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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "Matrix Imperial"

"Matrix Imperial", Building on Plot No 37 + 38, Sector 13, Mumbai Satara Highway, Nerul, Navi Mumbai,
Taluka & Dist. – Thane, PIN – 400 706, State - Maharashtra, Country - India

Latitude Longitude: 19°02'07.5"N 73°01'39.8"E

Valuation Done for:

State Bank of India

HLST Belapur Branch

Administrative Office, I, 5th Floor, Belapur Railway Station Complex,
CBD Belapur, Navi Mumbai, PIN - 400 614,
State - Maharashtra, Country - India



Our Pan India Presence at :

- | | | | |
|--------------|----------|-------------|-------------|
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| 📍 Aurangabad | 📍 Pune | 📍 Indore | 📍 Jaipur |

Regd. Office

81-001, U/B Floor, BOOMERANG, Chandivali Farm Road,
Powai, Andheri East, **Mumbai**: 400072, (M.S), India

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Vastukala Consultants (I) Pvt. Ltd.

Valuation Report Prepared For: State Bank of India / HLS Belapur Branch / Matrix Imperial / (13700/2310132) Page 2 of 35

Vastu/SBI/Mumbai/01/2025/13700/2310132

21/02-251-V

Date: 21.01.2025

MASTER VALUATION REPORT OF "Matrix Imperial"

"Matrix Imperial", Building on Plot No 37 +38, Sector No. 13, Mumbai Satara Highway, Nerul, Navi Mumbai, Taluka & Dist. – Thane, PIN – 400 706, State - Maharashtra, Country - India

Latitude Longitude: 19°02'07.5"N 73°01'39.8"E

NAME OF DEVELOPER: M/s. Matrix Lifestyle.

Pursuant to instructions from State Bank of India, HLST Belapur Branch, Navi Mumbai, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on **16th January 2025** for approval of Advance Processing Facility.

1. Location Details:

The property is situated at **"Matrix Imperial"**, Building on Plot No 37 +38, Sector No. 13, Mumbai Satara Highway, Nerul, Navi Mumbai, Taluka & Dist. – Thane, PIN – 400 706, State - Maharashtra, Country - India. It is about 2.7 Km. travel distance from Nerul Railway Station of Harbour Railway line. 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.Matrix Lifestyle	
Project Registration Number	Project	RERA Project Number
	Matrix Imperial	P51700054466
Register office address	M/s. Matrix Lifestyle Address: Office at 1500, "Infinity Building" , Plot No. 396-400 & 406-408, Sector - 36, Seawoods, Navi Mumbai, Pin – 400 706, State - Maharashtra, Country – India.	
Contact Numbers	Contact Person : Mr. Vikram (Sales Person - Mobile No. - 8239923177) Mr. Sanket Bhosale (Builder Person - Mobile No. 7977482090)	
E – mail ID & Website	info@matrixdevelopers.in www.matrixdevelopers.in	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Road & Bank of India Colony
On or towards South	Open Plot
On or towards East	Hotel Silver Palace Inn.
On or towards West	Road & Open Plot



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- Jaipur

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

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

To,
The Branch Manager,
State Bank of India
HLST Belapur Branch
 Administrative Office, I, 5th Floor,
 Belapur Railway Station Complex,
 CBD Belapur, Navi Mumbai, PIN - 400 614,
 State - Maharashtra, Country - India

VALUATION REPORT (IN RESPECT OF MASTER VALUATION REPORT)

General	
1.	Purpose for which the valuation is made : As per request from State Bank of India, HLST Belapur Branch, Navi Mumbai to assess fair market value of the property for bank loan purpose.
2.	a) Date of inspection : 16.01.2025
	b) Date on which the valuation is made : 21.01.2025
3.	List of documents produced for perusal
	1. Copy of Legal Title Report issued by Adv. Abhimanyu H. Jadhav date 09.12.2023
	2. Copy of CA Certificate date 19.02.2024 issued by KMR & Associates LLP.
	3. Copy of Letter of Allotment of Residential + Commercial Plot, issued by CIDCO, date 19.07.2022. Document No. 23090 / 1001095 / 1383
	4. Copy of Search Report issued by Adv. Abhimanyu H. Jadhav, date 09.12.2023.
	5. Copy of Agreement of Lease for Residential & Commercial Plot b/w CIDCO & M/S. Matrix Lifestyle, date 29.05.2023, Document No. TNN / 6 / 8250 / 2023.
	6. Copy of Deed of Partnership b/w Mr. Rahul G Mehta (Party of First Part) & Mr. Pratapsingh R Deshmukh (Party of Second part) & Mr. Rajendrakumar M Samar (Party of Third part) & Mr. Ankit A Jain (Party of Fourth part), date 24.01.2022
	7. Copy Architect's Certificate date 09.07.2024 issued by Ar. Atul Patel Architects (APA) (As per RERA Site)
	8. Copy of Engineer's Certificate date 15.07.2024 issued by S. R. Consultants (As per RERA Site)
	9. Copy of NOC for Height Clearance No. NAVI / WEST / B / 073022 / 687619 date 24.08.2022 issued by Airports Authority of India
	10. Copy of Fire Brigade Provisional NOC No. Fire / HO / Vashi / 630 / 2023 date 14.09.2023 issued by Divisional Fire Officer, Navi Mumbai Municipal Corporation
	11. Copy of MAHARERA Registration Certificate of Project No. P51700054466 issued by Maharashtra Real Estate Regulatory Authority date 25.01.2024.
	12. Copy of Commencement Certificate No. NMMCC / RB / 2024 / APL / 00060 date 04.10.2024 issued by Assistant Director of Town Planning, Navi Mumbai Municipal Corporation
	<div style="border: 1px solid black; padding: 5px;"> <p style="text-align: right; margin: 0;">Approval date : 10/11/2023</p> <p>Building Name : MATRIX LIFESTYLE(Mixed) Floors : GROUND, FIRST, TYPICAL 2ND TO 7TH AND 9TH TO 12TH FLOOR, 14TH FLOOR, 15TH FLOOR, 8TH FLOOR REFUSE AREA ON 8TH AND 9TH MID LANDING, 13TH FLOOR REFUSE AREA ON 13TH AND 14TH MID LANDING</p> </div>
	13. Copy of Approved Plan No. NMMCC / RB / 2024 / APL / 00060 dated 04.10.2024 issued by Navi Mumbai



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Municipal Corporation (Number of Copies - Six – Sheet No. 1 / 6 to 6 / 6)		
Approved upto:		
Building	Number of Floors	
Matrix Imperial	Ground + 1st to 15th Floor Upper Floors.	
Project Name (with address & phone nos.)	: "Matrix Imperial", Building on Plot No 37 +38, Sector No. 13, Mumbai Satara Highway, Nerul, Navi Mumbai, Taluka & Dist. – Thane, PIN – 400 706, 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.Matrix Lifestyle Address: Office at 1500, "Infinity Building", Plot No. 396-400 & 406-408, Sector - 36, Seawoods, Navi Mumbai, Pin – 400 706, State - Maharashtra, Country – India. Contact Person : Mr. Vikram (Sales Person - Mobile No. - 8239923177) Mr. Sanket Bhosale (Builder Person - Mobile No. 7977482090)	
5. Brief description of the property (Including Leasehold / freehold etc.)		
TYPE OF THE BUILDING		
Building	Number of Floors	
Matrix Imperial	Proposed Ground + 1st to 15th Upper Floors.	
LEVEL OF COMPLETEION:		
Building	Present stage of Construction	Percentage of work completion
Matrix Imperial	RCC work upto 7 th slab is completed. Brick work upto 3 rd floor is completed.	30%
DATE OF COMPLETION & FUTURE LIFE:		
Expected completion date as informed by builder is December - 2028 (As per MAHARERA Certificate)		
Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance & Structural repairs.		
PROPOSED PROJECT AMENITIES:		
➤ Vitrified tiles flooring in all rooms		
➤ Granite Kitchen platform with Stainless Steel Sink		
➤ Powder coated aluminum sliding windows with M.S. Grills		
➤ Laminated wooden flush doors with Safety door		
➤ Concealed wiring		
➤ Concealed plumbing		
➤ Garden		
➤ Club House		
➤ Gymnasium		
➤ Kids Play Area		

	<ul style="list-style-type: none"> ➤ Library ➤ Swimming Pool ➤ Jogging Track ➤ Yoga & Meditation Area ➤ Cricket Ground ➤ Indoor Games 			
6.	Location of property	:		
	a)	Plot No. / Survey No.	:	Plot No 37 + 38, Sector No. 13
	b)	Door No.	:	Not applicable
	c)	C. T.S. No. / Village	:	Plot No 37 + 38, Sector No. 13, Village - Nerul
	d)	Ward / Taluka	:	Taluka – Panvel
	e)	Mandal / District	:	District – Raigad
7.	Postal address of the property	:	"Matrix Imperial", Building on Plot No 37 + 38, Sector No. 13, Mumbai Satara Highway, Nerul, Navi Mumbai, Taluka & Dist. – Thane, PIN – 400 706, State - Maharashtra, Country - India	
8.	City / Town	:	Nerul, 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	:	Navi Mumbai Municipal Corporation, Village - Nerul	
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No	
12.	In Case it is Agricultural land, any conversion to house site plots is contemplated	:	N.A.	
13.	Boundaries of the property	As per Documents	As per RERA Certificate	As per Site
	North	Plot No. 39 & 40	Plot No. 39 & 40	Road & Bank of India Colony
	South	12.00 Mtr. Wide Road	12.00 Mtr. Wide Road	Open Plot
	East	Plot No. 36	Plot No. 36	Hotel Silver Palace Inn.
	West	15.00 Mtr. Wide Road	15.00 Mtr. Wide Road	Road & Open Plot
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°02'07.5"N 73°01'39.8"E	
14.	Extent of the site	:	Plot area – 1059.82 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 – 1059.82 Sq. M. (As per Approved Plan & RERA Certificate) Structure - As per table attached to the report	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	N.A. Building Construction work is in progress	
II	CHARACTERSTICS OF THE SITE			
1.	Classification of locality	:	Middle class	
2.	Development of surrounding areas	:	Good	
3.	Possibility of frequent flooding/ sub-merging	:	No	
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	:	All available near by	
5.	Level of land with topographical conditions	:	Plain	
6.	Shape of land	:	Irregular	
7.	Type of use to which it can be put	:	For residential purpose	
8.	Any usage restriction	:	Residential	
9.	Is plot in town planning approved layout?	:	Copy of Approved Plan No. NMMCC / RB / 2024 / APL / 00060 dated 04.10.2024 issued by Navi Mumbai Municipal Corporation (Number of Copies - Six – Sheet No. 1 / 6 to 6 / 6) Approved upto:	
			Building	Number of Floors
			Matrix Imperial	Ground + 1st to 15th Floor Upper Floors.
10.	Corner plot or intermittent plot?	:	Intermittent	
11.	Road facilities	:	Yes	
12.	Type of road available at present	:	B.T. Road	
13.	Width of road – is it below 20 ft. or more than 20 ft.	:	15.00 Mtr. Wide Road	
14.	Is it a Land – Locked land?	:	No	
15.	Water potentiality	:	Municipal Water supply	
16.	Underground sewerage system	:	Connected to Municipal sewer	
17.	Is Power supply is available in the site	:	Yes	
18.	Advantages of the site	:	Located in developed area	
19.	Special remarks, if any like threat of acquisition of land for publics 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 – 1059.820 Sq. M. (As per Approved	

			Plan & RERA Certificate)									
	North & South	:	-									
	East & West	:	-									
2	Total extent of the plot	:	As per table attached to the report									
3	Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	As per table attached to the report Details of recent transactions/online listings are attached with the report.									
4	Guideline rate obtained from the Register's Office (an evidence thereof to be enclosed)	:	₹ 1,03,800.00 per Sq. M. for Residential ₹ 37,400.00 per Sq. M. for Land									
5	Assessed / adopted rate of valuation	:	As per table attached to the report									
6	Estimated value of land	:	<table border="1"> <thead> <tr> <th colspan="3">As per Approved Plan & RERA Certificate</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>1059.820</td> <td>37,400.00</td> <td>3,96,37,268.00</td> </tr> </tbody> </table>	As per Approved Plan & RERA Certificate			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	1059.820	37,400.00	3,96,37,268.00
As per Approved Plan & RERA Certificate												
Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)										
1059.820	37,400.00	3,96,37,268.00										
Part – B (Valuation of Building)												
1	Technical details of the building	:										
	a) Type of Building (Residential / Commercial / Industrial)	:	Residential									
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	N.A. Building Construction work is in progress									
	c) Year of construction	:	N.A. Building Construction work is in progress									
	d) Number of floors and height of each floor including basement, if any	:										
	Building		Number of Floors									
	Matrix Imperial		Proposed Ground + 1st to 15th 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. NMMCC / RB / 2024 / APL / 00060 dated 04.10.2024 issued by Navi Mumbai Municipal Corporation (Number of Copies - Six – Sheet No. 1 / 6 to 6 / 6)									
	h) Approved map / plan issuing authority	:	<p>Approved upto:</p> <table border="1"> <thead> <tr> <th>Building</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Matrix Imperial</td> <td>Ground + 1st to 15th Floor Upper Floors.</td> </tr> </tbody> </table>	Building	Number of Floors	Matrix Imperial	Ground + 1 st to 15 th Floor Upper Floors.					
Building	Number of Floors											
Matrix Imperial	Ground + 1 st to 15 th Floor Upper Floors.											
	i) Whether genuineness or authenticity of approved map / plan is verified	:	Yes									
	j) Any other comments by our empanelled valuers on authentic of approved plan	:	No.									

Specifications of construction (floor-wise) in respect of

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

CONFIGURATION OF PROJECT AS PER DEVELOPER'S INFORMATION:**1) Matrix Imperial:**

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan		Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
				RERA Carpet Area in Sq. Ft.	Other Area (Balcony + Chajja + 40% Natural Terrace Area) in Sq. Ft.							
1	101	1	2 BHK	436	105	541	595	24500	1,32,54,500	1,56,40,310	39000	15,47,260
2	102	1	1 BHK	351	62	413	454	24500	1,01,18,500	1,19,39,830	30000	11,81,180
3	103	1	1 BHK	351	62	413	454	24500	1,01,18,500	1,19,39,830	30000	11,81,180
4	104	1	2 BHK	495	93	588	647	24500	1,44,06,000	1,69,99,080	42500	16,81,680



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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 ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
				RERA Carpet Area in Sq. Ft.	Other Area (Balcony + Chajja + 40% Natural Terrace Area) in Sq. Ft.							
5	105	1	2 BHK	547	133	680	748	24500	1,66,60,000	1,96,58,800	49000	19,44,800
6	201	2	2 BHK	436	82	518	570	24500	1,26,91,000	1,49,75,380	37500	14,81,480
7	202	2	1 BHK	351	64	415	457	24500	1,01,67,500	1,19,97,650	30000	11,86,900
8	203	2	1 BHK	351	64	415	457	24500	1,01,67,500	1,19,97,650	30000	11,86,900
9	204	2	2 BHK	495	88	583	641	24500	1,42,83,500	1,68,54,530	42000	16,67,380
10	205	2	2 BHK	547	74	621	683	24500	1,52,14,500	1,79,53,110	45000	17,76,060
11	301	3	2 BHK	436	82	518	570	24500	1,26,91,000	1,49,75,380	37500	14,81,480
12	302	3	1 BHK	351	64	415	457	24500	1,01,67,500	1,19,97,650	30000	11,86,900
13	303	3	1 BHK	351	64	415	457	24500	1,01,67,500	1,19,97,650	30000	11,86,900
14	304	3	2 BHK	495	88	583	641	24500	1,42,83,500	1,68,54,530	42000	16,67,380
15	305	3	2 BHK	547	74	621	683	24500	1,52,14,500	1,79,53,110	45000	17,76,060
16	401	4	2 BHK	436	82	518	570	24500	1,26,91,000	1,49,75,380	37500	14,81,480
17	402	4	1 BHK	351	64	415	457	24500	1,01,67,500	1,19,97,650	30000	11,86,900
18	403	4	1 BHK	351	64	415	457	24500	1,01,67,500	1,19,97,650	30000	11,86,900
19	404	4	2 BHK	495	88	583	641	24500	1,42,83,500	1,68,54,530	42000	16,67,380
20	405	4	2 BHK	547	74	621	683	24500	1,52,14,500	1,79,53,110	45000	17,76,060
21	501	5	2 BHK	436	82	518	570	24500	1,26,91,000	1,49,75,380	37500	14,81,480
22	502	5	1 BHK	351	64	415	457	24500	1,01,67,500	1,19,97,650	30000	11,86,900
23	503	5	1 BHK	351	64	415	457	24500	1,01,67,500	1,19,97,650	30000	11,86,900
24	504	5	2 BHK	495	88	583	641	24500	1,42,83,500	1,68,54,530	42000	16,67,380
25	505	5	2 BHK	547	74	621	683	24500	1,52,14,500	1,79,53,110	45000	17,76,060
26	601	6	2 BHK	436	82	518	570	24500	1,26,91,000	1,49,75,380	37500	14,81,480
27	602	6	1 BHK	351	64	415	457	24500	1,01,67,500	1,19,97,650	30000	11,86,900
28	603	6	1 BHK	351	64	415	457	24500	1,01,67,500	1,19,97,650	30000	11,86,900
29	604	6	2 BHK	495	88	583	641	24500	1,42,83,500	1,68,54,530	42000	16,67,380
30	605	6	2 BHK	547	74	621	683	24500	1,52,14,500	1,79,53,110	45000	17,76,060
31	701	7	2 BHK	436	82	518	570	24500	1,26,91,000	1,49,75,380	37500	14,81,480
32	702	7	1 BHK	351	64	415	457	24500	1,01,67,500	1,19,97,650	30000	11,86,900
33	703	7	1 BHK	351	64	415	457	24500	1,01,67,500	1,19,97,650	30000	11,86,900
34	704	7	2 BHK	495	88	583	641	24500	1,42,83,500	1,68,54,530	42000	16,67,380
35	705	7	2 BHK	547	74	621	683	24500	1,52,14,500	1,79,53,110	45000	17,76,060
36	801	8	2 BHK	436	82	518	570	24500	1,26,91,000	1,49,75,380	37500	14,81,480
37	802	8	1 BHK	351	64	415	457	24500	1,01,67,500	1,19,97,650	30000	11,86,900
38	803	8	1 BHK	351	64	415	457	24500	1,01,67,500	1,19,97,650	30000	11,86,900
39	804	8	2 BHK	495	88	583	641	24500	1,42,83,500	1,68,54,530	42000	16,67,380

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan		Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
				RERA Carpet Area in Sq. Ft.	Other Area (Balcony + Chajja + 40% Natural Terrace Area) in Sq. Ft.							
Total				32604	5697	38301	42131		93,83,74,500	1,10,72,81,910		10,95,40,860

Summary of the 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 ₹
1 BHK - 30 2 BHK - 45	75	38301	42131	93,83,74,500.00	1,10,72,81,910.00

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	93,83,74,500.00
Final Realizable Value After Completion in ₹	1,10,72,81,910.00
Cost of Construction (Total Built up area x Rate) 42131 Sq. Ft. x ₹ 2600.00	10,95,40,860.00

Percentage of work done as on date	Built up area in Sq. Ft.	Total Cost Of Construction	Cost of construction as of today
30	42131	10,95,40,860.00	3,28,62,258.00

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 ₹		:	₹ 93,83,74,500.00
Final Realizable Value After Completion in ₹		:	₹ 1,10,72,81,910.00

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparable, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a residential flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 22,000.00 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 ₹ 24,500.00 per Sq. Ft. on Carpet Area for valuation.



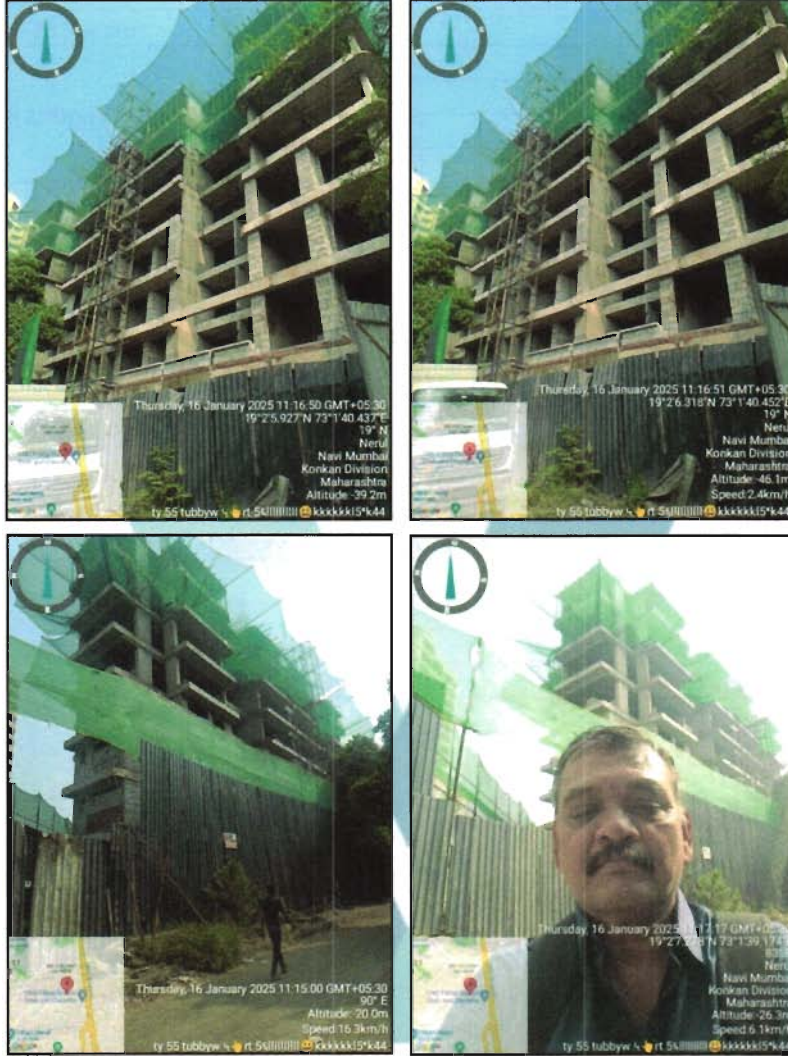
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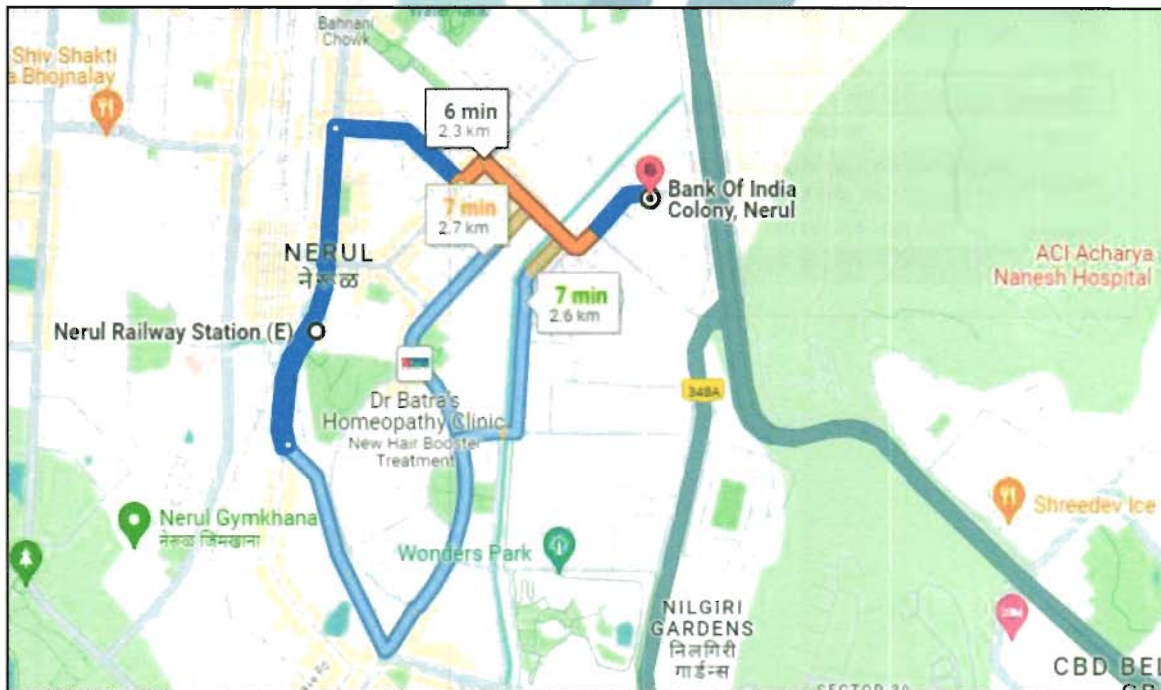
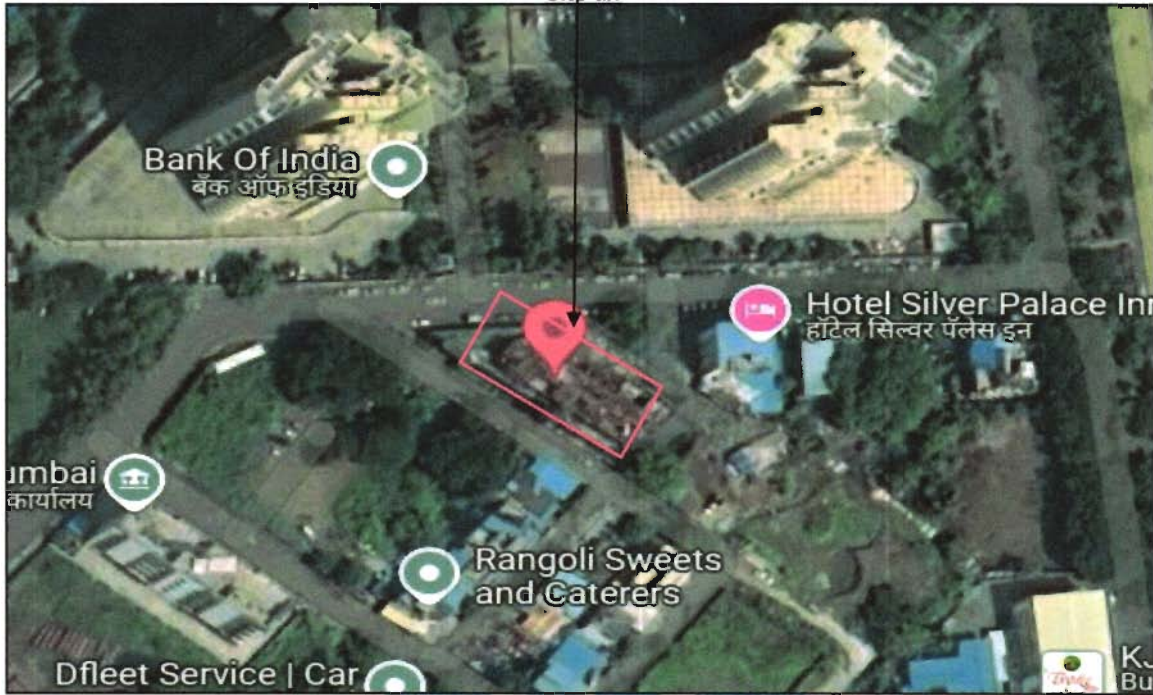


Actual Site Photographs



Route Map of the property

Site u/r



Latitude Longitude: 19°02'07.5"N 73°01'39.8"E

Note: The Blue line shows the route to site from nearest railway station (Nerul – 2.3 Km.)




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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)

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

Year: 2024-2025 Language: English

Selected District: Thane

Select Taluka: Thane

Select Village: Gavache Nav : Nerul (Navi Mumbai Mah.

Search By: Survey No. SubZones

Select	उपविभाग	खुली जमीन	निवासी सरनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs.)
SurveyNo	26 / 285- नेरुळ नोड सेक्टर नंबर 17	47000	103800	128300	155600	128300	चौ. मीटर
SurveyNo	26 / 286- नेरुळ नोड सेक्टर नं. 1अ, 1, 3, 5, 7, 13	37400	103800	142400	186300	142400	चौ. मीटर
SurveyNo	26 / 287- नेरुळ नोड सेक्टर नंबर 27	46300	117500	135200	174600	135200	चौ. मीटर
SurveyNo	26 / 288-नेरुळ नोड अतर्गत सारसोळे गा.वि. .यो. शिरवणे गा.वि. .यो. करावे गा.वि. .यो. दारावे गा.वि. .यो. या चार गावा करिता	18300	52500	60700	70800	60700	चौ. मीटर
SurveyNo	26 / 289 - नेरुळ नोड सेक्टर नंबर-29 (नेरुळ रेल्वे लाईनजगत)	55400	136100	146500	170100	146500	चौ. मीटर

1 2 3 4 5 6 7 8 9 10 ...

Sales Intance

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate Per Sq. Ft.
19660 / 2024	19.09.2024	1,36,00,000.00	45.960	495.00	27,490.00

गावाचे नाव : नेरुळ	
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	13600000
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5247090
(4) भू-मापन,घोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:नवी मुंबई मनपाइतर वर्णन : इतर माहिती: विभाग क्रमांक 26/286, दर 1,03,800 प्रति चौ. मी. सदनिका क्र. 104,पहिला मजला,मेट्रिक्स इम्पेरिअल,प्लॉट क्र. 37+38,सेक्टर क्र. 13,नेरुळ,नवी मुंबई,ता. व जि. ठाणे क्षेत्र-45.960 चौ. मी. कारपेट एरिया((Plot Number : 37+38 ;))
(5) क्षेत्रफळ	45.960 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. मेट्रिक्स लाईफस्टाईल लॉफ भागीदार राजेंद्रकुमार मोहनलाल सामर वय:-53 पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: - , ब्लॉक नं. - , रोड नं. 1500, इन्फिनिटी बिल्डिंग, प्लॉट नं. 396-400 व 406-408, सेक्टर 36, सीवूड्स, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं.-ABTFM8580H
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-शेख अब्दुल्ला वय:-31; पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: - , ब्लॉक नं. - , रोड नं. प्लॉट नं. ४०९, साई खदना, प्लॉट नं. २९, सेक्टर ४४, सीवूड्स (वेस्ट), नेरुळ, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं.-DPHPSS788A 2): नाव:-शेख अब्दुल्ला शेख वय:-49; पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: - , ब्लॉक नं. - , रोड नं. प्लॉट नं. ४०९, साई खदना, प्लॉट नं. २९, सेक्टर ४४, सीवूड्स (वेस्ट), नेरुळ, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं.-DMVPS1552R
(9) दस्तऐवज करून दिल्याचा दिनांक	19/09/2024
(10) दस्त नोंदणी केल्याचा दिनांक	19/09/2024
(11) अनुक्रमांक,खंड व पृष्ठ	19660/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	816000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेंरा	
मुल्यांकनासाठी विचारलेले घेतलेले तपशील:-	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

Sales Intance nearby

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate Per Sq. Ft.
10157 / 2024	06.06.2024	1,95,82,000.00	67.015	712.00	27,146.00

1/21/25, 10:49 AM		igr_10157	
10157394 27-06-2024 Note:-Generated Through eSearch Module, For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. ठाणे 11 दस्त क्रमांक : 10157/2024 नोदणी : Regn:63m	
गावाचे नाव : नेरुळ			
(1) विलेखाचा प्रकार	करारनामा		
(2) मोबदला	19582000		
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	9690771.09		
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: नवी मुंबई मनपाइतर वर्णन : इतर माहिती: सदनिका क्र.504, पाचवा मजला, प्लॅटिनम मॅनशॅझ, प्लॉट क्र.36,37,38, सेक्टर 25, नेरुळ, नवी मुंबई. क्षेत्र 67.015 चौ.मी. कारपेट (Plot Number : 36, 37, 38 ; SECTOR NUMBER : 25 ;)		
(5) क्षेत्रफळ	67.015 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. एक्सपेरीओ वेंचर्स तर्फे भागीदार प्रतिक गिरीश छेडा यांचे कु.मु. म्हणून अक्षय राम पाटील - वय:-27 पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: प्लॉट क्र.१८९, से.२०, उलवे, ता.पनवेल, जि.रायगड., ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, राईगाड:(:). पिन कोड:-410206 पॅन नं:-AAIFE5842Q		
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- तबरेज शब्बीर अहमद काद्री यांचे कु.मु म्हणून मिनहाज मोहंमद हनीफ चारोलीया - - वय:-35; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: ३०२, कोकण प्लाझा, बंदर रोड, ऑप.वीट सेंटर, पनवेल कोर्ट पनवेल, ता.पनवेल, जि.रायगड., ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, राईगाड:(:). पिन कोड:-410206 पॅन नं:-ANZPK9525G 2): नाव:- आयेशा तबरेज काद्री यांचे कु.मु म्हणून वसीम युसुफ चारोलीया - - वय:-50; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: ३०२, कोकण प्लाझा, बंदर रोड, ऑप.वीट सेंटर, पनवेल कोर्ट पनवेल, ता.पनवेल, जि.रायगड., ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, राईगाड:(:). पिन कोड:-410206 पॅन नं:-HHMPK5869K		
(9) दस्तऐवज करून दिल्याचा दिनांक	06/06/2024		
(10) दस्त नोंदणी केल्याचा दिनांक	06/06/2024		
(11) अनुक्रमांक, खंड व पृष्ठ	10157/2024		
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1175000		
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000		

Sales Intance nearby

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate Per Sq. Ft.
441 / 2024	08.01.2024	2,63,00,000.00	101.055	1088.00	24,178.00

गावाचे नाव : नेरुळ	
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	26300000
(3) बाजारभावाभाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	14961024.4
(4) भू-मापन, फोटोहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: नवी मुंबई मनपाइतर वर्णन : इतर माहिती: सदनिका क्र. 1206, बारावा मजला, प्लॉट नं. 36, 37, 38, सेक्टर 25, नेरुळ, नवी मुंबई, क्षेत्र 101.055 चौ.मी. कारपेट ((Plot Number : 36, 37, 38 ; SECTOR NUMBER : 25 ;))
(5) क्षेत्रफळ	101.055 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. एक्सपेरीओ वेंचर्स तर्फे भागीदार प्रतिक गिरीश छेडा यांचे कु.मु. म्हणून अक्षय राम पाटील - वय:- 28 पत्ता:- प्लॉट नं. - , माळा नं. - , इमारतीचे नाव:- प्लॉट क्र. 22, से. 19, कळंबोती, ता. पनवेल, जि. रायगड, ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, राईगाड () . पिन कोड:- 410218 पॅन नं:- AAJFE5842Q
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- प्रदीप वासुदेवन नायर - वय:- 49; पत्ता:- प्लॉट नं. - , माळा नं. - , इमारतीचे नाव:- ए-206, सफल रेसिडेन्सी, प्लॉट क्र. 2, 2 ए. स्टर्लिंग कॉलेज जवळ, से. 25, नेरुळ ईस्ट, नवी मुंबई, ब्लॉक नं. - , रोड नं. - , पिन कोड:- 400706 पॅन नं:- AFVPM4684F 2): नाव:- संभ्या प्रदीप नायर यांचे कु.मु. म्हणून प्रदीप वासुदेवन नायर - वय:- 49; पत्ता:- प्लॉट नं. - , माळा नं. - , इमारतीचे नाव:- ए-206, सफल रेसिडेन्सी, प्लॉट क्र. 2, 2 ए. स्टर्लिंग कॉलेज जवळ, से. 25, नेरुळ ईस्ट, नवी मुंबई, ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, ठाणे. पिन कोड:- 400706 पॅन नं:- BK3JPN8722L
(9) दस्तऐवज करून दिल्याचा दिनांक	08/01/2024
(10) दस्त नोंदणी केल्याचा दिनांक	08/01/2024
(11) अनुक्रमांक, खंड व पृष्ठ	441/2024
(12) बाजारभावाभाडेपट्ट्याचे मुद्रांक शुल्क	1578000
(13) बाजारभावाभाडेपट्ट्याचे नोंदणी शुल्क	30000
(14) शेर	
भुसंक्रमासाठी विचारात घेतलेला तपशील:-	

Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
1 BHK	housing.com	351.00	68,81,000.00	19,605.00
2 BHK	housing.com	547.00	1,07,00,000.00	19,560.00

HOUSING.COM Buy in Navi Mumbai

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Home / Navi Mumbai / Nerul / Matrix Imperial Last updated: Jan 4, 2025

Matrix Imperial ✓ RERA

By MATRIX LIFESTYLE Price excludes maintenance, floor rise c... See More

Plot No. 37+38, Sector No. 13, Nerul, Navi Mumbai Contact Developer



No Property Images Available

Request Photos

1, 2 BHK Apartments
Configurations

Dec, 2028
Possession Starts

₹19.61 K/sq.ft
Avg. Price

351.00 - 547.00 sq.ft
convert unit
(Carpet Area)
Sizes

Price Indicators

Comp.	Source	Super Built up Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
1 BHK	99acres.com	750.00	96,50,000.00	12,866.00

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

Home > Property in Navi Mumbai > Flats for sale in Navi Mumbai > Flats for sale in Nerul > Flats for sale in Sector 13 Nerul > 1 BHK Flats for sale in Sector 13 Nerul

₹96.5 Lac @ 12,866 per sq.ft. **1BHK 2Baths**
 Estimated EMI ₹ 77,075
 Flat/Apartment for Sale
 in Matrix New, Sector 13 Nerul, Navi Mumbai

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

CONTACT DEALER FREE
 Under Construction Property | Posted on Nov 22, 2024

Overview Dealer Details Price Trends Explore Locality Recommendations Article >

Property (1)

- Area** Super Built up area 750 sq.ft. (68.88 sq.m.)
- Price** ₹ 96.5 Lac @ 12,866 per sq.ft.
- Floor Number** 7th of 17 Floors
- Overlooking** Park/Garden
- Configuration** 1 Bedroom, 2 Bathrooms, 1 Balcony
- Address** matrix new Sector 13 Nerul, Navi Mumbai
- Facing** West
- Possession in** Apr 2027


Places nearby Sector 13 Nerul, Navi Mumbai

CIDCO Pay & Park L&T Seawoods Parking SGC Mall CIDCO Pay & Park Gramdevi Mandir Sri Akhandanand

Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	proptiger.com	421.00	82,58,000.00	19,615.00

Overview Neighbourhood **Floor Plan** Gallery Similar Properties



The locality houses some of the prominent temples of Mumbai such as Balaji temple, Mata Amritanandamayi Math, Sri Ayyappa temple and Sri Shaneswara t. [know more](#)

2.34 km

Hospital

Apollo Hospitals - Navi Mumbai

1.94 km


School

Tilak Public School


Price & Floorplan

2BHK+2T (420.98 sq ft) **₹ 82.58 L**


See Price Inclusions



2 BHK



2 BHK



421 sqft

property size here is carpet area
Built up area is now available

We will take care of your search

Name

+91 Mobile No

I agree to be contacted by Proptiger via WhatsApp, SMS, Phone, Email etc

GET CALL BACK


Read Disclaimer

Other properties in Matrix Lifestyle Imperial

1 BHK
2 BHK

1 BHK Apartment

₹ 68.65 L



Contact Helpdesk on
Whatsapp(Chat Only)

+91 96939 69347



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Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	proptiger.com	421.00	82,58,000.00	19,615.00
2 BHK	99acres.com	850.00	1,50,00,000.00	17,650.00

Pyramid Centria REDA

By PYRAMID INFRA TECH PVT.LTD
Plot No 32 Sector 10A, Nerul, Navi Mumbai

₹1.59 Cr - 2.3 Cr | ₹19.98 K/sq.ft
EMI starts at ₹78.76 K
Price excludes maintenance floor rise | See More

Contact Sellers

Project Images

2. 3 BHK Apartments Configurations Dec. 2028 Possession Starts ₹19.98 K/sq.ft Avg. Price 812.00 sq.ft. - 1126.00 sq.ft. (Carpet Area) Sizes

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

Home > Property in Navi Mumbai > Builder Floor in Navi Mumbai > Builder Floor in Nerul > 2 BHK Builder Floor in Nerul

Posted on Jan 30, 2024 | Under Construction

₹1.5 Cr @ 17,647 per sq. ft. 2BHK 2Baths
Estimated EMI ₹1,16,806 Independent/Builder Floor for Sale
in goodwill arcade, Nerul, Navi Mumbai, Maharashtra

REDA STATUS: NOT AVAILABLE Website: <http://maharashtra.mahastate.gov.in/>

Overview Owner Details Price Trends Registry Record Explore Locality Recomm

Property (9)

Area: Carpet area: 850 sq.ft. (18.41 sq.m.)

Configuration: 2 Bedrooms, 2 Bathrooms, No Balcony

Price: ₹1.5 Crore @ 17,647 per sq.ft. (All inclusive, Negotiable)

Address: goodwill arcade, Nerul, Navi Mumbai

Floor Number: 4th of 5 Floors

Possession in: Dec 2024

Photos (1/9)

Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	99acres.com	677.00	1,56,00,000.00	23,000.00
2 bhk	99acres.com	714.00	1,60,00,000.00	22,410.00

2BHK Flat/Apartment Zenith
Nerul, Navi Mumbai, Maharashtra

₹1.56 Crore (62.9 sq.m) **677 sq.ft.** **Under Construction**
Base Price: ₹23042 Per Sq Ft. Possession: December 2028

Why choose this project ?

- 10+ amenities available
- Project is in proximity to various connectives
- CCTV Surveillance in common area

NO BROKERAGE **REGISTRATION** Registration No: PM1330002400002 **View QR Code** Website: https://maharera.maharashtra.gov.in

Floor Plan | Project Details | Society Reviews | Explore Locality | Recommendations | Builder Details

FLOOR PLAN | INCLUSIONS | AREA DETAILS | PRICE DETAILS

2 Bedrooms | Carpet Area: 677 sq.ft. | Base Price: ₹ 1.56 Crores

Pyramid Centria?

- Scenic view of Parsik hills
- Blissful view of palm beach water front
- Seawood Railway Station is 2.2 km

Pyramid Centria
Nerul, Navi Mumbai

Under Construction
Completion in Dec, 2028

₹ 1.6 - 2.5 Cr + Charges

2, 3 BHK Apartment

2 BHK Apartment **3 BHK Apartment**

Carpet Area: 714 sq.ft. (66.33 sq.m) | Carpet Area: 1050 sq.ft. (97.53 sq.m)

₹ 1.6 Cr + Charges | ₹ 2.5 Cr + Charges



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Price Indicators Projects nearby Locality

Comp.	Source	Built up Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
1 BHK	housing.com	1950.00	2,99,00,000.00	15,350.00

HOUSING.COM Buy in Navi Mumbai

Home / Navi Mumbai / Nerul / Apartment for Sale in Nerul / 3 BHK Flat

3 BHK Flat By REPUTED BUILDER

Sector 13, Nerul, Navi Mumbai

₹2.99 Cr EMI starts at ₹1.48 Lacs

₹15.33 K/sq.ft

Contact Seller

Hall, Bedroom, Balcony

1950.00 sq.ft Built Up Area | ₹15.33 K/sq.ft Avg. Price | 3 BHK Configuration | 21st Nov, 2024 Possession status | Higher of 25 floors | Unfurnished Furnishing

OVERVIEW AMENITIES RATINGS AND REVIEWS PRICE TRENDS LOCALITY PROJECT O&A CALCULATOR

Property Highlights

- 24x7 Security
- Close to Railway Station
- Children Play Area
- Community Hall

Property Location: Sector 13, Nerul, Navi Mumbai

Contact Seller: **Harmony Realtors**, Housing Expert Pro, +9184339....

Please share your contact



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Price Indicators Projects nearby Locality

Comp.	Source	Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	housing.com	1260.00	1,08,00,000.00	25,350.00
3 BHK	99acres.com	1186.00	3,70,00,000.00	31,198.00

HOUSING.COM Buy in Navi Mumbai

Home / Navi Mumbai / Nerul / Apartment for Sale in Nerul / 2 BHK Flat

2 BHK Flat

Sector 13, Nerul, Navi Mumbai

₹1.6 Cr EMI starts at ₹79,433

₹12.70 K/sq ft

Contact Seller

1260 sq ft Built Up Area | ₹12.70 K/sq ft Avg. Price | 2 BHK Configuration | 2nd Dec, 2026 Possession status | Middle of 17 floors | East facing Facing | Unfurnished Furnishing

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

Home / Property in Navi Mumbai / Flat for sale in Navi Mumbai / Flat for sale in Nerul / Flat for sale in Nerul East / 3 BHK Flat for sale in Nerul East

₹3.7 Cr @ 18,500 per sq ft. Estimated EMI ₹ 2,95,520

3BHK 3Baths

Flat/Apartment for Sale

19 East, Nerul East, Navi Mumbai

REGISTRATION STATUS: REGISTERED Registration No: P51700025055 Website: https://maharashtra.maharashtra.gov.in

Abdulrehman Azmi Contact Dealer

Under Construction Property | Posted on Jan 04, 2025

Overview Society Dealer Details Price Trends Registry Record Society Reviews

Videos (1) Property (3) Society (14)

Area: Built Up area: 2000 sq ft. Carpet area: 1186 sq ft.

Price: ₹ 3.7 Crore @ 18,500 per sq ft. (All inclusive, Negotiable)

Address: 19 East, Nerul East, Navi Mumbai

Floor Number: 6th of 14 Floors

Facing: West

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

Possession in: Within 3 months

4 people already contacted since last week



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Price Indicators Projects nearby Locality


Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
3 BHK	realestateindia.com/	876.00	2,50,00,000.00	28,540.00



Navi Mumbai Buy Rent
Projects Agents Services

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Home > Navi Mumbai > Nerul > Flats > 3 BHK Apartment 1064 Sq.ft. for Sale in Nerul, Navi Mumbai



No Property Images Available

REQUEST PHOTOS

3 BHK Apartment 1064 Sq.ft. for Sale in Nerul, Navi Mumbai

Listing ID #1251704

3 Beds 3 Baths 2 Balcony 1064 Sq.ft.

₹ 2.50 Cr. ₹ 23,496/Sq.ft.

ENQUIRY NOW GET PHONE NO.

Noticed an issue with this listing? Report Here.

Posted On: 31/03/2024

7 Views

Property Overview

Location Nerul, Navi Mumbai	Bedrooms 3 BHK	Bathrooms 3 Baths	Built Up Area 1064 Sq.ft.	Carpet Area 876 Sq.ft.
Super Area 1465 Sq.ft.	Ownership Individual	Sale Type Resale	Type Flats	Property on Floor 14th

Rishi Real Estate
Agent / +91-98217xxxxx

Please share your contact info

1 am

Individual Agent

Name

Email Address

+91 Mobile Number

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 : 21.01.2025

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

**Manoj
Chalikwar
Director**

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2025.01.21 11:30:27 +05'30'

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 21.01.2025 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 16.01.2025. 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



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



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	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by M/s. Matrix Lifestyle
2.	Purpose of valuation and appointing authority	As per request from State Bank of India, HLST Belapur Branch, Navi 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 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 - 16.01.2025 Valuation Date - 21.01.2025 Date of Report - 21.01.2025
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 16.01.2025
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 **21st 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. Matrix Lifestyle**. 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. Matrix Lifestyle**. 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.

**Manoj
Chalikwar**
Director

Digitally signed by Manoj Chalikwar
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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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