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Vastukala Consultants (I) Pvt. Ltd.

MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "Infinite Siddhi"

"Infinite Siddhi", Proposed Residential Cum Commercial Building on Plot No. C2, Sector-13, Village – Ulwe, Navi Mumbai, Pin Code – 410 206, State - Maharashtra, Country - India.

Latitude Longitude: 18°57'25.9"N 73°00'41.5"E

Indented User:

State Bank of India

Administrative Office South Mumbai

Mumbai Main Branch Building, Gate No. 1, Horniman Circle,
Mumbai Samachar Marg, Fort, Mumbai, Pin – 400 001, Maharashtra, India



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Regd. Office

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

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MASTER VALUATION REPORT OF "Infinite Siddhi"

"Infinite Siddhi", Proposed Residential Cum Commercial Building on Plot No. C2, Sector-13,
Village – Ulwe, Navi Mumbai, Pin Code – 410 206, State - Maharashtra, Country - India.

Latitude Longitude: 18°57'25.9"N 73°00'41.5"E

NAME OF DEVELOPER: M/s. Infinite Assets Ulwe Realty LLP.

Pursuant to instructions from State Bank of India, Administrative Office South Mumbai, Main 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 **30th December 2024** for approval of Advance Processing Facility.

1. Location Details:

The property is situated at "Infinite Siddhi", Proposed Residential cum Commercial Building on Plot No. C2, Sector-13, Village – Ulwe, Navi Mumbai, Pin Code – 410 206, State - Maharashtra, Country - India. It is about 400 Mtr. Walking distance from Kharkopar railway station of Harbour Line Railway of Central Railway. Surface transport to the property is by buses, Auto, taxis & private vehicles. The property is in developing locality. The locality is middle class & developing

2. Developer Details:

Name of builder	M/s. Infinite Assets Ulwe Realty LLP.	
Project Registration Number	Project	RERA Project Number
	Infinite Siddhi	P52000078097
Register office address	M/s. Infinite Assets Ulwe Realty LLP. Address: Office No. 1401, "Meraki Arena", V. N. Purav Marg, Opp. R. K. Studio, Chembur (East), Mumbai, Pin – 400071, State - Maharashtra, Country - India.	
Contact Numbers	Contact Person: Mr. Paresh Upadhyay (Sales Person - Mobile No. – 8108955175) Mr. Deepak (Builder Person – Mobile No. 9892992180)	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	D. P. Road
On or towards South	Open Plot
On or towards East	Road
On or towards West	Open Plot & Road



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Vastukala Consultants (I) Pvt. Ltd.B1-001, U/B Floor, **Boomerang**, Chandivali Farm Road, Powai, Andheri (East), Mumbai – 400 072

To,

The Branch Manager,**State Bank of India****Administrative Office South Mumbai**

Mumbai Main Branch Building, Gate No. 1,

Horniman Circle, Mumbai Samachar Marg, Fort,

Mumbai, Pin – 400 001,

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 South Mumbai to assess fair market value of the property for bank loan purpose.
2.	a)	Date of inspection : 30.12.2024
	b)	Date on which the valuation is made : 31.12.2024
3.	List of documents produced for perusal	
	1.	Copy of Title Report issued by Advocate Abhimanyu H. Jadhav Dated 31.07.2024.
	2.	Copy of MAHARERA certificate No. P52000078097 issued by Maharashtra real Estate Regulatory Authority. Date 25.11.2024.
	3.	Copy of Affidavit from Mr. Krishna Yashvant Salunkhe partner of M/s. Infinite Assets Ulwe Realty LLP. dated 12.08.2024.
	4.	Copy of Tripartite Agreement between CIDCO (the Corporation) AND Mr. Shirish Hiralal Chaudhari & other (the New Licensee) AND M/s. Infinite Assets Ulwe Realty LLP (the Subsequent New Licensee) Regd. Doc. No. PVL-2/19876/2023 dated 09.11.2023.
	5.	Copy of LLP Agreement between Infinite Assets Property Developers LLP & Partners and Mr. Namdeo Govind More Regd. Doc. No. 89759/2023, dated 03.08.2023.
	6.	Copy of Retirement Cum Admission Cum Continuation of LLP Agreement b/w. Synergy Lifescapes LLP & others Fifty Part, as per LLP agreement date 28.12.2002 under the name and style Infinite Assets Property Developers LLP Regd. Doc. No. 237802 dated 21.03.2023.
	7.	Copy of Agreement for Leave & Licence between M/s MPC Ventures LLP. (Licensor) and M/s. Synergy Lifescapes LLP. (Licensee) dated 03.04.2023.
	8.	Copy of Lease Agreement between City & Industrial Development Corporation (CIDCO) and Mr. Tulshiram Ramchandra Bhoir & Others Regd. Doc. No. PVL-3/11617/2011 dated 28.11.2011.
	9.	Copy of Height Clearance NOC No. NAVI /WEST / B / 122923 / 868485, issued by Airports Authority of India, Dated 19.01.2024, valid upto 18.01.2032.
	10.	Copy of Certificate of Incorporation date 21.08.2023 issued by Government of India Ministry of Corporate Affairs.
	11.	Copy of Commencement Certificate No. CIDCO / BP-15456 / TPO (NM & K) / 2017 / 12776 dated 11.07.2024 issued by Associate Planner CIDCO.
	<p>, C-2, Sector 13, Ulwe for Plot No. C-2 , Sector 13 , Node Ulwe . As per the approved plans and subject to the following conditions for the development work of the proposed Mixed in 12.5 % Scheme Plot 1Ground Floor + 2Floor Net Builtup Area 919.47 Sq m .</p>	

12. Copy of Approved Plan No. CIDCO/BP-15456/TPO (NM & K)/2017/12776 dated 11.07.2024 issued by Associate Planner CIDCO (Number of Copies – Two – Sheet No. 1/2 to 2/2)																	
Building	Number of Floors																
Infinite Siddhi	Ground (part) / Stilt (part) + 1st + 2nd Upper Floors.																
Project Name (with address & phone nos.)	: "Infinite Siddhi", Proposed Residential cum Commercial Building on Plot No. C2, Sector-13, Village – Ulwe, Navi Mumbai, Pin Code – 410 206, State - Maharashtra, Country - India																
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)	: M/s. Infinite Assets Ulwe Realty LLP. Address: Office No. 1401, "Meraki Arena", V. N. Purav Marg, Opp. R. K. Studio, Chembur (East), Mumbai, Pin – 400071, State - Maharashtra, Country - India. Contact Person: Mr. Paresch Upadhyay (Sales Person - Mobile No. – 8108955175) Mr. Deepak (Builder Person – Mobile No. 9892992180)																
5. Brief description of the property (Including Leasehold / freehold etc.)	:																
<p>About "Infinite Siddhi " Project: Welcome to infinite Siddhi where luxury meets convenience in the heart of Ulwe. Our meticulously designed 7 Floor commercial as well as residential building.</p> <p>TYPE OF THE BUILDING:</p> <table border="1"> <thead> <tr> <th>Project</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Infinite Siddhi</td> <td>Proposed Ground (part) / Stilt (part) + 1st to 7th Upper Floors as per information provided by builder. The building permission as on date is received till Ground (part) / Stilt (part) + 1st + 2nd Upper Floors.</td> </tr> </tbody> </table> <p>LEVEL OF COMPLETION:</p> <table border="1"> <thead> <tr> <th>Project</th> <th>Present stage of Construction</th> <th>Percentage of work completion</th> </tr> </thead> <tbody> <tr> <td>Infinite Siddhi</td> <td>Excavation work is in Progress.</td> <td>0%</td> </tr> </tbody> </table> <p>DATE OF COMPLETION & FUTURE LIFE: Expected completion date as informed by builder is July - 2028 (As per MAHARERA Certificate) Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance & Structural repairs.</p> <p>PROPOSED PROJECT AMENITIES:</p> <table border="1"> <tbody> <tr><td>> Vitrified tiles flooring in all rooms</td></tr> <tr><td>> Granite Kitchen platform with Stainless Steel Sink</td></tr> <tr><td>> Powder coated aluminum sliding windows with M.S. Grills</td></tr> <tr><td>> Laminated wooden flush doors with Safety door</td></tr> <tr><td>> Concealed wiring</td></tr> <tr><td>> Concealed plumbing</td></tr> </tbody> </table>		Project	Number of Floors	Infinite Siddhi	Proposed Ground (part) / Stilt (part) + 1 st to 7 th Upper Floors as per information provided by builder. The building permission as on date is received till Ground (part) / Stilt (part) + 1 st + 2 nd Upper Floors.	Project	Present stage of Construction	Percentage of work completion	Infinite Siddhi	Excavation work is in Progress.	0%	> 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
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> Laminated wooden flush doors with Safety door																	
> Concealed wiring																	
> Concealed plumbing																	
6. Location of property	:																
a) Plot No. / Survey No.	: Plot No C-2.																

	b)	Door No.	:	Not applicable
	c)	C. T.S. No. / Village	:	Plot No C-2, Village - Ulwe
	d)	Ward / Taluka	:	Panvel
	e)	Mandal / District	:	Navi Mumbai
7.	Postal address of the property		:	"Infinite Siddhi", Proposed Residential cum Commercial Building on Plot No. C2, Sector-13, Village – Ulwe, Navi Mumbai, Pin Code – 410 206, State - Maharashtra, Country - India.
8.	City / Town		:	Ulwe, Navi Mumbai
	Residential area		:	Yes
	Commercial area		:	Yes
	Industrial area		:	No
9.	Classification of the area		:	
	i) High / Middle / Poor		:	Middle Class
	ii) Urban / Semi Urban / Rural		:	Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality		:	Associate Planner CIDCO, Village – Ulwe
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	Proposed 30 Mtr. Wide Road	Proposed 30Mtr. wide Road	D. P. Road
	South	Plot No. C-4 & Plot No C-12	Plot No. C-4 & Plot No C-12	Open Plot
	East	Plot No. C-3	Plot No. C-3	Road
	West	Plot No. C-1	Plot No. C-1	Open Plot & Road
14.1	Dimensions of the site		N. A. as the land is irregular in shape	
			A As per the Deed	B Actuals
	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	-	-
14.2	Latitude, Longitude & Co-ordinates of property		18°57'25.9"N 73°00'41.5"E	
14.	Extent of the site		Plot area – 699.89 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 – 699.89 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 not yet started.	
II	CHARACTERSTICS OF THE SITE			

1.	Classification of locality	:	Middle Class									
2.	Development of surrounding areas	:	Good									
3.	Possibility of frequent flooding/ sub-merging	:	No									
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	:	All available near by									
5.	Level of land with topographical conditions	:	Plain									
6.	Shape of land	:	Rectangle									
7.	Type of use to which it can be put	:	For residential purpose									
8.	Any usage restriction	:	Residential & Commercial									
	Is plot in town planning approved layout?	:	Copy of Approved Plan No. CIDCO / BP-15456 / TPO (NM&K) / 2017 / 12776 dated 11.07.2024 issued by Associate Planner CIDCO. (Number of Copies – Two – Sheet No. 1/2 to 2/2).									
			<table border="1"> <thead> <tr> <th>Building</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Infinite Siddhi</td> <td>Ground (part) / Stilt (part) + 1st + 2nd Upper Floors.</td> </tr> </tbody> </table>	Building	Number of Floors	Infinite Siddhi	Ground (part) / Stilt (part) + 1 st + 2 nd Upper Floors.					
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Infinite Siddhi	Ground (part) / Stilt (part) + 1 st + 2 nd Upper Floors.											
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.	:	30.00 M. wide 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-cost / tidal level must be incorporated)	:	No									
Part – A (Valuation of land)												
1	Size of plot	:	Plot area – 699.890 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)	:	₹ 15,990.00 per Sq. M. for Land ₹ 85,500.00 per Sq. M. for Residential									
5	Assessed / adopted rate of valuation	:	As per table attached to the report									
6	Estimated value of land	:	<table border="1"> <thead> <tr> <th colspan="3">As per RERA</th> </tr> <tr> <th>Land Area in</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> </tr> </tbody> </table>	As per RERA			Land Area in	Rate in Sq. M.	Value in (₹)			
As per RERA												
Land Area in	Rate in Sq. M.	Value in (₹)										

		Sq. M.		
		699.89	15,990.00	1,11,91,241.00
Part – B (Valuation of Building)				
1	Technical details of the building	:		
	a) Type of Building (Residential / Commercial / Industrial)	:	Residential cum Commercial	
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	N.A. Building Construction work not yet started	
	c) Year of construction	:	N.A. Building Construction work not yet started	
	d) Number of floors and height of each floor including basement, if any	:		
	Project	Number of Floors		
	Infinite Siddhi	Proposed Ground (part) / Stilt (part) + 1st to 7th Upper Floors as per information provided by builder. The building permission as on date is received till Ground (part) / Stilt (part) + 1st + 2nd Upper Floors.		
	e) Plinth area floor-wise	:	As per table attached to the report	
	f) Condition of the building	:		
	i) Exterior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work not yet started	
	ii) Interior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work not yet started	
	g) Date of issue and validity of layout of approved map	:	Copy of Approved Plan No. CIDCO / BP-15456 / TPO (NM&K) / 2017 / 12776 dated 11.07.2024 issued by Associate Planner CIDCO. (Number of Copies – Two – Sheet No. 1/2 to 2/2).	
	h) Approved map / plan issuing authority	:		
			Project	Number of Floors
			Infinite Siddhi	Ground (part) / Stilt (part) + 1st + 2nd Upper Floors.
	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	:	Proposed R.C.C. Footing
2.	Basement	:	N.A. Building Construction work not yet started.
3.	Superstructure	:	Proposed as per IS Code requirements
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber	:	Proposed
5.	RCC Works	:	N.A. Building Construction work not yet started
6.	Plastering	:	N.A. Building Construction work not yet started
7.	Flooring, Skirting, dado	:	N.A. Building Construction work not yet started

8.	Special finish as marble, granite, wooden paneling, grills etc.	:	N.A. Building Construction work not yet started.
9.	Roofing including weather proof course	:	N.A. Building Construction work not yet started.
10.	Drainage	:	Proposed
2.	Compound Wall	:	
	Height	:	N.A. Building Construction work not yet started.
	Length	:	
	Type of construction	:	
3.	Electrical installation	:	N.A. Building Construction work not yet started.
	Type of wiring	:	
	Class of fittings (superior / ordinary / poor)	:	
	Number of light points	:	N.A. Building Construction work not yet started.
	Fan points	:	
	Spare plug points	:	
	Any other item	:	-
4.	Plumbing installation	:	
	a) No. of water closets and their type	:	
	b) No. of wash basins	:	
	c) No. of urinals	:	N.A. Building Construction work not yet started.
	d) No. of bath tubs	:	
	e) Water meters, taps etc.	:	
	f) Any other fixtures	:	

CONFIGURATION OF PROJECT AS PER DEVELOPER'S INFORMATION:**Remarks:**

<i>Proposed as per site information</i>	<i>As per Sanctioned Approval Plan</i>
Number of Floors	Copy of Approved Plan No. CIDCO / BP-15456 / TPO (NM & K) / 2017 / 12776 dated 11.07.2024 issued by Associate Planner CIDCO.
Proposed Ground (part) / Stilt (part) + 1 st to 7 th Upper Floors.	
	Number of Floors
	Ground (part) / Stilt (part) + 1 st + 2 nd Upper Floors.

We have done the valuation of entire proposed construction, however the Market Values of the flats assessed in the reports which are not yet sanctioned are realized only after the approval of said plans by Competent Authority i.e., CIDCO. Accordingly, we have given the separate valuation of approved and proposed construction given by Builder only.

1a) Infinity Siddhi (As per Approved Plan):

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan		Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Distress Sale Value in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
				RERA Carpet Area in Sq. Ft.	EVBT Area in Sq. Ft.								
1	101	1	1 BHK	291	167	458	504						13,09,880
2	102	1	1 BHK	293	164	457	503						13,07,020
3	103	1	1 BHK	277	167	444	488						12,69,840
4	104	1	1 BHK	326	80	406	447						11,61,160
5	105	1	1 BHK	328	168	496	546	11800	58,52,800	63,21,024	46,82,240	13,000	14,18,560
6	106	1	1 BHK	328	168	496	546	11800	58,52,800	63,21,024	46,82,240	13,000	14,18,560
7	107	1	1 RK	239	52	291	320	11800	34,33,800	37,08,504	27,47,040	7,500	8,32,260
8	108	1	1 BHK	299	166	465	512	11800	54,87,000	59,25,960	43,89,600	12,500	13,29,900
9	201	2	1 BHK	291	167	458	504	11850	54,27,300	58,61,484	43,41,840	12,000	13,09,880
10	202	2	1 BHK	293	164	457	503	11850	54,15,450	58,48,686	43,32,360	12,000	13,07,020
11	203	2	1 BHK	277	167	444	488	11850	52,61,400	56,82,312	42,09,120	12,000	12,69,840
12	204	2	1 BHK	326	80	406	447	11850	48,11,100	51,95,988	38,48,880	11,000	11,61,160
13	205	2	1 BHK	328	168	496	546						14,18,560
14	206	2	1 BHK	328	168	496	546						14,18,560
15	207	2	1 RK	239	52	291	320						8,32,260
16	208	2	1 BHK	299	166	465	512						13,29,900
Total				4762	2264	7026	7729		4,15,41,650	4,48,64,982	3,32,33,320		2,00,94,360

1b) Infinity Siddhi (Proposed Inventory, Approval Pending)

Sr. No.	Flat No.	Floor No.	Comp.	As per Builder		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 ₹	Distress Sale Value in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
				Carpet Area in Sq. Ft.	EVBT Area in Sq. Ft.								
17	301	3	1 BHK	291	167	458	504	11900	54,50,200	58,86,216	43,60,160	12,500	13,09,880
18	302	3	1 BHK	293	164	457	503	11900	54,38,300	58,73,364	43,50,640	12,000	13,07,020
19	303	3	1 BHK	277	167	444	488	11900	52,83,600	57,06,288	42,26,880	12,000	12,69,840
20	304	3	1 BHK	326	80	406	447	11900	48,31,400	52,17,912	38,65,120	11,000	11,61,160
21	305	3	1 BHK	328	168	496	546	11900	59,02,400	63,74,592	47,21,920	13,500	14,18,560
22	306	3	1 BHK	328	168	496	546	11900	59,02,400	63,74,592	47,21,920	13,500	14,18,560
23	307	3	1 RK	239	52	291	320	11900	34,62,900	37,39,932	27,70,320	8,000	8,32,260
24	308	3	1 BHK	299	166	465	512	11900	55,33,500	59,76,180	44,26,800	12,500	13,29,900
25	401	4	1 BHK	291	167	458	504	11950	54,73,100	59,10,948	43,78,480	12,500	13,09,880
26	402	4	1 BHK	293	164	457	503	11950	54,61,150	58,98,042	43,68,920	12,500	13,07,020
27	403	4	1 BHK	277	167	444	488	11950	53,05,800	57,30,264	42,44,640	12,000	12,69,840
28	404	4	1 BHK	326	80	406	447	11950	48,51,700	52,39,836	38,81,360	11,000	11,61,160
29	405	4	1 BHK	328	168	496	546	11950	59,27,200	64,01,376	47,41,760	13,500	14,18,560
30	406	4	1 BHK	328	168	496	546	11950	59,27,200	64,01,376	47,41,760	13,500	14,18,560
31	407	4	1 RK	239	52	291	320	11950	34,77,450	37,55,646	27,81,960	8,000	8,32,260
32	408	4	1 BHK	299	166	465	512	11950	55,56,750	60,01,290	44,45,400	12,500	13,29,900

Sr. No.	Flat No.	Floor No.	Comp.	As per Builder		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 ₹	Distress Sale Value in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
				Carpet Area in Sq. Ft.	EVBT Area in Sq. Ft.								
33	501	5	1 BHK	291	167	458	504						13,09,880
34	502	5	1 BHK	293	164	457	503						13,07,020
35	503	5	1 BHK	277	167	444	488						12,69,840
36	504	5	1 BHK	326	80	406	447						11,61,160
37	505	5	1 BHK	328	168	496	546						14,18,560
38	506	5	1 BHK	328	168	496	546						14,18,560
39	507	5	1 RK	239	52	291	320						8,32,260
40	508	5	1 BHK	299	166	465	512						13,29,900
41	601	6	1 BHK	291	167	458	504	12050	55,18,900	59,60,412	44,15,120	12,500	13,09,880
42	602	6	1 BHK	293	164	457	503	12050	55,06,850	59,47,398	44,05,480	12,500	13,07,020
43	603	6	1 BHK	277	167	444	488	12050	53,50,200	57,78,216	42,80,160	12,000	12,69,840
44	604	6	1 BHK	326	80	406	447	12050	48,92,300	52,83,684	39,13,840	11,000	11,61,160
45	605	6	1 BHK	328	168	496	546	12050	59,76,800	64,54,944	47,81,440	13,500	14,18,560
46	606	6	1 BHK	328	168	496	546	12050	59,76,800	64,54,944	47,81,440	13,500	14,18,560
47	607	6	1 RK	239	52	291	320	12050	35,06,550	37,87,074	28,05,240	8,000	8,32,260
48	608	6	1 BHK	299	166	465	512	12050	56,03,250	60,51,510	44,82,600	12,500	13,29,900
49	701	7	1 BHK	291	167	458	504						13,09,880
50	702	7	1 BHK	293	164	457	503						13,07,020
51	703	7	1 BHK	277	167	444	488						12,69,840
52	704	7	1 BHK	326	80	406	447						11,61,160
53	705	7	1 BHK	328	168	496	546						14,18,560
54	706	7	1 BHK	328	168	496	546						14,18,560
55	707	7	1 RK	239	52	291	320						8,32,260
56	708	7	1 BHK	299	166	465	512						13,29,900
Total				11905	5660	17565	19322		12,61,16,700	13,62,06,036	10,08,93,360		5,02,35,900

Summary of the Project:

Project	Comp.	Total Number of Flats	Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value After Completion in ₹	Distress Sale Value in ₹
As per Approved Plan							
Sale Flat	1 RK - 01 1 BHK - 07	08	3513	3864	4,15,41,650.00	4,48,64,982.00	3,32,33,320.00
Land Owner's Share	1 RK - 01 1 BHK - 07	08	3513	3864	-	-	-
Total (a)		16	7026	7729	4,15,41,650.00	4,48,64,982.00	3,32,33,320.00
As per Builder (Proposed)							
Sale Flat	1 RK - 03 1 BHK - 21	24	10539	11593	12,61,16,700.00	13,62,06,036.00	10,08,93,360.00
Land Owner's Share	1 RK - 02 1 BHK - 14	16	7026	7729	-	-	-
Total (b)		40	17565	19322	12,61,16,700.00	13,62,06,036.00	10,08,93,360.00
Total (a + b)		56	24591	27050	16,76,58,350.00	18,10,71,018.00	13,41,26,680.00

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	16,76,58,350.00
Final Realizable Value After Completion in ₹	18,10,71,018.00
Distress Sale Value in ₹	13,41,26,680.00
Cost of Construction (Total Built up area x Rate) 27050 Sq. Ft. x ₹ 2600.00	7,03,30,260.00

Part - C (Extra Items)	Amount in ₹
1. Portico	N.A. Building Construction work not yet started.
2. Ornamental front door	
3. Sit out / Verandah with steel grills	
4. Overhead water tank	
5. Extra steel / collapsible gates	
Total	

Part - D (Amenities)	Amount in ₹
1. Wardrobes	N.A. Building Construction work not yet started.
2. Glazed tiles	
3. Extra sinks and bath tub	
4. Marble / ceramic tiles flooring	
5. Interior decorations	
6. Architectural elevation works	
7. Paneling works	
8. Aluminum works	
9. Aluminum hand rails	
10. False ceiling	

Total		
Part – E (Miscellaneous)		Amount in ₹
1.	Separate toilet room	N.A. Building Construction work not yet started.
2.	Separate lumber room	
3.	Separate water tank / sump	
4.	Trees, gardening	
Total		
Part – F (Services)		Amount in ₹
1.	Water supply arrangements	N.A. Building Construction work not yet started.
2.	Drainage arrangements	
3.	Compound wall	
4.	C.B. deposits, fittings etc.	
5.	Pavement	
Total		

Total abstract of the entire property

Part – A	Land	:	As per table attached to the report
Part – B	Building	:	
	Land development	:	
Part – C	Compound wall	:	
Part - D	Amenities	:	
Part – E	Pavement	:	
Part – F	Services	:	
Realizable Value / Fair Market Value as on date in ₹		:	₹ 16,76,58,350.00
Final Realizable Value After Completion in ₹		:	₹ 18,10,71,018.00
Distress Sale Value as on date in ₹		:	₹ 13,41,26,680.00

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 comparable 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 ₹ 11,000.00 to ₹ 13,000.00 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 ₹ 11,800.00 per Sq. Ft. (with floor wise rate) on Carpet Area for valuation.



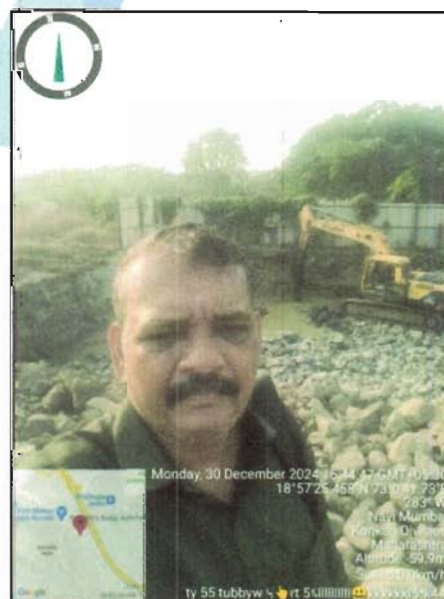
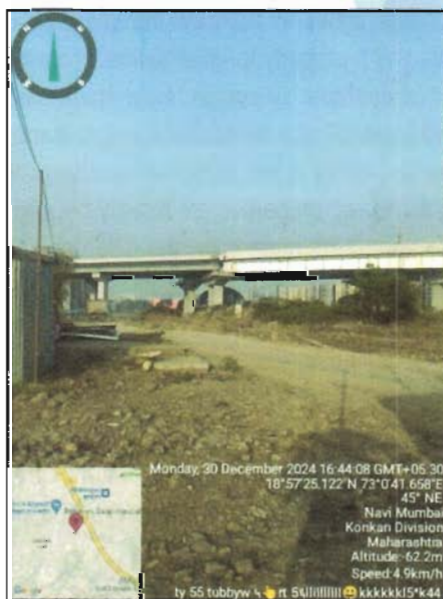
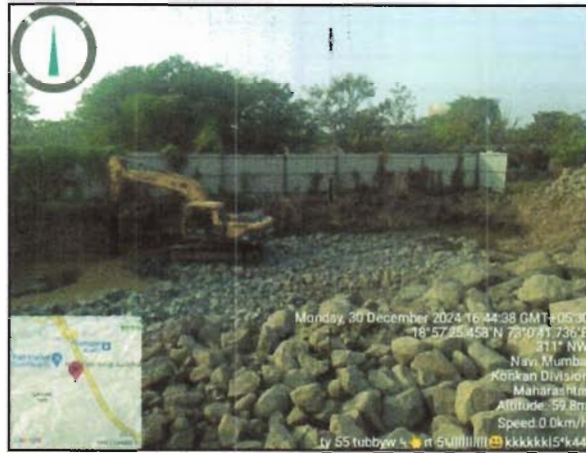
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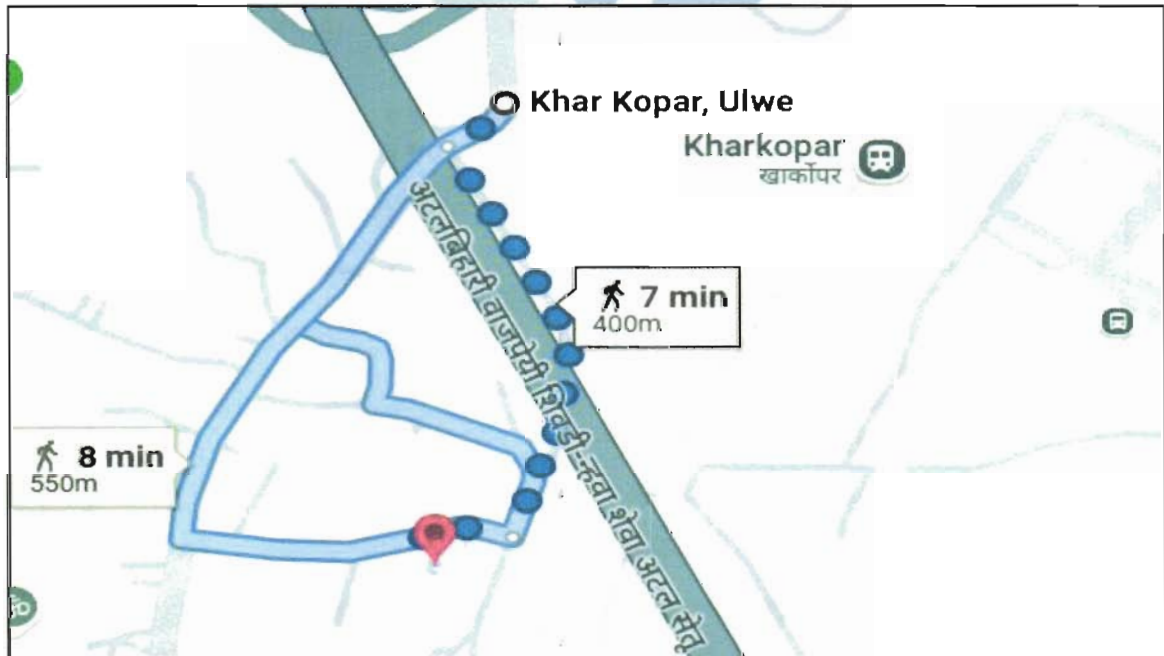
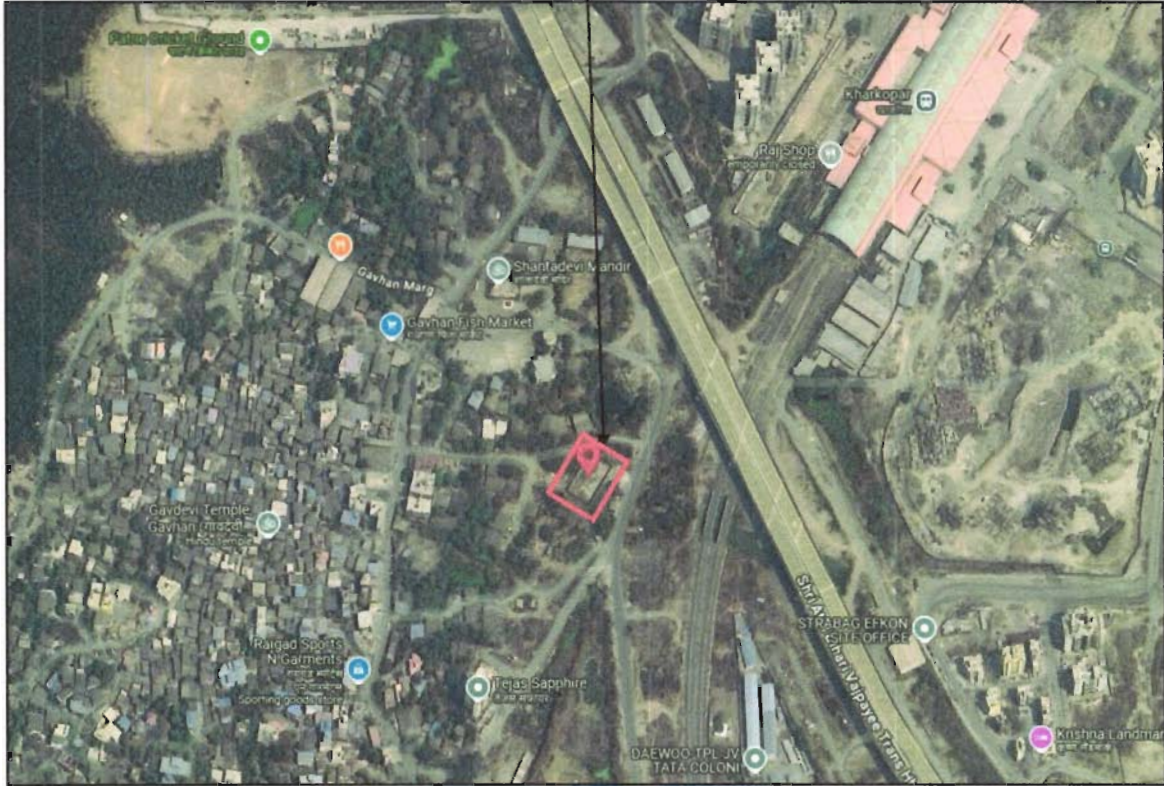


Actual Site Photographs



Route Map of the property

Site u/r



Latitude Longitude: 18°57'25.9"N 73°00'41.5"E

Note: The Blue line shows the route to site from nearest Railway station (Kharkopar – 400 Mtr.)




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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 2024-2025 **Language** English

Selected District Raigad


Select Taluka Panvel

Select Village Ulve, Gavan, Kharkepar

Search By Survey No. Location


Select Location

Select	विभाग नं.	उपविभाग	दर	एकक (Rs. /)
SurveyNo	9/9.15	9.15-सिडको सेक्टर क्र. 15	20400	चौरस मीटर
SurveyNo	9/9.14	9.14-सिडको सेक्टर क्र. 14	15990	चौरस मीटर
SurveyNo	9/9.13	9.13-सिडको सेक्टर क्र. 13	15990	चौरस मीटर
SurveyNo	9/9.12	9.12-सिडको सेक्टर क्र. 12	20400	चौरस मीटर
SurveyNo	9/9.11	9.11-सिडको सेक्टर क्र. 11	15990	चौरस मीटर



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 2024-2025 **Language** English

Selected District Raigad

Select Taluka Panvel

Select Village Ulve, Gavan, Kharkepar

Search By Survey No. Location

Select Location

Select	विभाग नं.	उपविभाग	दर	एकक (Rs. /)
SurveyNo	27/27.2	27.2-कार्पोरेट/औद्योगिक वाळी/मोडारुन	93530	चौरस मीटर
SurveyNo	27/27.3	27.3-उद्योग	103100	चौरस मीटर
SurveyNo	27/27.1	27.1-निवासी-सदनिका	82930	चौरस मीटर

Sales Instance

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate Per Sq. Ft.
3999 / 2024	29.05.2024	45,00,000.00	36.343	391.00	11,500.00

गावाचे नाव : उलवे	
(1) विलेखाचा प्रकार	अभिहस्तांतरणपत्र
(2) मूबदला	4500000
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3321945
(4) भू-मापन, पोटहिस्ता व परक्रमांक(असल्यास)	1) पालिकेचे नाव: रायगड इतर वर्णन : इतर माहिती: सदनिका क्र.302. तिसरा मजला, स्थाईन श्रेष्ठा सी. एच. एस. लि., प्लॉट नं 92, सेक्टर 18 (पार्ट) उलवे ता. पनवेल, जि. रायगड जि+ 13, क्षेत्र 32.162 चौ. मी कारपेट+ टेरेस 4.181 चौ. मी. शासन आदेश क्र. मुद्रांक 2021/अनौ.स.क्र.12/प्र.क्र.107/म-1(धोरण) दिनांक 31/03/2021 अन्वये महिला खरेदी असल्याने 1% मुद्रांक शुल्कात सवलत दिली. (Plot Number : 92 ; SECTOR NUMBER : 18 ;)
(5) क्षेत्रफळ	32.162 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:- सि पी रामचंद्रन - वय:-64 पत्ता:- प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: ए-२०३, हरिहर को. ऑ. ही. सो. प्लॉट नं-११५/११७, सेक्टर-९, न्यू पनवेल, रायगड, महाराष्ट्र, ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, राईगाड () . पिन कोड:-410206 पॅन नं:-AEYPR8031E 2): नाव:- बिंदू रामचंद्रन - वय:-52 पत्ता:- प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: ए-२०३, हरिहर को. ऑ. ही. सो. प्लॉट नं-११५/११७, सेक्टर-९, न्यू पनवेल, रायगड, महाराष्ट्र, ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, राईगाड () . पिन कोड:-410206 पॅन नं:-ALDPR4084R
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- साराम्मा जॉन - वय:-64, पत्ता:- प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: सी-४११, कोरल क्रेस्ट को-ऑप-ही-सोसायटी, स्टीट नॉ .५, यु. आर. एस पाटील चौक, पोलिस स्टेशन जवळ, सेक्टर-२३, नवी मुंबई, नेरूळ, ठाणे, महाराष्ट्र, ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:-ABWPJ3804C
(9) दस्तऐवज करून दिल्याचा दिनांक	29/05/2024
(10) दस्त नोंदणी केल्याचा दिनांक	29/05/2024
(11) अनुक्रमांक, खंड व पृष्ठ	3999/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	225000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) खेरा	

Sales Instance

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate Per Sq. Ft.
610 / 2024	09.01.2024	33,00,000.00	26.073	281.00	11,760.00

गावाचे नाव : उत्तवे	
(1) विलेखाचा प्रकार	अभिहस्तांतरणपत्र
(2) मोबदला	3300000
(3) बाजारभाव भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2581178
(4) भू-मापन, पोटहिस्ता व घरक्रमांक(असल्यास)	1) पालिकेचे नाव-रायगडइतर वर्णन : इतर माहिती: विभाग क्र. 27.1, दर मूल्य रु. 82,500/- प्रती चौरस मीटर, सदनिका क्र. 105, पहिला मजला, गजानंद कृपा, प्लॉट नं. 205, सेक्टर - 19, उत्तवे, नवी मुंबई, ता. पनवेल, जि. रायगड, क्षेत्रफळ 26.073 चौरस मीटर कारपेट क्षेत्र(सह दुय्यम निबंधक पनवेल क्र. 1, दिनांक 13/12/2023, दस्त क्र. 10616/2023, अन्वेषू मुद्रांक शुल्क 198000, नोंदणी फी 30000 वसूल)((Plot Number : 205 ; SECTOR NUMBER : 19 ;))
(5) क्षेत्रफळ	26.073 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.-अश्विनी विकास जिनवाल वय.-30 पत्ता.-प्लॉट नं. - , माला नं. - , इमारतीचे नाव. - , ब्लॉक नं. - , रोड नं. हाउस नं. 0446, सदनिका क्र. 105, साई कृपा बिल्डिंग, पाण्याच्या टाकीजवळ, बोनकोडे, कोपरखैरणे, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड.-400709 पॅन नं.-CRWP6172J
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1). नाव.-तौहीद अहमद वय.-37; पत्ता.-प्लॉट नं. - , माला नं. - , इमारतीचे नाव. - , ब्लॉक नं. - , रोड नं. - , ए - 1 - 105 - 4, दुसरा मजला, सेक्टर - 21, तुर्भे, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड.-400705 पॅन नं.-AQSPAS665R
(9) दस्तऐवज करून दिल्याचा दिनांक	09/01/2024
(10) दस्त नोंदणी केल्याचा दिनांक	09/01/2024
(11) अनुक्रमांक, खंड व पृष्ठ	610/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	100
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14) शेर	
मुल्यांकनासाठी विचारात घेतलेला तपशील :-	मुल्यांकनाची आवश्यकता नाही कारण करारनाम अलाहिदा नोंदविला आहे. कारणाचा तपशील करारनामा अलाहिदा नोंदविला आहे
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra (Stamp (Determination of True Market Value of Property) Rules, 1995.

Sales Instance

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate Per Sq. Ft.
13495 / 2024	17.08.2024	40,00,000.00	29.697	320.00	12,513.00

गावाचे नाव : उलवे	
(1) विलेखाचा प्रकार	सेल डीड
(2) मोबदला	4000000
(3) बाजारभाव भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2918932
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पनवेलइतर वर्णन : इतर माहिती: विभाग क्र 27/27/1,दर 82500/-,सदनिका क्र 303,तिसरा मजला,ब्राईट सिल्वर सीएचएस लि,प्लॉट नं सी-34,सेक्टर 08,उलवे ता पनवेल जि रायगड क्षेत्रफळ 28.422 चौ मी कारपेट + 1.275 चौ मी सीबी,एफबी,टेरेस,ईएलई,एसएस एरिया(दस्त क्र पवल 5 - 11469/2024,दि. 13/07/2024 मु शू व नोंदणी फी वसूल)((Plot Number : सी-34 :))
(5) क्षेत्रफळ	28.422 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या पक्षकाराचे ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-अजय अर्जुन साबळे वय:-40 पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: जेएन-216/ ए-8,आशिर्वाद सीएचएस,सेक्टर 09,वाशी नवी मुंबई , ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं.-BOVPS0639P 2): नाव:-अर्जुन दादाराव साबळे वय:-70 पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: जेएन-216/ ए-8,आशिर्वाद सीएचएस,सेक्टर 09,वाशी नवी मुंबई , ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं.-AIHQPS6830H
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-समृद्धी अविनाश मयेकर वय:-30, पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: खारी-काजुवाडी,पो. खारगांव,ता रोहा जि रायगड , ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, राईगाड() . पिन कोड:-402109 पॅन नं.-BXXPM5695Q
(9) दस्तऐवज करून दिल्याचा दिनांक	17/08/2024
(10) दस्त नोंदणी केल्याचा दिनांक	17/08/2024
(11) अनुक्रमांक,खंड व पृष्ठ	13495/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	100
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14) शेर	
मुल्यांकनासाठी विचारात घेतलेला तपशील :-	मुल्यांकनाची आवश्यकता नाही कारण करारनामा अलाहिदा नोंदविला आहे कारणाचा तपशील करारनामा अलाहिदा नोंदविला आहे
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other

Price Indicators

Projects nearby Locality


Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
1 BHK	magicbricks.com	450.00	52,00,000.00	11,556.00

magicbricks
Buy
Rent
Sell
Home Loans

Home » Property in Navi Mumbai » Sector 17 Ulwe » Apartment in Sector 17 Ulwe » 1 BHK » 800 Sq-ft

₹ 52.0 Lac EMI - ₹ 23k | [Get pre-approved loan](#)

1 BHK 800 Sq-ft Flat For Sale [Sector 17 Ulwe, Navi Mumbai](#)



1 Bed
2 Baths
3 Balconies
Unfurnished

Carpet Area
450 sqft ~
₹11,556/sqft

Transaction Type
New Property

Furnished Status
Unfurnished

Project
[Ulwe Navi Mumbai](#)

Floor
4(Out of 7 Floors)

Facing
North

Lifts
2

Type Of Ownership
Leasehold

Age Of Construction
Under Construction

✔ Near By Kharkoper Railway Station Just 5 Min Walking

Contact Agent

Get Phone No.

👤 Last contact made 3 days ago

More Details

Price Breakup	₹ 52 Lac ₹ 2,60,000 Approx. Registration Charges ₹ 1,600 Monthly
Booking Amount	₹ 1.0 Lac
RERA ID	P520001054358
Address	Bhaveswar Iris Ulwe, Navi Mumbai, Sector 17 Ulwe, Navi Mumbai - Central Navi Mumbai, Maharashtra
Landmarks	Near Bly Kharkoper Railway Station Just 5 Min Walking
Furnishing	Unfurnished
Flooring	Granite, Vitrified

Price Indicators

Projects nearby Locality



Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
1 BHK	magicbricks.com	534.00	63,00,000.00	11,798.00

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

Home > Property in Navi Mumbai > Ulwe > Apartments in Ulwe > 1 BHK > 741 Sq-ft

₹ 63.0 Lac | EMI - ₹ 28k | [Get pre-approved loan](#)

1 BHK Flat For Sale in Lakhani Royale, [Ulwe, Navi Mumbai](#)

+8 Photos

1 Bed 2 Baths Unfurnished

Carpet Area	Developer	Project
534 sqft ~ ₹11,798/sqft	Lakhani Builders Pvt. Ltd.	Lakhani Royale
Floor	Transaction Type	Furnished Status
4 (Out of 13 Floors)	Resale	Unfurnished
Age Of Construction	Under Construction	

Contact Owner
Get Phone No.

More Details

Price Breakup	₹ 63 Lac
Address	Ulwe, Navi Mumbai, Ulwe, Navi Mumbai - Central Navi Mumbai, Maharashtra
Furnishing	Unfurnished
Age of Construction	Under Construction

Price Indicators


Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	magicbricks.com	792.00	85,00,000.00	10,730.00

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾


₹ 85.0 Lac [EMI - ₹ 39k](#) | [How much loan can I get?](#)

2 BHK Flat For Sale in Universal Arena, [Ulwe, Navi Mumbai](#)



2 Beds 3 Baths Unfurnished

Carpet Area	Project	Floor
792 sqft ₹10732/sqft	Universal Arena	5(Out of 12 Floors)
Transaction Type	Furnished Status	Age Of Construction
Resale	Unfurnished	Under Construction



Contact Owner
Get Phone No.

Last contact made 3 days ago

More Details

Price Breakup	₹ 85 Lac
Address	Ulwe, Navi Mumbai., Ulwe, Navi Mumbai - Central Navi Mumbai, Maharashtra
Furnishing	Unfurnished
Age of Construction	Under Construction

Price Indicators

Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
1 BHK	magicbricks.com	487.00	54,00,000.00	11,000.00


magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

Home > Property in Navi Mumbai > Ulwe > Apartment in Ulwe > 1 BHK > 850 Sq-ft

₹ 54.0 Lac

EMI - ₹ 24k | [How much loan can I get?](#)

1 BHK 850 Sq-ft Flat For Sale [Ulwe, Navi Mumbai](#)



1 Bed
1 Bath
2 Balconies
Unfurnished

Carpet Area
487 sqft ~
₹11.08B/sqft

Floor
5 (Out of 13 Floors)

Facing
North - East

Developer
[Avianna Infra LLP](#)




Transaction Type
New Property

Lifts
2

Project
[Avianna Invicta](#)

Additional Rooms
1 Store Room

Furnished Status
Unfurnished

Contact Agent
Get Phone No.

Last contact made 1 day ago

More Details

Price Breakup	₹54 Lac ₹2,70,000 Approx. Registration Charges ₹2,100 Monthly
Booking Amount	₹1.0 Lac
REPA ID	na
Address	Ulwe, Navi Mumbai, Maharashtra, Ulwe, Navi Mumbai - Central Navi Mumbai, Maharashtra
Landmarks	sector 18

Price Indicators

Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	magicbricks.com	711.00	88,90,000.00	12,500.00

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

₹ 88.9 Lac [EMI - ₹ 40k](#) | [Get pre-approved loan](#)

2 BHK 1185 Sq-ft Flat For Sale in [Ulwe, Navi Mumbai](#)

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

Carpet Area 711 sqft * ₹12,500/sqft	Floor 10 (Out of 14 Floors)	Transaction Type New Property
Facing North - East	Lifts 3	Furnished Status Unfurnished
Car Parking 1 Covered, 1 Open	Type Of Ownership Freehold	Age Of Construction Under Construction

-11 Photos

Contact Agent
Get Phone No.

👤 Last contact made 3 days ago

More Details

Price Breakup	₹ 88.9 Lac ₹ 4,44,375 Approx. Registration Charges ₹ 25,000 Monthly
Booking Amount	₹ 1.0 Lac
Address	Ulwe, navi mumbai, Ulwe, Navi Mumbai - Central Navi Mumbai, Maharashtra
Landmarks	Near delta tower
Furnishing	Unfurnished

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: 31.12.2024

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: 2024.12.31 15:19:32 +05'30'

Auth. Sign.

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

Date

Signature

(Name & Designation of the Inspecting Official/s)

Countersigned
(BRANCH MANAGER)

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



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

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

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 31.12.2024 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 30.12.2024. 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



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



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	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by M/s. Infinite Assets Ulwe Realty LLP.
2.	Purpose of valuation and appointing authority	As per request from State Bank of India, Administrative Office South Mumbai to assess fair market value of the property for bank loan purpose.
3.	Identity of the Valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Rajesh Ghadi – Valuation Engineer Saiprasad Patil – Technical Officer 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 – 29.12.2024 Valuation Date – 31.12.2024 Date of Report – 31.12.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 30.12.2024
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 **31st December 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. Infinite Assets Ulwe Realty LLP**. 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. Infinite Assets Ulwe Realty LLP**. For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

Environmental Conditions

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

Town Planning

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

Area

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

Condition & Repair

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

Valuation Methodology

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

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



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

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

Not a Structural Survey

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

Other

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

Legal

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

Property specific assumptions

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

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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



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

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

Professional Competence and Due Care

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

Independence and Disclosure of Interest

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



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

Confidentiality

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

Information Management

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

Gifts and hospitality:

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

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



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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
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