

Plz refer to very high rate from magic bricks.com

<https://www.magicbricks.com/Properties%20in%20Latur%20Magic%20Bricks.html>

□ 1.60 Cr □ **Rs.40000 per sqft**, Plot/Land for Sale in Shamnagar

PLOT AREA, **400 sqyrd**, DIMENSIONS **24 X 16.67 yrd Sqyrd**

OWNERSHIP **Freehold** TRANSACTION, WIDTH OF ROAD FACING THE PLOT **464m**

OVERLOOKING **Main Road**, BOUNDARY **Yes**, Property in a Gated Locality

However this being too high is not considered in deducing FMR-land

<https://www.99acres.com/residential-land-in-latur-ffid>

Residential Land/Plot in Kisan Bank Colony

Kalpana Nagar

□ **1.45 Cr**

3600 Sq.Ft.

50 Ft

Immediate Possession

4028/Sq.Ft.

Plot Area

Width of facing roa

3600 sq ft plot with old construction of two self contained blocks of 4 rooms each and one self contained outhouse. Prime location. Behind kisan bank colony and back side of zilla parishad office latur. Expecting only price of land. Contact owner -Nine zero four nine nine three three zero nine five – **Less + more**

Posted on Feb 14, 2019 by Mrs Bhate (Owner)

Residential Land/Plot in Adarsh Colony

Tuljabhavani Society

□ **90 L**

3000 Sq.Ft.

20 Ft

Possession in Apr 2019

3000/Sq.Ft.

Plot Area

Width of facing road

Best residential property in this area at this rate. North facing, less than 1000 feet from ring road /naik chowk. Temple /garden /jogging track /open gym within 1000 feet. Silent and traffic free area. – **Less + more**

Posted on Jan 25, 2019 by Abhay (Owner)

www.99acres.com/residential-land-plot-for-sale-in-latur-333-sq-yard-r2-spud-F41066651

Residential Land/Plot in Vishal Nagar

□ **81.25 L**

3250 Sq.Ft.

Immediate Possession

2500/Sq.Ft.

Plot Area

Residential land available for sell.Located in vishal nagar.It is a freehold property.

Its an east facing corner plot. – **Less + more**

Posted on Feb 27, 2019 by Swapnil (Owner)

Av. Rate of above 4028+3000+2500=9528/3=3176/sqft i.e. Rs.34,173/sqm

However considering advantages of captioned property being situated in Shahupuri colony near Rajiv Gandhi chowk at prime location in Latur FMR land shall be 90% Rs.31,000/sqm say **FMR land Rs.31,000/sqm as against eASR Rs.11,000/sqm**

Hence FMR land presumed seems to be Ok

Please see next

Rates for construction.....

Ref <https://www.99acres.com/residential-land-in-latur-ffid>

Residential flat for Sale in Latur

₹ 40 Lac [2 BHK, Residential Apartment in New Aadarsh Colony](#)

Super built-up Area : 1050 Sq.Ft. @ ₹3809/Sq.Ft.

Society : Om Vihar Apartment

Highlights: Resale / Ready to move / 5 to 10 years old / Freehold / 1st Floor

(out of 3) **Description** : Good 2 bhk flat. In good condition opposite so avant college shiv nagar Features: Owner : Sangameshwar Kadole Posted : Dec 01, 2017

₹ 85 Lac [3 Bedroom, Independent House/Villa in Katpur Road, Opposite To Shanidev Temple, Near Janh](#)



[1 Property Photo](#)

Plot Area : 2800 Sq.Ft. @ ₹3035/Sq.Ft. Society : Krushi Vaibhav Gruhnirman Sanstha

Highlights: Resale / Ready to move / 0 to 1 years old / Freehold

₹ 41 Lac [2 BHK, Independent/Builder Floor in Old Ausa Road](#)

Built-up Area : 1135 Sq.Ft. @ ₹3613/Sq.Ft. Highlights: Resale / Ready to move / 5 to 10 years old / Freehold / 2nd Floor (out of 4) / Reserved Parking **Description** : Independent/builder floor is available for sell. Situated in old ausa road. It has good design of 2 bedrooms . Non-St... read more

Features: <https://www.magicbricks.com/property-for-sale/ALL-RESIDENTIAL-real-estate-Latur>

₹ 80 Lac

₹ 4,000 per sqft 2 BHK House [for sale in Latur](#), What's near by, SUPER AREA, 2000 sqft

STATUS Ready to Move FLOOR Ground of 1 floor TRANSACTION

Resale BATHROOM 2 FURNISHING Unfurnished

Residential House is made upto 1 floors. The place is very airy & spacious making the stay a very memorable one.



5 Photos Posted: 10th Oct ₹ 56 Lac

₹ 3,500 per sqft

[3 BHK Apartment for sale in Latur](#)

What's near by SUPER AREA 1600 sqft

STATUS Ready to Move FLOOR 3rd of 4 floors

Thus rates of flats in Latur as on today are Rs.3809+3035+3613+4000+3500=17957/5=3591.4/sqft*10.76 = Rs.38643.46/sqm

Considering advantages and disadvantages of captioned property in Shahupuri colony near Rajiv Gandhi chowk at prime location in Latur for building safely presumed to be say **FMR @Rs.36,000/sqm** as market rate as against **eASR of Rs.22,500/sqm**

Hence so considered in valuation report