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MSME Reg No: UDYAM-MH-18-0083617

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CIN: U74120MH2010PTC207869

**Vastukala Consultants (I) Pvt. Ltd.**

# MASTER VALUATION REPORT



## Details of the property under consideration:

**Name of Project: "NMS ONE 27"**

"NMS ONE 27", Proposed Residential Cum Commercial Building on Plot No.01, Sector – 27, Village - Kharghar, Taluka - Panvel, District - Raigad, Navi Mumbai, PIN – 410 210, State - Maharashtra, Country – India

**Latitude Longitude: 19°03'25.8"N 73°04'57.9"E**

## Intended User:

**State Bank of India**

**HLST Belapur Branch**

Administrative Office, I, 5<sup>th</sup> 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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| Mumbai     | Nashik | Rajkot    | Raipur    |
| Aurangabad | Pune   | Indore    | Jaipur    |

## **Regd. Office**

B1-001, U/B Floor, BOOMERANG, Chandivali Farm Road, Powai, Andheri East, Mumbai: 400072, (M.S), India

+91 2247495919

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## Vastukala Consultants (I) Pvt. Ltd.

Valuation Report Prepared For: State Bank of India / HLST Belapur Branch / NMS ONE 27 / (14416/2310677) Page 2 of 42

Vastu/SBI/Mumbai/02/2025/14416/2310677

21/08-327-V

Date: 21.02.2024

# MASTER VALUATION REPORT OF "NMS ONE 27"

**"NMS ONE 27", Proposed Residential Cum Commercial Building on Plot No.01, Sector – 27,  
Village - Kharghar, Taluka - Panvel, District - Raigad, Navi Mumbai, PIN – 410 210,  
State - Maharashtra, Country – India**

**Latitude Longitude: 19°03'25.8"N 73°04'57.9"E**

**NAME OF DEVELOPER: M/s. NMS Enterprises.**

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 19<sup>th</sup> Febrauary 2025 for approval of Advance Processing Facility.

### 1. Location Details:

The property is situated at "NMS ONE 27", Proposed Residential Cum Commercial Building on Plot No.01, Sector – 27, Village - Kharghar, Taluka - Panvel, District - Raigad, Navi Mumbai, PIN – 410 210, State - Maharashtra, Country – India. It is about 950.00 Mtr. travel distance from Central Park Metro station on Harbour Line 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:

<b>Name of builder</b>	<b>M/s. NMS Enterprises.</b>	
<b>Project Registration Number</b>	<b>Project</b>	<b>RERA Project Number</b>
	<b>NMS ONE 27</b>	<b>P52000034056</b>
<b>Register office address</b>	<b>M/s. NMS Enterprises.</b> <b>Address:</b> Office No. 1105, 11 <sup>th</sup> Floor, "NMS Titaninum", Plot No. 74, Sector 15, CBD Belapur, Navi Mumbai, Pin – 400 614, State - Maharashtra, Country – India	
<b>Contact Numbers</b>	<b>Contact Person :</b> Mr. Rohan Gadhave (Sales Person – Mobile No. 9930636262) Mr. Avinash Patel (Builder Person – Mobile No. 9820688219)	
<b>E – mail ID</b>	<a href="mailto:info@nmsgroup.in">info@nmsgroup.in</a> , <a href="mailto:nmsenterprises9@gmail.com">nmsenterprises9@gmail.com</a> , <a href="http://www.nmsgroup.in">www.nmsgroup.in</a>	

### 3. Boundaries of the Property:

Direction	Particulars
On or towards North	Divya Residency & Open Plot
On or towards South	Road & Open Plot
On or towards East	Road
On or towards West	Geecee Emerald Building



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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, 5<sup>th</sup> Floor,

Belapur Railway Station Complex,

CBD Belapur, Navi Mumbai, PIN - 400 614,

State - Maharashtra, Country - India

**VALUATION REPORT (IN RESPECT OF MASTER VALUATION REPORT)**

I	General					
1.	Purpose for which the valuation is made	: As per request from State Bank of India, HLST Belapur Branch, Navi Mumbai to assess fair market value of the property for bank loan purpose.				
2.	a)	Date of inspection : 19.02.2025				
	b)	Date on which the valuation is made : 21.02.2025				
3.	List of documents produced for perusal					
	1.	Copy of Title Clearance Certificate dated 21.02.2022, issued by Adv. P. G. Danavale (High Court Mumbai).				
	2.	Copy of Affidavit cum Declaration of the M/s. NMS Enterprises date 25.01.2025.				
	3.	Copy of Engineer's Certificate date 30.06.2024 issued by Er. Rajesh K. Ladhad				
	4.	Copy of Engineer's Certificate for Quality Assurance date 22.01.2023 issued by Er. Shailesh V. Jorwekar				
	5.	Copy of Architect Certificate date 05.08.2024 issued by Ar. Amitkumar B. Patel				
	6.	Copy of Architect Certificate date 01.06.2023 issued by Ar. Amitkumar B. Patel				
	7.	Copy of NOC for Height Clearance Certificate No. NAVI / WEST / B / 040421 / 538632 date 12.08.2022 issued by Airports Authority of India				
	8.	Copy of Fire Brigade Provisional NOC No. CIDCO / FIRE / HQ / 2022 / E-206405 date 03.05.2023 issued by CIDCO Fire Services				
	9.	Copy of MAHARERA Registration Certificate of Project No. P52000034056 issued by Maharashtra Real Estate Regulatory Authority date 30.06.2023.				
	10.	Copy of Amended Commencement Certificate No. CIDCO / BP – 17941 / TPO(NM & K) / 2021 / 10788 dated 01.06.2023 issued by City and Industrial Development Corporation of Maharashtra (CIDCO).  Proposed Ground Floor + 6 Parking + 1 <sup>st</sup> to 17 <sup>th</sup> upper Floors.				
	11.	Copy of Approved Plan No. CIDCO / BP – 17941 / TPO(NM & K) / 2021 / 10788 dated 01.06.2023 issued by City and Industrial Development Corporation of Maharashtra (CIDCO) (Number of Copies – Five - Sheet No. 1/5 to 5/5).  <b>Approved upto:</b>				
		<table border="1"> <thead> <tr> <th>Project</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td><b>NMS ONE 27</b></td> <td><b>Ground (part) + Stilt (part) + 1<sup>st</sup> to 5<sup>th</sup> Floors (Podiums) + 6<sup>th</sup> Floor (Amenity) + 7<sup>th</sup> to 23<sup>rd</sup> upper floors.</b></td> </tr> </tbody> </table>	Project	Number of Floors	<b>NMS ONE 27</b>	<b>Ground (part) + Stilt (part) + 1<sup>st</sup> to 5<sup>th</sup> Floors (Podiums) + 6<sup>th</sup> Floor (Amenity) + 7<sup>th</sup> to 23<sup>rd</sup> upper floors.</b>
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	Project Name (with address & phone nos.)	: <b>"NMS ONE 27"</b> , Proposed Residential Cum Commercial Building on Plot No.01, Sector – 27,				



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		Village - Kharghar, Taluka - Panvel, District - Raigad, Navi Mumbai, PIN – 410 210, State - Maharashtra, Country – India									
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	<p><b>M/s. NMS Enterprises.</b>  <b>Address:</b>  Office No. 1105, 11<sup>th</sup> Floor, “NMS Titaninum”, Plot No. 74, Sector 15, CBD Belapur, Navi Mumbai, Pin – 400 614, State - Maharashtra, Country – India.</p> <p><b>Contact Person :</b>  Mr. Rohan Gadhve (Sales Person – Mobile No. 9930636262)  Mr. Avinash Patel (Builder Person – Mobile No. 9820688219)</p>									
5.	Brief description of the property (Including Leasehold / freehold etc.)										
<p><b>About "NMS ONE 27" Project:</b> NMS Enterprises has lauched NMS One 27 in Kharghar, Navi Mumbai. A residential project spread over 0.52 Acres , it offers ample amount of facilities for residents. The project was launched in July 2022. It offers Under Construction units. Popular configurations include 2 BHK &amp; 3 BHK units. There are 44 units in NMS One 27. Overall, there is 1 building. The possession date of NMS One 27 is Dec, 2027. The address of NMS One 27 is Kharghar. This is a RERA registered project with RERA ID P52000034056.</p>											
<p><b>TYPE OF THE BUILDING</b></p> <table border="1"> <thead> <tr> <th>Project</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>NMS ONE 27</td> <td>Proposed Ground (part) + Stilt (part) + 1<sup>st</sup> to 5<sup>th</sup> Floors (Podiums) + 6<sup>th</sup> Floor (Amenity) + 7<sup>th</sup> to 23<sup>rd</sup> upper floors.</td> </tr> </tbody> </table>			Project	Number of Floors	NMS ONE 27	Proposed Ground (part) + Stilt (part) + 1 <sup>st</sup> to 5 <sup>th</sup> Floors (Podiums) + 6 <sup>th</sup> Floor (Amenity) + 7 <sup>th</sup> to 23 <sup>rd</sup> upper floors.					
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Project	Present stage of Construction	Percentage of work completion									
NMS ONE 27	RCC work, Brick work, Internal / External plaster work, Plumbing work is completed.	72%									
<p><b>DATE OF COMPLETION &amp; FUTURE LIFE:</b>  Expected completion date as informed by builder is <b>December – 2027 (As per MAHARERA Certificate)</b></p> <p>Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance &amp; Structural repairs</p>											
<p><b>PROPOSED PROJECT AMENITIES:</b></p> <table border="1"> <tbody> <tr><td>➤ Vitrified tiles flooring in all rooms</td></tr> <tr><td>➤ Granite Kitchen platform with Stainless Steel Sink</td></tr> <tr><td>➤ Powder coated aluminum sliding windows with M.S. Grills</td></tr> <tr><td>➤ Laminated wooden flush doors with Safety door</td></tr> <tr><td>➤ Concealed wiring</td></tr> <tr><td>➤ Concealed plumbing</td></tr> <tr><td>➤ Creche/Day Care</td></tr> <tr><td>➤ Jogging Track</td></tr> <tr><td>➤ Clubhouse</td></tr> </tbody> </table>			➤ 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	➤ Creche/Day Care	➤ Jogging Track	➤ Clubhouse
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	<ul style="list-style-type: none"> <li>➤ Gymnasium</li> <li>➤ Garden</li> <li>➤ Jogging Track</li> <li>➤ Fitness Centre</li> <li>➤ Landscaped Garden with Sit-Outs</li> <li>➤ Swimming Pool</li> <li>➤ Senior Citizen Area</li> <li>➤ Yoga/Meditation Area</li> <li>➤ Gymnasium</li> <li>➤ Kids Play Area</li> <li>➤ Library</li> <li>➤ Multiple hall</li> <li>➤ <b>Reflexology Path</b></li> </ul>			
6.	Location of property		:	
	a)	Plot No. / Survey No.	:	Plot No. 01
	b)	Door No.	:	Not applicable
	c)	C. T.S. No. / Village	:	Plot No. 01, Sector 27, Village – Kharghar
	d)	Ward / Taluka	:	Panvel
	e)	Mandal / District	:	Raigad
7.	Postal address of the property		:	<b>"NMS ONE 27"</b> , Proposed Residential Cum Commercial Building on Plot No.01, Sector – 27, Village - Kharghar, Taluka - Panvel, District - Raigad, Navi Mumbai, PIN – 410 210, State - Maharashtra, Country – India
8.	City / Town		:	Kharghar, Navi Mumbai
	Residential area		:	Yes
	Commercial area		:	No
	Industrial area		:	No
9.	Classification of the area		:	
	i) High / Middle / Poor		:	Middle Class
	ii) Urban / Semi Urban / Rural		:	Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality		:	CIDCO, Village - Kharghar
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.	<b>Boundaries of the property</b>	<b>As per Documents</b>	<b>As per RERA Certificate</b>	<b>As per Site</b>
	North	Drain	Drain	Divya Residency & Open Plot
	South	40 Mtr. Wide Road	40 Mtr. Wide Road	Road & Open Plot
	East	45 Mtr. Wide Road	45 Mtr. Wide Road	Road

	West	Plot No. 1A	Plot No. 1A	Geecee Emerald Building
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°03'25.8"N 73°04'57.9"E	
14.	Extent of the site		: Plot area – 2129.590 Sq. M. (As per 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 – 2129.590 Sq. M. (As per 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	
<b>II</b>	<b>CHARACTERSTICS OF THE SITE</b>			
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. CIDCO / BP – 17941 / TPO(NM & K) / 2021 / 10788 dated 01.06.2023 issued by City and Industrial Development Corporation of Maharashtra (CIDCO). (Number of Copies – Five - Sheet No. 1/5 to 5/5). <b>Approved upto:</b>	
			<b>Project</b>	<b>Number of Floors</b>
			<b>NMS ONE 27</b>	<b>Ground (part) + Stilt (part) + 1<sup>st</sup> to 5<sup>th</sup> Floors (Podiums) + 6<sup>th</sup> Floor (Amenity) + 7<sup>th</sup> to 23<sup>rd</sup> upper floors.</b>
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.		: 40.00 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.	<b>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)</b>	:	No						
<b>Part – A (Valuation of land)</b>									
1	Size of plot	:	Plot area – 2129.590 Sq. M. (As per 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)	:	₹ 98,800.00 per Sq. M. for Residential ₹ 42,000.00 per Sq. M. for Land						
5	Assessed / adopted rate of valuation	:	<b>As per table attached to the report</b>						
6	<b>Estimated value of land</b>	:	<table border="1"> <thead> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> </thead> <tbody> <tr> <td>2129.59</td> <td>42000</td> <td>8,94,42,780.00</td> </tr> </tbody> </table>	Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	2129.59	42000	8,94,42,780.00
Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)							
2129.59	42000	8,94,42,780.00							
<b>Part – B (Valuation of Building)</b>									
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	:							
	<b>Project</b>	<b>Number of Floors</b>							
	<b>NMS ONE 27</b>	<b>Proposed Ground (part) + Stilt (part) + 1<sup>st</sup> to 5<sup>th</sup> Floors (Podiums) + 6<sup>th</sup> Floor (Amenity) + 7<sup>th</sup> to 23<sup>rd</sup> upper floors.</b>							
	e) Plinth area floor-wise	:	<b>As per table attached to the report</b>						
	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. CIDCO / BP – 17941 / TPO(NM & K) / 2021 / 10788 dated 01.06.2023 issued by City and Industrial Development Corporation of Maharashtra (CIDCO). (Number of Copies – Five - Sheet No. 1/5 to 5/5).						
	h) Approved map / plan issuing authority	:							

		<b>Approved upto:</b>	
		<b>Project</b>	<b>Number of Floors</b>
		<b>NMS ONE 27</b>	<b>Ground (part) + Stilt (part) + 1<sup>st</sup> to 5<sup>th</sup> Floors (Podiums) + 6<sup>th</sup> Floor (Amenity) + 7<sup>th</sup> to 23<sup>rd</sup> upper floors.</b>
	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**

<b>Sr. No.</b>	<b>Description</b>		
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
<b>2.</b>	<b>Compound Wall</b>	:	
	Height	:	N.A. Building Construction work is in progress
	Length	:	
	Type of construction	:	
<b>3.</b>	<b>Electrical installation</b>	:	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	:	-
<b>4.</b>	<b>Plumbing installation</b>	:	
	a) No. of water closets and their type	:	
	b) No. of wash basins	:	
	c) No. of urinals	:	
	d) No. of bath tubs	:	N.A. Building Construction work is in progress
	e) Water meters, taps etc.	:	
	f) Any other fixtures	:	

**CONFIGURATION OF PROJECT AS PER DEVELOPER'S INFORMATION AND COPY OF APPROVED PLAN NO. CIDCO / BP – 17941 / TPO(NM & K) / 2021 / 10788 DATED 01.06.2023 ISSUED BY CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA (CIDCO):**



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**1) NMS ONE 27:**

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. Ft.	Enclosed Balcony + Balcony Area + 49% Natural Terrace Area in Sq.Ft.	Total Area in Sq.Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	701	7	2 BHK	649	71	720	792	20500	1,47,60,000	1,77,12,000	44,500	20,59,200
2	702	7	3 BHK	984	169	1153	1268	20500	2,36,36,500	2,83,63,800	71,000	32,97,580
3	703	7	2 BHK	766	184	950	1045	20500	1,94,75,000	2,33,70,000	58,500	27,17,000
4	704	7	3 BHK	984	221	1205	1326	20500	2,47,02,500	2,96,43,000	74,000	34,46,300
5	705	7	2 BHK	653	90	743	817	20500	1,52,31,500	1,82,77,800	45,500	21,24,980
6	801	8	2 BHK	649	90	739	813	20550	1,51,86,450	1,82,23,740	45,500	21,13,540
7	802	8	3 BHK	984	169	1153	1268	20550	2,36,94,150	2,84,32,980	71,000	32,97,580
8	803	8	2 BHK	766	119	885	974	20550	1,81,86,750	2,18,24,100	54,500	25,31,100
9	804	8	3 BHK	984	169	1153	1268	20550	2,36,94,150	2,84,32,980	71,000	32,97,580
10	805	8	2 BHK	653	90	743	817	20550	1,52,68,650	1,83,22,380	46,000	21,24,980
11	901	9	2 BHK	649	90	739	813	20600	1,52,23,400	1,82,68,080	45,500	21,13,540
12	902	9	3 BHK	984	169	1153	1268	20600	2,37,51,800	2,85,02,160	71,500	32,97,580
13	903	9	2 BHK	766	119	885	974	20600	1,82,31,000	2,18,77,200	54,500	25,31,100
14	904	9	3 BHK	984	169	1153	1268	20600	2,37,51,800	2,85,02,160	71,500	32,97,580
15	905	9	2 BHK	653	90	743	817	20600	1,53,05,800	1,83,66,960	46,000	21,24,980
16	1001	10	2 BHK	649	90	739	813	20650	1,52,60,350	1,83,12,420	46,000	21,13,540
17	1002	10	3 BHK	984	169	1153	1268	20650	2,38,09,450	2,85,71,340	71,500	32,97,580
18	1003	10	2 BHK	766	119	885	974	20650	1,82,75,250	2,19,30,300	55,000	25,31,100
19	1004	10	3 BHK	984	169	1153	1268	20650	2,38,09,450	2,85,71,340	71,500	32,97,580
20	1005	10	2 BHK	653	90	743	817	20650	1,53,42,950	1,84,11,540	46,000	21,24,980
21	1101	11	2 BHK	649	90	739	813	20700	1,52,97,300	1,83,56,760	46,000	21,13,540
22	1102	11	3 BHK	984	169	1153	1268	20700	2,38,67,100	2,86,40,520	71,500	32,97,580
23	1103	11	2 BHK	766	119	885	974	20700	1,83,19,500	2,19,83,400	55,000	25,31,100
24	1104	11	3 BHK	984	169	1153	1268	20700	2,38,67,100	2,86,40,520	71,500	32,97,580
25	1105	11	2 BHK	653	90	743	817	20700	1,53,80,100	1,84,56,120	46,000	21,24,980
26	1201	12	2 BHK	649	90	739	813	20750	1,53,34,250	1,84,01,100	46,000	21,13,540
27	1202	12	3 BHK	984	169	1153	1268	20750	2,39,24,750	2,87,09,700	72,000	32,97,580
28	1203	12	2 BHK	766	119	885	974	20750	1,83,63,750	2,20,36,500	55,000	25,31,100
29	1204	12	3 BHK	984	169	1153	1268	20750	2,39,24,750	2,87,09,700	72,000	32,97,580
30	1205	12	2 BHK	653	90	743	817	20750	1,54,17,250	1,85,00,700	46,500	21,24,980
31	1301	13	2 BHK	649	90	739	813	20800	1,53,71,200	1,84,45,440	46,000	21,13,540
32	1302	13	3 BHK	984	169	1153	1268	20800	2,39,82,400	2,87,78,880	72,000	32,97,580
33	1303	13	2 BHK	766	119	885	974	20800	1,84,08,000	2,20,89,600	55,000	25,31,100



Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. Ft.	Enclosed Balcony + Balcony Area + 40% Natural Terrace Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
34	1304	13	3 BHK	984	169	1153	1268	20800	2,39,82,400	2,87,78,880	72,000	32,97,580
35	1305	13	2 BHK	653	90	743	817	20800	1,54,54,400	1,85,45,280	46,500	21,24,980
36	1401	14	2 BHK	649	90	739	813	20850	1,54,08,150	1,84,89,780	46,000	21,13,540
37	1402	14	3 BHK	984	169	1153	1268	20850	2,40,40,050	2,88,48,060	72,000	32,97,580
38	1403	14	2 BHK	766	119	885	974	20850	1,84,52,250	2,21,42,700	55,500	25,31,100
39	1404	14	3 BHK	984	169	1153	1268	20850	2,40,40,050	2,88,48,060	72,000	32,97,580
40	1405	14	2 BHK	653	90	743	817	20850	1,54,91,550	1,85,89,860	46,500	21,24,980
41	1501	15	2 BHK	649	90	739	813	20900	1,54,45,100	1,85,34,120	46,500	21,13,540
42	1502	15	3 BHK	984	169	1153	1268	20900	2,40,97,700	2,89,17,240	72,500	32,97,580
43	1503	15	2 BHK	766	119	885	974	20900	1,84,96,500	2,21,95,800	55,500	25,31,100
44	1504	15	3 BHK	984	169	1153	1268	20900	2,40,97,700	2,89,17,240	72,500	32,97,580
45	1505	15	2 BHK	653	90	743	817	20900	1,55,28,700	1,86,34,440	46,500	21,24,980
46	1601	16	2 BHK	649	90	739	813	20950	1,54,82,050	1,85,78,460	46,500	21,13,540
47	1602	16	3 BHK	984	169	1153	1268	20950	2,41,55,350	2,89,86,420	72,500	32,97,580
48	1603	16	2 BHK	766	119	885	974	20950	1,85,40,750	2,22,48,900	55,500	25,31,100
49	1604	16	3 BHK	990	169	1159	1275	20950	2,42,81,050	2,91,37,260	73,000	33,14,740
50	1605	16	2 BHK	653	90	743	817	20950	1,55,65,850	1,86,79,020	46,500	21,24,980
51	1701	17	2 BHK	649	90	739	813	21000	1,55,19,000	1,86,22,800	46,500	21,13,540
52	1702	17	3 BHK	984	169	1153	1268	21000	2,42,13,000	2,90,55,600	72,500	32,97,580
53	1703	17	2 BHK	766	119	885	974	21000	1,85,85,000	2,23,02,000	56,000	25,31,100
54	1704	17	3 BHK	990	169	1159	1275	21000	2,43,39,000	2,92,06,800	73,000	33,14,740
55	1705	17	2 BHK	653	90	743	817	21000	1,56,03,000	1,87,23,600	47,000	21,24,980
56	1801	18	2 BHK	649	90	739	813	21050	1,55,55,950	1,86,67,140	46,500	21,13,540
57	1802	18	3 BHK	984	169	1153	1268	21050	2,42,70,650	2,91,24,780	73,000	32,97,580
58	1803	18	2 BHK	766	119	885	974	21050	1,86,29,250	2,23,55,100	56,000	25,31,100
59	1804	18	3 BHK	990	169	1159	1275	21050	2,43,96,950	2,92,76,340	73,000	33,14,740
60	1805	18	2 BHK	653	90	743	817	21050	1,56,40,150	1,87,68,180	47,000	21,24,980
61	1901	19	2 BHK	649	90	739	813	21100	1,55,92,900	1,87,11,480	47,000	21,13,540
62	1902	19	3 BHK	984	169	1153	1268	21100	2,43,28,300	2,91,93,960	73,000	32,97,580
63	1903	19	2 BHK	766	119	885	974	21100	1,86,73,500	2,24,08,200	56,000	25,31,100
64	1904	19	3 BHK	990	169	1159	1275	21100	2,44,54,900	2,93,45,880	73,500	33,14,740
65	1905	19	2 BHK	653	90	743	817	21100	1,56,77,300	1,88,12,760	47,000	21,24,980
66	2001	20	2 BHK	649	90	739	813	21150	1,56,29,850	1,87,55,820	47,000	21,13,540

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. Ft.	Enclosed Balcony + Balcony Area + 40% Natural Terrace Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
67	2002	20	3 BHK	984	169	1153	1268	21150	2,43,85,950	2,92,63,140	73,000	32,97,580
68	2003	20	2 BHK	766	119	885	974	21150	1,87,17,750	2,24,61,300	56,000	25,31,100
69	2004	20	3 BHK	990	169	1159	1275	21150	2,45,12,850	2,94,15,420	73,500	33,14,740
70	2005	20	2 BHK	584	172	756	832	21150	1,59,89,400	1,91,87,280	48,000	21,62,160
71	2101	21	2 BHK	649	90	739	813	21200	1,56,66,800	1,88,00,160	47,000	21,13,540
72	2102	21	3 BHK	984	169	1153	1268	21200	2,44,43,600	2,93,32,320	73,500	32,97,580
73	2103	21	2 BHK	766	119	885	974	21200	1,87,62,000	2,25,14,400	56,500	25,31,100
74	2104	21	3 BHK	990	169	1159	1275	21200	2,45,70,800	2,94,84,960	73,500	33,14,740
75	2105	21	2 BHK	584	172	756	832	21200	1,60,27,200	1,92,32,640	48,000	21,62,160
76	2201	22	2 BHK	649	90	739	813	21250	1,57,03,750	1,88,44,500	47,000	21,13,540
77	2202	22	3 BHK	984	169	1153	1268	21250	2,45,01,250	2,94,01,500	73,500	32,97,580
78	2203	22	2 BHK	766	119	885	974	21250	1,88,06,250	2,25,67,500	56,500	25,31,100
79	2204	22	3 BHK	990	169	1159	1275	21250	2,46,28,750	2,95,54,500	74,000	33,14,740
80	2205	22	2 BHK	584	172	756	832	21250	1,60,65,000	1,92,78,000	48,000	21,62,160
81	2301	23	2 BHK	649	90	739	813	21300	1,57,40,700	1,88,88,840	47,000	21,13,540
82	2302	23	3 BHK	984	169	1153	1268	21300	2,45,58,900	2,94,70,680	73,500	32,97,580
83	2303	23	2 BHK	766	119	885	974	21300	1,88,50,500	2,26,20,600	56,500	25,31,100
84	2304	23	3 BHK	990	169	1159	1275	21300	2,46,86,700	2,96,24,040	74,000	33,14,740
85	2305	23	2 BHK	584	172	756	832	21300	1,61,02,800	1,93,23,360	48,500	21,62,160
Total				68384	11255	79639	87603		1,66,44,43,600	1,99,73,32,320		22,77,67,540



**Summary of the Project:**

Particulars	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 ₹
NMS ONE 27	2 BHK - 51 3 BHK - 34	85	79639	87603	1,66,44,43,600.00	1,99,73,32,320.00

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	1,66,44,43,600.00
Final Realizable Value After Completion in ₹	1,99,73,32,320.00
Cost of Construction (Total Built up area x Rate) 87603 Sq. Ft. x ₹ 2600.00	22,77,67,540.00

Percentage of work done as on date	Built up area in Sq. Ft.	Total Cost Of Construction	Cost of construction as of today
72	87603	22,77,67,540.00	16,39,92,629.00

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	
<b>Realizable Value / Fair Market Value as on date in ₹</b>		<b>₹ 1,66,44,43,600.00</b>
<b>Final Realizable Value After Completion in ₹</b>		<b>₹ 1,99,73,32,320.00</b>

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 ₹ 19,500.00 to ₹ 22,500.00 per Sq. Ft. on Carpet area Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc. We estimate ₹ 20,500.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.



Since 1989

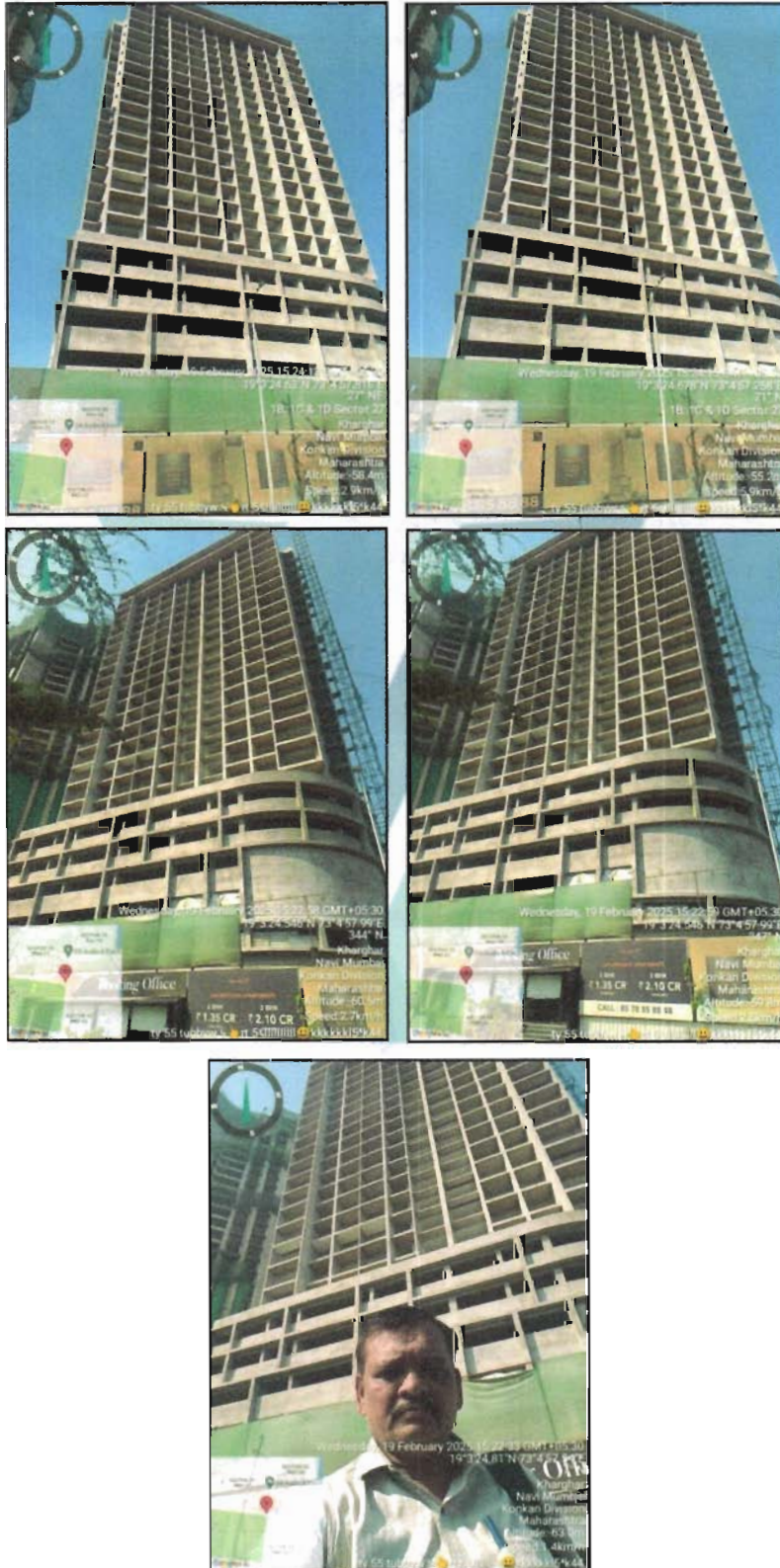
**Vastukala Consultants (I) Pvt. Ltd.**

An ISO 9001 : 2015 Certified Company





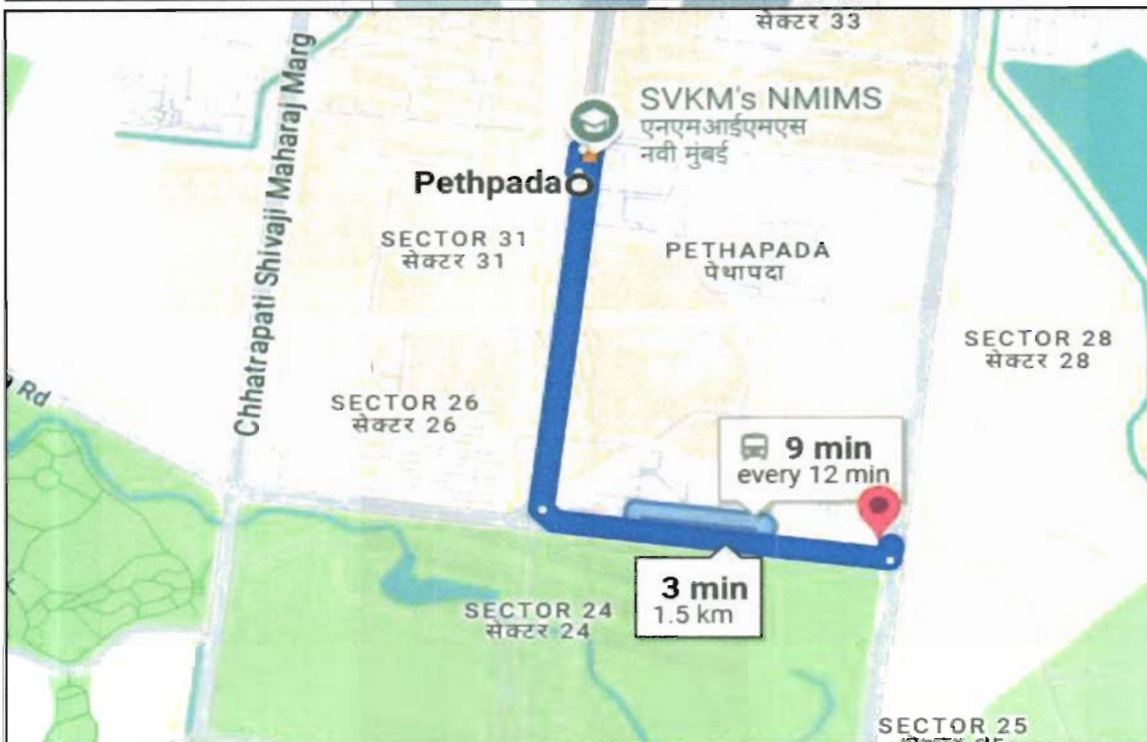
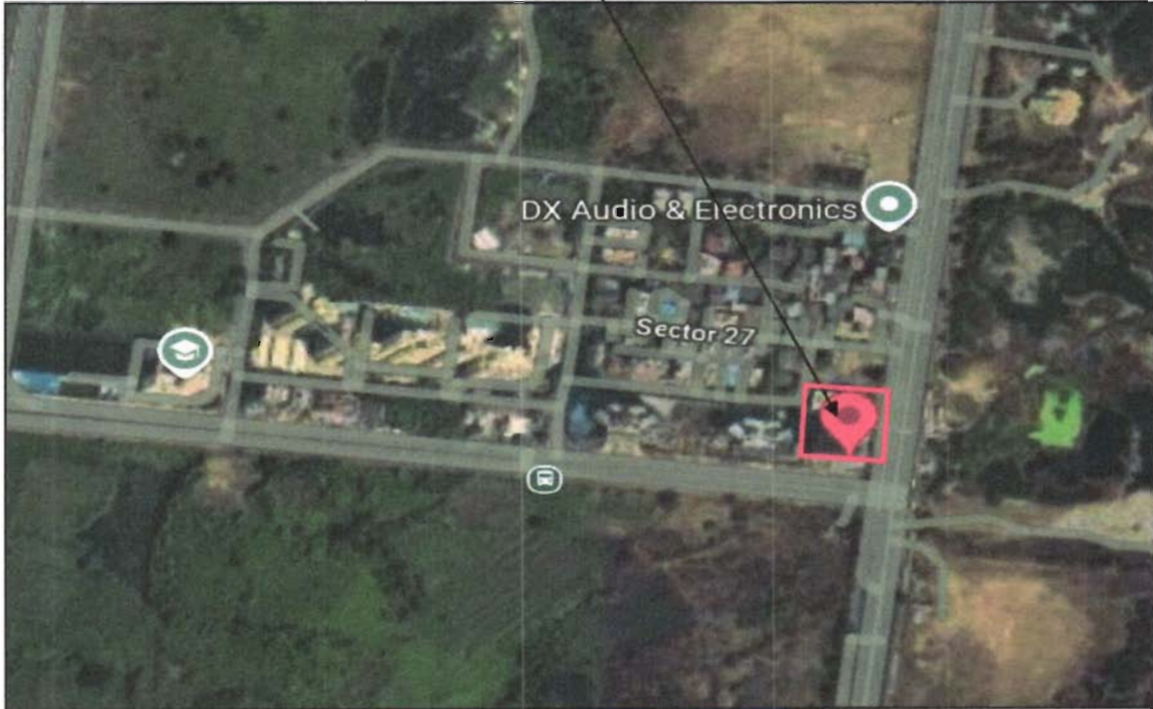
## Actual Site Photographs





## Route Map of the property

Site.u/r



**Latitude Longitude: 19°03'25.8"N 73°04'57.9"E**

**Note:** The Blue line shows the route to site from nearest Metro station (Kharghar – 1.5 Km.)



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## Ready Reckoner Rate

### 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 Raigad

Select Taluka Panvel

Select Village Mauje: Panavel (Panvel Mahanagarपालिका)

Search By  Survey No.  SubZones

Select	उपविभाग	सुनी जमीन	निवासी सपत्तिका	वॉकीस	दुकाने	वैद्योगिक	एकक (Rs./)
SurveyNo	19/24-धारधर सिडको से.क्र.24	30300	62400	75100	91300	75100	चौ. मीटर
SurveyNo	19/27-धारधर सिडको से.क्र.27	42000	98800	113200	123600	113200	चौ. मीटर

## Sales Instances

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate Per Sq. Ft.
6806/2024	08.04.2024	1,32,76,800.00	68.60	738.00	17,980.00

गावाचे नाव : खारघर	
6806398 08-07-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b> दुय्यम निबंधक : सह दु.नि.पनवेल 3 दस्त क्रमांक : 6806/2024 नोंदणी : Regn:63m
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	13276800
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	8270239.25
(4) भू.मापन,पोटहिसा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पनवेल म.न.पा.इतर वर्णन : इतर माहिती: विभाग क्र 19/27 दर 98800/- प्रति चौ. मी. सदनिका क्र.1901, एकोणिसावा मजला,एन एम एस वन 27,प्लॉट नं 01,सेक्टर 27,खारघर,ता. पनवेल,जि. रायगड,(क्षेत्र 60.25 चौ. मी. कारपेट एरिया + 8.35 चौ. मी. बाल्कनी,टेरेस आणि नॅच्युरल टेरेस)। कार पार्किंग सह.( ( Plot Number : 01 ; SECTOR NUMBER : 27 ; ) )
(5) क्षेत्रफळ	60.25 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:-ये. एन एम एस एंटरप्रायजेस तर्फे भग्नीदार हिरन शामजी रावरीया यांच्या तर्फे अस मंगेश शंकर खंदारे -- वय:-35 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. ऑफिस नं 1105, एन एम एस टायटनियम प्लॉट नं 74, सेक्टर 15, सी बी डी बेलापूर नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400614 पॅन नं:-AAHFN9167A
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-तेजपाल दिलीप भारम्बे -- वय:-39; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. सदनिका क्र.03, आशियाना सी एच एस. प्लॉट नं.60ए, सेक्टर 21, खारघर, नवी मुंबई, महाराष्ट्र, महाराष्ट्र, राईगाव(ः). पिन कोड:-410210 पॅन नं:-AJSPB9126H 2): नाव:-सुवर्णा भारम्बे -- वय:-35; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. सदनिका क्र.03, आशियाना सी एच एस. प्लॉट नं.60ए, सेक्टर 21, खारघर, नवी मुंबई, महाराष्ट्र, महाराष्ट्र, राईगाव(ः). पिन कोड:-410210 पॅन नं:-BTTPB4172R
(9) दस्तऐवज करून दिल्याचा दिनांक	08/04/2024
(10) दस्त नोंदणी केल्याचा दिनांक	08/04/2024
(11) अनुक्रमांक, खंड व पृष्ठ	6806/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	929400
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000



## Sales Instances

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate Per Sq. Ft.
4135/2024	16.03.2024	1,54,73,000.00	107.12	1153.00	15,729.00

2/21/25, 12:17 PM

lgr\_4135

4135529

19-03-2024

Note:-Generated Through eSearch Module, For original report please contact concern SRO office.

### सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 5

दस्त क्रमांक : 4135/2024

नोदणी :

Regn:63m

### गावाचे नाव : खारघर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	15473000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	12404093
(4) भू-मापन, फोटोहिस्त्र व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पनवेल म.न.पा.इतर वर्णन : इतर माहिती: विभाग क्र 19/27 दर 98800/- प्रति चौ. मी. सदनिका क्र.702,सातवा मजला,एन एम एस वन 27,प्लॉट नं 01,सेक्टर 27,खारघर,ता. पनवेल,जि. रायगड,(क्षेत्र 91.39 चौ. मी. कारपेट एरिया + 15.73 चौ. मी. बाल्कनी,टेरेस आणि नॅच्युरल टेरेस)। कार पार्किंग सह.( ( Plot Number : 01 ; SECTOR NUMBER : 27 ; ) )
(5) क्षेत्रफळ	91.39 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/सिंहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मै. एन एम एस इंटरप्रायजेस तर्फे भागीदार हिरेन शामजी रावरिया र्चव्या तर्फे अख अरती विकास बाकेकर -- वय:-35 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. ऑफिस नं 1105, एन एम एस टायटनियम प्लॉट नं 74, सेक्टर 15, सी बी डी बेलपूर नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400614 फॅन नं:-AAHFN9167A
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-परीक्षित शशिकांत बेधारिया -- वय:-43; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: बी-202, साई आशिष रेसिडेन्सी, सेक्टर-18, प्लॉट नं.110, उरलवे, नवी मुंबई, महाराष्ट्र, राईगाड(ः). पिन कोड:-410206 फॅन नं:-AINPBS649R 2): नाव:-शीला शशिकांत बेधारिया -- वय:-72; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: बी-202, साई आशिष रेसिडेन्सी, सेक्टर-18, प्लॉट नं.110, उरलवे, नवी मुंबई, महाराष्ट्र, राईगाड(ः). पिन कोड:-410206 फॅन नं:-AEFPB3411B
(9) दस्तऐवज करून दिल्याचा दिनांक	16/03/2024
(10) दस्त नोंदणी केल्याचा दिनांक	16/03/2024
(11) अनुक्रमांक, खंड व पृष्ठ	4135/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1083200
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) येरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	



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## Sales Instances

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate Per Sq. Ft.
4455/2024	22.03.2024	1,51,11,000.00	82.23	885.00	17,000.00

गावाचे नाव : खारघर	
4455529 29-03-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b> दुय्यम निबंधक : सह दु.नि.पनवेल 5 दस्त क्रमांक : 4455/2024 नोंदणी : Regn:63m
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	15111000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	9833756.66
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पनवेल म.न.पा.इतर वर्णन : , इतर माहिती: विभाग क्र 19/27 दर 98800/- प्रति चौ. मी. सदनिका क्र.1803,अठरावा मजला,एन एम एस वन 27,प्लॉट नं 01,सेक्टर 27,खारघर,ता. पनवेल,जि. रायगड,(क्षेत्र 71.16 चौ. मी. कारपेट एरिया + 11.07 चौ. मी. बाल्कनी,टेरेस आणि नॅचुरल टेरेस); कार पार्किंग सह.( ( Plot Number : 01 ; SECTOR NUMBER : 27 ; ) )
(5) क्षेत्रफळ	71.16 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:-मै. एन एम एस एंटरप्रायजेस तर्फे भागीदार हिरेन शामजी रावरिया यांच्या तर्फे अख मंगेश शंकर खंदारे - - वय:-35 पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: - , ब्लॉक नं. - , रोड नं: ऑफिस नं 1105, एन एम एस टायटनियम प्लॉट नं 74, सेक्टर 15, सी बी डी बेलापूर नवी मुंबई , महाराष्ट्र, ठाणे. पिन कोड:-400614 पॅन नं:-AAHFN9167A
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-त्रिजेन्द्र कुमार सक्सेना - - वय:-76; पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: - , ब्लॉक नं: - , रोड नं: ई-902, मॅपल बिल्डिंग, ग्रीन्स, आदित्य बिरला हॉस्पिटल रोड, धेरगाव, पुणे., महाराष्ट्र, पुणे. पिन कोड:-411033 पॅन नं:-AAWPS9399G
(9) दस्तऐवज करून दिल्याचा दिनांक	22/03/2024
(10) दस्त नोंदणी केल्याचा दिनांक	22/03/2024
(11) अनुक्रमांक,खंड व पृष्ठ	4455/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1057800
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शीरा	
भुल्यांकनासाठी विचारात घेतलेला तपशील:-	



## Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
3 BHK	magicbricks.com	1125.00	2,07,00,000.00	18,400.00


magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾


Home > Property for Sale in Navi Mumbai > Flats for Sale in Navi Mumbai > Flats for Sale in Kharghar > 3 BHK Flats for Sale in Kharghar > 1885 Sq-ft

₹ 2.07 Cr

EMI - ₹ 93k | [Can I afford it?](#)

3 BHK 1885 Sq-ft Flat For Sale **Kharghar, Navi Mumbai**





3 Beds 3 Baths 3 Balconies 2 Covered Parking

Laundry Se... Service/Good...

Carpet Area	Developer	Project	Floor
1125 sqft - ₹18,400/sqft	<b>NMS Enterprises</b>	<b>NMS One 27</b>	11 (Out of 23 Floors)
Transaction Type	Facing	Lifts	Furnished Status
<b>New Property</b>	<b>North - East</b>	3	<b>Unfurnished</b>

Contact Agent
Get Phone No.

👤 Last contact made 3 days ago

### More Details

Price Breakup	₹ 2.07 Cr   ₹ 10,35,000 Approx. Registration Charges   ₹ 3 Per sq. Unit Monthly
Booking Amount	₹ 5.0 Lac
Address	<b>Kharghar, Navi Mumbai, Kharghar, Navi Mumbai - Central Navi Mumbai, Maharashtra</b>
Landmarks	Sector 27 kharghar closed to pethpada metro station near B D Soman sc
Furnishing	<b>Unfurnished</b>



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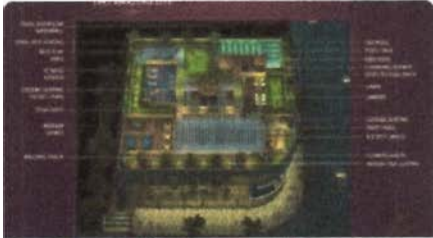
## Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
3 BHK	magicbricks.com	738.00	1,36,00,000.00	18,428.00

magicbricks Buy Rent Sell Home Loans

₹1.36 Cr [EMI - ₹.61k](#) | [Can I afford it?](#)

2 BHK 1230 Sq-ft Flat For Sale [Kharghar, Navi Mumbai](#)



2 Beds 2 Baths 2 Balconies 1 Covered Parking

Carpet Area 738 sqft ~ ₹18,428/sqft	Developer <b>NMS Enterprises</b>	Project <b>NMS One 27</b>
Floor 11 (Out of 23 Floors)	Transaction Type New Property	Facing North - East
Lifts 3	Furnished Status Unfurnished	Car Parking 1 Covered

Contact Agent

Get Phone No.

Last contact made 3 days ago

### More Details

Price Breakup	₹1.36 Cr   ₹6,80,000 Approx. Registration Charges   ₹3 Per sq. Unit Monthly
Booking Amount:	₹2.0 Lac
Address	Kharghar, Navi Mumbai, Kharghar, Navi Mumbai - Central Navi Mumbai, Maharashtra
Landmarks	Sector 27 kharghar Near Pethpada Metro Station Closed to Schools
Furnishing	Unfurnished




## Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	magicbricks.com	740.00	1,47,00,000.00	19,865.00

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Sell ▾
Home Loans ▾

₹1.47 Cr [EMI - ₹66k](#) | [Get pre-approved loan](#)

2 BHK 1230 Sq-ft Flat For Sale [Kharghar, Navi Mumbai](#)



+17 Photos

2 Beds
2 Baths
2 Balconies
1 Covered Parking

Carpet Area	Developer	Project
740 sqft ₹19,865/sqft	<a href="#">NMS Enterprises</a>	<a href="#">NMS One 27</a>
Floor	Transaction Type	Additional Rooms
10 (Out of 23 Floors)	<b>New Property</b>	1 Store Room
Facing	Lifts	Furnished Status
East	2	<b>Unfurnished</b>


✔ East Facing Property

Contact Agent
Get Phone No.

👤 Last contact made 3 days ago

### More Details

Price Breakup	₹1.47 Cr   ₹7,35,000 Approx. Registration Charges   ₹4 Per sq. Unit Monthly
Booking Amount	₹1.0 Lac
RERA ID	P52000034056
Address	NMS ONE 27 Plot No 1, Sector 27, Kharghar, Navi Mumbai, Maharashtra, Kharghar, Navi Mumbai - Central Navi Mumbai, Maharashtra
Landmarks	Just 2 min away from Sion Panvel Highway, Near NMIMS Kharghar, Sec 27
Furnishing	Unfurnished
Flooring	Marble, Vitrified




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## Price Indicators


Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
3 BHK	magicbricks.com	980.00	1,52,00,000.00	15,510.00

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Home » Property for Sale in Navi Mumbai » Flats for Sale in Navi Mumbai » Flats for Sale in Sector 27 Kharghar » 3 BHK Flats for Sale in Sector 27 Kharghar » 1560 Sq-ft

₹1.52 Cr
EMI - ₹69k
[Can I afford it?](#)

3 BHK 1560 Sq-ft Flat For Sale [Sector 27 Kharghar, Navi Mumbai](#)



3 Beds
2 Baths
2 Balconies
Unfurnished

Carpet Area	Developer	Project
980 sqft ~ ₹15,510/sqft	<b>NMS Enterprises</b>	<b>NMS One 27</b>
Floor	Transaction Type	Additional Rooms
7(Out of 18 Floors)	<b>New Property</b>	<b>1 Store Room</b>
Facing	Furnished Status	Type Of Ownership
East	<b>Unfurnished</b>	<b>Co-operative Society</b>

✔ East Facing Property
✔ Near Arihant Krupa building

Contact Agent
Get Phone No.

Last contact made 3 days ago

### More Details

Price Breakup	₹1.52 Cr   ₹7,60,000 Approx. Registration Charges   ₹3,800 Monthly
Booking Amount	₹2.0 Lac
Address	701, Sector 27 Kharghar, Navi Mumbai - Central Navi Mumbai, Maharashtra
Landmarks	Near Arihant Krupa building
Furnishing	Unfurnished
Flooring	Vitrified, Ceramic Tiles, Marble
Loan Offered	Estimated EMI: ₹68554 <span style="font-size: x-small;">Ⓢ</span> <a href="#">Apply for Home Loan</a>



### Price Indicators

Comp.	Source	Built up Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	housing.com	1200.00	1,35,00,000.00	11,250.00

**HOUSING.COM** Buy in Navi Mumbai

Kharghar + Add Download App List Property Saved

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

**2 BHK Flat** ₹1.35 Cr EMI starts at ₹6.02 K

By **NMS ENTERPRISES** ₹11.25 K/sq.ft

NMS One 27, Sector 27, Kharghar, Navi Mumbai [Contact Seller](#)

Hall

SHARE SAVE

Others

1200.00 sq.ft [convert unit](#) Built Up Area

₹11.25 K/sq.ft Avg. Price

2 BHK Configuration

12th Jan, 2025 Possession status

20 of 23 Floor

North facing Facing

Unfurnished Furnishing

**OVERVIEW** AMENITIES RATINGS AND REVIEWS PRICE TRENDS LOCALITY PROJECT Q&A DEVELOPER CALCULATOR

Property Location **NMS One 27, Sector 27, Kharghar, Navi Mumbai**

Great choice! Nice neighborhood around

Around This Property

School **Ramsheth Thakur Public School**

Hospital **Aayush Hospital, Kharghar** 4 mins (2.8 km)

2 mins (2.1 km)

Contact Seller **JS PROPERTY** [Contact Seller](#) +9170458... Please share your contact



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## Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
3 BHK	housing.com	1125.00	2,34,00,000.00	20,800.00

**HOUSING** | Buy in Navi Mumbai | Kharghar | Add | Download App | List Property | Search | Home

NMS One 27, Sector 27, Kharghar, Navi Mumbai

Project Image

SHARE | SAVE

Project Images

1890.00 sq.ft Built Up Area | ₹12.38 K/sq.ft Avg. Price | 3 BHK Configuration | 31st Dec. 2025 Possession status | 7 of 21 Floor | East facing Facing | Unfurnished Furnishing

18 more

OVERVIEW | AMENITIES | RATINGS AND REVIEWS | PRICE TRENDS | LOCALITY | PROJECT Q&A | DEVELOPER | CALCULATOR

Property Location: NMS One 27, Sector 27, Kharghar, Navi Mumbai

Great choice! Better priced property in this area

Contact Seller: Mahesh Housing Expert | 917906411111

Please share your contact

Are you a Real Estate Agent? Yes No

I agree to be contacted by Housing and agents via WhatsApp, SMS, phone, email etc

I am interested in Home Loans

Get Contact Details

**Property Overview**

Project Name: NMS One 27 | Brokerage: No Charge | Access Zero Brokerage Properties

Price: ₹2.34 Cr | Carpet Area: 1125 sq.ft

Bedrooms: 3 | Bathrooms: 3



## Price Indicators

Comp.	Source	Saleable Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	housing.com	1230.00	1,56,00,000.00	12,683.00

HOUSING.COM Buy in Navi Mumbai

Kharghar Add

Download App List Property Saved

Home / Navi Mumbai / Kharghar / NMS One 27

Last updated: Feb 15, 2025

**NMS One 27** VERA

By NMS ENTERPRISES

Kharghar, Navi Mumbai

₹1.56 Cr - 2.4 Cr | ₹12.69 K/sq.ft  
EMI starts at ₹77.47 K

Price excludes maintenance, floor rise etc. See More

Contact Seller

Cover Image

SHARE SAVE

2, 3 BHK Apartments Configurations

Dec, 2027 Possession Starts

₹12.69 K/sq.ft Avg. Price

1230.00 - 1890.00 sq.ft  
[Saleable Area] Sizes

12 more

## Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
3 BHK	housing.com	933.00	1,77,00,000.00	18,971.00

**HOUSING.COM** Buy or Rent Mumbai

Search: Kharghar Add

Download App List Property Saved

1555.00 sq.ft Built Up Area ₹11.38 K/sq.ft Avg. Price 3 BHK Configuration 31st Dec, 2027 Possession status 15 of 25 Floor East facing Facing Unfurnished Furnishing

18 more

**OVERVIEW** AMENITIES RATINGS AND REVIEWS PRICE TRENDS LOCALITY PROJECT Q&A DEVELOPER CALCULATOR

Property Location: **NMS One 27, Sector 27, Kharghar, Navi Mumbai**

Great choice! Nice neighborhood around

Contact Seller: **Mixus Realtors** Housing Expert Pro +9184220... Please share your contact

Are you a Real Estate Agent? Yes No

I agree to be contacted by Housing and agents via WhatsApp, SMS, phone, email etc. I am interested in Home Loan

Get Contact Details

Still deciding?

**Property Overview**

Project Name: **NMS One 27**

Storage: No Charge [Access Zero Brokerage Properties](#)

Price: ₹1.77 Cr

Carpet Area: 933 sq.ft

Bedrooms: 3

Bathrooms: 3

Around This Property: School (Ramabeth Thakur Public School, 6 mins), Hospital (Aaryuth Hospital Kharghar, 6 mins)



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## Price Indicators

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	housing.com	738.00	1,53,00,000.00	20,730.00

**HOUSING.COM** Buy or Rent Mumbai Kharghar Add Commercial Area List Property Save

Project Images SHARE SAVE

1230.00 sq.ft **₹12.44 K/sq.ft** Ready to move 7 of 21 East facing East facing Unfurnished Built Up Area Avg. Price Possession status Floor Facing Furnishing

**OVERVIEW** AMENITIES RATINGS AND REVIEWS PRICE TRENDS LOCALITY PROJECT Q&A DEVELOPER CALCULATOR

Property Location **NMS One 27, Sector 27, Kharghar, Navi Mumbai**

Around This Property

- School: Ramsheth Thakur Public School (6 mins)
- Hospital: Aayush Hospital, Kharghar (6 mins)

View more on Maps

**Property Overview**

- Project Name: **NMS One 27**
- Brokerage: **No Charge** [Access Zero Brokerage Properties](#)
- Price: **₹1.53 Cr**
- Carpet Area: **738 sq.ft**
- Bedrooms: **2**
- Bathrooms: **2**

Are you a Real Estate Agent?  Yes  No

I agree to be contacted by Housing and agents via WhatsApp, SMS, phone, email etc

I am interested in Home Loans

**Get Contact Details**



## Price Indicators Projects nearby Locality




Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
3 BHK	magicbricks.com	1150.00	2,20,00,000.00	19,142.00




magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home > Property for Sale in Navi Mumbai > Flats for Sale in Navi Mumbai > Flats for Sale in Sector 27 Kharghar > 3 BHK Flats for Sale in Sector 27 Kharghar - 1556 Sq-ft

**₹ 2.20 Cr** EMI - ₹ 99k | [Get pre-approved loan](#)

3 BHK 1556 Sq-ft Flat For Sale [Sector 27 Kharghar, Navi Mumbai](#)

3 Beds  3 Baths  3 Balconies  1 Covered Parking
 Fireplace  Theme base...

Carpet Area	Developer	Project	Floor
1150 sqft ₹ 19,142/sqft	<a href="#">Geecee Ventures Ltd.</a>	<a href="#">GeeCee Emerald</a>	15(Out of 40 Floors)
Transaction Type	Facing	Lifts	Furnished Status
New Property	East	2	Semi-Furnished

✔ East Facing Property

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

### More Details

Price Breakup	₹ 2.2 Cr   ₹ 3 Per sq. Unit Monthly
Booking Amount	₹ 10.0 Lac
Address	Sector 27, Sector 27 Kharghar, Navi Mumbai - Central Navi Mumbai, Maharashtra
Landmarks	close to dmart, central market school, college, central park, etc
Furnishing	Semi-Furnished
Flooring	Granite, Marble, Mosaic

## Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	99acres.com	790.00	1,39,00,000.00	17,594.00

**99acres** Buy | Enter Locality / Project / Society / Landmark | Post property | User profile | Search

Women's Property in Navi Mumbai | Flats for sale in Navi Mumbai | Flats for sale in Kharghar | Flats for sale in Sector 27 Kharghar | 2 BHK Flats for sale in Sector 27 Kharghar

**₹1.39 Cr** @ 17,594 per sq.ft. **2BHK 2Baths**  
 Estimated EMI ₹1,11,020  
 Flat/Apartment for Sale  
 IN GEE CEE Emerald Sector 27 Kharghar, Navi Mumbai

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

**Contact Dealer FREE**

Under Construction Property | Posted on Jan 02, 2025

**Overview** Dealer Details Price Trends Registry Record Explore Locality Recomm

**Property (1)**

**Area**  
Carpet area: 790 sq.ft. (71.38 sq.m.)

**Configuration**  
2 Bedrooms, 2 Bathrooms, 1 Balcony  
[View Floor Plan](#)

**Price**  
₹ 1.39 Crore+ Govt Charges & Tax  
@ 17,594 per sq.ft.

**Address**  
GEE CEE Emerald Sector 27 Kharghar, Navi Mumbai

**Floor Number**  
12<sup>th</sup> of 40 Floors

**Facing**  
East

**Overlooking**  
Park/Garden

**Possession in**  
Dec 2027

2 people viewed this property this week

**Places nearby** Sector 27 Kharghar, Navi Mumbai [View All \(50\)](#)

- Ganesh Temple
- Ganpati Mandir
- Shiv Mandir Kharghar
- Hanuman & Sani Temple
- Hdfc ATM
- AI Shifa Multi

**Why you should consider this property?**

## Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
3 BHK	99acres.com	1050.00	1,95,00,000.00	18,571.00

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

Home > Property in Navi Mumbai > Flats for sale in Navi Mumbai > Flats for sale in Kharghar > Flats for sale in Sector 27 Kharghar > 3 BHK Flats for sale in Sector 27 Kharghar

**₹1.95 Cr** @ 18,571 per sq.ft. **3BHK 3Baths**  
 Estimated EMI ₹1,55,747 Flat/Apartment for Sale  
 In GEE CEE Emerald, Sector 27 Kharghar, Navi Mumbai

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

**Dealer:** Gargi **FEATURED DEALER** | Member Since Mar, 2017  
[Contact Dealer](#) FREE

Under Construction Property | Posted on Jan 02, 2025

**Overview** Dealer Details Price Trends Registry Record Explore Locality Recomm

**Videos (1)** **Property (2)**

**Area**  
 Carpet area: 1050 sq.ft. (97.55 sq.m.)

**Price**  
 ₹ 1.95 Crore+ Govt Charges & Tax @ 18,571 per sq.ft.

**Floor Number**  
 12<sup>th</sup> of 40 Floors

**Overlooking**  
 Park/Garden

**Configuration**  
 3 Bedrooms, 3 Bathrooms, 1 Balcony  
[View Floor Plan](#)

**Address**  
 GEE CEE Emerald  
 Sector 27 Kharghar, Navi Mumbai

**Facing**  
 East

**Possession in**  
 Dec 2027

**Places nearby** Sector 27 Kharghar, Navi Mumbai [View All \(50\)](#)

Ganesh Temple Ganpati Mandir Shiv Mandir Kharghar Hanuman & Sani Temple Hdfc ATM AI Shifa Multi



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## Price Indicators Projects nearby Locality

Comp.	Source	Carpet Area in Sq. Ft.	Value in ₹	Rate Per Sq. Ft.
2 BHK	Magicbricks.com	790.00	1,47,00,000.00	18,722.00

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

**₹1.47 Cr** [EMI - ₹ 67k](#) | [How much loan can I get?](#)

2 BHK 1320 Sq-ft Flat For Sale in **Sector 27 Kharghar, Navi Mumbai**



**2 Beds** **2 Baths** **1 Balcony** **1 Covered Parking**

Carpet Area  
**790 sqft** ~  
₹18,722/sqft

Floor  
**15 (Out of 40 Floors)**

Transaction Type  
**New Property**

Facing  
**East**

Lifts  
**6**

Furnished Status  
**Unfurnished**

Car Parking  
**1 Covered**

Type Of Ownership  
**Freehold**

Age Of Construction  
**Under Construction**

✔ East Facing Property OFFER 2% Discount on Total Cost

Contact Agent
Get Phone No.

### More Details

Price Breakup	₹1.47 Cr   ₹ 7,39,500 Approx. Registration Charges   ₹ 3 Per sq. Unit Monthly
Booking Amount	₹ 5.0 Lac
RERA ID	P52000050116
Address	sector 27 kharghar, Sector 27 Kharghar, Navi Mumbai - Central Navi Mumbai, Maharashtra
Landmarks	close to market, school, metro, station dmart, highway etc....
Furnishing	Unfurnished
Flooring	Ceramic Tiles, Granite, Mosaic

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 : 21.02.2025

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj  
Chalikwar

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

SBI Empanelment No.: SME/TCC/2021-22/86/3

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2025.02.21 15:07:02 +05'30'

Auth. Sign.

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

Date

Signature  
(Name & Designation of the Inspecting Official/s)

Countersigned  
(BRANCH MANAGER)

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



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(Annexure-I)

**DECLARATION-CUM-UNDERTAKING**

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

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 21.02.2025 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 19.02.2025 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



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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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	<b>Particulars</b>	<b>Valuer comment</b>
1.	Background information of the asset being valued;	The property under consideration was purchased by <b>M/s. NMS Enterprises.</b>
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 – 19.02.2025 Valuation Date – 21.02.2025 Date of Report – 21.02.2025
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 19.02.2025
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 **21<sup>st</sup> February 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 advice 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. NMS Enterprises**. 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. NMS Enterprises**. 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.
14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.



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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



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or any other person with a view to obtain or retain work for himself / itself, or to obtain or retain an advantage in the conduct of profession for himself / itself.

### Remuneration and Costs.

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

### Occupation, employability and restrictions.

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

### Miscellaneous

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

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj  
Chalikwar

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

SBI Empanelment No.: SME/TCC/2021-22/86/3

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2025.02.21 15:06:49 +05'30'

Auth. Sign.



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