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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

MASTER VALUATION REPORT



Parsn Nehru Nagar Shiv Vaibhav CHSL Bldg No 38

Details of the property under consideration:

Name of Project: "Nehru Nagar Shiv Vaibhav CHSL Building No. 38"

"Nehru Nagar Shiv Vaibhav CHSL Building No. 38", Proposed Redevelopment of Existing Building No. 38 on Plot Bearing CTS No. 12 (Pt) of Village Kurla – 3 situated at Nehru Nagar MHADA Colony, Nehru Nagar, Kurla (East), Mumbai, PIN – 400 024, Maharashtra, India.

Latitude Longitude: 19°03'43.3"N 72°52'58.5"E

Valuation Done for: **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

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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 "Nehru Nagar Shiv Vaibhav CHSL Building No. 38"

"Nehru Nagar Shiv Vaibhav CHSL Building No. 38", Proposed Redevelopment of Existing Building No. 38 on Plot Bearing CTS No. 12 (Pt) of Village Kurla – 3 situated at Nehru Nagar MHADA Colony, Nehru Nagar, Kurla (East), Mumbai, PIN – 400 024, Maharashtra, India.

Latitude Longitude: 19°03'43.3"N 72°52'58.5"E

NAME OF DEVELOPER: M/s. Parsn Construction & Developers Pvt. Ltd.

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 **09th January 2025** for approval of Advance Processing Facility.

1. Location Details:

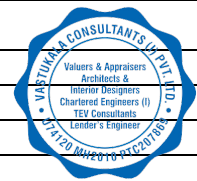
The property is situated at **"Nehru Nagar Shiv Vaibhav CHSL Building No. 38"**, Proposed Redevelopment of Existing Building No. 38 on Plot Bearing CTS No. 12 (Pt) of Village Kurla – 3 situated at Nehru Nagar MHADA Colony, Nehru Nagar, Kurla (East), Mumbai, PIN – 400 024, Maharashtra, India. It is about 550 Km. travelling distance from Kurla Railway Station of Central Railway. Surface transport to the property is by buses, Auto, taxis & private vehicles. The property is in developed locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The locality is Middle class & developed.

2. Developer Details:

Name of builder	M/s. Parsn Construction & Developers Pvt. Ltd.	
Project Registration Number	Project	RERA Project Number
	Nehru Nagar Shiv Vaibhav CHSL Building No. 38	P51800032409
Register office address	M/s. Parsn Construction & Developers Pvt. Ltd. Address: Office at 253/A2, "Shah & Nahar Industrial Estate" , S J Road, Near Lower Parel Railway Station, Lower Parel (West), Mumbai, Pin - 400 013, State - Maharashtra, Country - India.	
Contact Numbers	Contact Person: Mr. Sudhanshu Satpute (Sales Manager - Mobile No. – 9167108847) Madhuri (Builder Person – Mobile No. 75067 90827) Mr. Manoj Soni (Builder Person – Mobile No. 836 940 3487)	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	S G Barve Marg
On or towards South	Deraiya Iconico Building
On or towards East	Road
On or towards West	Sai Sadan Building & 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 : 09.01.2025
	b)	Date on which the valuation is made : 10.01.2025
3.	List of documents produced for perusal	
	1.	Copy of Legal Title Report issued by Adv. Pratap P. Bhosale dated 16.12.2021
	2.	Copy of MAHARERA certificate No. P51800032409 issued by Maharashtra real Estate Regulatory Authority. Date 29.05.2024
	3.	Copy of Development Agreement between Nehru Nagar Shiv Vaibhav Co-Operative Housing Society Ltd. (the Society) AND M/s. Parsn Construction & Developers Pvt. Ltd. (the Developer)
	4.	Copy of Indenture of Lease date 04.01.1997 between Maharashtra Housing & Area Development Authority (Lessor) AND Nehru Nagar Shiv Vaibhav Co-Operative Housing Society Ltd. (The Society)
	5.	Copy of MHADA Officer Letter No. CO / MB / REF / NOC / F-613 / 1052 / 2020 date 06.11.2020
	6.	Copy of Fire NOC No. FB / R-V / DN / IV / A / 11 dated 28.08.2023 issued by Municipal Corporation of Greater Mumbai, Fire Brigade
	7.	Copy of Fire NOC No. FB / HR / R-V / 17 dated 13.11.2020 issued by Municipal Corporation of Greater Mumbai, Fire Brigade
	8.	Copy of Height Clearance NOC no. SNCR / West / B / 021320 / 450030, issued by Airports Authority of India, Dated 27.03.2020. Valid upto 25.03.2028
	9.	Copy of CA Certificate date 25.11.2024 issued by CA. S. M. Bhat & Associates
	10.	Copy of Annual Report on Statement of Accounts issued by CA. Talati & Co. date 08.01.2024 (As per RERA Site)
	11.	Copy of Architect Certificate issued by Innovations (Ar. Kishore R. Lotlikar), dated 30.06.2024 (As per RERA Site)
	12.	Copy of Engineers Certificate issued by Manohar Patil & Associates dated 30.06.2024 (As per RERA Site)
	13.	Copy of Engineer's Certificate for Quality Assurance date 31.03.2024 (As per RERA Site)
	14.	Copy of Amended Plan Letter No. MH / EE / (B.P.) / GM / MHADA -22 / 597 / 2024 date 28.03.2024 issued by issued by Building Permission Cell, Greater Mumbai / MHADA



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	<p>15. Copy of Further Commencement Certificate No. MH / EE / (B.P.) / GM / MHADA -22 / 597 / 2024 / FCC / 1 Amend date 17.12.2024 issued by Building Permission Cell, Greater Mumbai / MHADA.</p> <p>Issue On : 17 December, 2024 Valid Upto : 22 July, 2025</p> <p>Application No. : MH/EE/(BP)/GM/MHADA-22/597/2024/FCC/1/Amend</p> <p>Remark :</p> <p>This full C.C. is issued for building comprising of Basement for Pump Room + Stilt Part for Parking & Utility + Part Ground for Fitness Centre & Society Office + 1st to 16th upper floor for residential use having height 50.42 mt.+ OHT & LMR as per approved amended plans dated 28/03/2024.</p>				
	<p>16. Copy of Approved Plan No. MHADA -22 / 597 / 2024 date 28.03.2024 issued by Building Permission Cell, Greater Mumbai / MHADA (Number of Copies – Two – Sheet No. 1/1 & 2/2)</p> <p>Approved Upto:</p> <table border="1" data-bbox="268 745 1485 853"> <thead> <tr> <th data-bbox="268 745 632 786">Project</th> <th data-bbox="632 745 1485 786">Number of Floors</th> </tr> </thead> <tbody> <tr> <td data-bbox="268 786 632 853">Nehru Nagar Shiv Vaibhav CHSL Building No. 38</td> <td data-bbox="632 786 1485 853">Basement + Ground / Stilt + 1st to 16th upper floors.</td> </tr> </tbody> </table>	Project	Number of Floors	Nehru Nagar Shiv Vaibhav CHSL Building No. 38	Basement + Ground / Stilt + 1 st to 16 th upper floors.
Project	Number of Floors				
Nehru Nagar Shiv Vaibhav CHSL Building No. 38	Basement + Ground / Stilt + 1 st to 16 th upper floors.				
	<p>Project Name (with address & phone nos.) : "Nehru Nagar Shiv Vaibhav CHSL Building No. 38", Proposed Redevelopment of Existing Building No. 38 on Plot Bearing CTS No. 12 (Pt) of Village Kurla – 3 situated at Nehru Nagar MHADA Colony, Nehru Nagar, Kurla (East), Mumbai, PIN – 400 024, Maharashtra, India</p>				
4.	<p>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. Parsn Construction & Developers Pvt. Ltd.</p> <p>Address: Office at 253/A2, "Shah & Nahar Industrial Estate", S J Road, Near Lower Parel Railway Station, Lower Parel (West), Mumbai, Pin - 400 013, State - Maharashtra, Country - India.</p> <p>Contact Person: Mr. Sudhanshu Satpute (Sales Manager - Mobile No. – 9167108847) Madhuri (Builder Person – Mobile No. 75067 90827) Mr. Manoj Soni (Builder Person – Mobile No. 836 940 3487)</p>				
5.	<p>Brief description of the property (Including Leasehold / freehold etc.) :</p>				
	<p>About "Nehru Nagar Shiv Vaibhav CHSL Building No. 38 " Project: Parsn Nehru Nagar Shiv Vaibhav CHS Ltd Bldg No 38 is a residential project in Kurla West, Mumbai. It is set in an area of 0.31 Acres. Parsn Nehru Nagar Shiv Vaibhav CHS Ltd Bldg No 38 offers Apartment. Available configurations include 1 RK, 1 BHK, 2 BHK. Apartment, as per the area plan. The property is Under Construction. There is 1 building for sale. The project was launched in January 2022 and possession date of Parsn Nehru Nagar Shiv Vaibhav CHS Ltd Bldg No 38 is Dec, 2025. Parsn Nehru Nagar Shiv Vaibhav CHS Ltd Bldg No 38 is located in Nehru Nagar, Kurla. The project is developed by Parsn Foundation And Engg Corporation. This project meets all mandates as required by the state authority. RERA ID of Parsn Nehru Nagar Shiv Vaibhav CHS Ltd Bldg No 38 is P51800032409.</p>				

TYPE OF THE BUILDING:		
Project	Number of Floors	
Shiv Vaibhav CHSL Building No. 38	Proposed Basement + Ground / Stilt + 1 st to 18 th upper floors as per information provided by builder. The building permission as on date is received till Basement + Ground / Stilt+ 1 st to 16 th upper floors.	
LEVEL OF COMPLETION:		
Project	Present stage of Construction	Percentage of work completion
Shiv Vaibhav CHSL Building No. 38	RCC work upto 7 th floor slab is completed. Brick work upto 2 nd floor is completed.	26%
DATE OF COMPLETION & FUTURE LIFE:		
Expected completion date as informed by builder is December - 2025 (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		
➤ Power Back Up		
➤ Reserved Parking		
➤ Visitor Parking		
➤ Intercom		
➤ Kid's Play Area		
➤ Finest Bespoke Entrance		
➤ Garden Deck		
➤ Sitout Area		
6.	Location of property	:
	a) Plot No. / Survey No.	:
	b) Door No.	:
	c) C. T.S. No. / Village	:
	d) Ward / Taluka	:
	e) Mandal / District	:
7.	Postal address of the property	:
		:
8.	City / Town	:
	Residential area	:
	Commercial area	:

	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	:	Building Permission Cell, Greater Mumbai / MHADA, Village – Kurla - 3
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
	North	Building No. 39	Shop & Building No. 39 & Tit bit land of MHADA
	South	Road	Building No. 40 & 43
	East	Scheme Amenity	60.00 Ft. Wide Road
	West	Building No. 41	Open Space of MHADA
			As per Site
			S G Barve Marg
			Deraiya Iconico Building
			Road
			Sai Sadan Building & Road
14.1	Dimensions of the site		N. A. as the land is irregular in shape
			A As per the Deed
			B Actuals
	North	:	-
	South	:	-
	East	:	-
	West	:	-
14.2	Latitude, Longitude & Co-ordinates of property	:	19°03'43.3"N 72°52'58.5"E
14.	Extent of the site	:	Plot area – 1288.85 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 – 1288.85 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. MHADA -22 / 597 / 2024 date 28.03.2024 issued by Building Permission Cell, Greater Mumbai / MHADA (Number of Copies – Two – Sheet No. 1/1 & 2/2) Approved Upto:									
			<table border="1"> <thead> <tr> <th>Project</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Shiv Vaibhav CHSL Building No. 38</td> <td>Basement + Ground / Stilt+ 1st to 16th upper floors.</td> </tr> </tbody> </table>	Project	Number of Floors	Shiv Vaibhav CHSL Building No. 38	Basement + Ground / Stilt+ 1 st to 16 th upper floors.					
Project	Number of Floors											
Shiv Vaibhav CHSL Building No. 38	Basement + Ground / Stilt+ 1 st to 16 th upper floors.											
9.	Corner plot or intermittent plot?	:	Corner									
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.	:	18.30 M. wide Existing 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 developed 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 – 1288.85 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)	:	₹ 1,25,170.00 per Sq. M. for Residential ₹ 49,960.00 per Sq. M. for Land									
5	Assessed / adopted rate of valuation	:	As per table attached to the report									
6	Estimated value of land	:	<table border="1"> <thead> <tr> <th colspan="3">As per RERA</th> </tr> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> </thead> <tbody> <tr> <td>1288.85</td> <td>49,960.00</td> <td>6,43,90,946.00</td> </tr> </tbody> </table>	As per RERA			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	1288.85	49,960.00	6,43,90,946.00
As per RERA												
Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)										
1288.85	49,960.00	6,43,90,946.00										
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)	:	N.A. Building Construction work is in									

	Framed)		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	:					
	Project	Number of Floors					
	Shiv Vaibhav CHSL Building No. 38	Proposed Basement + Ground / Stilt + 1 st to 18 th upper floors as per information provided by builder. The building permission as on date is received till Basement + Ground / Stilt+ 1st to 16th upper floors.					
e)	Plinth area floor-wise	:	As per table attached to the report				
f)	Condition of the building	:					
i)	Exterior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress				
ii)	Interior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress				
g)	Date of issue and validity of layout of approved map	:	Copy of Approved Plan No. MHADA -22 / 597 / 2024 date 28.03.2024 issued by Building Permission Cell, Greater Mumbai / MHADA (Number of Copies – Two – Sheet No. 1/1 & 2/2)				
	1. Approved map / plan issuing authority	:	Building Permission Cell, Greater Mumbai / MHADA (Number of Copies – Two – Sheet No. 1/1 & 2/2) Approved Upto:				
			<table border="1"> <thead> <tr> <th>Project</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Shiv Vaibhav CHSL Building No. 38</td> <td>Basement + Ground / Stilt+ 1st to 16th upper floors.</td> </tr> </tbody> </table>	Project	Number of Floors	Shiv Vaibhav CHSL Building No. 38	Basement + Ground / Stilt+ 1 st to 16 th upper floors.
Project	Number of Floors						
Shiv Vaibhav CHSL Building No. 38	Basement + Ground / Stilt+ 1 st to 16 th upper floors.						
	2. Whether genuineness or authenticity of approved map / plan is verified	:	Yes				
	3. 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 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:**Remarks:**

<i>Proposed as per site information</i>	<i>As per Sanctioned Approval Plan</i>
	Copy of Approved Plan No. MHADA -22 / 597 / 2024 date 28.03.2024 issued by Building Permission Cell, Greater Mumbai / MHADA.
Number of Floors	Approved Upto:
Proposed Basement + Ground / Stilt + 1st to 18th upper floors.	Number of Floors
	Basement + Ground / Stilt + 1st to 16th 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. Executive Engineer / B.P. Cell / Greater Mumbai / MHADA. Accordingly the valuation is done on the basis of details of proposed structure given by builder only.

1a) Shiv Vaibhav CHSL Building No. 38 (Approved Inventory):

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.	Balcony Area in Sq. ft.								
1	101	1	2 BHK	616	78	694	763						22,90,200
2	102	1	2 BHK	616	78	694	763						22,90,200
3	103	1	1 RK	260	0	260	286	22800	59,28,000	62,83,680	47,42,400	15,500	8,58,000
4	104	1	1 BHK	460	0	460	506	22800	1,04,88,000	1,11,17,280	83,90,400	28,000	15,18,000
5	105	1	2 BHK	616	78	694	763						22,90,200
6	106	1	2 BHK	616	78	694	763						22,90,200
7	107	1	2 BHK	629	0	629	692	22800	1,43,41,200	1,52,01,672	1,14,72,960	38,000	20,75,700
8	108	1	2 BHK	631	0	631	694	22800	1,43,86,800	1,52,50,008	1,15,09,440	38,000	20,82,300



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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.	Balcony Area in Sq. ft.								
9	201	2	2 BHK	616	78	694	763	Land Owner's Share					22,90,200
10	202	2	2 BHK	616	78	694	763	Land Owner's Share					22,90,200
11	203	2	1 RK	260	0	260	286	22880	59,48,800	63,05,728	47,59,040	16,000	8,58,000
12	204	2	1 BHK	460	0	460	506	22880	1,05,24,800	1,11,56,288	84,19,840	28,000	15,18,000
13	205	2	2 BHK	616	78	694	763	Land Owner's Share					22,90,200
14	206	2	2 BHK	616	78	694	763	Land Owner's Share					22,90,200
15	207	2	2 BHK	629	0	629	692	22880	1,43,91,520	1,52,55,011	1,15,13,216	38,000	20,75,700
16	208	2	2 BHK	631	0	631	694	22880	1,44,37,280	1,53,03,517	1,15,49,824	38,500	20,82,300
17	301	3	2 BHK	616	78	694	763	Land Owner's Share					22,90,200
18	302	3	2 BHK	616	78	694	763	Land Owner's Share					22,90,200
19	303	3	1 RK	260	0	260	286	22960	59,69,600	63,27,776	47,75,680	16,000	8,58,000
20	304	3	1 BHK	460	0	460	506	22960	1,05,61,600	1,11,95,296	84,49,280	28,000	15,18,000
21	305	3	2 BHK	616	78	694	763	Land Owner's Share					22,90,200
22	306	3	2 BHK	616	78	694	763	Land Owner's Share					22,90,200
23	307	3	2 BHK	629	0	629	692	22960	1,44,41,840	1,53,08,350	1,15,53,472	38,500	20,75,700
24	308	3	2 BHK	631	0	631	694	22960	1,44,87,760	1,53,57,026	1,15,90,208	38,500	20,82,300
25	401	4	2 BHK	616	78	694	763	Land Owner's Share					22,90,200
26	402	4	2 BHK	616	78	694	763	Land Owner's Share					22,90,200
27	403	4	1 RK	260	0	260	286	23040	59,90,400	63,49,824	47,92,320	16,000	8,58,000
28	404	4	1 BHK	460	0	460	506	23040	1,05,98,400	1,12,34,304	84,78,720	28,000	15,18,000
29	405	4	2 BHK	616	78	694	763	Land Owner's Share					22,90,200
30	406	4	2 BHK	616	78	694	763	Land Owner's Share					22,90,200
31	407	4	2 BHK	629	0	629	692	23040	1,44,92,160	1,53,61,690	1,15,93,728	38,500	20,75,700
32	408	4	2 BHK	631	0	631	694	23040	1,45,38,240	1,54,10,534	1,16,30,592	38,500	20,82,300
33	501	5	2 BHK	616	78	694	763	Land Owner's Share					22,90,200
34	502	5	2 BHK	616	78	694	763	Land Owner's Share					22,90,200
35	503	5	1 RK	260	0	260	286	23120	60,11,200	63,71,872	48,08,960	16,000	8,58,000
36	504	5	1 BHK	460	0	460	506	23120	1,06,35,200	1,12,73,312	85,08,160	28,000	15,18,000
37	505	5	2 BHK	616	78	694	763	Land Owner's Share					22,90,200
38	506	5	2 BHK	616	78	694	763	Land Owner's Share					22,90,200
39	507	5	2 BHK	629	0	629	692	23120	1,45,42,480	1,54,15,029	1,16,33,984	38,500	20,75,700
40	508	5	2 BHK	631	0	631	694	23120	1,45,88,720	1,54,64,043	1,16,70,976	38,500	20,82,300
41	601	6	2 BHK	616	78	694	763	Land Owner's Share					22,90,200
42	602	6	2 BHK	616	78	694	763	Land Owner's Share					22,90,200
43	603	6	1 RK	260	0	260	286	23200	60,32,000	63,93,920	48,25,600	16,000	8,58,000
44	604	6	1 BHK	460	0	460	506	23200	1,06,72,000	1,13,12,320	85,37,600	28,500	15,18,000
45	605	6	2 BHK	616	78	694	763	Land Owner's Share					22,90,200
46	606	6	2 BHK	616	78	694	763	Land Owner's Share					22,90,200
47	607	6	2 BHK	629	0	629	692	23200	1,45,92,800	1,54,68,368	1,16,74,240	38,500	20,75,700
48	608	6	2 BHK	631	0	631	694	23200	1,46,39,200	1,55,17,552	1,17,11,360	39,000	20,82,300
49	701	7	2 BHK	616	78	694	763	Land Owner's Share					22,90,200
50	702	7	2 BHK	616	78	694	763	Land Owner's Share					22,90,200
51	703	7	1 RK	260	0	260	286	23280	60,52,800	64,15,968	48,42,240	16,000	8,58,000

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.	Balcony Area in Sq. ft.								
52	704	7	1 BHK	460	0	460	506	23280	1,07,08,800	1,13,51,328	85,67,040	28,500	15,18,000
53	705	7	2 BHK	616	78	694	763	Land Owner's Share					22,90,200
54	706	7	2 BHK	616	78	694	763	Land Owner's Share					22,90,200
55	707	7	2 BHK	629	0	629	692	23280	1,46,43,120	1,55,21,707	1,17,14,496	39,000	20,75,700
56	708	7	2 BHK	631	0	631	694	23280	1,46,89,680	1,55,71,061	1,17,51,744	39,000	20,82,300
57	801	8	2 BHK	616	78	694	763	Land Owner's Share					22,90,200
58	802	8	2 BHK	616	78	694	763	Land Owner's Share					22,90,200
59	803	8	1 RK	260	0	260	286	23360	60,73,600	64,38,016	48,58,880	16,000	8,58,000
60	804	8	1 BHK	460	0	460	506	23360	1,07,45,600	1,13,90,336	85,96,480	28,500	15,18,000
61	805	8	2 BHK	616	78	694	763	Land Owner's Share					22,90,200
62	806	8	2 BHK	616	78	694	763	Land Owner's Share					22,90,200
63	807	8	2 BHK	629	0	629	692	23360	1,46,93,440	1,55,75,046	1,17,54,752	39,000	20,75,700
64	808	8	2 BHK	631	0	631	694	23360	1,47,40,160	1,56,24,570	1,17,92,128	39,000	20,82,300
65	901	9	2 BHK	616	78	694	763	Land Owner's Share					22,90,200
66	902	9	2 BHK	616	78	694	763	Land Owner's Share					22,90,200
67	903	9	1 RK	260	0	260	286	23440	60,94,400	64,60,064	48,75,520	16,000	8,58,000
68	904	9	1 BHK	460	0	460	506	23440	1,07,82,400	1,14,29,344	86,25,920	28,500	15,18,000
69	905	9	2 BHK	616	78	694	763	Land Owner's Share					22,90,200
70	906	9	2 BHK	616	78	694	763	Land Owner's Share					22,90,200
71	907	9	2 BHK	629	0	629	692	23440	1,47,43,760	1,56,28,386	1,17,95,008	39,000	20,75,700
72	908	9	2 BHK	631	0	631	694	23440	1,47,90,640	1,56,78,078	1,18,32,512	39,000	20,82,300
73	1001	10	2 BHK	616	78	694	763	Land Owner's Share					22,90,200
74	1002	10	2 BHK	616	78	694	763	Land Owner's Share					22,90,200
75	1003	10	1 RK	260	0	260	286	23520	61,15,200	64,82,112	48,92,160	16,000	8,58,000
76	1004	10	1 BHK	460	0	460	506	23520	1,08,19,200	1,14,68,352	86,55,360	28,500	15,18,000
77	1005	10	2 BHK	616	78	694	763	Land Owner's Share					22,90,200
78	1006	10	2 BHK	616	78	694	763	Land Owner's Share					22,90,200
79	1007	10	2 BHK	629	0	629	692	23520	1,47,94,080	1,56,81,725	1,18,35,264	39,000	20,75,700
80	1008	10	2 BHK	631	0	631	694	23520	1,48,41,120	1,57,31,587	1,18,72,896	39,500	20,82,300
81	1101	11	2 BHK	616	78	694	763	23600	1,63,78,400	1,73,61,104	1,31,02,720	43,500	22,90,200
82	1102	11	2 BHK	616	78	694	763	23600	1,63,78,400	1,73,61,104	1,31,02,720	43,500	22,90,200
83	1103	11	1 RK	260	0	260	286	23600	61,36,000	65,04,160	49,08,800	16,500	8,58,000
84	1104	11	1 BHK	460	0	460	506	23600	1,08,56,000	1,15,07,360	86,84,800	29,000	15,18,000
85	1105	11	2 BHK	616	78	694	763	23600	1,63,78,400	1,73,61,104	1,31,02,720	43,500	22,90,200
86	1106	11	2 BHK	616	78	694	763	23600	1,63,78,400	1,73,61,104	1,31,02,720	43,500	22,90,200
87	1107	11	2 BHK	629	0	629	692	23600	1,48,44,400	1,57,35,064	1,18,75,520	39,500	20,75,700
88	1108	11	2 BHK	631	0	631	694	23600	1,48,91,600	1,57,85,096	1,19,13,280	39,500	20,82,300
89	1201	12	2 BHK	616	78	694	763	23680	1,64,33,920	1,74,19,955	1,31,47,136	43,500	22,90,200
90	1202	12	2 BHK	616	78	694	763	23680	1,64,33,920	1,74,19,955	1,31,47,136	43,500	22,90,200
91	1203	12	1 RK	260	0	260	286	23680	61,56,800	65,26,208	49,25,440	16,500	8,58,000
92	1204	12	1 BHK	460	0	460	506	23680	1,08,92,800	1,15,46,368	87,14,240	29,000	15,18,000
93	1205	12	2 BHK	616	78	694	763	23680	1,64,33,920	1,74,19,955	1,31,47,136	43,500	22,90,200
94	1206	12	2 BHK	616	78	694	763	23680	1,64,33,920	1,74,19,955	1,31,47,136	43,500	22,90,200

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.	Balcony Area in Sq. ft.								
95	1207	12	2 BHK	629	0	629	692	23680	1,48,94,720	1,57,88,403	1,19,15,776	39,500	20,75,700
96	1208	12	2 BHK	631	0	631	694	23680	1,49,42,080	1,58,38,605	1,19,53,664	39,500	20,82,300
97	1301	13	2 BHK	616	78	694	763	23760	1,64,89,440	1,74,78,806	1,31,91,552	43,500	22,90,200
98	1302	13	2 BHK	616	78	694	763	23760	1,64,89,440	1,74,78,806	1,31,91,552	43,500	22,90,200
99	1303	13	1 RK	260	0	260	286	23760	61,77,600	65,48,256	49,42,080	16,500	8,58,000
100	1304	13	1 BHK	460	0	460	506	23760	1,09,29,600	1,15,85,376	87,43,680	29,000	15,18,000
101	1305	13	2 BHK	616	78	694	763	23760	1,64,89,440	1,74,78,806	1,31,91,552	43,500	22,90,200
102	1306	13	2 BHK	616	78	694	763	23760	1,64,89,440	1,74,78,806	1,31,91,552	43,500	22,90,200
103	1307	13	2 BHK	629	0	629	692	23760	1,49,45,040	1,58,41,742	1,19,56,032	39,500	20,75,700
104	1308	13	2 BHK	631	0	631	694	23760	1,49,92,560	1,58,92,114	1,19,94,048	39,500	20,82,300
105	1401	14	2 BHK	616	78	694	763	23840	1,65,44,960	1,75,37,658	1,32,35,968	44,000	22,90,200
106	1402	14	2 BHK	616	78	694	763	23840	1,65,44,960	1,75,37,658	1,32,35,968	44,000	22,90,200
107	1403	14	1 RK	260	0	260	286	23840	61,98,400	65,70,304	49,58,720	16,500	8,58,000
108	1404	14	1 BHK	460	0	460	506	23840	1,09,66,400	1,16,24,384	87,73,120	29,000	15,18,000
109	1405	14	2 BHK	616	78	694	763	23840	1,65,44,960	1,75,37,658	1,32,35,968	44,000	22,90,200
110	1406	14	2 BHK	616	78	694	763	23840	1,65,44,960	1,75,37,658	1,32,35,968	44,000	22,90,200
111	1407	14	2 BHK	629	0	629	692	23840	1,49,95,360	1,58,95,082	1,19,96,288	39,500	20,75,700
112	1408	14	2 BHK	631	0	631	694	23840	1,50,43,040	1,59,45,622	1,20,34,432	40,000	20,82,300
113	1501	15	2 BHK	616	78	694	763	23920	1,66,00,480	1,75,96,509	1,32,80,384	44,000	22,90,200
114	1502	15	2 BHK	616	78	694	763	23920	1,66,00,480	1,75,96,509	1,32,80,384	44,000	22,90,200
115	1503	15	1 RK	260	0	260	286	23920	62,19,200	65,92,352	49,75,360	16,500	8,58,000
116	1504	15	1 BHK	460	0	460	506	23920	1,10,03,200	1,16,63,392	88,02,560	29,000	15,18,000
117	1505	15	2 BHK	616	78	694	763	23920	1,66,00,480	1,75,96,509	1,32,80,384	44,000	22,90,200
118	1506	15	2 BHK	616	78	694	763	23920	1,66,00,480	1,75,96,509	1,32,80,384	44,000	22,90,200
119	1507	15	2 BHK	629	0	629	692	23920	1,50,45,680	1,59,48,421	1,20,36,544	40,000	20,75,700
120	1508	15	2 BHK	631	0	631	694	23920	1,50,93,520	1,59,99,131	1,20,74,816	40,000	20,82,300
121	1601	16	2 BHK	616	78	694	763	24000	1,66,56,000	1,76,55,360	1,33,24,800	44,000	22,90,200
122	1602	16	2 BHK	616	78	694	763	24000	1,66,56,000	1,76,55,360	1,33,24,800	44,000	22,90,200
123	1603	16	1 RK	260	0	260	286	24000	62,40,000	66,14,400	49,92,000	16,500	8,58,000
124	1604	16	1 BHK	460	0	460	506	24000	1,10,40,000	1,17,02,400	88,32,000	29,500	15,18,000
125	1605	16	2 BHK	616	78	694	763	24000	1,66,56,000	1,76,55,360	1,33,24,800	44,000	22,90,200
126	1606	16	2 BHK	616	78	694	763	24000	1,66,56,000	1,76,55,360	1,33,24,800	44,000	22,90,200
127	1607	16	2 BHK	629	0	629	692	24000	1,50,96,000	1,60,01,760	1,20,76,800	40,000	20,75,700
128	1608	16	2 BHK	631	0	631	694	24000	1,51,44,000	1,60,52,640	1,21,15,200	40,000	20,82,300
Total				71104	4992	76096	83706		1,13,77,24,800	1,20,59,88,288	91,01,79,840		25,11,16,800

1b) Shiv Vaibhav CHSL Building No. 38 (Proposed Inventory, Pending Approval):

Sr. No.	Flat No.	Floor No.	Comp.	As per Builder Carpet Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Distress Sale Value in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
129	1701	1	2 BHK	695	765	24080	1,67,35,600	1,77,39,736	1,33,88,480	44,500	22,93,500
130	1702	1	2 BHK	695	765	24080	1,67,35,600	1,77,39,736	1,33,88,480	44,500	22,93,500
131	1703	1	1 RK	265	292	24080	63,81,200	67,64,072	51,04,960	17,000	8,74,500
132	1704	1	1 BHK	460	506	24080	1,10,76,800	1,17,41,408	88,61,440	29,500	15,18,000
133	1705	1	2 BHK	695	765	24080	1,67,35,600	1,77,39,736	1,33,88,480	44,500	22,93,500
134	1706	1	2 BHK	695	765	24080	1,67,35,600	1,77,39,736	1,33,88,480	44,500	22,93,500
135	1707	1	2 BHK	650	715	24080	1,56,52,000	1,65,91,120	1,25,21,600	41,500	21,45,000
136	1708	1	2 BHK	650	715	24080	1,56,52,000	1,65,91,120	1,25,21,600	41,500	21,45,000
137	1801	1	2 BHK	695	765	24160	1,67,91,200	1,77,98,672	1,34,32,960	44,500	22,93,500
138	1802	1	2 BHK	695	765	24160	1,67,91,200	1,77,98,672	1,34,32,960	44,500	22,93,500
139	1803	1	2 BHK	265	292	24160	64,02,400	67,86,544	51,21,920	17,000	8,74,500
140	1804	1	2 BHK	460	506	24160	1,11,13,600	1,17,80,416	88,90,880	29,500	15,18,000
141	1805	1	2 BHK	695	765	24160	1,67,91,200	1,77,98,672	1,34,32,960	44,500	22,93,500
142	1806	1	2 BHK	695	765	24160	1,67,91,200	1,77,98,672	1,34,32,960	44,500	22,93,500
143	1807	1	2 BHK	650	715	24160	1,57,04,000	1,66,46,240	1,25,63,200	41,500	21,45,000
144	1808	1	2 BHK	650	715	24160	1,57,04,000	1,66,46,240	1,25,63,200	41,500	21,45,000
Total				9610	10571		23,17,93,200.00	24,57,00,792.00	18,54,34,560.00		3,17,13,000

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 ₹
Approved - Sale Flat	1 RK - 16 1 BHK - 16 2 BHK - 56	88	48336	53170	1,13,77,24,800.00	1,20,59,88,288.00	91,01,79,840.00
Approved - Land Owner's Share	2 BHK - 40	40	27760	30536	-	-	-
Proposed - Sale Flat	1 RK - 01 1 BHK - 01 2 BHK - 14	16	9610	10571	23,17,93,200.00	24,57,00,792.00	18,54,34,560.00
Total		144	85706	94277	1,36,95,18,000.00	1,45,16,89,080.00	1,09,56,14,400.00

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	1,36,95,18,000.00
Final Realizable Value After Completion in ₹	1,45,16,89,080.00
Distress Sale Value as on date in ₹	1,09,56,14,400.00
Cost of Construction (Total Built up area x Rate) 94277 Sq. Ft. x ₹ 3000.00	28,28,29,800.00

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

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

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

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

Total abstract of the entire property

Part – A	Land	:	As per table attached to the report
Part – B	Building	:	
	Land development	:	
Part – C	Compound wall	:	
Part - D	Amenities	:	
Part – E	Pavement	:	
Part – F	Services	:	
Realizable Value / Fair Market Value as on date in ₹		:	₹ 1,36,95,18,000.00
Final Realizable Value After Completion in ₹		:	₹ 1,45,16,89,080.00
Distress Sale Value as on date in ₹		:	₹ 1,09,56,14,400.00

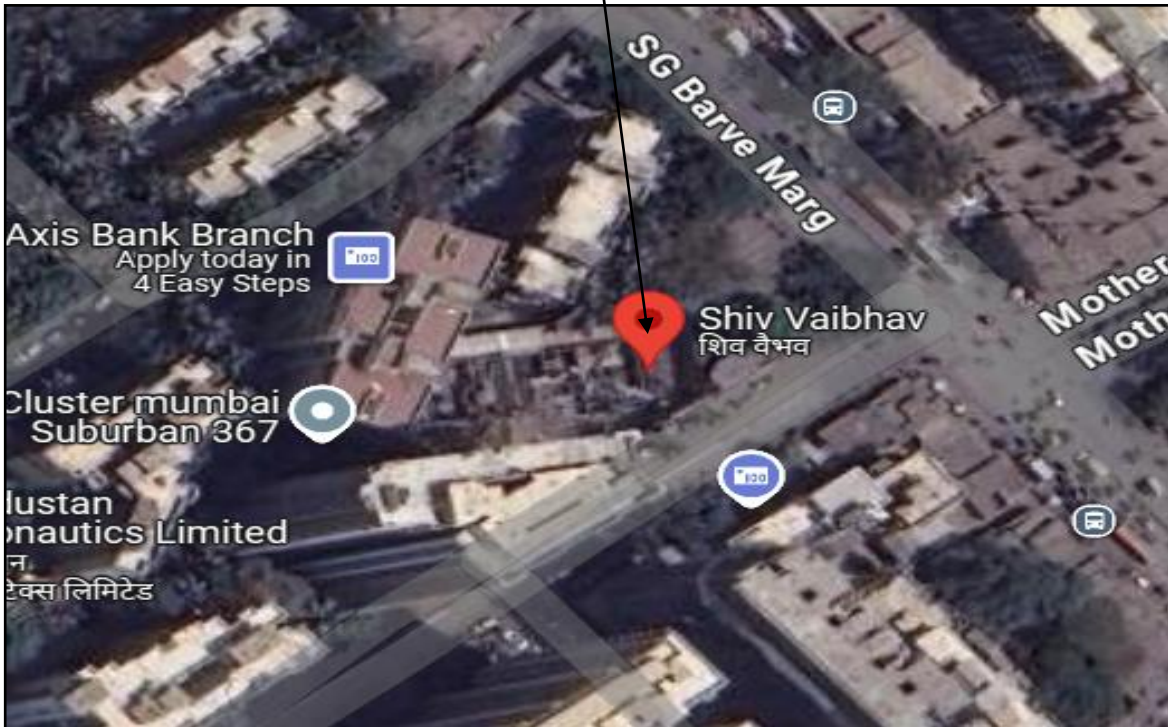
The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparable, or comps, must 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 ₹ 22,500.00 to ₹ 25,000.00 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 ₹ 22,800.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.

Actual Site Photographs



Route Map of the property


Site u/r



Latitude Longitude: 19°03'43.3"N 72°52'58.5"E


Note: The Blue line shows the route to site from nearest Railway station (Kurla – 550 Km)

Ready Reckoner Rate



Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



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

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Year Language

Selected District

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Search By Survey No. Location

Enter Survey No

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
107/514 -भुभाग: स.गो.वर्वे मार्गाच्या दक्षिणेकडील गावाचा सर्व भूभाग.	49960	125170	143940	178000	125170	चौ. मीटर	सि.टी.एस. नंबर

Sales Instance

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate / Sq. Ft. on Carpet Area
2254/2024	19.08.2024	53,10,335.00	24.62	265.00	20,000.00

गावाचे नाव : कुर्ला	
(1) विलेखाचा प्रकार	अग्रीमेंट टू सेल
(2) मोबदला	5310335
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3390855.3
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: फ्लॅट नं.403,, माळा नं: 4 था, इमारतीचे नाव: बि.नं.38,नेहरू नगर शिव वैभव सीएचएस लिमिटेड, ब्लॉक नं: नेहरू नगर,कुर्ला-ईस्ट, रोड : मुंबई-400024-मौजे-कुर्ला-3, इतर माहिती: 265 चौ.फूट अॅस पर रेरा कार्पेट एरिया.((Survey Number : 229&267 ; C.T.S. Number : 12(Part) ;))
(5) क्षेत्रफळ	27.09 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:-मे.पार्सन कन्स्ट्रक्शन अँड डेव्हलपर्स प्रायव्हेट लिमिटेड तर्फे ऑथोराइज्ड सिग्रेटरी म्हणून सागरी नारायण पुजारी वय:-78 पत्ता:-प्लॉट नं: 78/बी, माळा नं: .. इमारतीचे नाव: नरीमन भवन , ब्लॉक नं: नरीमन पॉइंट , रोड नं: मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400021 पॅन नं:-AANCP8439J
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-स्मिता धनंजय मिश्रा पूर्वाश्रमीची स्मिता बाळकृष्ण मोरे वय:-43; पत्ता:-प्लॉट नं: रूम नं. 902 , माळा नं: .. इमारतीचे नाव: बि.नं.33,स्वानंद सीएचएस लिमिटेड,एस.जी.बर्वे मार्ग,, ब्लॉक नं: नियर छत्रपती शिवाजी प्ले ग्राऊंड,कुर्ला-ईस्ट,, रोड नं: मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400024 पॅन नं:-BJUPM2057D 2): नाव:-सचिन बाळकृष्ण मोरे वय:-45; पत्ता:-प्लॉट नं: रूम नं 902 , माळा नं: .. इमारतीचे नाव: बि.नं.33,स्वानंद सीएचएस लिमिटेड,एस.जी.बर्वे मार्ग,, ब्लॉक नं: नियर छत्रपती शिवाजी प्ले ग्राऊंड,कुर्ला-ईस्ट, रोड नं: मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400024 पॅन नं:-AUUPM2113Q
(9) दस्तऐवज करून दिल्याचा दिनांक	19/08/2024
(10) दस्त नोंदणी केल्याचा दिनांक	19/08/2024
(11) अनुक्रमांक,खंड व पृष्ठ	22547/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	318700
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शैरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

Nearby Sales Instance

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate / Sq. Ft. on Carpet Area
6019/2024	21.03.2024	1,20,00,000.00	45.76	493.00	24,360.00

गावाचे नाव : कुर्ला	
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	12000000
(3) बाजारभाव/भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	7367381.03
(4) भू-मापन, पोटहिस्ता व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: मुंबई मनपाइतर वर्णन : सदनिका नं: सदनिका नं.1602, माळा नं: 16 वा मजला, इमारतीचे नाव: राघव अमारा, ब्लॉक नं: कुर्ला पूर्व, मुंबई 400024, रोड : 114, नेहरू नगर पोलिस स्टेशन रोड, इतर माहिती: सोबत 1 कारपार्किंग((C.T.S. Number : 12 ;))
(5) क्षेत्रफळ	50.34 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तावेज करून देणा-या/लिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- मे राघव राज बिल्डर्स अँड डेव्हलपर्स एल एल पी चे भागीदार सुधाशू अग्रवाल तर्फे मुखत्यार राजकुमार पाल वय:- 30 पत्ता:- प्लॉट नं: ऑफिस ए 710, माळा नं: -, इमारतीचे नाव: क्रिस्टल प्लाझा, ब्लॉक नं: अंधेरी पश्चिम, मुंबई, रोड नं: ऑफ ईन्व्हीनीटी मॉल न्यू लिंक रोड, महाराष्ट्र, मुंबई. पिन कोड:-400053 पॅन नं:-AARFR8278E
(8) दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- नितेश वसंत जाधव वय:- 42; पत्ता:- प्लॉट नं: रूम नं.204, माळा नं: बिल्डींग नं.56, बी विंग, इमारतीचे नाव: नेहरू नगर, ब्लॉक नं: कुर्ला पूर्व, मुंबई, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400024 पॅन नं:-AJLPJ4781H 2): नाव:- वैशाली नितेश जाधव वय:- 41; पत्ता:- प्लॉट नं: रूम नं.204, माळा नं: बिल्डींग नं.56, बी विंग, इमारतीचे नाव: नेहरू नगर, ब्लॉक नं: कुर्ला पूर्व, मुंबई, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400024 पॅन नं:-BOUPM8336N
(9) दस्तावेज करून दिल्याचा दिनांक	21/03/2024
(10) दस्त नोंदणी केल्याचा दिनांक	22/03/2024
(11) अनुक्रमांक, खंड व पृष्ठ	6019/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	720000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शैरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

Nearby Sales Instance

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate / Sq. Ft. on Carpet Area
21138/2024	02.08.2024	88,00,000.00	35.48	382.00	23,000.00

गावाचे नाव : कुर्ला	
(1) विलेखाचा प्रकार	अॅग्रीमेंट टू सेल
(2) मोबदला	8800000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	4888780.71
(4) भू.मापन,फोटोहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: फ्लॉट नं.1201, माळा नं: 12 वा,ई - विंग, इमारतीचे नाव: गुलराज टॉवर सीएचएस लिमिटेड, ब्लॉक नं: नेहरू नगर,कुर्ला-ईस्ट, रोड : मुंबई-400024-मौजे.कुर्ला-3((Survey Number : 229&267 ; C.T.S. Number : 4&6(Part) ;))
(5) क्षेत्रफळ	39.03 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:-विजया सुनिल डांगळे वय:-52 पत्ता:-फ्लॉट नं: फ्लॉट नं.1201, माळा नं: 12 वा, ई विंग, इमारतीचे नाव: गुलराज टॉवर सीएचएस लिमिटेड, ब्लॉक नं: नेहरू नगर,कुर्ला-ईस्ट, रोड नं: मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400024 पॅन नं:-ANWPD6778R
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-साज्जेदा तन्वीर अहमद अन्सारी वय:-35; पत्ता:-फ्लॉट नं: फ्लॉट नं.904, माळा नं: 9 वा,ई-विंग, इमारतीचे नाव: कासा एडुयाना ,एपीक डाउनटाउन ,पलावा फेज 2, ब्लॉक नं: कल्याण शिल रोड ,सेक्टर 5 ,डॉबीवली पूर्व , रोड नं: ठाणे, महाराष्ट्र, THANE. पिन कोड:-421204 पॅन नं:-AVRPA7502M 2): नाव:-तन्वीर अहमद शब्बीर अहमद अन्सारी वय:-36; पत्ता:-फ्लॉट नं: फ्लॉट नं.904, माळा नं: 9 वा,ई-विंग, इमारतीचे नाव: कासा एडुयाना ,एपीक डाउनटाउन ,पलावा फेज 2, ब्लॉक नं: कल्याण शिल रोड ,सेक्टर 5 ,डॉबीवली पूर्व , रोड नं: ठाणे, महाराष्ट्र, THANE. पिन कोड:-421204 पॅन नं:-ATTPA8515A
(9) दस्तऐवज करून दिल्याचा दिनांक	02/08/2024
(10) दस्त नोंदणी केल्याचा दिनांक	02/08/2024
(11) अनुक्रमांक, खंड व पृष्ठ	21138/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	528000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

Nearby Sales Instance

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate / Sq. Ft. on Carpet Area
7703 / 2024	21.03.2024	1,01,90,476.00	39.56	426.00	23,930.00

गावाचे नाव : कुर्ला	
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	10190476
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4955166.92
(4) भू.मापन,पोटहिस्ता व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन : इतर माहिती: फ्लॉट नं.1601.16 वा मजला,राघव पारिजात,बिल्डिंग नं. 72,नेहरू नगर,कुर्ला पूर्व,मुंबई-400024,मोजे कुर्ला 3,सदनिकेचे क्षेत्रफळ 36.53 चौ.मी रेरा कारपेट आणि बाल्कनीचे क्षेत्रफळ 3.03 चौ. मी रेरा कारपेट.----31 मार्च 2021 चे शासन आदेश क्र.मुद्रांक-2021/अनौ.सं.क्र.12व्य.क्र.107 /म-1(धोरण)या नुसार दस्तावेजास 'महिला' खरेदीदारास 1% मुद्रांक शुल्काची सवलत देण्यात आली आहे. ((C.T.S. Number : 12 (pt), Survey No. 229 And 267 (pt) ;))
(5) क्षेत्रफळ	39.56 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हकूमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेसर्स राघव रियल्टी डेव्हलपर्स चे भागीदार सुधांशु अगरवाल तर्फे कु मु म्हणून रिषभ अरुण गोयल वय:-23 पत्ता:-प्लॉट नं. ऑफिस नं. ए.७१०, माळा नं. -, इमारतीचे नाव: क्रिस्टल प्लाझा, ब्लॉक नं: अंधेरी पश्चिम, मुंबई, रोड नं: इन्फिनिटी मॉल समोर, न्यू लिंक रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400053 पॅन नं:-ABEFR2586H
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हकूमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-लिजीना चव्हाण वय:-33; पत्ता:-प्लॉट नं: फ्लॉट नं. बी-१४०२, माळा नं: १४ वा मजला, इमारतीचे नाव: दोस्ती बेल्लेशा को ऑप होसिंग सोसा लि, ब्लॉक नं: जी डी अंबेडकर मार्ग, पटेलवाडी, फरेल व्हिलेज, मुंबई, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400012 पॅन नं:-AYAPB3104G
(9) दस्तऐवज करून दिल्याचा दिनांक	21/03/2024
(10) दस्त नोंदणी केल्याचा दिनांक	21/03/2024
(11) अनुक्रमांक, खंड व पृष्ठ	7703/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	509524
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शैरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
1 RK	housing.com	260.00	57,21,000.00	22,000.00
2 BHK	housing.com	639.00	1,40,00,000.00	22,000.00

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Home / Mumbai / Central Mumbai Suburbs / Kurla West / Parsn Nehru Nagar Shiv Vaibhav CHS Ltd Bldg No 38 Last updated: Dec 27, 2024 ⓘ

Parsn Nehru Nagar Shiv Vaibhav CHS Ltd Bldg No 38

part of [Parsn Nehru Nagar Shiv Vaibhav CHS Ltd](#) ✓ RERA ⓘ

By [PARSN FOUNDATION AND ENGG CORPORATION](#)


Nehru Nagar, Kurla, Kurla, Mumbai

₹57.21 L - 1.4 Cr | ₹21.99 K/sq.ft

EMI starts at ₹30.3 K

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

Contact Developer



No Property Images Available

Request Photos

1 RK, 1, 2 BHK Apartments Configurations

Dec, 2025 Possession Starts


₹21.99 K/sq.ft Avg. Price

260 - 639 sq.ft. (Carpet Area) Sizes ⓘ

Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	proptiger.com	627.00	1,38,00,000.00	22,000.00
1 RK	Squareyard.com	260.00	54,60,000.00	21,000.00
2 BHK	Squareyard.com	639.00	1,34,00,000.00	20,970.00

Overview Neighbourhood **Floor Plan** Gallery Similar Properties



Kurla is a popular suburban area in Mumbai and is located in the northern part of the region. The locality is split into West and East through the Cen... [know more](#)


1.60 km Hospital
SANJAY MEDICAL & GENERAL STORES

1.48 km School
Saraswati Vidya Mandir

2.55 km Airport
Chhatterpati Shivaji International Airport

Price & Floorplan

2BHK+2T (626.57 sq ft) **₹ 1.38 Cr**
[See Price Inclusions](#)



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Home > New Projects in Mumbai > Projects in Kurla > Parsn Nehru Nagar Shiv Vaibhav CHS

RERA Registered Residential [Shortlist](#) [Share](#)

Parsn Nehru Nagar Shiv Vaibhav CHS

Kurla, Mumbai [See on Map](#)

₹54.60 Lac - 1.34 Cr ⓘ

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[Early Stage Construction](#) [1, 2 BHK Flats](#) [260 Sq. Ft. to 639 Sq. Ft. \(C\)](#)

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Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
1 BHK	proptiger.com	460.00	1,01,00,000.00	21,956.00

The screenshot displays a real estate listing on the Proptiger website. The main listing is for a 1BHK+1T apartment (460.26 sq ft) priced at ₹ 1.01 Cr. The listing includes a map of the Kuria area in Mumbai, showing its location relative to landmarks like the SCLR station and the Chhatrapati Shivaji International Airport. Key amenities listed include a hospital (Sanjay Medical & General Stores) 1.60 km away, a school (Saraswati Vidya Mandir) 1.48 km away, and an airport (Chhatrapati Shivaji International Airport) 2.55 km away. The listing also features a floor plan and a list of other properties in the same building, including another 1BHK apartment priced at ₹ 57.20 L. The page includes a search bar, navigation tabs (Overview, Neighbourhood, Floor Plan, Gallery, Similar Properties), and a 'GET CALL BACK' button.

Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
1 BHK	housing.com	391.00	97,75,000.00	25,000.00
2 BHK	housing.com	737.00	1,86,00,000.00	25,237.00

HOUSING.COM Buy In Mumbai Kurla East X + Add
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Home / Mumbai / Central Mumbai Suburbs / Kurla East / Ruparel Crest Last updated: Sep 30, 2024

Ruparel Crest RERA

By RUPAREL REALTY

S G Barve Marge, Opposite East Point Mall, Kurla, Central Mumbai Suburbs, Mumbai

₹97.75 L - 2.17 Cr

| ₹25 K/sq.ft

EMI starts at ₹48.53 K

All Inclusive

Contact Seller

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18 more

1, 2, 3 BHK Apartments Configurations

Dec, 2025 Possession Starts

₹25 K/sq.ft Avg. Price

391 - 870 sq.ft. (Carpet Area) Sizes

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Home / Mumbai / Central Mumbai Suburbs / Kurla East / Raghav One45 Last updated: Jul 6, 2024

Raghav One45 RERA

By RAGHAV RAJ BUILDERS AND DEVELOPERS LLP

145, Ashta Vinayak Marg, Nehru Nagar, Kurla, Central Mumbai Suburbs, Mumbai

Become the first to Rate

₹85.63 L - 1.86 Cr

| ₹25.19 K/sq.ft

EMI starts at ₹42.51 K

Basic Price

Contact Seller

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1, 2 BHK Apartments Configurations

Feb, 2023 Possession Starts

₹25.19 K/sq.ft Avg. Price

340 - 737 sq.ft. (Carpet Area) Sizes



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Price Indicators

Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
1 BHK	magicbricks.com	426.00	1,08,00,000.00	25,350.00

magicbricks
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Home » Property in Mumbai » Nehru Nagar Kurla » Apartment in Nehru Nagar Kurla » 1 BHK » 526 Sq-ft

₹1.08 Cr | EMI - ₹ 49k | [Get pre-approved loan](#)

1 BHK 526 Sq-ft Flat For Sale **Nehru Nagar Kurla, Mumbai**

1 Bed | 2 Baths | 1 Balcony | Furnished

Carpet Area
426 sqft
₹25,352/sqft

Floor
16(Out of 19 Floors)

Lifts
3

Developer
Raghav Realty Developers

Transaction Type
New Property

Furnished Status
Furnished

Project
Raghav Parijat

Facing
North - East

Car Parking
1 Open

Contact Agent

Get Phone No.

[Last contact made 3 days ago](#)

More Details

Price Breakup	₹1.08 Cr ₹5,40,000 Approx. Registration Charges ₹4,500 Monthly
Booking Amount	₹5.0 Lac
RERA ID	P51800050808
Address	Nehru Nagar, Kurla East, Nehru Nagar Kurla, Mumbai - Central Mumbai, Maharashtra
Landmarks	Nehru Nagar Kurla east
Furnishing	Furnished
Flooring	Vitrified

Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	housing.com	530.00	1,35,00,000.00	25,472.00
2 BHK	99acres.com	720.00	1,75,00,000.00	24,300.00

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Kurla East

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Home / Mumbai / Central Mumbai Suburbs / Kurla East / Deraiya Iconico Last updated: Jun 27, 2024

Deraiya Iconico

By DERAIYA REALTORS PRIVATE LIMITED


Cts No 12 Part, Survey Nos 229 And 267 At Kurla, Kurla, Mumbai

₹89.92 L - 1.35 Cr | ₹21.16 K - 25.47 K/sq.ft

EMI starts at ₹44.64 K

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

[Contact Seller](#)



1, 2 BHK Apartments Configurations

Dec. 2025 Possession Starts

₹21.16 K - 25.47 K/sq.ft Avg. Price

425 - 530 sq.ft. (Carpet Area) Sizes

99acres

Buy

Enter Locality / Project / Society / Landmark

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Home > Property in Mumbai > Flats in Mumbai > Flats in Kurla > Flats in Nehru Nagar, Kurla > 2 BHK Flats in Nehru Nagar, Kurla Posted on Oct 30, 2024 | Ready to move

₹1.75 Cr @ 24,305 per sq.ft.

Estimated EMI ₹ 1,39,773

2BHK 2Baths

Flat/Apartment for Sale

In Raghav Marvel, Nehru Nagar, Kurla, Mumbai

[Contact Dealer Free](#)

[Shortlist](#)

RERA STATUS: REGISTERED | Registration No: P51800045396 | Website: https://maharera.maharashtra.gov.in/

Overview

Society


Dealer Details

Price Trends

Registry Record

Society Reviews

Property (0) Society (2)



Area

Carpet area: 720 sq.ft. (66.89 sq.m.)

Configuration

2 Bedrooms, 2 Bathrooms, 1 Balcony with Study Room

Price

₹ 1.75 Crore+ Govt Charges & Tax @ 24,305 per sq.ft. (Negotiable)

Address

Raghav Marvel
Nehru Nagar, Kurla, Mumbai

Floor Number

16th of 17 Floors

Facing


East

Overlooking

Pool, Park/Garden, Club, Main Road

Property Age

1 to 5 Year Old




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

Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	housing.com	395.00	92,98,000.00	23,579.00

HOUSING.com
Buy In Mumbai

+ Add

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Home / Mumbai / Central Mumbai Suburbs / Kurla East / Sayba Orchid Last updated: Dec 18, 2024

Sayba Orchid ✓ RERA

By **SAYBA GROUP**

Building number 76 Nehru Nagar Opp to Kiran Ghar Shop Near Kurla East, Kurla, Mumbai

₹92.98 L - 1.41 Cr | ₹23.54 K/sq.ft

EMI starts at ₹46.16 K

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

Contact Seller

Cover Image

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12 more

1, 2 BHK Apartments Configurations

Dec, 2026 Possession Starts

₹23.54 K/sq.ft Avg. Price

395 - 598 sq.ft. (Carpet Area) Sizes

Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	housing.com	619.00	1,47,00,000.00	23,748.00
2 BHK	housing.com	845.00	1,86,00,000.00	22,012.00

HOUSING.COM Buy In Mumbai Kurla East + Add

Home / Mumbai / Central Mumbai Suburbs / Kurla East / Satyadeep Hareshwar Pride Last updated: Dec 9, 2024

Satyadeep Hareshwar Pride ✓ RERA

By SATYADEEP REALTORS

Nehru Nagar, Kurla, Central Mumbai Suburbs, Mumbai

₹98.0 L - 1.47 Cr | ₹21.63 K - 23.75 K/sq.ft
EMI starts at ₹48.65 K
All Inclusive Price

Contact Sellers

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SAVE

+
12 more

1, 1.5, 2 BHK Apartments Configurations

Dec, 2026 Possession Starts

₹21.63 K - 23.75 K/sq.ft Avg. Price

453 - 619 sq.ft. (Carpet Area) Sizes

HOUSING.COM Buy In Mumbai Kurla East + Add

Home / Mumbai / Central Mumbai Suburbs / Kurla East / Gagangiri 45 Last updated: Dec 9, 2024

Gagangiri 45 ✓ RERA

By GAGANGIRI DEVELOPERS

Kurla, Central Mumbai Suburbs, Mumbai

₹99.0 L - 1.86 Cr | ₹22 K/sq.ft
EMI starts at ₹49.15 K
Price excludes maintenance, floor rise c... See More

Contact Seller

SHARE
SAVE

+
7 more

1, 3 BHK Apartments Configurations

Dec, 2025 Possession Starts

₹22 K/sq.ft Avg. Price

450 - 845 sq.ft. (Carpet Area) Sizes

Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	housing.com	383.00	94,57,000.00	24,692.00
2 BHK	housing.com	539.00	1,28,00,000.00	23,748.00

HOUSING.COM
Buy In Mumbai

Kurja East X + Add

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Home / Mumbai / Central Mumbai Suburbs / Kurja East / Puneet Kalpavriksha Last updated: Dec 10, 2024

Puneet Kalpavriksha

By PUNEET URBAN SPACES


Nehru Nagar, Kurja, Central Mumbai Suburbs, Mumbai

₹94.57 L - 1.08 Cr | ₹24.69 K/sq.ft

EMI starts at ₹46.95 K

Price includes everything except stamp. See More


Contact Sellers



1.5 BHK Apartment Configuration

Jun, 2025 Possession Starts

₹24.69 K/sq.ft Avg. Price



383 - 437 sq.ft. (Carpet Area) Sizes

HOUSING.COM
Buy In Mumbai

Kurja East X + Add

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Home / Mumbai / Central Mumbai Suburbs / Kurja East / Vatika Roha Palash Last updated: Sep 2, 2024

Vatika Roha Palash

By ROHA REALTY PRIVATE LIMITED


S NO 229 AND 267 PT CTS NO 02 PT Village Kurja, Maharashtra, Central Mumbai Suburbs, Mumbai

₹88.36 L - 1.28 Cr | ₹23.69 K/sq.ft

EMI starts at ₹43.87 K

Basic Price

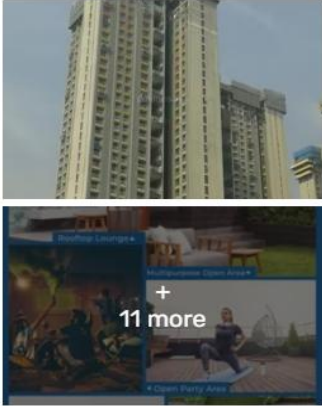
Contact Seller



1, 2 BHK Apartments Configurations

Mar, 2024 Possession Starts

₹23.69 K/sq.ft Avg. Price



373 - 539 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: 10.01.2025

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.



Manoj B. Chalikwar

Govt. Registered Valuer

Chartered Engineer (India)

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

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

The undersigned has inspected the property detailed in the Valuation Report dated _____

on _____. We are satisfied that the fair and reasonable market value of the property is

₹ _____ (Rupees _____

_____ only).

Date

Signature

(Name & Designation of the Inspecting Official/s)

Countersigned
(BRANCH MANAGER)

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



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(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 10.01.2025 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 09.01.2025. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty

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

	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by M/s. Parsn Construction & Developers Pvt. Ltd.
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 Saiprasad Patil – 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 – 09.01.2025 Valuation Date – 10.01.2025 Date of Report – 10.01.2025
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 09.01.2025
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 **10th January 2025** 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. Parsn Construction & Developers 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. Parsn Construction & Developers 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.

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

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

Remuneration and Costs.

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

Occupation, employability and restrictions.

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

Miscellaneous

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

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

Manoj B. Chalikwar

Govt. Registered Valuer

Chartered Engineer (India)

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

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



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