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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "Roongta Florenza Apartment "

"Roongta Florenza Apartment " Residential Cum Commercial Building on Plot No. 5, Survey No. 984/2/A, Khode Mala, Prabhat Colony, Taluka - Nashik, District - Nashik, PIN Code - 422 009, State - Maharashtra, Country - India.

Latitude Longitude: 19°58'43.6"N 73°46'02.5"E

Intended User:

State Bank of India

AGM HLST, Administrative Office, 1st Floor, BSNL - CTTC Building, Plot No. 45-47, D - Road, MIDC, Satpur, Nashik Pin Code – 422 007, State - Maharashtra, Country - India

Nashik: 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik-422003 (M.S.), INDIA
Email: nashik@vastukala.co.in | Tel: +91 253 4068262/98903 80564

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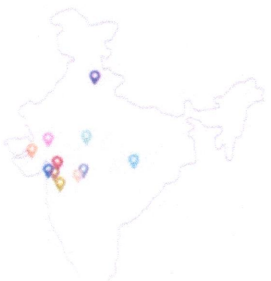
Regd. Office

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

📞 **+91 22 47495919**

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MASTER VALUATION REPORT OF "Roongta Florenza Apartment "

"Roongta Florenza Apartment " Residential Cum Commercial Building on Plot No. 5, Survey No. 984/2/A, Khode Mala, Prabhat Colony, Taluka - Nashik, District - Nashik, PIN Code - 422 009, State - Maharashtra, Country - India.

Latitude Longitude: 19°58'43.6"N 73°46'02.5"E

NAME OF DEVELOPER: M/s. Roongta Homes LLP

Pursuant to instructions from State Bank of India, AGM HLST, Administrative Office, Satpur, Nashik, Project Approval Cell, Nashik, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on **10th March 2025** for approval of Advance Processing Facility.

1. Location Details:

The property is situated **"Roongta Florenza Apartment "** Residential Cum Commercial Building on Plot No. 5, Survey No. 984/2/A, Khode Mala, Prabhat Colony, Taluka - Nashik, District - Nashik, PIN Code - 422 009, State - Maharashtra, Country - India. It is about 10.05 Km. travel distance from Nashik Railway Station Surface transport to the property is by buses, Auto, taxis & private vehicles. Surface transport to the property is by buses, taxis & private vehicles. The property is in developing locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The locality is middle class & developing.

2. Developer Details:

Name of builder	M/s. Roongta Homes LLP	
Project Registration Number	Project	RERA Project Number
	Roongta Florenza Apartment	P51600033635
Register office address	M/s. Roongta Homes LLP Address: Shop No. 2, "Shree Tirumala Ashirwad Apartment", Pethe Nagar Road, Indira Nagar, Opp. Balbharti, Village – Nashik, Taluka - Nashik, District - Nashik, PIN Code – 422 009, State - Maharashtra, Country – India.	
Contact Numbers	Contact Person: Mr. Akhil Roongta (Builder Person, Mobile No. 7770002222)	


3. Boundaries of the Property:

Direction	Particulars
On or towards North	Road
On or towards South	Bungalow, Road & Building
On or towards East	Roongta Grandezza Building
On or towards West	Row House



Nashik: 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik-422003 (M.S.), INDIA
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Vastukala Consultants (I) Pvt. Ltd.

4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra - Nandur Naka Link Road, Adgaon, Nashik - 422003.

To,

**The Branch Manager,
State Bank of India**AGM HLST, Administrative Office, 1st Floor, BSNL - CTTC Building,
Plot No. 45-47, D - Road, MIDC, Satpur, Nashik
Pin Code – 422 007, 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, Home Loans Sales, Project Approval Cell, Satpur, Nashik to assess fair market value of the property for bank loan purpose.
2.	a)	Date of inspection : 10.03.2025
	b)	Date on which the valuation is made : 11.03.2025
3.	List of documents produced for perusal	
	1.	Copy of Legal Title Report dated 30.01.2022 issued by Adv. Vidyullata K. Tated
	2.	Copy of MAHARERA Registration Certificate of Project No. P51600033635 issued by Maharashtra Real Estate Regulatory Authority date 02.03.2022
	3.	Copy of Engineer's Certificate date 01.10.2024 issued by Er. Amol Y. Bhalerao
	4.	Copy of Affidavit cum Declaration of Roongta Homes LLP date 21.02.2022
	5.	Copy of Architect's Certificate date 30.10.2024 issued by Ar. Sagar Kabre (Kabre Consultants)
	6.	Copy of Sanction of Building Permission and Commencement Certificate No. LND / BP / B2 / 145 date 24.03.2021 issued by Executive Engineer, Nashik Municipal Corporation, Nashik
	7.	Copy of Approved Plan No. B2 / 145 date 24.03.2021 issued by Executive Engineer, Nashik Municipal Corporation, Nashik
	Approved up to:	
	Wing	Number of Floors
	A to G	Basement + Ground (Parking) + 1st to 7th Upper Floors
	8.	Copy of Occupancy Certificate No. NNV / 32527 / 2024 date 30.10.2024 issued by Executive Engineer, Nashik Municipal Corporation, Nashik
	Project Name (with address & phone nos.)	: "Roongta Florenza Apartment " Residential Cum Commercial Building on Plot No. 5, Survey No. 984/2/A, Khode Mala, Prabhat Colony, Taluka - Nashik, District - Nashik, PIN Code - 422 009, 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. Roongta Homes LLP Address: Shop No. 2, "Shree Tirumala Ashirwad Apartment", Pethe Nagar Road, Indira Nagar, Opp. Balbharti, Village – Nashik, Taluka - Nashik, District - Nashik, PIN Code – 422 009, State - Maharashtra,



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		Country – India. Contact Person: Mr. Akhil Roongta (Builder Person, Mobile No. 7770002222)										
5.	Brief description of the property (Including Leasehold / freehold etc.)											
TYPE OF THE BUILDING:												
<table border="1"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>A</td> <td rowspan="7">Basement + Ground (Parking) + 1st to 7th Upper Floors.</td> </tr> <tr> <td>B</td> </tr> <tr> <td>C</td> </tr> <tr> <td>D</td> </tr> <tr> <td>E</td> </tr> <tr> <td>F</td> </tr> <tr> <td>G</td> </tr> </tbody> </table>			Wing	Number of Floors	A	Basement + Ground (Parking) + 1 st to 7 th Upper Floors.	B	C	D	E	F	G
Wing	Number of Floors											
A	Basement + Ground (Parking) + 1 st to 7 th Upper Floors.											
B												
C												
D												
E												
F												
G												
LEVEL OF COMPLETEION:												
<table border="1"> <thead> <tr> <th>Wing</th> <th>Present Stage of Construction</th> <th>Percentage of work completion</th> </tr> </thead> <tbody> <tr> <td>A to G</td> <td>Building works are fully completed.</td> <td>100%</td> </tr> </tbody> </table>			Wing	Present Stage of Construction	Percentage of work completion	A to G	Building works are fully completed.	100%				
Wing	Present Stage of Construction	Percentage of work completion										
A to G	Building works are fully completed.	100%										
DATE OF COMPLETION & FUTURE LIFE:												
Year of construction 2024 - (As per Occupancy Certificate)												
Future estimated life of the Structure is 60 years Subject to proper, preventive periodic maintenance & Structural repairs.												
PROJECT AMENITIES:												
<ul style="list-style-type: none"> ➤ Vitrified tiles flooring in all rooms ➤ Granite Kitchen platform with Stainless Steel Sink ➤ Powder coated aluminum sliding windows with Mosquito Net ➤ Laminated wooden flush doors with Safety door ➤ Concealed wiring ➤ Concealed plumbing ➤ 24X7 Water Supply ➤ Covered Car Parking ➤ Street Lighting ➤ Landscaping & Tree Planting ➤ Water Conservation, Rain water Harvesting ➤ Energy management ➤ Electrical meter Room ➤ Fire Fighting System ➤ Sewage Treatment Plant ➤ Security 												
6.	Location of property											
	a) Plot No. / Survey No.	: Plot No. 5, Survey No. 984/2/A										
	b) Door No.	: Not applicable										
	c) C. T.S. No. / Village	: Plot No. 5, Survey No. 984/2/A, Village - Nashik										
	d) Ward / Taluka	: Taluka -Nashik										

e)	Mandal / District	:	Dist. - Nashik		
7.	Postal address of the property	:	"Roongta Florenza Apartment " Residential Cum Commercial Building on Plot No. 5, Survey No. 984/2/A, Khode Mala, Prabhat Colony, Taluka - Nashik, District - Nashik, PIN Code - 422 009, State - Maharashtra, Country - India		
8.	City / Town	:	Nashik		
	Residential area	:	Yes		
	Commercial area	:	No		
	Industrial area	:	No		
9.	Classification of the area	:			
	i) High / Middle / Poor	:	Middle Class		
	ii) Urban / Semi Urban / Rural	:	Semi Urban		
10	Coming under Corporation limit / Village Panchayat / Municipality	:	Executive Engineer, Nashik Municipal Corporation, Nashik Village - Nashik		
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 Document	As per MAHARERA	As per Site
	North		13.00 Mtr. Wide Road	13.00 Mtr. Wide Road	Road
	South		ADJOINING CIDCO	ADJOINING CIDCO	Bungalow, Road & Building
	East		Plot No. 4	Plot No. 4	Roongta Grandezza Building
	West		ADJOINING S. No. 984 2 B	ADJOINING S. No. 984 2 B	Row House
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°58'43.6"N 73°46'02.5"E		
14.	Extent of the site	:	Total Plot area – 15225.00 Sq. M. (As per Plan) Plot area – 6021.19 (As per RERA Certificate) Structure - As per table attached to the report		
15.	Extent of the site considered for Valuation (least of 14A& 14B)	:	Total Plot area – 15225.00 Sq. M. (As per Plan) Plot area – 6021.19 (As per RERA Certificate) Structure - As per table attached to the report		
16	Whether occupied by the owner / tenant? If	:	N.A.		

	occupied by tenant since how long? Rent received per month.					
II	CHARACTERSTICS OF THE SITE					
1.	Classification of locality	: Middle class				
2.	Development of surrounding areas	: Normal				
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. B2 / 145 date 24.03.2021 issued by Executive Engineer, Nashik Municipal Corporation, Nashik Approved up to:				
		<table border="1"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>A to G</td> <td>Basement + Ground (Parking) + 1st to 7th Upper Floors.</td> </tr> </tbody> </table>	Wing	Number of Floors	A to G	Basement + Ground (Parking) + 1 st to 7 th Upper Floors.
Wing	Number of Floors					
A to G	Basement + Ground (Parking) + 1 st to 7 th 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.	: 13.00 Mtr. 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 developing 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	: Total Plot area – 15225.00 Sq. M. (As per Plan) Plot area – 6021.19 (As per RERA Certificate) Structure - As per table attached to the report				
	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	: As per table attached to the report Details of recent transactions/online listings are attached with the report.				

	in the areas)																				
4	Guideline rate obtained from the Register's Office (an evidence thereof to be enclosed)	:	₹ 34,600.00 per Sq. M. for Residential ₹ 12,100.00 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</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>15225</td> <td>12100</td> <td>18,42,22,500.00</td> </tr> <tr> <th colspan="3">As per RERA</th> </tr> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> <tr> <td>6021.19</td> <td>12100</td> <td>7,28,56,399.00</td> </tr> </tbody> </table>	As per Approved Plan			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	15225	12100	18,42,22,500.00	As per RERA			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	6021.19	12100	7,28,56,399.00
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Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)																			
6021.19	12100	7,28,56,399.00																			
Part – B (Valuation of Building)																					
1	Technical details of the building	:																			
	a) Type of Building (Residential / Commercial / Industrial)	:	Residential Cum Commercial																		
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	RCC Framed Structure																		
	c) Year of construction	:	2024 (As per Occupancy Certificate)																		
	d) Number of floors and height of each floor including basement, if any	:																			
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	e) Plinth area floor-wise	:	As per table attached to the report																		
	f) Condition of the building	:																			
	i) Exterior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress																		
	ii) Interior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress																		
	g) Date of issue and validity of layout of approved map	:	Copy of Approved Plan No. B2 / 145 date 24.03.2021 issued by Executive Engineer, Nashik Municipal Corporation, Nashik																		
	h) Approved map / plan issuing authority	:	Nashik Municipal Corporation, Nashik Approved up to: <table border="1"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>A to G</td> <td>Basement + Ground (Parking) + 1st to 7th Upper Floors</td> </tr> </tbody> </table>	Wing	Number of Floors	A to G	Basement + Ground (Parking) + 1 st to 7 th Upper Floors														
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	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	:	R.C.C. Footing
2.	Basement	:	Yes
3.	Superstructure	:	R.C.C. Framed Structure
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber	:	Powder coated Aluminum sliding window with Mosquito Net.
5.	RCC Works	:	R.C.C. Framed Structure
6.	Plastering	:	Cement Plastering
7.	Flooring, Skirting, dado	:	Vitrified tile Flooring, Dado Tile
8.	Special finish as marble, granite, wooden paneling, grills etc.	:	Marble
9.	Roofing including weather proof course	:	R.C.C.
10.	Drainage	:	Connected to Municipal Sewerage System
2.	Compound Wall	:	
	Height	:	5' BBM Masonry
	Length	:	
	Type of construction	:	
3.	Electrical installation	:	Concealed Electrical wiring
	Type of wiring	:	
	Class of fittings (superior / ordinary / poor)	:	
	Number of light points	:	Provided as per requirement
	Fan points	:	
	Spare plug points	:	
	Any other item	:	-
4.	Plumbing installation	:	
a)	No. of water closets and their type	:	Concealed Plumbing
b)	No. of wash basins	:	
c)	No. of urinals	:	
d)	No. of bath tubs	:	
e)	Water meters, taps etc.	:	
f)	Any other fixtures	:	

CONFIGURATION OF PROJECT AS PER DEVELOPER'S INFORMATION AND COPY OF APPROVED PLAN NO. B2 / 145 DATE 24.03.2021 ISSUED BY EXECUTIVE ENGINEER, NASHIK MUNICIPAL CORPORATION, NASHIK



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1) A - Wing:

Sr. No.	Flat No.	Floor No.	Comp.	Carpet Area in Sq. Ft.	(Balcony + 40% Terrace Area in Sq. Ft.)	Total Area in Sq. Ft.	Built up Area in Sq. Ft. (10%)	Rate per Sq. ft. on Total Area in ₹	Fair Market Value in ₹	Realizable Value in ₹	Distress Sale Value in ₹	Expected Rent per month in ₹
				A	B	A + B						
1	101	1	2 BHK	617	83	700	770	7300	51,10,000	48,54,500	40,88,000	10500
2	102	1	2 BHK	617	83	700	770	7300	51,10,000	48,54,500	40,88,000	10500
3	103	1	2 BHK	649	105	754	829	7300	55,04,200	52,28,990	44,03,360	11500
4	104	1	2 BHK	649	83	732	805	7300	53,43,600	50,76,420	42,74,880	11000
5	201	2	2 BHK	617	83	700	770	7300	51,10,000	48,54,500	40,88,000	10500
6	202	2	2 BHK	617	83	700	770	7300	51,10,000	48,54,500	40,88,000	10500
7	203	2	2 BHK	649	83	732	805	7300	53,43,600	50,76,420	42,74,880	11000
8	204	2	2 BHK	649	83	732	805	7300	53,43,600	50,76,420	42,74,880	11000
9	301	3	2 BHK	617	83	700	770	7300	51,10,000	48,54,500	40,88,000	10500
10	302	3	2 BHK	617	83	700	770	7300	51,10,000	48,54,500	40,88,000	10500
11	303	3	2 BHK	649	83	732	805	7300	53,43,600	50,76,420	42,74,880	11000
12	304	3	2 BHK	649	83	732	805	7300	53,43,600	50,76,420	42,74,880	11000
13	401	4	2 BHK	617	83	700	770	7300	51,10,000	48,54,500	40,88,000	10500
14	402	4	2 BHK	617	83	700	770	7300	51,10,000	48,54,500	40,88,000	10500
15	403	4	2 BHK	649	83	732	805	7300	53,43,600	50,76,420	42,74,880	11000
16	404	4	2 BHK	649	83	732	805	7300	53,43,600	50,76,420	42,74,880	11000
17	501	5	2 BHK	617	83	700	770	7300	51,10,000	48,54,500	40,88,000	10500
18	502	5	2 BHK	617	83	700	770	7300	51,10,000	48,54,500	40,88,000	10500
19	503	5	2 BHK	649	83	732	805	7300	53,43,600	50,76,420	42,74,880	11000
20	504	5	2 BHK	649	83	732	805	7300	53,43,600	50,76,420	42,74,880	11000
21	601	6	2 BHK	617	83	700	770	7300	51,10,000	48,54,500	40,88,000	10500
22	602	6	2 BHK	617	83	700	770	7300	51,10,000	48,54,500	40,88,000	10500
23	603	6	2 BHK	649	83	732	805	7300	53,43,600	50,76,420	42,74,880	11000
24	604	6	2 BHK	649	83	732	805	7300	53,43,600	50,76,420	42,74,880	11000
25	701	7	2 BHK	617	83	700	770	7300	51,10,000	48,54,500	40,88,000	10500
26	702	7	2 BHK	617	83	700	770	7300	51,10,000	48,54,500	40,88,000	10500
27	703	7	2 BHK	649	83	732	805	7300	53,43,600	50,76,420	42,74,880	11000
28	704	7	2 BHK	649	83	732	805	7300	53,43,600	50,76,420	42,74,880	11000
Total				17724	2346	20070	22077		14,65,11,000	13,91,85,450	11,72,08,800	

2) B – Wing:

Sr. No.	Flat No.	Floor No.	Comp.	Carpet Area in Sq. Ft.	(Balcony + 40% Terrace Area in Sq. Ft.)	Total Area in Sq. Ft.	Built up Area in Sq. Ft. (10%)	Rate per Sq. ft. on Total Area in ₹	Fair Market Value in ₹	Realizable Value in ₹	Distress Sale Value in ₹	Expected Rent per month in ₹
				A	B	A + B						
1	101	1	2 BHK	581	73	654	719	7300	47,74,200	45,35,490	38,19,360	10000
2	102	1	2 BHK	581	73	654	719	7300	47,74,200	45,35,490	38,19,360	10000
3	103	1	2 BHK	609	105	714	785	7300	52,12,200	49,51,590	41,69,760	11000
4	104	1	2 BHK	609	73	682	750	7300	49,78,600	47,29,670	39,82,880	10500
5	201	2	2 BHK	581	73	654	719	7300	47,74,200	45,35,490	38,19,360	10000
6	202	2	2 BHK	581	73	654	719	7300	47,74,200	45,35,490	38,19,360	10000
7	203	2	2 BHK	609	73	682	750	7300	49,78,600	47,29,670	39,82,880	10500
8	204	2	2 BHK	609	73	682	750	7300	49,78,600	47,29,670	39,82,880	10500
9	301	3	2 BHK	581	73	654	719	7300	47,74,200	45,35,490	38,19,360	10000
10	302	3	2 BHK	581	73	654	719	7300	47,74,200	45,35,490	38,19,360	10000
11	303	3	2 BHK	609	73	682	750	7300	49,78,600	47,29,670	39,82,880	10500
12	304	3	2 BHK	609	73	682	750	7300	49,78,600	47,29,670	39,82,880	10500
13	401	4	2 BHK	581	73	654	719	7300	47,74,200	45,35,490	38,19,360	10000
14	402	4	2 BHK	581	73	654	719	7300	47,74,200	45,35,490	38,19,360	10000
15	403	4	2 BHK	609	73	682	750	7300	49,78,600	47,29,670	39,82,880	10500
16	404	4	2 BHK	609	73	682	750	7300	49,78,600	47,29,670	39,82,880	10500
17	501	5	2 BHK	581	73	654	719	7300	47,74,200	45,35,490	38,19,360	10000
18	502	5	2 BHK	581	73	654	719	7300	47,74,200	45,35,490	38,19,360	10000
19	503	5	2 BHK	609	73	682	750	7300	49,78,600	47,29,670	39,82,880	10500
20	504	5	2 BHK	609	73	682	750	7300	49,78,600	47,29,670	39,82,880	10500
21	601	6	2 BHK	581	73	654	719	7300	47,74,200	45,35,490	38,19,360	10000
22	602	6	2 BHK	581	73	654	719	7300	47,74,200	45,35,490	38,19,360	10000
23	603	6	2 BHK	609	73	682	750	7300	49,78,600	47,29,670	39,82,880	10500
24	604	6	2 BHK	609	73	682	750	7300	49,78,600	47,29,670	39,82,880	10500
25	701	7	2 BHK	581	73	654	719	7300	47,74,200	45,35,490	38,19,360	10000
26	702	7	2 BHK	581	73	654	719	7300	47,74,200	45,35,490	38,19,360	10000
27	703	7	2 BHK	609	73	682	750	7300	49,78,600	47,29,670	39,82,880	10500
28	704	7	2 BHK	609	73	682	750	7300	49,78,600	47,29,670	39,82,880	10500
Total				16660	2076	18736	20610		13,67,72,800	12,99,34,160	10,94,18,240	

3) C – Wing:

Sr. No.	Flat No.	Floor No.	Comp.	Carpet Area in Sq. Ft.	(Balcony Area in Sq. Ft.)	Total Area in Sq. Ft.	Built up Area in Sq. Ft. (10%)	Rate per Sq. ft. on Total Area in ₹	Fair Market Value in ₹	Realizable Value in ₹	Distress Sale Value in ₹	Expected Rent per month in ₹
				A	B	A + B						
1	101	1	3 BHK	799	83	882	970	7300	64,38,600	61,16,670	51,50,880	13500
2	102	1	3 BHK	799	83	882	970	7300	64,38,600	61,16,670	51,50,880	13500
3	103	1	3 BHK	843	83	926	1019	7300	67,59,800	64,21,810	54,07,840	14000
4	104	1	3 BHK	843	83	926	1019	7300	67,59,800	64,21,810	54,07,840	14000
5	201	2	3 BHK	799	83	882	970	7300	64,38,600	61,16,670	51,50,880	13500
6	202	2	3 BHK	799	83	882	970	7300	64,38,600	61,16,670	51,50,880	13500



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Sr. No.	Flat No.	Floor No.	Comp.	Carpet Area in Sq. Ft.	(Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft. (10%)	Rate per Sq. ft. on Total Area in ₹	Fair Market Value in ₹	Realizable Value in ₹	Distress Sale Value in ₹	Expected Rent per month in ₹
				A	B	A + B						
7	203	2	3 BHK	843	83	926	1019	7300	67,59,800	64,21,810	54,07,840	14000
8	204	2	3 BHK	843	83	926	1019	7300	67,59,800	64,21,810	54,07,840	14000
9	301	3	3 BHK	799	83	882	970	7300	64,38,600	61,16,670	51,50,880	13500
10	302	3	3 BHK	799	83	882	970	7300	64,38,600	61,16,670	51,50,880	13500
11	303	3	3 BHK	843	83	926	1019	7300	67,59,800	64,21,810	54,07,840	14000
12	304	3	3 BHK	843	83	926	1019	7300	67,59,800	64,21,810	54,07,840	14000
13	401	4	3 BHK	799	83	882	970	7300	64,38,600	61,16,670	51,50,880	13500
14	402	4	3 BHK	799	83	882	970	7300	64,38,600	61,16,670	51,50,880	13500
15	403	4	3 BHK	843	83	926	1019	7300	67,59,800	64,21,810	54,07,840	14000
16	404	4	3 BHK	843	83	926	1019	7300	67,59,800	64,21,810	54,07,840	14000
17	501	5	3 BHK	799	83	882	970	7300	64,38,600	61,16,670	51,50,880	13500
18	502	5	3 BHK	799	83	882	970	7300	64,38,600	61,16,670	51,50,880	13500
19	503	5	3 BHK	843	83	926	1019	7300	67,59,800	64,21,810	54,07,840	14000
20	504	5	3 BHK	843	83	926	1019	7300	67,59,800	64,21,810	54,07,840	14000
21	601	6	3 BHK	799	83	882	970	7300	64,38,600	61,16,670	51,50,880	13500
22	602	6	3 BHK	799	83	882	970	7300	64,38,600	61,16,670	51,50,880	13500
23	603	6	3 BHK	843	83	926	1019	7300	67,59,800	64,21,810	54,07,840	14000
24	604	6	3 BHK	843	83	926	1019	7300	67,59,800	64,21,810	54,07,840	14000
25	701	7	3 BHK	799	83	882	970	7300	64,38,600	61,16,670	51,50,880	13500
26	702	7	3 BHK	799	83	882	970	7300	64,38,600	61,16,670	51,50,880	13500
27	703	7	3 BHK	843	83	926	1019	7300	67,59,800	64,21,810	54,07,840	14000
28	704	7	3 BHK	843	83	926	1019	7300	67,59,800	64,21,810	54,07,840	14000
Total				22988	2324	25312	27843		18,47,77,600	17,55,38,720	14,78,22,080	

4) D - Wing:

Sr. No.	Flat No.	Floor No.	Comp.	Carpet Area in Sq. Ft.	(Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft. (10%)	Rate per Sq. ft. on Total Area in ₹	Fair Market Value in ₹	Realizable Value in ₹	Distress Sale Value in ₹	Expected Rent per month in ₹
				A	B	A + B						
1	101	1	3 BHK	843	83	926	1019	7300	67,59,800	64,21,810	54,07,840	14000
2	102	1	3 BHK	843	83	926	1019	7300	67,59,800	64,21,810	54,07,840	14000
3	103	1	3 BHK	799	83	882	970	7300	64,38,600	61,16,670	51,50,880	13500
4	104	1	3 BHK	799	83	882	970	7300	64,38,600	61,16,670	51,50,880	13500
5	201	2	3 BHK	843	83	926	1019	7300	67,59,800	64,21,810	54,07,840	14000
6	202	2	3 BHK	843	83	926	1019	7300	67,59,800	64,21,810	54,07,840	14000
7	203	2	3 BHK	799	83	882	970	7300	64,38,600	61,16,670	51,50,880	13500
8	204	2	3 BHK	799	83	882	970	7300	64,38,600	61,16,670	51,50,880	13500
9	301	3	3 BHK	843	83	926	1019	7300	67,59,800	64,21,810	54,07,840	14000
10	302	3	3 BHK	843	83	926	1019	7300	67,59,800	64,21,810	54,07,840	14000
11	303	3	3 BHK	799	83	882	970	7300	64,38,600	61,16,670	51,50,880	13500
12	304	3	3 BHK	799	83	882	970	7300	64,38,600	61,16,670	51,50,880	13500
13	401	4	3 BHK	843	83	926	1019	7300	67,59,800	64,21,810	54,07,840	14000
14	402	4	3 BHK	843	83	926	1019	7300	67,59,800	64,21,810	54,07,840	14000

Sr. No.	Flat No.	Floor No.	Comp.	Carpet Area in Sq. Ft.	(Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft. (10%)	Rate per Sq. ft. on Total Area in ₹	Fair Market Value in ₹	Realizable Value in ₹	Distress Sale Value in ₹	Expected Rent per month in ₹
				A	B	A + B						
15	403	4	3 BHK	799	83	882	970	7300	64,38,600	61,16,670	51,50,880	13500
16	404	4	3 BHK	799	83	882	970	7300	64,38,600	61,16,670	51,50,880	13500
17	501	5	3 BHK	843	83	926	1019	7300	67,59,800	64,21,810	54,07,840	14000
18	502	5	3 BHK	843	83	926	1019	7300	67,59,800	64,21,810	54,07,840	14000
19	503	5	3 BHK	799	83	882	970	7300	64,38,600	61,16,670	51,50,880	13500
20	504	5	3 BHK	799	83	882	970	7300	64,38,600	61,16,670	51,50,880	13500
21	601	6	3 BHK	843	83	926	1019	7300	67,59,800	64,21,810	54,07,840	14000
22	602	6	3 BHK	843	83	926	1019	7300	67,59,800	64,21,810	54,07,840	14000
23	603	6	3 BHK	799	83	882	970	7300	64,38,600	61,16,670	51,50,880	13500
24	604	6	3 BHK	799	83	882	970	7300	64,38,600	61,16,670	51,50,880	13500
25	701	7	3 BHK	843	83	926	1019	7300	67,59,800	64,21,810	54,07,840	14000
26	702	7	3 BHK	843	83	926	1019	7300	67,59,800	64,21,810	54,07,840	14000
27	703	7	3 BHK	799	83	882	970	7300	64,38,600	61,16,670	51,50,880	13500
28	704	7	3 BHK	799	83	882	970	7300	64,38,600	61,16,670	51,50,880	13500
Total				22988	2324	25312	27843		18,47,77,600	17,55,38,720	14,78,22,080	

5) E - Wing:

Sr. No.	Flat No.	Floor No.	Comp.	Carpet Area in Sq. Ft.	(Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft. (10%)	Rate per Sq. ft. on Total Area in ₹	Fair Market Value in ₹	Realizable Value in ₹	Distress Sale Value in ₹	Expected Rent per month in ₹
				A	B	A + B						
1	101	1	2 BHK	581	73	654	719	7300	47,74,200	45,35,490	38,19,360	10000
2	102	1	2 BHK	581	73	654	719	7300	47,74,200	45,35,490	38,19,360	10000
3	103	1	2 BHK	609	73	682	750	7300	49,78,600	47,29,670	39,82,880	10500
4	104	1	2 BHK	609	73	682	750	7300	49,78,600	47,29,670	39,82,880	10500
5	201	2	2 BHK	581	73	654	719	7300	47,74,200	45,35,490	38,19,360	10000
6	202	2	2 BHK	581	73	654	719	7300	47,74,200	45,35,490	38,19,360	10000
7	203	2	2 BHK	609	73	682	750	7300	49,78,600	47,29,670	39,82,880	10500
8	204	2	2 BHK	609	73	682	750	7300	49,78,600	47,29,670	39,82,880	10500
9	301	3	2 BHK	581	73	654	719	7300	47,74,200	45,35,490	38,19,360	10000
10	302	3	2 BHK	581	73	654	719	7300	47,74,200	45,35,490	38,19,360	10000
11	303	3	2 BHK	609	73	682	750	7300	49,78,600	47,29,670	39,82,880	10500
12	304	3	2 BHK	609	73	682	750	7300	49,78,600	47,29,670	39,82,880	10500
13	401	4	2 BHK	581	73	654	719	7300	47,74,200	45,35,490	38,19,360	10000
14	402	4	2 BHK	581	73	654	719	7300	47,74,200	45,35,490	38,19,360	10000
15	403	4	2 BHK	609	73	682	750	7300	49,78,600	47,29,670	39,82,880	10500
16	404	4	2 BHK	609	73	682	750	7300	49,78,600	47,29,670	39,82,880	10500
17	501	5	2 BHK	581	73	654	719	7300	47,74,200	45,35,490	38,19,360	10000
18	502	5	2 BHK	581	73	654	719	7300	47,74,200	45,35,490	38,19,360	10000
19	503	5	2 BHK	609	73	682	750	7300	49,78,600	47,29,670	39,82,880	10500
20	504	5	2 BHK	609	73	682	750	7300	49,78,600	47,29,670	39,82,880	10500
21	601	6	2 BHK	581	73	654	719	7300	47,74,200	45,35,490	38,19,360	10000
22	602	6	2 BHK	581	73	654	719	7300	47,74,200	45,35,490	38,19,360	10000



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7) G – Wing:

Sr. No.	Flat No.	Floor No.	Comp.	Carpet Area in Sq. Ft.	(Encl. Bal + Balcony Area in Sq. Ft.)	Total Area in Sq. Ft.	Built up Area in Sq. Ft. (10%)	Rate per Sq. ft. on Total Area in ₹	Fair Market Value in ₹	Realizable Value in ₹	Distress Sale Value in ₹	Expected Rent per month in ₹
				A	B	A + B						
1	101	1	2 BHK	583	118	701	771	7300	51,17,300	48,61,435	40,93,840	10500
2	102	1	2 BHK	617	83	700	770	7300	51,10,000	48,54,500	40,88,000	10500
3	103	1	2 BHK	649	83	732	805	7300	53,43,600	50,76,420	42,74,880	11000
4	104	1	2 BHK	615	118	733	806	7300	53,50,900	50,83,355	42,80,720	11000
5	201	2	2 BHK	583	118	701	771	7300	51,17,300	48,61,435	40,93,840	10500
6	202	2	2 BHK	617	83	700	770	7300	51,10,000	48,54,500	40,88,000	10500
7	203	2	2 BHK	649	83	732	805	7300	53,43,600	50,76,420	42,74,880	11000
8	204	2	2 BHK	615	118	733	806	7300	53,50,900	50,83,355	42,80,720	11000
9	301	3	2 BHK	583	118	701	771	7300	51,17,300	48,61,435	40,93,840	10500
10	302	3	2 BHK	617	83	700	770	7300	51,10,000	48,54,500	40,88,000	10500
11	303	3	2 BHK	649	83	732	805	7300	53,43,600	50,76,420	42,74,880	11000
12	304	3	2 BHK	615	118	733	806	7300	53,50,900	50,83,355	42,80,720	11000
13	401	4	2 BHK	583	118	701	771	7300	51,17,300	48,61,435	40,93,840	10500
14	402	4	2 BHK	617	83	700	770	7300	51,10,000	48,54,500	40,88,000	10500
15	403	4	2 BHK	649	83	732	805	7300	53,43,600	50,76,420	42,74,880	11000
16	404	4	2 BHK	615	118	733	806	7300	53,50,900	50,83,355	42,80,720	11000
17	501	5	2 BHK	583	118	701	771	7300	51,17,300	48,61,435	40,93,840	10500
18	502	5	2 BHK	617	83	700	770	7300	51,10,000	48,54,500	40,88,000	10500
19	503	5	2 BHK	649	83	732	805	7300	53,43,600	50,76,420	42,74,880	11000
20	504	5	2 BHK	615	118	733	806	7300	53,50,900	50,83,355	42,80,720	11000
21	601	6	2 BHK	583	118	701	771	7300	51,17,300	48,61,435	40,93,840	10500
22	602	6	2 BHK	617	83	700	770	7300	51,10,000	48,54,500	40,88,000	10500
23	603	6	2 BHK	649	83	732	805	7300	53,43,600	50,76,420	42,74,880	11000
24	604	6	2 BHK	615	118	733	806	7300	53,50,900	50,83,355	42,80,720	11000
25	701	7	2 BHK	583	118	701	771	7300	51,17,300	48,61,435	40,93,840	10500
26	702	7	2 BHK	617	83	700	770	7300	51,10,000	48,54,500	40,88,000	10500
27	703	7	2 BHK	649	83	732	805	7300	53,43,600	50,76,420	42,74,880	11000
28	704	7	2 BHK	615	118	733	806	7300	53,50,900	50,83,355	42,80,720	11000
Total				17248	2814	20062	22068		14,64,52,600	13,91,29,970	11,71,62,080	

Summary of the Project:

Wing	Comp. / Total Number of Flat	Total Carpet Area in Sq. Ft.	Total Built up Area in Sq. Ft.	Fair Market Value in (₹)	Realizable Value in (₹)	Distress Sale Value in (₹)
A	2 BHK – 28	20070	22077	14,65,11,000.00	13,91,85,450.00	11,72,08,800.00
B	2 BHK – 28	18736	20610	13,67,72,800.00	12,99,34,160.00	10,94,18,240.00
C	3 BHK – 28	25312	27843	18,47,77,600.00	17,55,38,720.00	14,78,22,080.00
D	3 BHK – 28	25312	27843	18,47,77,600.00	17,55,38,720.00	14,78,22,080.00
E	2 BHK – 28	18704	20574	13,65,39,200.00	12,97,12,240.00	10,92,31,360.00
F	2 BHK – 28	20048	22053	14,63,50,400.00	13,90,32,880.00	11,70,80,320.00
G	2 BHK – 28	20062	22068	14,64,52,600.00	13,91,29,970.00	11,71,62,080.00
Total Flat - 196		148244	163068	1,08,21,81,200.00	1,02,80,72,140.00	86,57,44,960.00

Particulars	Market Value (₹)
Fair Market Value as on date	1,08,21,81,200.00
Realizable Value as on date	1,02,80,72,140.00
Distress Sale Value as on date	86,57,44,960.00
Cost of Construction (Total Built up area x Rate) 163068 Sq. Ft. x ₹ 2300.00	37,50,56,400.00

Part – C (Extra Items)	Amount in ₹
1. Portico	Provided as per requirement
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	Provided as per requirement
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	Provided as per requirement
2.	Separate lumber room	
3.	Separate water tank / sump	
4.	Trees, gardening	
Total		

Part – F (Services)		Amount in ₹
1.	Water supply arrangements	Provided as per requirement
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	
Fair Market Value as on date in ₹		₹ 1,08,21,81,200.00
Realizable Value as on date in ₹		₹ 1,02,80,72,140.00
Distress Sale Value as on date in ₹		₹ 86,57,44,960.00

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparable, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparable available to analyze. As the property is a residential flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 6,500.00 to ₹ 7,500.00 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 commercial and residential application in the locality etc. We estimate ₹ 7,300.00 per Sq. Ft. on Carpet Area for valuation.



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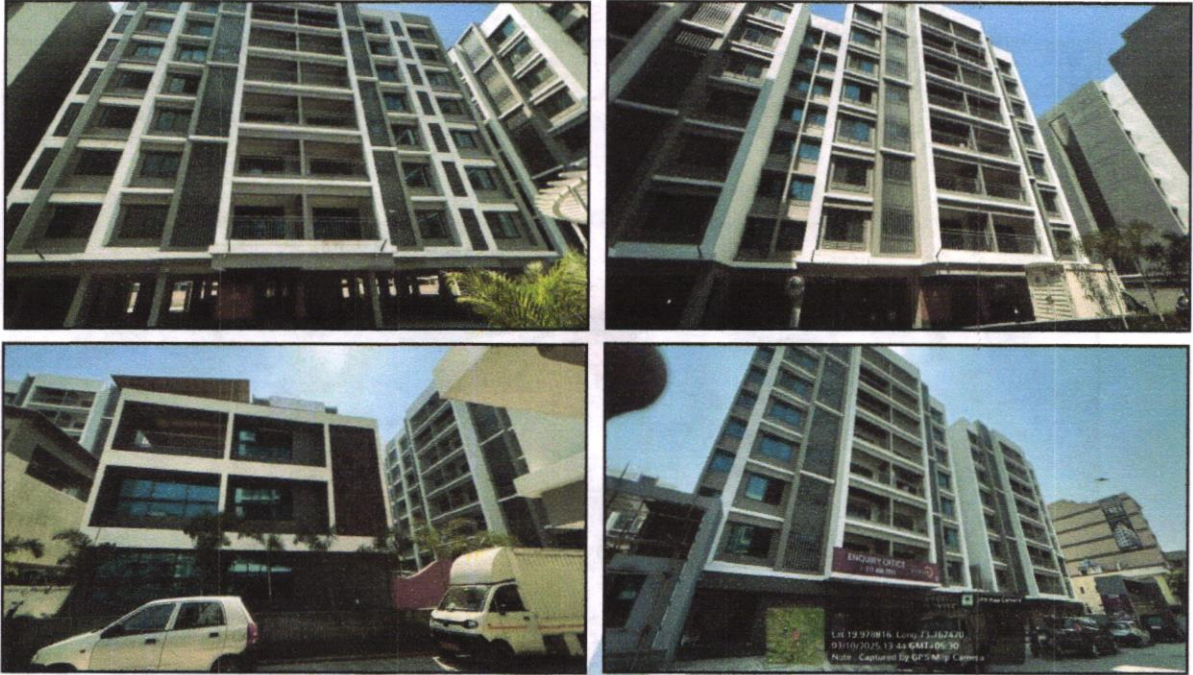
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Actual Site Photographs

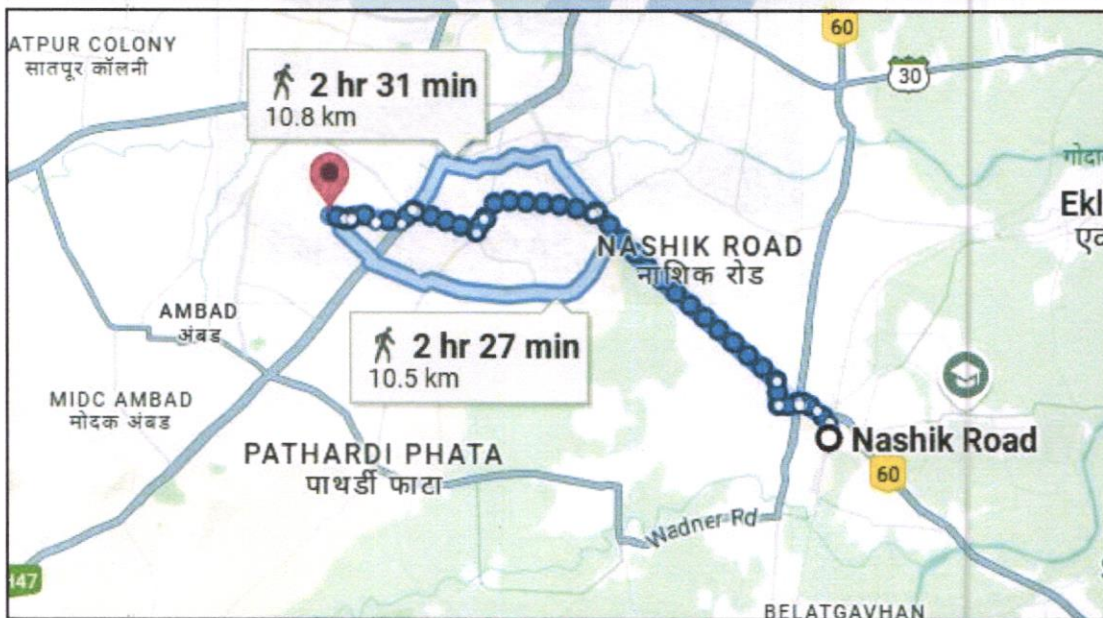
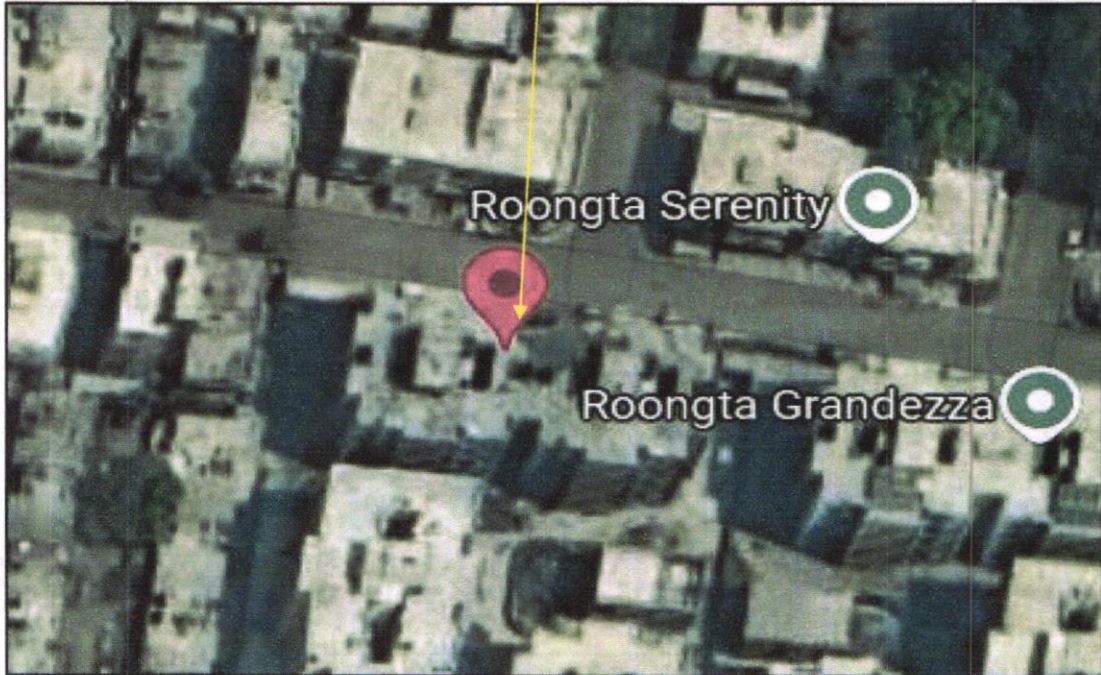


Actual Site Photographs



Route Map of the property


Site u/r



Latitude Longitude: 19°58'43.6"N 73°46'02.5"E


Note: The Blue line shows the route to site from nearest Railway Station (Nashik- 10.5 Km.)

Ready Reckoner Rate



Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



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

[Home](#)

[Valuation Guidelines | User Manual](#)

Year Language

Selected District

Select Taluka

Select Village

Search By Survey No. SubZones

Enter Survey No

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस दुकाने	औद्योगिक	एकक (Rs./)	Attribute
1.3.12- उंटवाडी रस्त्यापासून पुर्वेकडे जाणारा 18 मी रुंद रस्त्याच्या दक्षिणेकडील अंतर्गत मिळकती	12100	34600	39790	43250	0	चौ. मीटर सर्वेक्षण नंबर


Price Indicators

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

Posted on: Feb 07, 2019

₹49.0 Lac EMI - ₹ 22k | [How much loan can I get?](#)

2 BHK Flat For Sale in Roongta Florenza Apartment, **Govind Nagar, Nashik**



2 Beds | 2 Baths | 1 Balcony | Unfurnished

Carpet Area 680 sqft ₹ 7,206/sqft	Developer Lalit Roongta Group	Project Roongta Florenza Apartment
Floor 7 (Out of 7 Floors)	Transaction Type Resale	Status Ready to Move
Additional Rooms 1 Study Room	Facing East	Furnished Status Unfurnished

📷 +19 Photos

🌿 East Facing Property

[Contact Owner](#)
[Get Phone No.](#)
👤 Last contact made 3 days ago

More Details

Price Breakup	₹ 49 Lac
Booking Amount	₹ 1.0 Lac
Address	703., Govind Nagar, Nashik, Maharashtra
Furnishing	Unfurnished
Loan Offered	Estimated EMI: ₹ 22100 ⓘ Apply for Home Loan
Type of Ownership	Co-operative Society
Additional Rooms	Study

[Contact Owner](#)

Price Indicators


magicbricks
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Login ▾ Post Prop

Posted on: Mar 11, 25

₹48.5 Lac | EMI - ₹22k | [How much loan can I get?](#)

2 BHK Flat For Sale in Roongta Florenza Apartment, **Govind Nagar, Nashik**

2 Beds
2 Baths
1 Balcony
Unfurnished



2 Photos

Super Built-Up Area
680 sqft
₹7,132/sqft

Floor
7 (Out of 7 Floors)

Additional Rooms
1 Study Room

Developer
Lalit Roongta Group

Transaction Type
Resale

Facing
East

Project
Roongta Florenza Apartment

Status
Ready to Move

Furnished Status
Unfurnished

✓ East Facing Property

Contact Owner
Get Phone No.
Last contact made 3 days ago

More Details

Price Breakup	₹48.5 Lac
Booking Amount	₹1.0 Lac
Address	Khode Mala Road, Near Govind Nagar, Govind Nagar, Nashik, Maharashtra
Furnishing	Unfurnished
Loan Offered	Estimated EMI: ₹21875 Apply for Home Loan
Type of Ownership	Freehold
Overlooking	Garden/Park, Main Road




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Price Indicators


Nashik ▾

Post Property
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APARTMENT

by HOL Proptech Private Limited


₹ 46.57 Lac - 51.74 Lac

P-37, Khode Mala, Prabhat Colony, Nashik, Maharashtra 422009, India, BADADE NAGAR
Govind Nagar, Nashik

Get Directions

Verified Builder

✓ RERA Registered No: P51600033635



9 Photos

Overview
About
Unit
Amenities
Specifications
Locality
FAQ

Overview

Availability	Area	Price / sq.ft.	Possession
2 BHK APARTMENT	991 - 1101 Sq.ft <small>(92.07 - 102.29 sq.m)</small>	₹ 4699 / sq.ft.	Ready to move

Builder

HOL Proptech Private Limited
+91 88 xxxxxxxx

ENQUIRE NOW

Contact Builder

IND +91 ▾

I am interested in APARTMENT ▾

2 BHK

I wish to check my Home Loan eligibility

SUBMIT



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Price Indicators

HOUSING.COM Buy In Nashik

Govind Nagar + Add

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Saved

Home / Nashik / Govind Nagar / Roongta Florenza
Last updated: Feb 24, 2025

Roongta Florenza REERA

By LALIT ROONGTA GROUP

Near Govind Nagar, Off 100 ft. Ring Road, Nashik


[Become the first to Rate](#)

₹46.58 L - 64.48 L | ₹4.7 K/sq.ft


EMI starts at ₹24.67 K

Price excludes maintenance, floor rise c. See More

[Contact Sellers](#)



2, 3 BHK Apartments Configurations
Dec. 2024 Possession Starts
₹4.7 K/sq.ft Avg. Price
991.00 - 1372.00 sq.ft (Saleable Area) Sizes



+ 30 more

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

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Govind Nagar + Add

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2 BHK Flat
₹48.0 L
EMI starts at ₹25.42 K


By LALIT ROONGTA GROUP

Roongta Florenza, Govind Nagar, Nashik

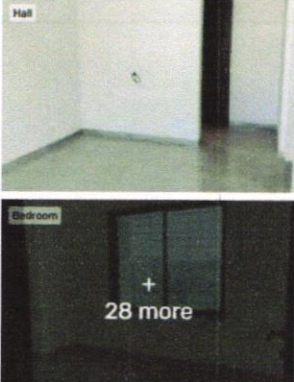
OFFERS Zero brokerage [Know More](#)

₹4.54 K/sq.ft

[Contact Owner](#)



1056.00 sq.ft (Built Up Area)
₹4.54 K/sq.ft Avg. Price
1 Years Old Age of property
Ready to move Possession status
7 of 7 Floor
East facing Facing
Unfurnished Furnishing



+ 28 more



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Price Indicators Projects nearby Locality


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Home / Nashik / Prabhat Colony / Apartment for Sale in Prabhat Colony / 2 BHK Flat ***

2 BHK Flat

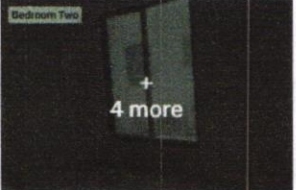
By ABHISHEK BALASAHEB DESHMUKH
Lotus Park, Prabhat Colony, Nashik



Living Room



Bedroom One



Bedroom Two

+
4 more

1022.00 sq.ft
sqm
Built Up Area

₹4.55 K/sq.ft
Avg. Price

Ready to move
Possession status

1 of 7
Floor

West facing
Facing

Unfurnished
Furnishing

Last updated: Feb 24, 2025

₹46.55 L

EMI starts at ₹24.65 K
₹4.55 K/sq.ft

[Contact Seller](#)

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

Property Location
Lotus Park, Prabhat Colony, Nashik

Around This Property

School
Kendriya Vidyalaya Air Force Station Dghar
12 mins (10.8 km)

Hospital
Shree Seva Hospital
9 mins (8.3 km)

Great choice! Nice neighborhood around

Contact Seller

The Estate Hub
Housing Prime Agent
+9174001....

Please share your contact

Name _____

Price Indicators Projects nearby Locality

HOUSING.COM Buy in Nashik Download App

2 BHK Flat

Om residency, Prabhat Colony, Nashik

₹51.0 L EMI starts at ₹27.01K


₹4.86 K/sq.ft

OFFERS Free registration Know More


Contact Owner

SEARCH: Prabhat Colony


+ Add



Bedroom



Bedroom



Bedroom

+ 8 more

1050.00 sq.ft

convert unit

Built Up Area

₹4.86 K/sq.ft

Avg. Price

Ready to move

Possession status

North-East facing

Facing

Semi Furnished

Furnishing

[OVERVIEW](#)

[PROMOTIONS](#)

[POPULAR PROPERTIES NEARBY](#)

[AMENITIES](#)

[RATINGS AND REVIEWS](#)

[PRICE TRENDS](#)

[LOCALITY](#)

[CAL >](#)

Property Location

Om residency, Prabhat Colony, Nashik

Around This Property

School

Modern High School

2 mins
(1.1 km)

Hospital

Parsakh Fertility Clinic |
Infertility & IVF clinic in...

3 mins
(1.7 km)

View more on Maps

Great choice! Nice neighborhood around

Contact Seller

DP **Deepak Pakhale**

Owner

+9197674...

Please share your contact

Name

+91 Phone

Email

Property Overview

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Price Indicators Projects nearby Locality

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Prabhat Colony x + Add
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2 BHK Flat


Hemangi Height, Prabhat Colony, Nashik

₹40.0 L


EMI starts at ₹21.18 K

₹3.33 K/sq.ft


Contact Owner




Hall



SHARE SAVE



Hall



+
4 more

1200.00 sq.ft

convert unit

Built Up Area

₹3.33 K/sq.ft

Avg. Price

10 Year Old

Age of property

Ready to move

Possession status

Semi Furnished

Furnishing

OVERVIEW
POPULAR PROPERTIES NEARBY
FURNISHINGS
AMENITIES
RATINGS AND REVIEWS
PRICE TRENDS
LOCALITY
CAI >

Property Location

Hemangi Height, Prabhat Colony, Nashik

Around This Property

School

Modern High School

2 mins

(1.1 km)

Hospital

Parakh Fertility Clinic |
Infertility & IVF clinic in...

3 mins

(1.7 km)

Great choice! Better priced property in this area

Contact Seller

AV

Ajay Vaidya

Owner

+91992229.....

Please share your contact

Name


Price Indicators Projects nearby Locality

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Home » Property for Sale in Nashik » Flats for Sale in Nashik » Flats for Sale in Govind Nagar » 3 BHK Flats for Sale in Govind Nagar » 1389 Sq-ft

₹75.0 Lac EMI - ₹ 34k | [Get pre-approved loan](#)

3 BHK 1389 Sq-ft Flat For Sale [Govind Nagar, Nashik](#)



3 Beds **3 Baths** **2 Balconies** **1 Covered Parking**

Carpet Area
973 sqft ~
₹ 7,708/sqft

Floor
13(Out of 14 Floors)

Furnished Status
Semi-Furnished

Developer
[Lalit Roongta Group](#)

Transaction Type
Resale

Car Parking
1 Covered

Project
[Roongta Imperia](#)

Lifts
2

Type Of Ownership
Freehold

Near city center mall nashik.

[Contact Agent](#)
[Get Phone No.](#)
Last contact made 1 day ago

Contact Agent

Certified Agent

Nitin Amritkar -9

[Get Phon](#)

[Download](#)

More Details

Price Breakup	₹ 75 Lac ₹1,500 Monthly
Booking Amount	₹1.0 Lac
Address	Govind Nagar, Nashik, Govind Nagar, Nashik, Maharashtra
Landmarks	Near city center mall nashik.
Furnishing	Semi-Furnished
Flooring	Ceramic Tiles
Loan Offered	Estimated EMI: ₹ 33826 ⓘ Apply for Home Loan

+2



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As a result of my appraisal and analysis, it is my considered opinion that the realizable Value of the above property in the prevailing condition with aforesaid specification is **(As per table attached to the report)**

Place: Nashik

Date: 11.03.2025

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.co.in, c=IN
Date: 2025.03.11 17:14:35 +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 11.03.2025 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 10.03.2025. 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.

	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by M/s. Roongta Homes LLP
2.	Purpose of valuation and appointing authority	As per request from State Bank of India, Home Loans Sales, Project Approval Cell, Satpur, Nashik 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 Sanjay Phadol – Regional Technical Head Swapnil Wagh – 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 - 10.03.2025 Valuation Date - 11.03.2025 Date of Report - 11.03.2025
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 10.03.2025
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



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The subject appraisal exercise is based on prevailing market dynamics as on **11th March 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. Roongta Homes LLP**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.



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Property Title

Based on our discussion with the Client, we understand that the subject property is owned by **M/s. Roongta Homes LLP**. For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

Environmental Conditions

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

Town Planning

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

Area

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

Condition & Repair

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

Valuation Methodology

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

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar



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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



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conduct the valuation independent of external influences.

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

Confidentiality

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

Information Management

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

Gifts and hospitality:

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



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

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

Remuneration and Costs.

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

Occupation, employability and restrictions.

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

Miscellaneous

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



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Remarks:

1. This APF is based on sanctioned plan copy provided by SBI.
2. Construction stage is calculated as per no of floors sanctioned.
3. Rate derived in report is basic rate and on Carpet area.
4. Flat area (Carpet area) considered in APF report is provided by Sanctioned Building Plan/RERA.
5. Builder taking (carpet to build up) loading factor 40% for residential flat.
6. We have not considered legal charges, Stamp duty for valuation

We have considered Market Approach for Valuation and Composite Method Valuation. // We hereby declare that Parking space, Infrastructure charges, MSEB Charges, Water Charges, One Time Maintenance Charges, and GST is not considered while arriving at valuation of the unit.

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.co.in, c=IN
Date: 2025.03.11 17:14:26 +05'30'

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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



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