

## Market rate for land and building in Padagha Tq.Bhiwandi Dist. Thane

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[https://www.magicbricks.com/agricultural-land-for-sale-in-padgha-thane-pppfs?cCode=google SEM DSA&mbtracker=google paid DSA City desk thane&campaignCode=google SEM DSA City&gclid=CjwKCAjw98rpBRAuEiwALmo-yhuCtkTZvwjonULItH-TK7fnEHwLgARtI3QWuRxN5KTIKqFwrtKVoRoC1s8QAvD\\_BwE](https://www.magicbricks.com/agricultural-land-for-sale-in-padgha-thane-pppfs?cCode=google SEM DSA&mbtracker=google paid DSA City desk thane&campaignCode=google SEM DSA City&gclid=CjwKCAjw98rpBRAuEiwALmo-yhuCtkTZvwjonULItH-TK7fnEHwLgARtI3QWuRxN5KTIKqFwrtKVoRoC1s8QAvD_BwE)

Agricultural Land for Sale in Padgha 1 acre 88 lakh @202/sqft

<https://www.99acres.com/residential-land-plot-for-sale-in-shahpur-mumbai-beyond-thane-222-sq-yard-spId-J44185379?pos=SEARCH>

₹ 15 Lac @ 750 per Sq.Ft. Residential Land for Sale in Shahpur

<https://www.99acres.com/residential-land-plot-for-sale-in-asangaon-mumbai-beyond-thane-319-sq-yard-spId-V43761455?pos=SEARCH>

₹ 60 Lac @ 22,471 per Sq. Meter i.e. @2,113/sqft Residential Land for Sale in Asangaon,

<https://www.99acres.com/residential-land-plot-for-sale-in-asangaon-mumbai-beyond-thane-333-sq-yard-spId-A42622179?pos=SEARCH>

₹ 23 Lac @ 767 per Sq.Ft., Residential Land for Sale in Our Town The Villa Township, Asangaon, ,

Av. Rate for land are  $750+2113+767=Rs.3630/3=Rs.1210/sqft$  i.e. Rs.13,020/sqm

However considering advantages and dis-advantages of captioned location and situation of land at bazarpeth on highway in Padagha in Bhiwandi taluka of Thane dist. Safely **FMrate for land** can be safely presumed @**Rs.10,000/sqm** as against **eASR Rs.1,590/sqm**

Considering factual construction of building/shop/shed in captioned case **FMrate for building** is presumed to be equal to eASR only and eASR for building @Rs.21780/sqm only subject to part deduction of rate as per local condition