

Market rate Cherawali Tq.Shahapur Dist.Thane

1. Land rate as per **eASR** are Rs.1276100 per hector i.e. **Rs.127.61p/sqm** . However being land used for stone quarry and is of large in size hence fair market rate is presumed @65% leaving 20% for roads, 10% for open space and 5% for pot-kharab/corners/uneven shape etc and next @15% for land development its fair market rate is safely presumed @50% i.e. Rs.63/sqm. However considering local market conditions the **fair market rate** is safely presumed **@Rs.55/sqm** only
2. Construction rate is adopted as per Govt. Circular for Dist. Thane Tq. Shahapur Vil. Cherawali and temporary structure eASR @ Rs.6,776/sqm further reduced to 85% and then 90% as laid down in the circular and next arrived for **eASR Rs.482/sqft**. However considering local market conditions, status of property etc the **fair market rate** is safely presumed **@Rs.385/sqft** only