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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "Bhoomi Castle Phase I"

"Bhoomi Castle Phase I", Proposed Development on Plot Bearing Survey No. 95/2/3, 98/1/2, 102/1A, 102/1/B/1, 102/1/B/2 at Village – Daighar, Kalyan Shilphata Road, Dombivli (East), Taluka & Dist. – Thane, Pin – 421 204, State - Maharashtra, Country – India

Latitude Longitude: 19°08'53.5"N 73°03'17.3"E

Valuation Done for:

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



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Regd. Office

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Vastu/SBI/Mumbai/10/2024/12062/2308893

28/12-433-V

Date: 28.08.2024

MASTER VALUATION REPORT OF "Bhoomi Castle Phase I"

"Bhoomi Castle Phase I", Proposed Development on Plot Bearing Survey No. 95/2/3, 98/1/2, 102/1A, 102/1/B/1, 102/1/B/2 at Village – Daighar, Kalyan Shilphata Road, Dombivli (East), Taluka & Dist. – Thane, Pin – 421 204, State - Maharashtra, Country – India

Latitude Longitude: 19°08'53.5"N 73°03'17.3"E

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

Pursuant to instructions from State Bank of India, Administrative Office Thane Branch, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on **24th August 2024** for approval of Advance Processing Facility.

1. Location Details:

The property is situated **"Bhoomi Castle Phase I"**, Proposed Development on Plot Bearing Survey No. 95/2/3, 98/1/2, 102/1A, 102/1/B/1, 102/1/B/2 at Village – Daighar, Kalyan Shilphata Road, Dombivli (East), Taluka & Dist. – Thane, Pin – 421 204, State - Maharashtra, Country – India. It is about 8.3 Km. travel distance from Diva Railway station of Central Railway line. Surface transport to the property is by buses, 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 & developing.

2. Developer Details:

Name of builder	M/s. Gajra Ventures Pvt. Ltd.	
Project Registration Number	Project	RERA Project Number
	Bhoomi Castle Phase I	P51700054644
Register office address	M/s. Gajra Ventures Pvt. Ltd.	
	Address: Shop No. 8, "Shivaji Market", Sector 19D, Opp. APMC Market, Vashi, Navi Mumbai, Taluka – Thane, Dist. Thane, Pin – 400 703, State – Maharashtra, Country - India	
Contact Numbers	Contact Person: Mr. Sudhir (Builder Person - Mobile No. 9136017876) Shweta Bhalerao (Sales Person – Mobile No. 9653164149)	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Road & Parking Area
On or towards South	Open Plot
On or towards East	Open Plot & Road
On or towards West	Maruti Suzuki Service Centre



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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 : 28.10.2024
	b)	Date on which the valuation is made : 28.10.2024
3.	List of documents produced for perusal	
	1.	Copy of MAHARERA Registration Certificate of Project No. P51700054644 issued by Maharashtra Real Estate Regulatory Authority date 02.02.2024
	2.	Copy of Legal Title Report 30.11.2023 issued by Adv. M. V. Jha & Co.
	3.	Copy of Search Report date 20.11.2023 issued by N.A. Giridhar
	4.	Copy of Deed of Conveyance date 29.11.2023 b/w. Mr. Vinod Mangaldas Bhanushali (the Owner) AND M/s. Gajra Ventures Pvt. Ltd. (the Purchaser)
	5.	Copy of Certificate of Incorporation pursuant to Change of Name from Abstract Construction Pvt. Ltd. to M/s. Gajra Ventures Pvt. Ltd. date 19.04.2019
	6.	Copy of Development Agreement date 01.07.2019 b/w. Smt. Manda L Patil & Twenty others (the Seller) AND Abstract Construction Pvt. Ltd. (M/s. Gajra Ventures Pvt. Ltd.) (the Purchaser)
	7.	Copy of Affidavit – Cum – Declaration date 21.02.2024 of Mr. Vinod M. Bhanushali Director of M/s. Gajra Ventures Pvt. Ltd.
	8.	Copy of CA Certificate date 16.02.2024 issued by CA. Ketan Rupani & Co.
	9.	Copy of Architect's Certificate date 22.07.2024 issued by Ar. Joshi Deshaware Associates
	10.	Copy of Engineer's Certificate date 19.08.2024 issued by Er. Brixwell Engineering (Vishal Raghvani)
	11.	Copy of Engineer's Certificate for Quality Assurance date 19.04.2024 issued by Er. Brixwell Engineering (Vishal Raghvani)
	12.	Copy of Grant of Environmental Clearance (EC) No. SIA / MH / MIS / 242053 / 2021 date 23.02.2023 issued by State Environmental Impact Assessment Authority (SEIAA)
	13.	Copy of NOC for Fire Protection & Fire Fighting date 26.12.2022 issued by Thane Municipal Corporation, Fire Brigade Thane
	14.	Copy of Commencement Certificate V. P. No. S11 / 0104 / 15 / TMC / TDD / 4389 / 23 date 03.05.2023 issued by Thane Municipal Corporation, Thane.



Since 1989

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<p>इमारत - विंग १ मॅजेस्टि :- स्टिल्ट + १ला मजला-पोडीयम + २रा मजला-पोडीयम + ३ रा मजला इमारत - विंग १ सुप्रिम :- स्टिल्ट + १ला मजला-पोडीयम + २रा मजला-पोडीयम + ३ रा मजला इमारत - विंग २ मोनार्क :- स्टिल्ट + १ला मजला-पोडीयम + २रा मजला-पोडीयम + ३ ते १४ मजले इमारत - विंग ३ हायनेस :- स्टिल्ट + १ला मजला-पोडीयम + २रा मजला-पोडीयम + ३ ते ३२ मजले</p>							
<p>15. Copy of Approved Plan No. V. P. No. S11 / 0104 / 15 / TMC / TD-DP / TPS / 4389 / 23 date 03.05.2023 issued by Thane Municipal Corporation, Thane (Number of Copies – Fourteen – Sheet No. 1/14 to 14/14)</p> <p>Approved Upto:</p> <table border="1"> <thead> <tr> <th>Building Name / No.</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Monarch / 2</td> <td>Stilt + 2 Podiums (1st & 2nd floors) + 3rd to 14th Upper Floors.</td> </tr> <tr> <td>Highness / 3</td> <td>Stilt + 2 Podiums (1st & 2nd floors) + 3rd to 32nd Upper Floors.</td> </tr> </tbody> </table>		Building Name / No.	Number of Floors	Monarch / 2	Stilt + 2 Podiums (1 st & 2 nd floors) + 3 rd to 14 th Upper Floors.	Highness / 3	Stilt + 2 Podiums (1 st & 2 nd floors) + 3 rd to 32 nd Upper Floors.
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<p>16. Copies of 7/12 extract</p>							
<p>Project Name (With address & phone nos.)</p>	<p>: "Bhoomi Castle Phase I", Proposed Development on Plot Bearing Survey No. 95/2/3, 98/1/2, 102/1A, 102/1/B/1, 102/1/B/2 at Village – Daighar, Kalyan Shilphata Road, Dombivli (East), Taluka & Dist. – Thane, Pin – 421 204, State – Maharashtra, Country – India</p>						
<p>4. Name of the developer(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)</p>	<p>: M/s. Gajra Ventures Pvt. Ltd.</p> <p>Address: Shop No. 8, "Shivaji Market", Sector 19D, Opp. APMC Market, Vashi, Navi Mumbai, Taluka – Thane, Dist. Thane, Pin – 400 703, State – Maharashtra, Country - India.</p> <p>Contact Person: Mr. Sudhir (Builder Person - Mobile No. 9136017876) Shweta Bhalerao (Sales Person – Mobile No. 9653164149)</p>						
<p>5. Brief description of the property (Including Leasehold / freehold etc.)</p>	<p>: </p>						
<p>About "Bhoomi Castle Phase I" Project: Gajra Bhoomi Castle Phase I is a residential project in Padle Gaon, Thane. It is set in an area of 0.26 Acres. Gajra Bhoomi Castle Phase I offers Apartment. Available configurations include 1 BHK, 2 BHK flat. The property is Under Construction. There are 2 buildings for sale. The project was launched in February 2024 and possession date of Gajra Bhoomi Castle Phase I is Dec, 2030. Gajra Bhoomi Castle Phase I is located in Sr And Hissa No 102/1/A(P),102/1/B/1(P), Daighar, Shilphata. The project is developed by Gajra Group. There are 214 units for sale. Gajra Bhoomi Castle Phase I is equipped with various resident-centric amenities that includes Gymnasium. For families with kids, there is Children's Play Area, nearby apart from Recreation Facilities. There is provision for Closed Car Parking. Enjoy a class-apart lifestyle at Gajra Bhoomi Castle Phase I. This project meets all mandates as required by the state authority. RERA ID of Gajra Bhoomi Castle Phase I is P51700054644.</p> <p>TYPE OF THE BUILDING:</p> <table border="1"> <thead> <tr> <th>Building Name / No.</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Monarch / 2</td> <td>Proposed Stilt + 2 Podiums (1st & 2nd floors) + 3rd to 14th Upper Floors.</td> </tr> </tbody> </table>		Building Name / No.	Number of Floors	Monarch / 2	Proposed Stilt + 2 Podiums (1 st & 2 nd floors) + 3 rd to 14 th Upper Floors.		
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Highness / 3		Proposed Stilt + 2 Podiums (1st & 2nd floors) + 3rd to 32nd Upper Floors.	
LEVEL OF COMPLETION:			
Building Name / No.	Present stage of Construction	Percentage of work completion	
Monarch / 2	Excavation work is in progress.	0%	
Highness / 3	Plinth work is in completed.	10%	
DATE OF COMPLETION & FUTURE LIFE:			
Expected completion date as informed by builder is December – 2030 (Building No. 2 - Monarch) & December – 2028 (Building No. 3 – Highness) (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			
➤ Gymnasium			
➤ Steam & Sauna			
➤ Yoga Area			
➤ Children's Play Area			
➤ Kids play area			
➤ Jogging Track			
➤ Table Tennis			
➤ Yoga, Art & Performance Room			
➤ Toddlers Area in Creche			
➤ Climbing Wall			
➤ Climbing Wall, Kids Adventure Area			
➤ Party Lawn			
6.	Location of property	:	
	a) Plot No. / Survey No.	:	Survey No. 95/2/3, 98/1/2, 102/1A, 102/1/B/1, 102/1/B/2
	b) Door No.	:	Not applicable
	c) C. T.S. No. / Village	:	Survey No. 95/2/3, 98/1/2, 102/1A, 102/1/B/1, 102/1/B/2 at Village – Daighar
	d) Ward / Taluka	:	Thane
	e) Mandal / District	:	Thane
7.	Postal address of the property	:	"Bhoomi Castle Phase I" , Proposed Development on Plot Bearing Survey No. 95/2/3, 98/1/2, 102/1A, 102/1/B/1, 102/1/B/2 at Village – Daighar, Kalyan Shilphata Road, Dombivli (East),

				Taluka & Dist. – Thane, Pin – 421 204, State - Maharashtra, Country – India
8.	City / Town	:	Dombivli (East)	
	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	:	Semi Urban	
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Thane Municipal Corporation, Thane, Village -Daighar	
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 MAHARERA	As per Site
	North	Land Owner by Mrs. Manda L. Patil	Survey No. 102/1A (pt)	Road & Parking Area
	South	Land Owner by Mr. Anil O. Kaushik	Survey No. 102/1A (pt)	Open Plot
	East	Land Owner by Tarabai P. Patil	Survey No. 102/1B/1 (pt)	Open Plot & Road
	West	Land Owner by Mr. Manik C. Patil	Survey No. 102/1A (pt)	Maruti Suzuki Service Centre
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°08'53.5"N 73°03'17.3"E	
14.	Extent of the site	:	Plot area – 1062.03 Sq. M. (As per Approved Plan & RERA Certificate)	
15.	Extent of the site considered for Valuation (least of 14A & 14B)	:	Plot area – 1062.03 Sq. M. (As per Approved Plan & RERA Certificate)	
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						
	Is plot in town planning approved layout?	:	Copy of Approved Plan No. V. P. No. S11 / 0104 / 15 / TMC / TD-DP / TPS / 4389 / 23 date 03.05.2023 issued by Thane Municipal Corporation, Thane (Number of Copies – Fourteen – Sheet No. 1/14 to 14/14) Approved Upto:						
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9.	Corner plot or intermittent plot?	:	Intermittent						
10.	Road facilities	:	Yes						
11.	Type of road available at present	:	B. T. Road						
12.	Width of road – is it below 20 ft. or more than 20 ft.	:	60.00 M. Wide DP Road						
13.	Is it a Land – Locked land?	:	No						
14.	Water potentiality	:	Municipal Water supply						
15.	Underground sewerage system	:	Connected to Municipal sewer						
16.	Is Power supply is available in the site	:	Yes						
17.	Advantages of the site	:	Located in developing area						
18.	Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc.(Distance from sea-coast / tidal level must be incorporated)	:	No						
Part – A (Valuation of land)									
1	Size of plot	:	Plot area – 1062.03 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 (evidence thereof to be enclosed)	:	₹ 41,500.00 per Sq. M. for Residential ₹ 8,200.00 per Sq. M. for Land						
5	Assessed / adopted rate of valuation	:	As per table attached to the report						
6	Estimated value of land	:	As per Approved Plan & RERA						

		Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)						
		1062.03	8200.00	87,08,646.00						
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	:								
	Building Name / No.	Number of Floors								
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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. V. P. No. S11 / 0104 / 15 / TMC / TD-DP / TPS / 4389 / 23 date 03.05.2023 issued by Thane Municipal Corporation, Thane (Number of Copies – Fourteen – Sheet No. 1/14 to 14/14)							
	h) Approved map / plan issuing authority	:	Approved Upto: <table border="1"> <thead> <tr> <th>Building Name / No.</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Monarch / 2</td> <td>Stilt + 2 Podiums (1st & 2nd floors) + 3rd to 14th Upper Floors.</td> </tr> <tr> <td>Highness / 3</td> <td>Stilt + 2 Podiums (1st & 2nd floors) + 3rd to 32nd Upper Floors.</td> </tr> </tbody> </table>		Building Name / No.	Number of Floors	Monarch / 2	Stilt + 2 Podiums (1 st & 2 nd floors) + 3 rd to 14 th Upper Floors.	Highness / 3	Stilt + 2 Podiums (1 st & 2 nd floors) + 3 rd to 32 nd Upper Floors.
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	i) Whether genuineness or authenticity of approved map / plan is verified	:	Yes							
	j) Any other comments by our empaneled valuers on authentic of approved plan	:	No.							

Specifications of construction (floor-wise) in respect of

Sr. No.	Description		
1.	Foundation	:	R.C.C. Footing
2.	Basement	:	N.A. Building Construction work is in progress
3.	Superstructure	:	Proposed as per IS Code requirements
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)	:	Proposed
5.	RCC Works	:	N.A. Building Construction work is in progress
6.	Plastering	:	N.A. Building Construction work is in progress

7.	Flooring, Skirting, dado	:	N.A. Building Construction work is in progress
8.	Special finish as marble, granite, wooden paneling, grills etc.	:	N.A. Building Construction work is in progress
9.	Roofing including weather proof course	:	N.A. Building Construction work is in progress
10.	Drainage	:	Proposed
2.	Compound Wall	:	
	Height	:	N.A. Building Construction work is in progress
	Length	:	
	Type of construction	:	
3.	Electrical installation	:	N.A. Building Construction work is in progress
	Type of wiring	:	
	Class of fittings (superior / ordinary / poor)	:	
	Number of light points	:	N.A. Building Construction work is in progress
	Fan points	:	
	Spare plug points	:	
	Any other item	:	-
4.	Plumbing installation	:	
	a) No. of water closets and their type	:	
	b) No. of wash basins	:	
	c) No. of urinals	:	N.A. Building Construction work is in progress
	d) No. of bath tubs	:	
	e) Water meters, taps etc.	:	
	f) Any other fixtures	:	

CONFIGURATION OF PROJECT AS PER DEVELOPER'S INFORMATION AND Copy of Approved Plan No. V. P. No. S11 / 0104 / 15 / TMC / TD-DP / TPS / 4389 / 23 date 03.05.2023 issued by Thane Municipal Corporation, Thane

1) Building No. 2, Monarch:

Sr. No.	Flat No.	Floor No.	Comp	RERA Carpet Area in Sq. Ft.	As per Builder Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. Ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	301	3	2 BHK	670	53	723	795	10000	72,30,000	78,08,400	16500	21,47,310
2	302	3	2 BHK	669	53	722	794	10000	72,20,000	77,97,600	16000	21,44,340
3	303	3	1 BHK	429	22	451	496		Land Owner's Share			13,39,470
4	304	3	1 BHK	426	23	449	494		Land Owner's Share			13,33,530
5	305	3	2 BHK	607	23	630	693	10000	63,00,000	68,04,000	14000	18,71,100
6	306	3	2 BHK	602	23	625	688	10000	62,50,000	67,50,000	14000	18,56,250
7	401	4	2 BHK	670	53	723	795	10030	72,51,690	78,31,825	16500	21,47,310
8	402	4	2 BHK	669	53	722	794	10030	72,41,660	78,20,993	16500	21,44,340
9	403	4	1 BHK	429	22	451	496		Land Owner's Share			13,39,470
10	404	4	1 BHK	426	23	449	494		Land Owner's Share			13,33,530
11	405	4	2 BHK	607	23	630	693	10030	63,18,900	68,24,412	14000	18,71,100
12	406	4	2 BHK	602	23	625	688	10030	62,68,750	67,70,250	14000	18,56,250
13	501	5	2 BHK	670	53	723	795	10060	72,73,380	78,55,250	16500	21,47,310

Sr. No.	Flat No.	Floor No.	Comp	RERA Carpet Area in Sq. Ft.	As per Builder Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
14	502	5	2 BHK	669	53	722	794	10060	72,63,320	78,44,386	16500	21,44,340
15	503	5	1 BHK	429	22	451	496		Land Owner's Share			13,39,470
16	504	5	1 BHK	426	23	449	494		Land Owner's Share			13,33,530
17	505	5	2 BHK	607	23	630	693	10060	63,37,800	68,44,824	14500	18,71,100
18	506	5	2 BHK	602	23	625	688	10060	62,87,500	67,90,500	14000	18,56,250
19	601	6	2 BHK	670	53	723	795	10090	72,95,070	78,78,676	16500	21,47,310
20	602	6	2 BHK	669	53	722	794	10090	72,84,980	78,67,778	16500	21,44,340
21	604	6	1 BHK	426	23	449	494		Land Owner's Share			13,33,530
22	605	6	2 BHK	607	23	630	693	10090	63,56,700	68,65,236	14500	18,71,100
23	606	6	2 BHK	602	23	625	688	10090	63,06,250	68,10,750	14000	18,56,250
24	701	7	2 BHK	670	53	723	795	10120	73,16,760	79,02,101	16500	21,47,310
25	702	7	2 BHK	669	53	722	794	10120	73,06,640	78,91,171	16500	21,44,340
26	703	7	1 BHK	429	22	451	496		Land Owner's Share			13,39,470
27	704	7	1 BHK	426	23	449	494		Land Owner's Share			13,33,530
28	705	7	2 BHK	607	23	630	693	10120	63,75,600	68,85,648	14500	18,71,100
29	706	7	2 BHK	602	23	625	688	10120	63,25,000	68,31,000	14000	18,56,250
30	801	8	2 BHK	670	53	723	795	10150	73,38,450	79,25,526	16500	21,47,310
31	802	8	2 BHK	669	53	722	794	10150	73,28,300	79,14,564	16500	21,44,340
32	803	8	1 BHK	429	22	451	496		Land Owner's Share			13,39,470
33	804	8	1 BHK	426	23	449	494		Land Owner's Share			13,33,530
34	805	8	2 BHK	607	23	630	693	10150	63,94,500	69,06,060	14500	18,71,100
35	806	8	2 BHK	602	23	625	688	10150	63,43,750	68,51,250	14500	18,56,250
36	901	9	2 BHK	670	53	723	795	10180	73,60,140	79,48,951	16500	21,47,310
37	902	9	2 BHK	669	53	722	794	10180	73,49,960	79,37,957	16500	21,44,340
38	903	9	1 BHK	429	22	451	496		Land Owner's Share			13,39,470
39	904	9	1 BHK	426	23	449	494		Land Owner's Share			13,33,530
40	905	9	2 BHK	607	23	630	693	10180	64,13,400	69,26,472	14500	18,71,100
41	906	9	2 BHK	602	23	625	688	10180	63,62,500	68,71,500	14500	18,56,250
42	1001	10	2 BHK	670	53	723	795	10210	73,81,830	79,72,376	16500	21,47,310
43	1002	10	2 BHK	669	53	722	794	10210	73,71,620	79,61,350	16500	21,44,340
44	1003	10	1 BHK	429	22	451	496		Land Owner's Share			13,39,470
45	1004	10	1 BHK	426	23	449	494		Land Owner's Share			13,33,530
46	1005	10	2 BHK	607	23	630	693	10210	64,32,300	69,46,884	14500	18,71,100
47	1006	10	2 BHK	602	23	625	688	10210	63,81,250	68,91,750	14500	18,56,250
48	1101	11	2 BHK	670	53	723	795	10240	74,03,520	79,95,802	16500	21,47,310
49	1102	11	2 BHK	669	53	722	794	10240	73,93,280	79,84,742	16500	21,44,340
50	1104	11	1 BHK	426	23	449	494		Land Owner's Share			13,33,530
51	1105	11	2 BHK	607	23	630	693	10240	64,51,200	69,67,296	14500	18,71,100

Sr. No.	Flat No.	Floor No.	Comp	RERA Carpet Area in Sq. Ft.	As per Builder Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
52	1106	11	2 BHK	602	23	625	688	10240	64,00,000	69,12,000	14500	18,56,250
53	1201	12	2 BHK	670	53	723	795	10270	74,25,210	80,19,227	16500	21,47,310
54	1202	12	2 BHK	669	53	722	794	10270	74,14,940	80,08,135	16500	21,44,340
55	1203	12	1 BHK	429	22	451	496					13,39,470
56	1204	12	1 BHK	426	23	449	494		Land Owner's Share			13,33,530
57	1205	12	2 BHK	607	23	630	693	10270	64,70,100	69,87,708	14500	18,71,100
58	1206	12	2 BHK	602	23	625	688	10270	64,18,750	69,32,250	14500	18,56,250
59	1301	13	2 BHK	670	53	723	795	10300	74,46,900	80,42,652	17000	21,47,310
60	1302	13	2 BHK	669	53	722	794	10300	74,36,600	80,31,528	16500	21,44,340
61	1303	13	1 BHK	429	22	451	496					13,39,470
62	1304	13	1 BHK	426	23	449	494		Land Owner's Share			13,33,530
63	1305	13	2 BHK	607	23	630	693	10300	64,89,000	70,08,120	14500	18,71,100
64	1306	13	2 BHK	602	23	625	688	10300	64,37,500	69,52,500	14500	18,56,250
65	1401	14	2 BHK	670	53	723	795	10330	74,68,590	80,66,077	17000	21,47,310
66	1402	14	2 BHK	669	53	722	794	10330	74,58,260	80,54,921	17000	21,44,340
67	1403	14	1 BHK	429	22	451	496					13,39,470
68	1404	14	1 BHK	426	23	449	494		Land Owner's Share			13,33,530
69	1405	14	2 BHK	607	23	630	693	10330	65,07,900	70,28,532	14500	18,71,100
70	1406	14	2 BHK	602	23	625	688	10330	64,56,250	69,72,750	14500	18,56,250
Total				39978	2320	42298	46528		32,93,46,000	35,56,93,680		12,56,25,060

2) Building No. 3, Highness:

Sr. No.	Flat No.	Floor No.	Comp	RERA Carpet Area in Sq. Ft.	As per Builder Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹	
1	301	3	1 BHK	428	24	452	497		MHADA Flat			13,42,440	
2	302	3	1 BHK	423	22	445	490						13,21,650
3	303	3	1 BHK	391	22	413	454						12,26,610
4	304	3	1 BHK	415	24	439	483						13,03,830
5	305	3	2 BHK	537	24	561	617						16,66,170
6	401	4	1 BHK	428	24	452	497						13,42,440
7	402	4	1 BHK	423	22	445	490						13,21,650
8	403	4	1 BHK	391	22	413	454						12,26,610
9	404	4	1 BHK	415	24	439	483						13,03,830
10	405	4	2 BHK	537	24	561	617						16,66,170
11	501	5	1 BHK	428	24	452	497						13,42,440
12	502	5	1 BHK	423	22	445	490						13,21,650
13	503	5	1 BHK	391	22	413	454						12,26,610

Sr. No.	Flat No.	Floor No.	Comp	RERA Carpet Area in Sq. Ft.	As per Builder Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / 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 ₹
14	504	5	1 BHK	415	24	439	483					13,03,830
15	505	5	2 BHK	537	24	561	617					16,66,170
16	601	6	1 BHK	428	24	452	497					13,42,440
17	603	6	1 BHK	391	22	413	454					12,26,610
18	604	6	1 BHK	415	24	439	483					13,03,830
19	605	6	2 BHK	537	24	561	617					16,66,170
20	701	7	1 BHK	428	24	452	497					13,42,440
21	702	7	1 BHK	423	22	445	490					13,21,650
22	703	7	1 BHK	391	22	413	454					12,26,610
23	704	7	1 BHK	415	24	439	483					13,03,830
24	705	7	2 BHK	537	24	561	617					16,66,170
25	801	8	1 BHK	428	24	452	497					13,42,440
26	802	8	1 BHK	423	22	445	490					13,21,650
27	803	8	1 BHK	391	22	413	454					12,26,610
28	804	8	1 BHK	415	24	439	483					13,03,830
29	805	8	2 BHK	537	24	561	617					16,66,170
30	901	9	1 BHK	428	24	452	497					13,42,440
31	902	9	1 BHK	423	22	445	490					13,21,650
32	903	9	1 BHK	391	22	413	454					12,26,610
33	904	9	1 BHK	415	24	439	483					13,03,830
34	905	9	2 BHK	537	24	561	617					16,66,170
35	1001	10	1 BHK	428	24	452	497					13,42,440
36	1002	10	1 BHK	423	22	445	490					13,21,650
37	1003	10	1 BHK	391	22	413	454					12,26,610
38	1004	10	1 BHK	415	24	439	483					13,03,830
39	1005	10	2 BHK	537	24	561	617					16,66,170
40	1101	11	1 BHK	428	24	452	497					13,42,440
41	1103	11	1 BHK	391	22	413	454					12,26,610
42	1104	11	1 BHK	415	24	439	483					13,03,830
43	1105	11	2 BHK	537	24	561	617					16,66,170
44	1201	12	1 BHK	428	24	452	497	10270	46,42,040	50,13,403	10500	13,42,440
45	1202	12	1 BHK	423	22	445	490					13,21,650
46	1203	12	1 BHK	391	22	413	454	10270	42,41,510	45,80,831	9500	12,26,610
47	1204	12	1 BHK	415	24	439	483					13,03,830
48	1205	12	2 BHK	537	24	561	617	10270	57,61,470	62,22,388	13000	16,66,170
49	1301	13	1 BHK	428	24	452	497					13,42,440
50	1302	13	1 BHK	423	22	445	490	10300	45,83,500	49,50,180	10500	13,21,650
51	1303	13	1 BHK	391	22	413	454	10300	42,53,900	45,94,212	9500	12,26,610

MHADA Flat

MHADA Flat

Sr. No.	Flat No.	Floor No.	Comp	RERA Carpet Area in Sq. Ft.	As per Builder Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
52	1304	13	1 BHK	415	24	439	483	10300	45,21,700	48,83,436	10000	13,03,830
53	1305	13	2 BHK	537	24	561	617	10300	57,78,300	62,40,564	13000	16,66,170
54	1401	14	1 BHK	428	24	452	497	Land Owner's Share				13,42,440
55	1402	14	1 BHK	423	22	445	490	Land Owner's Share				13,21,650
56	1403	14	1 BHK	391	22	413	454	10330	42,66,290	46,07,593	9500	12,26,610
57	1404	14	1 BHK	415	24	439	483	10330	45,34,870	48,97,660	10000	13,03,830
58	1405	14	2 BHK	537	24	561	617	10330	57,95,130	62,58,740	13000	16,66,170
59	1501	15	1 BHK	428	24	452	497	10360	46,82,720	50,57,338	10500	13,42,440
60	1502	15	1 BHK	423	22	445	490	Land Owner's Share				13,21,650
61	1503	15	1 BHK	391	22	413	454	10360	42,78,680	46,20,974	9500	12,26,610
62	1504	15	1 BHK	415	24	439	483	Land Owner's Share				13,03,830
63	1505	15	2 BHK	537	24	561	617	10360	58,11,960	62,76,917	13000	16,66,170
64	1601	16	1 BHK	428	24	452	497	Land Owner's Share				13,42,440
65	1603	16	1 BHK	391	22	413	454	10390	42,91,070	46,34,356	9500	12,26,610
66	1604	16	1 BHK	415	24	439	483	Land Owner's Share				13,03,830
67	1605	16	2 BHK	537	24	561	617	10390	58,28,790	62,95,093	13000	16,66,170
68	1701	17	1 BHK	428	24	452	497	Land Owner's Share				13,42,440
69	1702	17	1 BHK	423	22	445	490	Land Owner's Share				13,21,650
70	1703	17	1 BHK	391	22	413	454	10420	43,03,460	46,47,737	9500	12,26,610
71	1704	17	1 BHK	415	24	439	483	10420	-	-	0	13,03,830
72	1705	17	2 BHK	537	24	561	617	10420	58,45,620	63,13,270	13000	16,66,170
73	1801	18	1 BHK	428	24	452	497	Land Owner's Share				13,42,440
74	1802	18	1 BHK	423	22	445	490	Land Owner's Share				13,21,650
75	1803	18	1 BHK	391	22	413	454	10450	43,15,850	46,61,118	9500	12,26,610
76	1804	18	1 BHK	415	24	439	483	Land Owner's Share				13,03,830
77	1805	18	2 BHK	537	24	561	617	10450	58,62,450	63,31,446	13000	16,66,170
78	1901	19	1 BHK	428	24	452	497	Land Owner's Share				13,42,440
79	1902	19	1 BHK	423	22	445	490	Land Owner's Share				13,21,650
80	1903	19	1 BHK	391	22	413	454	10480	43,28,240	46,74,499	9500	12,26,610
81	1904	19	1 BHK	415	24	439	483	10480	-	-	0	13,03,830
82	1905	19	2 BHK	537	24	561	617	10480	58,79,280	63,49,622	13000	16,66,170
83	2001	20	1 BHK	428	24	452	497	Land Owner's Share				13,42,440
84	2002	20	1 BHK	423	22	445	490	Land Owner's Share				13,21,650
85	2003	20	1 BHK	391	22	413	454	10510	43,40,630	46,87,880	10000	12,26,610
86	2004	20	1 BHK	415	24	439	483	Land Owner's Share				13,03,830
87	2005	20	2 BHK	537	24	561	617	10510	58,96,110	63,67,799	13500	16,66,170
88	2101	21	1 BHK	428	24	452	497	Land Owner's Share				13,42,440
89	2103	21	1 BHK	391	22	413	454	10540	43,53,020	47,01,262	10000	12,26,610

Sr. No.	Flat No.	Floor No.	Comp	RERA Carpet Area in Sq. Ft.	As per Builder Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / 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 ₹
90	2104	21	1 BHK	415	24	439	483	Land Owner's Share				13,03,830
91	2105	21	2 BHK	537	24	561	617	10540	59,12,940	63,85,975	13500	16,66,170
92	2201	22	1 BHK	428	24	452	497	10570	47,77,640	51,59,851	10500	13,42,440
93	2202	22	1 BHK	423	22	445	490	10570	47,03,650	50,79,942	10500	13,21,650
94	2203	22	1 BHK	391	22	413	454	10570	43,65,410	47,14,643	10000	12,26,610
95	2204	22	1 BHK	415	24	439	483	10570	46,40,230	50,11,448	10500	13,03,830
96	2205	22	2 BHK	537	24	561	617	10570	59,29,770	64,04,152	13500	16,66,170
97	2301	23	1 BHK	428	24	452	497	10600	47,91,200	51,74,496	11000	13,42,440
98	2302	23	1 BHK	423	22	445	490	10600	47,17,000	50,94,360	10500	13,21,650
99	2303	23	1 BHK	391	22	413	454	10600	43,77,800	47,28,024	10000	12,26,610
100	2304	23	1 BHK	415	24	439	483	10600	46,53,400	50,25,672	10500	13,03,830
101	2305	23	2 BHK	537	24	561	617	10600	59,46,600	64,22,328	13500	16,66,170
102	2401	24	1 BHK	428	24	452	497	10630	48,04,760	51,89,141	11000	13,42,440
103	2402	24	1 BHK	423	22	445	490	10630	47,30,350	51,08,778	10500	13,21,650
104	2403	24	1 BHK	391	22	413	454	10630	43,90,190	47,41,405	10000	12,26,610
105	2404	24	1 BHK	415	24	439	483	10630	46,66,570	50,39,896	10500	13,03,830
106	2405	24	2 BHK	537	24	561	617	10630	59,63,430	64,40,504	13500	16,66,170
107	2501	25	1 BHK	428	24	452	497	Land Owner's Share				13,42,440
108	2502	25	1 BHK	423	22	445	490	Land Owner's Share				13,21,650
109	2503	25	1 BHK	391	22	413	454	10660	44,02,580	47,54,786	10000	12,26,610
110	2504	25	1 BHK	415	24	439	483	Land Owner's Share				13,03,830
111	2505	25	2 BHK	537	24	561	617	10660	59,80,260	64,58,681	13500	16,66,170
112	2601	26	1 BHK	428	24	452	497	10690	48,31,880	52,18,430	11000	13,42,440
113	2603	26	1 BHK	391	22	413	454	10690	44,14,970	47,68,168	10000	12,26,610
114	2604	26	1 BHK	415	24	439	483	10690	46,92,910	50,68,343	10500	13,03,830
115	2605	26	2 BHK	537	24	561	617	10690	59,97,090	64,76,857	13500	16,66,170
116	2701	27	1 BHK	428	24	452	497	Land Owner's Share				13,42,440
117	2702	27	1 BHK	423	22	445	490	10720	47,70,400	51,52,032	10500	13,21,650
118	2703	27	1 BHK	391	22	413	454	10720	44,27,360	47,81,549	10000	12,26,610
119	2704	27	1 BHK	415	24	439	483	Land Owner's Share				13,03,830
120	2705	27	2 BHK	537	24	561	617	10720	60,13,920	64,95,034	13500	16,66,170
121	2801	28	1 BHK	428	24	452	497	10750	48,59,000	52,47,720	11000	13,42,440
122	2802	28	1 BHK	423	22	445	490	10750	47,83,750	51,66,450	11000	13,21,650
123	2803	28	1 BHK	391	22	413	454	10750	44,39,750	47,94,930	10000	12,26,610
124	2804	28	1 BHK	415	24	439	483	10750	47,19,250	50,96,790	10500	13,03,830
125	2805	28	2 BHK	537	24	561	617	10750	60,30,750	65,13,210	13500	16,66,170
126	2901	29	1 BHK	428	24	452	497	10780	48,72,560	52,62,365	11000	13,42,440
127	2902	29	1 BHK	423	22	445	490	10780	47,97,100	51,80,868	11000	13,21,650

Sr. No.	Flat No.	Floor No.	Comp	RERA Carpet Area in Sq. Ft.	As per Builder Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. Ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
128	2903	29	1 BHK	391	22	413	454	10780	44,52,140	48,08,311	10000	12,26,610
129	2904	29	1 BHK	415	24	439	483	10780	47,32,420	51,11,014	10500	13,03,830
130	2905	29	2 BHK	537	24	561	617	10780	60,47,580	65,31,386	13500	16,66,170
131	3001	30	1 BHK	428	24	452	497	10810	48,86,120	52,77,010	11000	13,42,440
132	3002	30	1 BHK	423	22	445	490	10810	48,10,450	51,95,286	11000	13,21,650
133	3003	30	1 BHK	391	22	413	454	10810	44,64,530	48,21,692	10000	12,26,610
134	3004	30	1 BHK	415	24	439	483	10810	47,45,590	51,25,237	10500	13,03,830
135	3005	30	2 BHK	537	24	561	617	10810	60,64,410	65,49,563	13500	16,66,170
136	3101	31	1 BHK	428	24	452	497	10840	48,99,680	52,91,654	11000	13,42,440
137	3103	31	1 BHK	391	22	413	454	10840	44,76,920	48,35,074	10000	12,26,610
138	3104	31	1 BHK	415	24	439	483	10840	47,58,760	51,39,461	10500	13,03,830
139	3105	31	2 BHK	537	24	561	617	10840	60,81,240	65,67,739	13500	16,66,170
140	3201	32	1 BHK	428	24	452	497	10870	49,13,240	53,06,299	11000	13,42,440
141	3202	32	1 BHK	423	22	445	490	10870	48,37,150	52,24,122	11000	13,21,650
142	3203	32	1 BHK	391	22	413	454	10870	44,89,310	48,48,455	10000	12,26,610
143	3204	32	1 BHK	415	24	439	483	10870	47,71,930	51,53,684	10500	13,03,830
144	3205	32	2 BHK	537	24	561	617	10870	60,98,070	65,85,916	13500	16,66,170
Total				63282	3348	66630	73293		36,33,30,600	39,23,97,049		19,78,91,100

Summary of the Project:

Building No.	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 ₹
2 – Sale Flat	2 BHK – 48	48	32400	35640	32,93,46,000.00	35,56,93,680.00
2 – Land Owner's Share	1 BHK – 22	22	9898	10888	-	-
Total (a)		70	42298	46528	32,93,46,000.00	35,56,93,680.00
3 – Sale Flat	1 BHK - 52 2 BHK - 21	73	34260	37686	36,33,30,600.00	39,23,97,049.00
3 – Land Owner's Share	1 BHK - 28	28	12470	13717	-	-
3 – MHADA	1 BHK - 34 2 BHK - 09	43	19900	21890	-	-
Total (b)		144	66630	73293	36,33,30,600.00	39,23,97,049.00
Total (a + b)		214	108928	119821	69,26,76,600.00	74,80,90,729.00
Typical Refuge Floors – 6 th & 11 th Floors - Flat No. 3 (Building No. 2)						
Typical Refuge Floors – 6 th , 11 th , 16 th , 21 st , 26 th & 31 st Floors - Flat No. 2 (Building No. 3)						

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	69,26,76,600.00
Final Realizable Value After Completion in ₹	74,80,90,729.00
Cost of Construction (Total Built up area x Rate) 119821Sq. Ft. x ₹ 2700.00	32,35,16,160.00

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	



Since 1989

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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 ₹			₹ 69,26,76,600.00
Final Realizable Value After Completion in ₹			₹ 74,80,90,729.00

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 ₹ 9,000.00 to ₹ 11,000.00 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 ₹ 10,000.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.



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Actual Site Photographs




Route Map of the property



Latitude Longitude: 19°08'53.5"N 73°03'17.3"E


Note: The Blue line shows the route to site from nearest Railway station (Diva – 8.3 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)

[Home](#)
[Valuation Guidelines | User Manual](#)

Year: 2024-2025 Language: English

Selected District: Thane

Select Taluka: Thane

Select Village: Gavache Nav : Daighar (Thane Mahanag)

Search By: Survey No. SubZones

Enter Survey No: 102

उपविभाग	बुली जमीन	निवासी सरनिका	ऑफिस इकाने	औद्योगिक	एकक (Rs./)	Attribute
23/90 -16क)मूल्यदर विभाग 16अ व 16ब व्यतिरिक्त उर्वरित मिळकती- प्र.चौ.मी.	8200	41500	42800	51400	42800	चौ. मीटर सर्वेक्षण नंबर

Sales Instance nearby

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate / Sq. Ft. on Carpet Area
10379 / 2024	29.05.2024	63,70,969.00	59.19	637.00	10,460.00

10379536 30-05-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		सूची क्र.2	दुय्यम निबंधक : दु.नि. ठाणे 9 दस्त क्रमांक : 10379/2024 नोंदणी : Regn:63m
गावाचे नाव : डायघर			
(1)विलेखाचा प्रकार	करारनामा		
(2)मोबदला	6370969		
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4100026		
(4) भू-मापन.फोटोहिस्सा व धरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन :. इतर माहिती: मौजे डायघर सर्व्हे नंबर /हिस्सा नंबर 88/4,89,90/1,90/2/4,90/4/2,90/2/5,101/1/बी,101/2,101/3 यावरील प्रोव्हिडेंट पाल्म विस्टा इमारती मधील डी 3 - 1503,पंधरावा मजला,डी 3 विंग,क्षेत्रफळ 56.58 चौ. मी कार्पेट एरिया + 0 चौ. मी डेक एरिया +2.61 चौ. मी बाल्कनी एरिया सोबत 1 कव्हर्ड कार पार्किंग.((Survey Number : सर्व्हे नंबर / हिस्सा नंबर 88/4,89,90/1,90/2/4,90/4/2,90/2/5,101/1/बी,101/2,101/3 ;))		
(5) क्षेत्रफळ	56.58 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-प्रोव्हिडेंट हौसिंग लिमिटेड तर्फे संचालक भक्तियार अहमद बी सिंदगी तर्फे कु. मु. धारक म्हणून कृष्णा निवृत्ती भेडीबाळे . - वय:-30 पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: - , ब्लॉक नं. - , रोड नं.:-१३०/१ उलसूर रोड, बंगलोर, महाराष्ट्र. पिन कोड:-400051 पॅन नं:-AAECP8877D 2): नाव-ग्लोरी टाउनशिप एल एल पी तर्फे कु. मु. धारक प्रोव्हिडेंट हौसिंग लिमिटेड तर्फे संचालक भक्तियार अहमद बी सिंदगी तर्फे कु. मु. धारक म्हणून कृष्णा निवृत्ती भेडीबाळे . - वय:-30 पत्ता:- प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: - , ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, ठाणे. पिन कोड:-421004 पॅन नं:-AAKFG1621K		
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव-ज्ञानेश्वर विठ्ठल गुंजाळ . - वय:-52; पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: - , ब्लॉक नं. - , रोड नं. - , रूम नं ४ सुखशांती चाळ नं २४ गणपती पाडा शंकर मंदिर जवळ कळवा पूर्व , महाराष्ट्र, ठाणे. पिन कोड:-400605 पॅन नं:-AEHPG9249Q 2): नाव-सुशांत ज्ञानेश्वर गुंजाळ . - वय:-26; पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: - , ब्लॉक नं. - , रोड नं. - , रूम नं ४ सुखशांती चाळ नं २४ गणपती पाडा शंकर मंदिर जवळ कळवा पूर्व , महाराष्ट्र, ठाणे. पिन कोड:-400605 पॅन नं:-BRQPG3608C		
(9) दस्तऐवज करून दिल्याचा दिनांक	28/05/2024		
(10)दस्त नोंदणी केल्याचा दिनांक	29/05/2024		
(11)अनुक्रमांक,खंड व पृष्ठ	10379/2024		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	445970		
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000		
(14)शेरा			

Sales Instance nearby

Regd. Doc. No.	Date	Agreement Value in ₹	Built up Area in Sq. M.	Built up Area in Sq. Ft.	Rate / Sq. Ft. on Built up Area
1280 / 2024	18.01.2024	42,67,727.00	42.09	453.00	10,157.00

सूची क्र.2		दुक्यम निबंधक : दु.नि. ठाणे 9
1280536	06-02-2024	दस्त क्रमांक : 1280/2024
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोंदणी : Regn:63m
गावाचे नाव : डायघर		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	4267727	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2971709	
(4) भू-मापन,पॉटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन : इतर माहिती: मौजे डायघर सर्व्हे नंबर /हिस्सा नंबर 88/4,89,90/1,90/2/4,90/4/2,90/2/5,101/1/2,101/2,101/3 यावरील प्रोव्हिडेंट पाल्म विस्टा इमारती मधील सी 1 - 1202.बारावा मजला,सी 1 विंग,क्षेत्रफळ 39.48 चौ. मी कार्पेट एरिया + 0 चौ. मी डेक एरिया +2.61 चौ. मी बाल्कनी एरिया सोबत 1 दुचाकी पार्किंग.((Survey Number : सर्व्हे नंबर /हिस्सा नंबर ८८/४, ८९, ९०/१, ९०/२/४, ९०/४/२,९०/२/५, १०१/१/२, १०१/२, १०१/३;))	
(5) क्षेत्रफळ	39.48 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तावेज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव.-प्रोव्हिडेंट होसिंग लिमिटेड तर्फे संचालक भक्तियार अहमद बी सिंदगी तर्फे कु. मु. धारक म्हणून कृष्णा निवृत्ती भेडीबाळे - - वय:-30 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव. -, ब्लॉक नं. -, रोड नं. १३०९ उलसूर रोड, बंगलोर, कर्नाटक, BANGALORE. पिन कोड:-560042 पॅन नं.-AAECP8877D 2): नाव.-ग्लोरी टाउनशिप एल एल पी तर्फे कु. मु. धारक प्रोव्हिडेंट होसिंग लिमिटेड तर्फे संचालक भक्तियार अहमद बी सिंदगी तर्फे कु. मु. धारक म्हणून कृष्णा निवृत्ती भेडीबाळे वय:-30 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव. -, ब्लॉक नं. -, रोड नं. कृष्णा विल्हा तळ मजला ब्रम्हकुमारी पीस पार्क जवळ नेताजी चौक उल्हास नगर, महाराष्ट्र, ठाणे. पिन कोड:-421004 पॅन नं.-AAKFG1621K	
(8)दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव.-अकिता सुमित पाचघरे - - वय:-27; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव. -, ब्लॉक नं. -, रोड नं. प्लॉट नं. ६०६, कोरल, मॅरिथॉन नेक्स्टउन, कल्याण शिल्ड रोड पासून लांब, पडले, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-421204 पॅन नं.-HAAPP7594D 2): नाव.-सुमित सुरेंद्र पाचघरे - - वय:-32; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव. -, ब्लॉक नं. -, रोड नं. प्लॉट नं. ६०६, कोरल, मॅरिथॉन नेक्स्टउन, कल्याण शिल्ड रोड पासून लांब, पडले, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-421204 पॅन नं.-BGFPP1913D	
(9) दस्तावेज करून दिल्याचा दिनांक	17/01/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	18/01/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	1280/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	298750	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	३००००	
(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 / Sq. Ft. on Carpet Area
117209 / 2024	05.09.2024	63,82,533.00	59.19	637.00	10,480.00

सूची क्र.2		दुयम निबंधक : दु.नि. ठाणे 9
17209536		दस्त क्रमांक : 17209/2024
09-09-2024		नोंदणी :
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		Regn:63m
गावाचे नाव : डायघर		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	6382533	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4190853.42	
(4) भू-मापन.पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन ., इतर माहिती: मौजे डायघर सर्व्हे नंबर /हिस्सा नंबर 88/4,89,90/1,90/2/4,90/4/2,90/2/5,101/1/बी,101/2,101/3 यावरील प्रोव्हिडेंट पाल्म विस्ता इमारती मधील डी 3- 2804,अठ्ठाविसावा मजला,डी 3 विंग,क्षेत्रफळ 56.58 चौ. मी कार्पेट एरिया + 0 चौ. मी डेक एरिया +2.61 चौ. मी बाल्कनी एरिया सोबत 1 कवर्ड कार पार्किंग((Survey Number : 88/4,89,90/1,90/2/4,90/4/2,90/2/5,101/1/बी,101/2,101/3 ;))	
(5) क्षेत्रफळ	56.58 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:-प्रोव्हिडेंट होसिंग लिमिटेड तर्फे संचालक भक्तियार अहमद बी सिंदगी तर्फे कु. मु. धारक म्हणून कृष्णा निवृत्ती भेडीबाळे .- वय:-32 पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:- 130/1, रोड नं:- उलसूर रोड, बंगलोर , कर्नाटक, बंगलोर. पिन कोड:-560042 पॅन नं:- AAACP8877D 2): नाव:-ग्लोरी टाउनशिप एल एल पी तर्फे कु. मु. धारक प्रोव्हिडेंट होसिंग लिमिटेड तर्फे संचालक भक्तियार अहमद बी सिंदगी तर्फे कु. मु. धारक म्हणून कृष्णा निवृत्ती भेडीबाळे .- वय:-32 पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: कृष्णा विल्हा , ब्लॉक नं: तळ मजला , रोड नं: ब्रह्मकुमारी पीस पार्क जवळ नेताजी चौक उल्हास नगर , महाराष्ट्र, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-421004 पॅन नं:-AAKFG1621K	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-विवेक जैन सुराणा .- वय:-32; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- प्लॉट नं. 360 ब्लॉक 37 बी.प.स.ल. चेम्बर स्टाफ कॉलोनी, अजीज बाउंग, वेम्बूर, मुंबई सबअर्बन, महाराष्ट्र, मुम्बई. पिन कोड:-400074 पॅन नं:-GDSPS1822P	
(9) दस्तऐवज करून दिल्याचा दिनांक	04/09/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	05/09/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	17209/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	446790	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		



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Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
1 BHK	magicbricks.com	414.00	43,50,000.00	10,507.00

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾
Login ▾ Post Prop

Posted on: Oct 27, 2018

₹ 43.5 Lac EMI - ₹ 20k | [Get pre-approved loan](#)

1 BHK 414 Sq-ft Flat For Sale [Shilphata, Thane](#)

1 Bed
2 Baths
1 Balcony
Unfurnished

Carpet Area
414 sqft ~
₹ 10,507/sqft

Developer
[Gajrel Group](#)

Project
[Gajra Bhoomi Castle](#)

Transaction Type
New Property

Furnished Status
Unfurnished

Age Of Construction
Under Construction

[Contact Agent](#)

[Get Phone No.](#)

Last contacts made 3 days ago

More Details

Price Breakup	₹ 43.5 Lac
Address	Shilphata, Thane, Maharashtra
Furnishing	Unfurnished
Age of Construction	Under Construction



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Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	magicbricks.com	595.00	59,30,000.00	9,966.00

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

₹ 59.3 Lac [EMI - ₹ 27k](#) | [Get Loan offers from 34+ banks](#)

2 BHK 595 Sq-ft Flat For Sale [Shilphata, Thane](#)

2 Beds **1 Bath** **4 Balconies** **Unfurnished**

Carpet Area	Developer	Project
595 sqft • ₹ 9,966/sqft	Gajraj Group	Gajra Bhoomi Castle
Transaction Type	Furnished Status	Age Of Construction
New Property	Unfurnished	Under Construction

Contact Agent
Get Phone No.

More Details

Price Breakup	₹ 59.3 Lac
Address	Shilphata, Thane, Maharashtra
Furnishing	Unfurnished
Age of Construction	Under Construction



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Price Indicators


Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	magicbricks.com	600.00	58,30,000.00	9,717.00

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

₹ 58.3 Lac EMI - ₹ 26k | [Get pre-approved loan](#)

2 BHK 600 Sq-ft Flat For Sale [Shilphata, Thane](#)

⋮



🛏 2 Beds
🚿 2 Baths
🏠 1 Balcony
🏠 Unfurnished

<p>Carpet Area 600 sqft ~ ₹9,717/sqft</p>	<p>Developer Gajra Group</p>	<p>Project Gajra Bhoomi Castle</p>
<p>Transaction Type New Property</p>	<p>Furnished Status Unfurnished</p>	<p>Age Of Construction Under Construction</p>

Contact Agent

Get Phone No.

👤 Last contact made 1 day ago

More Details

Price Breakup	₹ 58.3 Lac
Address	Shilphata, Thane, Maharashtra
Furnishing	Unfurnished
Age of Construction	Under Construction



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Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
1 BHK	housing.com	391.00	41,02,000.00	10,491.00
2 BHK	housing.com	670.00	70,36,000.00	10,500.00

HOUSING.COM Buy in Thane

Home / Thane / Beyond Thane / Padi Gaon / Gajra Bhoomi Castle Phase I

Gajra Bhoomi Castle Phase I ✓ RERA

By **GAJRA GROUP**

Sr And Hissa No 102/1/A(P),102/1/B/1(P), Daighar, Shilphata, Beyond Thane, Thane

₹41.02 L - 70.36 L | ₹10.5 K/sq.ft
EMI starts at ₹21.72 K

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

[Contact Sellers](#)

COVER IMAGE SHARE SAVE

1. 2 BHK Apartments Configurations

Dec. 2030 Possession Starts

₹10.5 K/sq.ft Avg. Price

391 - 670 sq.ft. (Carpet Area) Sizes

[Overview/Home](#) [Around This Project](#) [More About Project](#) [About Project](#) [Floor Plan](#) [Tour This Project](#) [Amenit](#)

Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
1 BHK	homesfy.in	439.00	41,00,000.00	9,339.00
2 BHK	homesfy.in	723.00	59,00,000.00	8,160.00

Home > Projects In Kalyan Dombivli > Gajra Bhoomi Castle Shilphata

Gajra Bhoomi Castle Shilphata

Shilphata, Navi Mumbai, Maharashtra [\(show on map\)](#)

1 - 2 BHK Apartment	439 - 723 Sqft Carpet Area ⓘ	₹ 41L - ₹ 59L Price Range ⌵	December, 2030 Possession Start Date
3.5 Acres Project Area	4 Towers - G+32 Storey Project Size	New Launch Construction Status	

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Name

Country Number

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I am interested in Home Loans.

Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
1 BHK	proptiger.com	391.00	41,02,000.00	10,491.00
2 BHK		670.00	70,36,000.00	10,500.00

The screenshot shows a real estate listing on the Proptiger website. The main heading is "Gajra Bhoomi Castle Phase I" by Gajra Group, located in Shilphata, Mumbai. The listing features a night photograph of the apartment complex and provides key details: 1, 2 BHK apartments with a carpet area of 391-670 sq ft, priced between ₹ 41.02 L and ₹ 70.36 L. A "GET CALL BACK" button is prominently displayed, along with a contact number +91-96939-69347 for WhatsApp chat. The listing also mentions that Proptiger is an authorized channel partner for this project.



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Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
2 BHK	99acrs.com	630.00	60,00,000.00	9,523.00

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

India's leading Property Portal

₹60 Lac @ 9,523 per sq.ft. 2BHK 2Baths

Estimated EMI ₹47,922

Flat/Apartment for Sale

in bhoomi castle, shilphata, navi mumbai

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

Overview Dealer Details Price Trends Registry Record Explore Locality Recomm

Videos (1) Property (11)

Area Carpet area: 630 sq.ft. (88.53 sq.m)

Price ₹60 Lac @ 9,523 per sq.ft. (Negotiable) View Price

Floor Number 9th of 32 Floors

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

Configuration 2 Bedrooms, 2 Bathrooms, 2 Balconies

Address bhoomi castle Shilphata, Navi Mumbai

Facing East

Possession in Dec 2027

Send Feedback



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Price Indicators Projects nearby Locality

Comp.	Source	Built up Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Built up Area
3 BHK	housing.com	569.00	64,07,000.00	11,260.00
1 BHK	housing.com	326.00	35,34,000.00	10,840.00

HOUSING.COM Buy in Thane

Daighar Gaon

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Home / Thane / Beyond Thane / Daighar Gaon / Provident Palmvista D2 Last updated: Oct 1, 2024

Provident Palmvista D2

By PROVIDENT HOUSING LIMITED


Kalyan-Shiphata Road, Shil Phata, Beyond Thane, Thane

₹64.07 L | ₹11.26 K/sq.ft


EMI starts at ₹33.93 K

Basic Price

[Contact Seller](#)



3 BHK Apartment Configuration
Aug. 2028 Possession Starts
₹11.26 K/sq.ft Avg. Price
569 sq.ft. (Carpet Area) Size



+ 11 more

HOUSING.COM Buy in Thane

Daighar Gaon

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Home / Thane / Beyond Thane / Daighar Gaon / Provident Palmvista C2 Last updated: Sep 11, 2024

Provident Palmvista C2

part of Provident Palmvista

By PROVIDENT HOUSING LIMITED


Kalyan-Shiphata Road, Shil Phata, Beyond Thane, Thane

₹35.34 L - 82.83 L | ₹10.83 K/sq.ft


EMI starts at ₹18.71 K

All Inclusive

[Contact Developer](#)



1, 2, 2.5 BHK Apartments Configurations
Jun. 2028 Possession Starts
₹10.83 K/sq.ft Avg. Price
326 - 765 sq.ft. (Carpet Area) Size



+ 11 more



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Price Indicators Projects nearby Locality

Comp.	Source	Built up Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Built up Area
1 BHK	housing.com	386.00	38,62,000.00	10,000.00
2 BHK	housing.com	560.00	56,01,000.00	10,000.00

HOUSING.COM Buy in Thane + Add Download App List Property Saved

Home / Navi Mumbai / Beyond Thane / Shiphata / Raunak Fortuna Last updated: Oct 1, 2024

Raunak Fortuna RERA

By **RDP REALTORS PRIVATE LIMITED** Price excludes maintenance, floor rise c... [See More](#)

Plot No. 58/1/1, 58/1/2, 58/2 At Shiphata Kalyan West, Beyond Thane, Navi Mumbai [Contact Seller](#)

Cover image [SHARE](#) [SAVE](#)

+
9 more

1, 2 BHK Apartments Configurations

Dec. 2030 Possession Starts

₹10 K/sq.ft Avg Price

386 - 560 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	housing.com	370.00	38,31,000.00	10,354.00
2 BHK	housing.com	515.00	53,32,000.00	10,354.00
1 BHK	housing.com	351.00	36,77,000.00	10,476.00

HOUSING.COM Buy in Thane

Shiphata

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Home / Navi Mumbai / Beyond Thane / Shiphata / Bharat Ecovistas

Bharat Ecovistas REERA

By BHARAT INFRASTRUCTURE AND ENGINEERING PVT.LTD

Plot No.67, Nr Shiphata Fire Station, Shiphata, Beyond Thane, Navi Mumbai

★ 3.9 [Write a Review](#)



1, 2 BHK Apartments
Configurations

Ready to Move
Possession Status

Price on request
Avg. Price

370 - 515 sq.ft.
(Carpet Area)
Sizes


₹38.31 L - 53.32 L

EMI starts at ₹20.29 K

All Inclusive Price

Contact Seller

Project Tour



+

36 more

HOUSING.COM Buy in Thane

Shiphata

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Home / Navi Mumbai / Beyond Thane / Shiphata / RDP Shanti Luxuria

RDP Shanti Luxuria REERA

By RDP REALTORIES

Survey No 58 / Hissa No 2 At Padale, Murbad, Sil Phata, Beyond Thane, Thane

Become the first to Rate



1, 1.5, 2 BHK Apartments
Configurations

Jun, 2022
Possession Starts

Price on request
Avg. Price

351 - 557 sq.ft.
(Carpet Area)
Sizes


₹36.77 L - 58.36 L

EMI starts at ₹19.47 K

Price includes maintenance, floor m... See More

Contact Seller

Project Tour



+

12 more

Price Indicators

Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
1 BHK	housing.com	387.00	37,34,000.00	9,650.00
2 BHK	housing.com	401.00	49,71,000.00	12,400.00

HOUSING.COM Buy in Thane

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Home / Navi Mumbai / Beyond Thane / Shilphata / FBKA Jewels Last updated: Oct 8, 2024


FBKA Jewels RERA

By FBKA DEVELOPERS LLP
Shil Phata, Beyond Thane, Navi Mumbai

₹37.34 L - 49.71 L | ₹9.65 K - 12.4 K/sq.ft
EMI starts at ₹1977 K

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

Contact Seller



1 BHK Apartment Configuration

Dec, 2031 Possession Starts

₹9.65 K - 12.4 K/sq.ft Avg Price

387 - 401 sq.ft. (Carpet Area) Sizes

HOUSING.COM Buy in Thane

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Home / Thane / Beyond Thane / Daghar Goin / Green Woods Building 2 To 6 Last updated: Jun 18, 2024

Green Woods Building 2 To 6 RERA


part of [Green Woods](#)
By VANTAGE LAND DEVELOPERS
Survey No. 24/2, At Thane (M Corp.), Sil Phata, Mumbai, Beyond Thane, Thane

Become the first to Rate

₹34.99 L - 75.0 L | 9.65 K - ₹10.8 K/sq.ft
EMI starts at ₹18.53 K

All inclusive

Contact Developer



1, 3 BHK Apartments Configurations

Jun, 2021 Possession Starts

9.65 K - ₹10.8 K/sq.ft Avg. Price

324 - 777 sq.ft. (Carpet Area)



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Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
1 BHK	housing.com	356.00	34,35,000.00	9,650.00
2 BHK	housing.com	616.00	59,44,000.00	9,650.00

HOUSING.COM Buy in Thane

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Home / Navi Mumbai / Beyond Thane / Shilphata / Sunrise Parkview Phase II

Sunrise Parkview Phase II RERA

By SUKHAM CORPORATION

Kalyan Shil Road, Padle Village, Shil Phata, Beyond Thane, Thane

₹34.35 L - 59.44 L | ₹9.65 K/sq.ft

EMI starts at ₹18.19 K

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

Contact Seller

1, 2 BHK Apartments
Configurations

Under Construction
Possession Status

₹9.65 K/sq.ft
Avg. Price

356 - 616 sq.ft.
(Carpet Area)
Sizes

HOUSING.COM Buy in Thane

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Home / Thane / Beyond Thane / Daighar Gaon / Uma Elements Building B Vayu

Uma Elements Building B Vayu RERA

By UMA REALTY

Daighar Kalyan Phata, Sil Phata, Beyond Thane, Thane

Become the first to Rate

₹39.99 L - 57.99 L | ₹9.76 K/sq.ft

EMI starts at ₹21.18 K

All inclusive

Contact Developer

1, 2 BHK Apartments
Configurations

Dec, 2023
Possession Starts

₹9.76 K/sq.ft
Avg. Price

413 - 590 sq.ft.
(Carpet Area)
Sizes



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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: 28.10.2024

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

Manoj Chalikwar

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.10.28 17:54:55 +05'30'

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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(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 28.10.2024 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 28.10.2024. 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



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- n. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- o. My PAN Card number as applicable is AERPC9086P
- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- r. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- s. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable. The valuation report is submitted in the prescribed format of the bank.
- t. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V - A signed copy of same to be taken and kept along with this declaration)
- u. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- v. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- w. I am the Director of the company, who is competent to sign this valuation report.
- x. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e., LLMS / LOS) only.
- y. Further, I hereby provide the following information.



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	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration is purchased by M/s. Gajra Ventures Pvt. Ltd.
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 Sameer Parab – 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 – 28.10.2024 Valuation Date – 28.10.2024 Date of Report – 28.10.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 28.10.2024
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 **28th 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. Gajra 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.



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Property Title

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



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

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

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

Not a Structural Survey

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

Other

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

Legal

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

Property specific assumptions

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

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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



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

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

Professional Competence and Due Care

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

Independence and Disclosure of Interest

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



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

Confidentiality

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

Information Management

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

Gifts and hospitality:

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



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

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

Remuneration and Costs.

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

Occupation, employability and restrictions.

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

Miscellaneous

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

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj
Chalikwar

Director

Manoj B. Chalikwar

Govt. Registered Valuer

Chartered Engineer (India)

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

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

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.10.28 17:55:09 +05'30'

Auth. Sign.



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