	82,29,060	90,51,966	22500	12,47,400
18	601	6	1 BHK	374	411	21860	81,75,640	89,93,204	22500	12,34,200
19	602	6	1 BHK	377	415	21860	82,41,220	90,65,342	22500	12,44,100
20	603	6	1 BHK	377	415	21860	82,41,220	90,65,342	22500	12,44,100
21	604	6	1 BHK	378	416	21860	82,63,080	90,89,388	22500	12,47,400
22	701	7	1 BHK	374	411	21950	82,09,300	90,30,230	22500	12,34,200
23	702	7	1 BHK	377	415	21950	82,75,150	91,02,665	23000	12,44,100
24	703	7	1 BHK	377	415	21950	82,75,150	91,02,665	23000	12,44,100
25	704	7	1 BHK	378	416	21950	82,97,100	91,26,810	23000	12,47,400
26	803	8	1 BHK	377	415	22040	83,09,080	91,39,988	23000	12,44,100
27	804	8	1 BHK	378	416	22040	83,31,120	91,64,232	23000	12,47,400
Total				10708	11779		23,26,62,800	25,59,29,080		3,53,36,400

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 ₹
A	1 BHK - 13 2 BHK - 14 3 BHK - 01	28	13283	14611	28,88,22,340.00	31,77,04,574.00
B	2.5 BHK - 01 1 BHK - 26	27	10708	11779	23,26,62,800.00	25,59,29,080.00
Total		55	23991	26390	52,14,85,140.00	57,36,33,654.00

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	52,14,85,140.00
Final Realizable Value After Completion in ₹	57,36,33,654.00
Cost of Construction (Total Built up area x Rate) 26390 Sq. Ft. x ₹ 3000.00	7,91,70,300.00

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

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

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

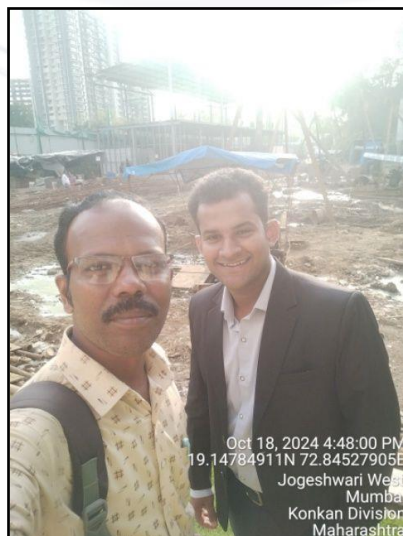
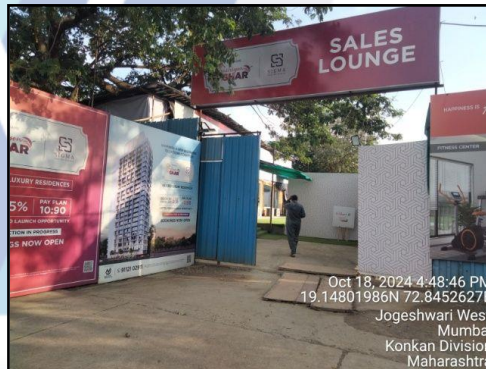
Part – F (Services)	Amount in ₹
1. Water supply arrangements	N.A. Building Construction work is in progress
2. Drainage arrangements	
3. Compound wall	
4. C.B. deposits, fittings etc.	
5. Pavement	
Total	

Total abstract of the entire property

Part – A	Land	:	As per table attached to the report
Part – B	Building	:	
	Land development	:	
Part – C	Compound wall	:	
Part - D	Amenities	:	
Part – E	Pavement	:	
Part – F	Services	:	
Realizable Value / Fair Market Value as on date in ₹			₹ 52,14,85,140.00
Final Realizable Value After Completion in ₹			₹ 57,36,33,654.00

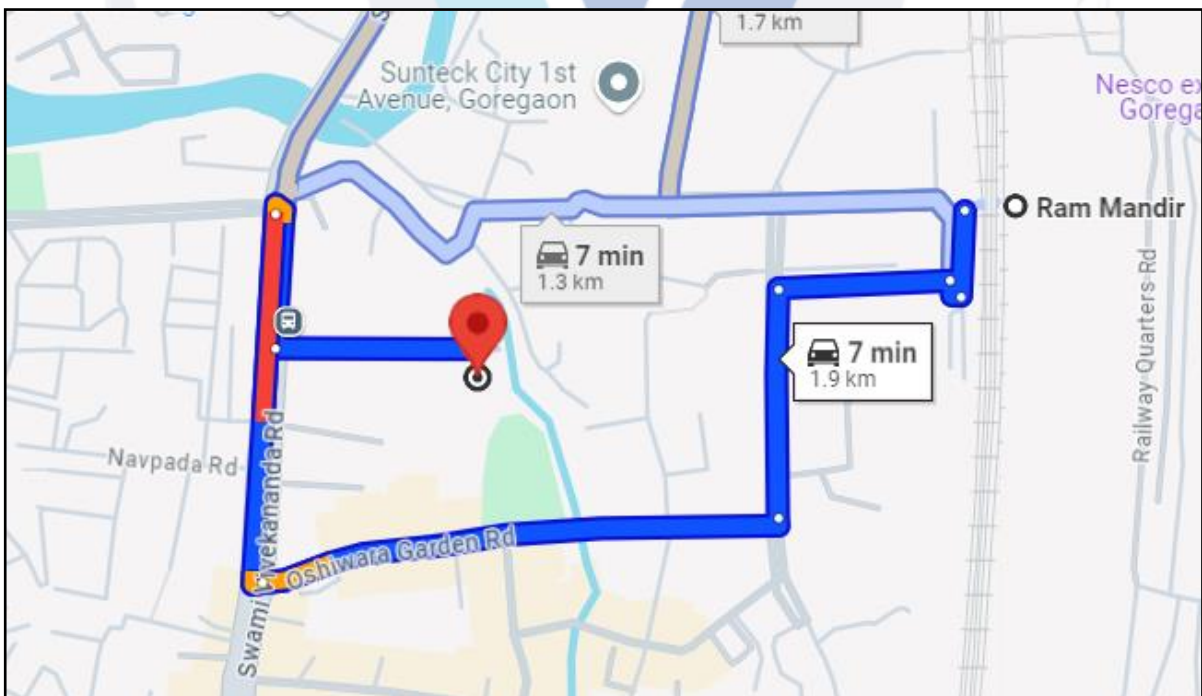
The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparable, or comps, must 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 ₹ 20,500.00 to ₹ 23,500.00 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 ₹ 21,500.00 per Sq. Ft. (with floorwise rates) on Carpet Area for valuation.

Actual Site Photographs



Route Map of the property


Site u/r



Latitude Longitude: 19°08'52.1"N 72°50'42.5"E


Note: The Blue line shows the route to site from nearest Railway station (Ram Mandir – 1.9 Km.)

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 Village:

Search By: Survey No. Location


Enter Survey No:

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफीस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
51/245-भुभाग: उत्तरेस गावाची हद्द, पुर्वेस रेल्वे लाइन, दक्षिण व पश्चिमेस गावाची हद्द.	45390	100010	115010	180000	100010	चौ. मीटर	सि.टी.एस. नंबर



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 Village:

Search By: Survey No. Location

Enter Survey No:

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफीस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
50/239-भुभाग: उत्तर, पुर्व व दक्षिणेस गावाची हद्द, पश्चिमेस वीरा देसाई मार्ग.	56350	121260	139450	166900	121260	चौ. मीटर	सि.टी.एस. नंबर
50/242 -भुभाग: उत्तरेस गाव हद्द व 27.45 मी. रंद वि.यो. रस्ता, पुर्वेस वीरा देसाई मार्ग, दक्षिणेस 36.60 मि. वि.यो. रस्ता व पश्चिमेस अंशतः गावाची हद्द.	123400	205500	240000	275800	205500	चौ. मीटर	सि.टी.एस. नंबर

Sales Instances nearby

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate Per Sq. Ft.
21094/2024	23.10.2024	98,70,940.00	44.41	478.00	20,650.00

21094451 23-10-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		सूची क्र.2		दुय्यम निबंधक : सह दु.नि. बोरीवली 7 दस्त क्रमांक : 21094/2024 नोदणी : Regn:63m	
गावाचे नाव : गोरेगांव					
(1)विलेखाचा प्रकार	करारनामा				
(2)मोबदला	9870940				
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	9001334.111				
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: 1201, माळा नं: 12 वा मजला,विंग सी, इमारतीचे नाव: लोटस रेसिडेन्सी, ब्लॉक नं: - ओशिवरा डीस्ट्रीक सेंटर, राम मंदिर रोड, रोड : गोरेगाव प. मुंबई 400104, इतर माहिती: सदनिका क्षेत्र 478 चौ. फुट कारपेट(रेरा कारपेट).....सदरील दस्तात मु.शु. रु.592300/- एवढे आवश्यक आहे. सदरचे सदनिका गुंतवणूकदारानी विकत घेऊन 3 वर्षाच्या आत पुर्नविक्री करीत असल्याने त्या दस्त क्र. बरल-7/17610/2022 दिनांक. 30/12/2022 ला भरण्यात आलेले मु.शु. रु.540200 /- पैकी 1% मेट्रोसेस+100 रु शिल्लक ठेवून 450000/- मु शुल्क ची महाराष्ट्र मुद्रांक अधिनियम 1958 चे अनुच्छेद 5 ग अन्वये वजावट देऊन या दस्तास 142300+700 असे एकुण 143000/- मु.शु. लावण्यात आलेले आहे. दिनांक. 23/10/2024((C.T.S. Number : 137 AND OTHER ;))				
(5) क्षेत्रफळ	44.41 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:-जय भवानी इस्टेट्स प्रा. लि. चे संचालक राजकुमार रमेश सिंघल तर्फे मुखत्यार हार्दिक परमार वय:-38 पत्ता:-प्लॉट नं: शॉप नं. 10, माळा नं: -, इमारतीचे नाव: लोटस रेसिडेन्सी , ब्लॉक नं: - राम मंदिर मार्ग, नारायण प्लाझाजवळ, , रोड नं: ओशिवरा डीस्ट्रीक सेंटर, गोरेगाव पश्चिम मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400104 पॅन नं:-AAECJ8774D				
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अनस अबुझर शेख वय:-34; पत्ता:-प्लॉट नं: सदनिका क्र. 1005, बी विंग, माळा नं: -, इमारतीचे नाव: अपना घर फेज-2, ब्लॉक नं: - विनय नगर रोड, काशिमीरा, मीरा भाईदर, रोड नं: मीरा रोड पूर्व मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-CTIPS8241J				
(9) दस्तऐवज करून दिल्याचा दिनांक	23/10/2024				
(10)दस्त नोंदणी केल्याचा दिनांक	23/10/2024				
(11)अनुक्रमांक,खंड व पृष्ठ	21094/2024				
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	143000				
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000				
(14)शेरा					

Sales Instances nearby

Regd. Doc. No.	Date	Agreement Value in ₹	Built up Area in Sq. M.	Built up Area in Sq. Ft.	Rate Per Sq. Ft.
16548/2024	13.10.2024	1,36,50,000.00	83.81	902.00	15,130.00

सूची क्र.2	
16548512 20-10-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	दुय्यम निबंधक : सह दु.नि. अंधेरी 5 दस्त क्रमांक : 16548/2024 नोंदणी : Regn:63m
गावाचे नाव : ओशिवरा	
(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	13650000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	11601671.76
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: सदनिका क्र 904,सी विंग, माळा नं: 9वा मजला, इमारतीचे नाव: पर्ल प्लेटीनम, ब्लॉक नं: एस व्ही रोड,ओशिवरा, रोड : जोगेश्वरी पश्चिम,मुंबई 400102, इतर माहिती: सोबत एक कारपार्किंग स्पेस नं 5 डी,तळमजल्यावर.....महसूल व वन विभाग यांचे आदेश क्र मुद्रांक-2021/अनौ.सं.क्र.12/प्र.क्र.12 प्र.क्र.107/म1 (धोरण) दि.31/03/2021 अन्वये सदर दस्तात महिला खरेदीदार असल्याने मुद्रांक शुल्क मध्ये 1% सूट घेण्यात आली आहे.((C.T.S. Number : 479, 179/1, 179/2, 179/3,179/4, 179/5, 179/6 ;))
(5) क्षेत्रफळ	83.81 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:-शाहीन ए विरानी वय:-54 पत्ता:-प्लॉट नं: सदनिका क्र 109, सी विंग , माळा नं: 1ला मजला, इमारतीचे नाव: प्रीती अपार्टमेंटस को ऑप हौ सोसा ली, ब्लॉक नं: अंधेरी पश्चिम मुंबई , रोड नं: ऑफ यारी रोड, वर्सावा , महाराष्ट्र, मुम्बई. पिन कोड:-400061 पॅन नं:-AAFPV0601H 2): नाव:-एजाझ एम विरानी वय:-59 पत्ता:-प्लॉट नं: सदनिका क्र 109, सी विंग , माळा नं: 1ला मजला, इमारतीचे नाव: प्रीती अपार्टमेंटस को ऑप हौ सोसा ली, ब्लॉक नं: अंधेरी पश्चिम मुंबई , रोड नं: ऑफ यारी रोड, वर्सावा , महाराष्ट्र, मुम्बई. पिन कोड:-400061 पॅन नं:-AAEPV3368A
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सीमा मेहबूब पटेल वय:-34; पत्ता:-प्लॉट नं: सदनिका क्र 401, ए विंग , माळा नं: 4था मजला , इमारतीचे नाव: अब्बा अपार्टमेंट, ब्लॉक नं: जोगेश्वरी पश्चिम,मुंबई, रोड नं: एस व्ही रोड, ओपोजीट हॉटेल बोस्टन , महाराष्ट्र, मुम्बई. पिन कोड:-400102 पॅन नं:-BCTPP8099Q 2): नाव:-रुकैया मेहबूब पटेल वय:-65; पत्ता:-प्लॉट नं: सदनिका क्र 401, ए विंग , माळा नं: 4था मजला , इमारतीचे नाव: अब्बा अपार्टमेंट, ब्लॉक नं: जोगेश्वरी पश्चिम,मुंबई, रोड नं: एस व्ही रोड, ओपोजीट हॉटेल बोस्टन , महाराष्ट्र, मुम्बई. पिन कोड:-400102 पॅन नं:-BCTPP8101P
(9) दस्तऐवज करून दिल्याचा दिनांक	13/10/2024
(10)दस्त नोंदणी केल्याचा दिनांक	13/10/2024
(11)अनुक्रमांक,खंड व पृष्ठ	16548/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	682500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	


Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate per Sq. Ft.
1 BHK	magicbricks.com	374.00	89,00,000.00	23,790.00

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

₹ 89.0 Lac [EMI - ₹ 40k](#) | [Can I afford it?](#)

1 BHK 374 Sq-ft Flat For Sale [Jogeshwari West, Mumbai](#)



1 Bed | 1 Bath | Unfurnished

Carpet Area
374 sqft
₹ 23,797/sqft



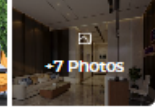
Transaction Type
New Property

Developer
NIKETAN VENTURES PRIVATE LIMITED

Furnished Status
Unfurnished

Project
Sigma Jade

Age Of Construction
Under Construction

[Contact Agent](#) [Get Phone No.](#)

More Details

Price Breakup	₹ 89 Lac
Address	Jogeshwari West, Mumbai - Western Mumbai, Maharashtra
Furnishing	Unfurnished
Age of Construction	Under Construction

Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate per Sq. Ft.
2 BHK	magicbricks.com	536.00	1,28,00,000.00	23,880.00


magicbricks

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₹1.28 Cr [EMI - ₹58k](#) | [Get Loan offers from 34+ banks](#)

2 BHK 536 Sq-ft Flat For Sale [Jogeshwari West, Mumbai](#)

⋮



🛏 2 Beds |
 🚿 2 Baths |
 🏠 2 Balconies |
 🏠 Unfurnished

Carpet Area
536 sqft
₹ 23,881/sqft



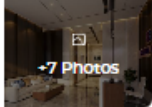
Developer
NIKETAN VENTURES PRIVATE LIMITED

Project
Sigma Jade

Transaction Type
New Property

Furnished Status
Unfurnished

Age Of Construction
Under Construction

→ 7 Photos

[Contact Agent](#)

[Get Phone No.](#)

[👤 Last contact made 1 day ago](#)

More Details

Price Breakup	₹1.28 Cr
Address	Jogeshwari West, Mumbai - Western Mumbai, Maharashtra
Furnishing	Unfurnished
Age of Construction	Under Construction

Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate per Sq. Ft.
2 BHK	99acrs.com	550.00	1,30,00,000.00	23,636.00

99acres

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[Post property](#) FREE

Home > Property in Mumbai > Flats in Mumbai > Flats in Jogeshwari > Flats in Oshiwara > 2 BHK Flats in Oshiwara

Posted on Oct 05, 2024 | Under Construction

₹1.3 Cr

@ 23,636 per sq.ft.

Estimated EMI ₹ 1,03,832

2BHK 2Baths

Flat/Apartment for Sale

in Sigma Jade, Oshiwara, Jogeshwari

Contact Dealer FREE

Shortlist

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

Overview
Dealer Details
Price Trends
Registry Record
Explore Locality
Recomn >

Property (2)

Area

Carpet area: 550 sq.ft. (51.1 sq.m.)

Configuration

2 Bedrooms , 2 Bathrooms, No Balcony with Study Room

Price

₹ 1.3 Crore+ Govt Charges & Tax @ 23,636 per sq.ft. (Negotiable)

Address

Sigma Jade Oshiwara, Jogeshwari

Floor Number

9th of 22 Floors

Facing

East

Overlooking

Others

Possession in

Dec 2026

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Valuers & Appraisers
Architects & Interior Designers
Chartered Engineers (I)
TEV Consultants
Lender's Engineer

Price Indicators

Projects nearby Locality


Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate per Sq. Ft.
1 BHK	magicbricks.com	522.00	1,09,00,000.00	21,000.00

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

[Home](#) > [Property in Mumbai](#) > [Patilwadi Jogeshwari West](#) > [Apartment in Patilwadi Jogeshwari West](#) > [1 BHK](#) > [790 Sq-ft](#)

₹1.09 Cr [EMI - ₹ 50k](#) | [Get Loan offers from 34+ banks](#)

1 BHK 790 Sq-ft Flat For Sale [Patilwadi Jogeshwari West, Mumbai](#)



1 Bed
1 Bath
1 Covered Parking
Semi-Furnished

Carpet Area
522 sqft
₹21,070/sqft

Floor
15 (Out of 23 Floors)

Lifts
2

Developer
[Vision Developers](#)

Transaction Type
New Property

Furnished Status
Semi-Furnished

Project
[Vision Heights](#)

Facing
East

Car Parking
1 Covered, 1 Open

Contact Agent

Get Phone No.

More Details

Price Breakup ₹1.09 Cr | ₹5,49,930 Approx. Registration Charges | ₹8 Per sq. Unit Monthly

Booking Amount ₹5.0 Lac

Address **Jogeshwari West, Mumbai, Patilwadi Jogeshwari West, Mumbai - Western Mumbai, Maharashtra**

Landmarks **Bandivali Hill Rd, Patilwadi, Jogeshwari West, Mumbai**

Price Indicators


Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate per Sq. Ft.
2 BHK	Magicbrick.com	803.00	1,73,00,000.00	21,544.00

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

₹1.73 Cr EMI - ₹ 78k | [Can I afford it?](#)

2 BHK 1200 Sq-ft Flat For Sale [Jogeshwari West, Mumbai](#)



2 Beds | **2 Baths** | **1 Covered Parking** | **Unfurnished**

<p>Carpet Area 803 sqft ₹21,544/sqft</p>	<p>Developer Vision Developers</p>	<p>Project Vision Heights</p>
<p>Floor 16 (Out of 23 Floors)</p>	<p>Transaction Type New Property</p>	<p>Additional Rooms 1 Study Room</p>
<p>Facing North - West</p>	<p>Lifts 2</p>	<p>Furnished Status Unfurnished</p>

Contact Agent
Get Phone No.

More Details

Price Breakup ₹1.73 Cr | ₹8,65,000 Approx. Registration Charges | ₹8,000 Monthly

Booking Amount ₹11.0 Lac

Address **Jogeshwari West, Mumbai, Jogeshwari West, Mumbai - Western Mumbai, Maharashtra**

Landmarks **Noor masjid,jogeshwari station,delhi darbaar.**

Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate per Sq. Ft.
2 BHK	squareyards.com	396.00	89,00,000.00	22,480.00
2 BHK	99acrs.com	625.00	1,35,00,000.00	21,600.00

square yards Mumbai Buy Rent Projects Agents Services Resources Data Inquire Rent Property use Login

Home > New Projects in Mumbai > Projects in Jogeshwari West > Paradigm Alaya

Shortlist Share

+8 Photos

Video

RERA Registered Residential

Paradigm Alaya

Jogeshwari West, Mumbai [See on Map](#)

₹89.00 Lac - 1.99 Cr

Mid Stage Construction 1, 2, 3 BHK Flats 396 Sq. Ft. to 848 Sq. Ft. (Cr)

[Request More Information or a Callback](#)

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

Home > Property in Mumbai > Flats in Mumbai > Flats in Jogeshwari > Flats in Jogeshwari West > 2 BHK Flats in Jogeshwari West

Posted on Jul 25, 2024 | Under Construction

₹1.35 Cr @ 21,600 per sq.ft.
Estimated EMI ₹ 1,07,825

2BHK 2Baths
Flat/Apartment for Sale
In ALL PROJECTS OF JOGESHWARI, Jogeshwari West, Mumbai

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

Overview Owner Details Price Trends Registry Record Explore Locality Recomm.

Property (3)

Area
Carpet area: 625 sq.ft. (58.06 sq.m.)

Configuration
2 Bedrooms, 2 Bathrooms, 1 Balcony with Study Room, Servant Room, Store Room, Pooja Room

Price
₹ 1.35 Crore @ 21,600 per sq.ft. (Negotiable)

Address
ALL PROJECTS OF JOGESHWARI
Jogeshwari West, Mumbai

Floor Number
36th of 40 Floors

Facing
West

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

Possession in
Within 3 months

Photos (1/3)

[Contact Owner FREE](#)

[Shortlist](#)

Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate per Sq. Ft.
2 BHK	magicbricks.com	1059.00	2,35,00,000.00	22,223.00

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

[Home](#) » [Property for Sale in Mumbai](#) » [Flats for Sale in Mumbai](#) » [Flats for Sale in Jogeshwari West](#) » [3 BHK Flats for Sale in Jogeshwari West](#) » 1530 Sq-ft

₹ 2.35 Cr [EMI - ₹1.06L](#) | [Can I afford it?](#)

3 BHK 1530 Sq-ft Flat For Sale [Jogeshwari West, Mumbai](#)

3 Beds
 3 Baths
 3 Balconies
 1 Covered Parking
 Visitor Parking

Carpet Area 1059 sqft ₹ 22,223/sqft	Developer Universal Group	Project Universal Garden	Floor 10(Out of 15 Floors)
Transaction Type Resale	Facing West	Lifts 2	Furnished Status Unfurnished

Contact Agent
Get Phone No.
 Last contact made 3 days ago

More Details

Price Breakup	₹ 2.35 Cr ₹11,76,700 Approx. Registration Charges ₹7,000 Monthly
Booking Amount	₹11.0 Lac
Address	Universal garden jogeshwari, Jogeshwari West, Mumbai - Western Mumbai, Maharashtra
Landmarks	nearby jogeshwari west station

Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate per Sq. Ft.
2 BHK	housing.com	566.00	1,30,00,000.00	23,120.00
		666.00	1,55,000.00	23,270.00

HOUSING.COM Buy in Mumbai
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Home / Mumbai / Western Suburbs / Jogeshwari West / Unique One Jogeshwari Last updated: Sep 30, 2024

Unique One Jogeshwari RERA

By UNIQUE DEVELOPERS

Jogeshwari West Off to S.V Road, Western Suburbs, Mumbai


₹1.3 Cr - 1.55 Cr

₹23.12 K/sq.ft

EMI starts at ₹64.54 K


Price excludes maintenance, floor rise c... [See More](#)

Contact Sellers



Cover Image

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+ 20 more

2 BHK Apartment Configuration

Dec, 2026 Possession Starts

₹23.12 K/sq.ft Avg. Price

566 - 666 sq.ft. (Carpet Area) Sizes

Price Indicators

Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate per Sq. Ft.
1 BHK	magicbricks.com	438.00	97,70,000.00	22,311.00

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

₹97.7 Lac [EMI - ₹44k](#) | [Get pre-approved loan](#)

1 BHK 438 Sq-ft Flat For Sale [Oshiwara, Mumbai](#)

1 Bed | 2 Baths | 1 Balcony | Unfurnished

Carpet Area
438 sqft
₹22,311/sqft

Transaction Type
New Property

Developer
[Paradigm Realty](#)

Furnished Status
Unfurnished

Project
[Paradigm Antalya](#)

Age Of Construction
Under Construction

→18 Photos

Contact Agent
Get Phone No.

👤 Last contact made 1 day ago

More Details

Price Breakup ₹97.7 Lac

Address Oshiwara, Mumbai - Western Mumbai, Maharashtra

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 : 24.10.2024

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

Director

Auth. Sign.



Manoj B. Chalikwar

Govt. 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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An ISO 9001 : 2015 Certified Company



(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 24.10.2024 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 18.10.2024. 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. Niketan Ventures Pvt. Ltd.
2	Purpose of valuation and appointing authority	As per request from State Bank of India, HLST, Santacruz 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 Tushar Bhuvad – 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 - 18.10.2024 Valuation Date - 24.10.2024 Date of Report - 24.10.2024
6	Inspections and/or investigations undertaken;	Physical Inspection done on date 18.10.2024
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 **24th 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. Niketan Ventures Pvt. Ltd.**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

Property Title

Based on our discussion with the Client, we understand that the subject property is owned by **M/s. Niketan Ventures Pvt. Ltd.** For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

Environmental Conditions

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

Town Planning

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

Area

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

Condition & Repair

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

Valuation Methodology

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

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

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

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

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

Not a Structural Survey

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

Other

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

Legal

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

Property specific assumptions

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

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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

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

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

Professional Competence and Due Care

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

Independence and Disclosure of Interest

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



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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

Govt. Registered Valuer

Chartered Engineer (India)

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

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



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