

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mr. Bhikaji Sukdeo Sawant & Smt. Sheetal Bhikaji Sawant**

Residential Apartment No. SS-III / 966, Ground Floor, Plot No. 24, Sector - 4, Koparkhairane, Navi Mumbai,  
Taluka & District - Thane, PIN Code - 400 709, State – Maharashtra, Country – India.

Latitude Longitude: 19°06'25.3"N 73°00'27.2"E

### Valuation Done for: **SVC Co-Operative Bank Ltd.** **Koparkhairane Branch**

FAM CHSL, Shop No. 5A to 9A Ground Floor, Plot No.19 & 19 A Sector, Koparkhairane,  
Navi Mumbai, State – Maharashtra, Country – India.



**Thane** : 101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) - 400 601, (M.S.), INDIA  
E-mail : thane@vastukala.org, Tel. : 80978 82976 / 90216 25621

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**Regd. Office** : 121, 1st Floor, Ackruti Star,  
Central Road, MIDC, Andheri (E),  
**Mumbai** - 400 093, (M.S.), INDIA  
TeleFax : +91 22 28371325/24  
✉ mumbai@vastukala.org

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Apartment No. SS-III / 966, Ground Floor, Plot No. 24, Sector - 4, Koparkhairane, Navi Mumbai, Taluka & District - Thane, PIN Code - 400 709, State – Maharashtra, Country – India belongs to **Mr. Bhikaji Sukdeo Sawant & Smt. Sheetal Bhikaji Sawant**.

Boundaries	:	Building
North	:	Room No. 967
South	:	Room No. 965
East	:	Room No. 964
West	:	Road

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 42,75,789.00 (Rupees Forty Two Lakh Seventy Five Thousand Seven Hundred Eighty Nine Only)**.

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this valuation report.

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**



**Director**

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

SVC Emp. No. Ref.: CO/Tec/BUS/526/20-21

Encl: Valuation report.

Auth. Sign.

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

121, 1st Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai – 400 093.

To,

**The Branch Manager,  
SVC Co-Operative Bank Ltd.  
Koparkhairane Branch**FAM CHSL, Shop No. 5A to 9A Ground Floor,  
Plot No.19 & 19 A Sector, Koparkhairane,  
Navi Mumbai, State – Maharashtra, Country – India.**VALUATION REPORT (IN RESPECT OF RESIDENTIAL APARTMENT)**

I	General									
1.	Purpose for which the valuation is made	: To assess value of the property for Bank Loan Purpose.								
2.	a) Date of inspection	: 01.06.2023								
	b) Date on which the valuation is made	: 05.06.2023								
3.	<b>List of documents produced for perusal:</b> I. Copy of Deed of Apartment / Conveyance Deed dated 08.11.2004 between Mr. Kokane Deoram Namdeo (The Vendor) and Mr. Bhikaji Sukdeo Sawant & Smt. Sheetal Bhikaji Sawant (The Purchaser). II. Copy of CIDCO Approved Plan dated 27.07.1990 issued by CIDCO. III. Copy of Occupancy Certificate No. NMMP / NRV / 220 / 98 Dated 05.06.1998 issued by CIDCO									
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)	<b>Mr. Bhikaji Sukdeo Sawant &amp; Smt. Sheetal Bhikaji Sawant.</b>  <b>Address:</b> Residential Apartment No. SS-III / 966, Ground Floor, Plot No. 24, Sector - 4, Koparkhairane, Navi Mumbai, Taluka & District - Thane, PIN Code - 400 709, State – Maharashtra, Country – India.  <b>Contact Person:</b> Mr. Bhikaji Sukdeo Sawant (Owner) Contact No: 8898548643  Joint Ownership Details of ownership share is not available								
5.	Brief description of the property (Including Leasehold / freehold etc.)	The property is a Residential Apartment of Ground + 3 upper floors. The property is at 500 Mt. walkable distance from nearest railway station Koparkhairane. The composition of Apartment is as under: As per site inspection, the composition of the Apartment is: <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Floor</th> <th style="text-align: center;">Composition</th> </tr> </thead> <tbody> <tr> <td>Ground Floor back Side - Room</td> <td>1 Hall + Kitchen + WC + Bath</td> </tr> <tr> <td>Ground Floor front Side - Shop</td> <td>Shop is a single unit + Toilet &amp; Internal Staircase access to upper floor</td> </tr> <tr> <td>1<sup>st</sup> Floor</td> <td>Hall + Kitchen + 1 Toilet &amp; Internal Staircase access to upper floor</td> </tr> </tbody> </table>	Floor	Composition	Ground Floor back Side - Room	1 Hall + Kitchen + WC + Bath	Ground Floor front Side - Shop	Shop is a single unit + Toilet & Internal Staircase access to upper floor	1 <sup>st</sup> Floor	Hall + Kitchen + 1 Toilet & Internal Staircase access to upper floor
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Ground Floor front Side - Shop	Shop is a single unit + Toilet & Internal Staircase access to upper floor									
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			2 <sup>nd</sup> Floor	Hall + Kitchen + 1 Toilet & Internal Staircase access to upper floor
			3 <sup>rd</sup> Floor	Apartment was locked at the time of visit
6.	Location of property		:	
	a)	Plot No. / Survey No.	:	Plot No. 24, Sector – 4
	b)	Door No.	:	Residential Apartment No. SS-III / 966
	c)	T.S. No. / Village	:	Village – Koparkhairane
	d)	Ward / Taluka	:	Taluka – Thane
	e)	Mandal / District	:	District – Thane
	f)	Date of issue and validity of layout of approved map / plan	:	Copy of CIDCO Approved Plan dated 27.07.1990 issued by CIDCO
	g)	Approved map / plan issuing authority	:	
	h)	Whether genuineness or authenticity of approved map/ plan is verified	:	Yes
	i)	Any other comments by our empanelled valuers on authentic of approved plan	:	There are derivations mentioned in the remarks
7.	Postal address of the property		:	Residential Apartment No. SS-III / 966, Ground Floor, Plot No. 24, Sector - 4, Koparkhairane, Navi Mumbai, Taluka & District - Thane, PIN Code - 400 709, State – Maharashtra, Country – India.
8.	City / Town		:	Koparkhairane, 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		:	Village - Koparkhairane CIDCO / Navi Mumbai Municipal Corporation
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.	<b>Boundaries</b>			
	<b>Building</b>		<b>As per actual site</b>	<b>As per document</b>
	North		: Room No. 967	Details not available
	South		: Room No. 965	Details not available
	East		: Room No. 964	Details not available
	West		: Road	Details not available
	<b>Apartment</b>		<b>As per actual site</b>	<b>As per document</b>

	North	Room No. 967	Details not available																				
	South	Room No. 965	Details not available																				
	East	Room No. 964	Details not available																				
	West	Road	Details not available																				
13	Dimensions of the site	N.A., As the property is under consideration is Residential house.																					
14.	Extent of the site	<p><b>Area as per actual site measurement are as under:</b></p> <table border="1"> <thead> <tr> <th>Floor</th> <th>Carpet Area in Sq. Ft.</th> </tr> </thead> <tbody> <tr> <td rowspan="2">Ground Floor</td> <td>Shop</td> <td>95.00</td> </tr> <tr> <td>Room</td> <td>101.00</td> </tr> <tr> <td>1<sup>st</sup> Floor</td> <td></td> <td>245.00</td> </tr> <tr> <td>2<sup>nd</sup> Floor</td> <td></td> <td>264.00</td> </tr> <tr> <td>3<sup>rd</sup> Floor</td> <td></td> <td>-</td> </tr> </tbody> </table> <p><b>As per Deed, Built Up Area are as under:</b></p> <table border="1"> <thead> <tr> <th>Floor</th> <th>Built Up Area in Sq. Ft.</th> </tr> </thead> <tbody> <tr> <td>Ground Floor</td> <td>203.00</td> </tr> </tbody> </table>		Floor	Carpet Area in Sq. Ft.	Ground Floor	Shop	95.00	Room	101.00	1 <sup>st</sup> Floor		245.00	2 <sup>nd</sup> Floor		264.00	3 <sup>rd</sup> Floor		-	Floor	Built Up Area in Sq. Ft.	Ground Floor	203.00
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Floor	Built Up Area in Sq. Ft.																						
Ground Floor	203.00																						
14.	Latitude, Longitude & Co-ordinates of Residential Apartment	19°06'25.3"N 73°00'27.2"E																					
15.	Extent of the site considered for Valuation (least of 13A& 13B)	<p><b>As per Deed, Built Up Area are as under:</b></p> <table border="1"> <thead> <tr> <th>Floor</th> <th>Built Up Area in Sq. Ft.</th> </tr> </thead> <tbody> <tr> <td>Ground Floor</td> <td>203.00</td> </tr> </tbody> </table>		Floor	Built Up Area in Sq. Ft.	Ground Floor	203.00																
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<b>II</b>	<b>APARTMENT BUILDING</b>																						
1.	Nature of the Apartment	Residential																					
2.	Location																						
	C.T.S. No.	Village – Koparkhairane																					
	Block No.	-																					
	Ward No.	-																					
	Village / Municipality / Corporation	Village - Koparkhairane CIDCO / Navi Mumbai Municipal Corporation																					
	Door No., Street or Road	Residential Apartment No. SS-III / 966, Ground Floor, Plot No. 24, Sector - 4, Koparkhairane, Navi Mumbai, Taluka & District - Thane, PIN Code - 400 709, State – Maharashtra, Country – India.																					
3.	Description of the locality Residential / Commercial / Mixed	Residential																					
4.	Year of Construction	1998 (As per Occupancy Certificate)																					
5.	Number of Floors	Ground + 3 Upper Floors																					
6.	Type of Structure	R.C.C. Framed Structure																					
7.	Number of Dwelling units in the building	-																					
8.	Quality of Construction	Good																					
9.	Appearance of the Building	Good																					
10.	Maintenance of the Building	Good																					



11.	Facilities Available	:																		
	Lift	:	No Lift																	
	Protected Water Supply	:	Municipal Water supply																	
	Underground Sewerage	:	Connected to Municipal Sewerage System																	
	Car parking - Open / Covered	:	Open Parking																	
	Is Compound wall existing?	:	No																	
	Is pavement laid around the building	:	No																	
III	Residential Apartment																			
1	The floor in which the Residential Apartment is situated	:	Ground Floor																	
2	Door No. of the Residential Apartment	:	Residential Apartment No. SS – III / 966																	
3	Specifications of the Residential Apartment	:																		
	Roof	:	R.C.C. Slab																	
	Flooring	:	Vitrified tiles flooring																	
	Doors	:	Teak Wood door frame with Flush Shutter with MS Safety door																	
	Windows	:	Aluminum Sliding windows																	
	Fittings	:	Concealed plumbing with Concealed fittings. Electrical wiring with Concealed & Casing Capping																	
	Finishing	:	Cement Plastering with POP false ceiling																	
4	House Tax	:																		
	Assessment No.	:	Details not available																	
	Tax paid in the name of:	:	Details not available																	
	Tax amount:	:	Details not available																	
5	Electricity Service connection No.:	:	Details not available																	
	Meter Card is in the name of:	:	Details not available																	
6	How is the maintenance of the Residential Apartment?	:	Good																	
7	Sale Deed executed in the name of	:	<b>Mr. Bhikaji Sukdeo Sawant &amp; Smt. Sheetal Bhikaji Sawant</b>																	
8	What is the undivided area of land as per Sale Deed?	:	Details not available																	
9	What is the plinth area of the Residential Apartment?	:	<b>As per Deed, Built Up Area are as under:</b>																	
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10	What is the floor space index (app.)	:	As per Local norms																	
11	What is the Carpet Area of the Residential Apartment?	:	<b>Area as per actual site measurement are as under:</b>																	
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12	Is it Posh / I Class / Medium / Ordinary?	:	Middle Class																	

13	Is it being used for Residential or Commercial purpose?	:	Residential cum commercial purpose																								
14	Is it Owner-occupied or let out?	:	Tenant Occupied Details are as under: -																								
15	If rented, what is the monthly rent?	:	<table border="1"> <thead> <tr> <th>Floor</th> <th>Name</th> <th>Rented Since</th> <th>Present Rental</th> </tr> </thead> <tbody> <tr> <td>Ground Floor - Partly Shop</td> <td>Mr. Prakash Morya</td> <td>3 Years</td> <td>₹ 6,000.00</td> </tr> <tr> <td>Ground Floor - Partly Room</td> <td>Mrs. Shinde</td> <td>1 Year</td> <td>₹ 3,000.00</td> </tr> <tr> <td>1<sup>st</sup> Floor</td> <td colspan="3">Owner Occupied</td> </tr> <tr> <td>2<sup>nd</sup> Floor</td> <td>Mr. Karan Rathod</td> <td>3 Years</td> <td>₹ 6,000.00</td> </tr> <tr> <td>3<sup>rd</sup> Floor</td> <td>Mr. Tushar Sonar</td> <td>Details not given</td> <td>₹ 6,000.00</td> </tr> </tbody> </table>	Floor	Name	Rented Since	Present Rental	Ground Floor - Partly Shop	Mr. Prakash Morya	3 Years	₹ 6,000.00	Ground Floor - Partly Room	Mrs. Shinde	1 Year	₹ 3,000.00	1 <sup>st</sup> Floor	Owner Occupied			2 <sup>nd</sup> Floor	Mr. Karan Rathod	3 Years	₹ 6,000.00	3 <sup>rd</sup> Floor	Mr. Tushar Sonar	Details not given	₹ 6,000.00
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<b>IV</b>	<b>MARKETABILITY</b>	:																									
1	How is the marketability?	:	Good																								
2	What are the factors favouring for an extra Potential Value?	:	Located in developed area																								
3	Any negative factors are observed which affect the market value in general?	:	No																								
<b>V</b>	<b>Rate</b>	:																									
1	After analyzing the comparable sale instances, what is the composite rate for a similar Flat with same specifications in the adjoining locality? - (Along with details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 21,000.00 to ₹ 23,000.00 per Sq. Ft. on Built Up Area																								
2	Assuming it is a new construction, what is the adopted basic composite rate of the Flat under valuation after comparing with the specifications and other factors with the Flat under comparison (give details).	:	₹ 22,000.00 per Sq. Ft. on Built Up Area																								
3	Break – up for the rate	:																									
	I. Building + Services	:	₹ 2,500.00 per Sq. Ft.																								
	II. Land + others	:	₹ 19,500.00 per Sq. Ft.																								
4	Guideline rate obtained from the Government Portal (an evidence thereof to be enclosed)	:	₹ 1,07,300.00 per Sq. M. i.e. ₹ 9,968.00 per Sq. Ft.																								
4A	Guideline rate (after Depreciation)	:	₹ 89,975.00 per Sq. M. i.e. ₹ 8,359.00 per Sq. Ft.																								
<b>VI</b>	<b>COMPOSITE RATE ADOPTED AFTER</b>	:																									

DEPRECIATION			
<b>a</b>	Depreciated building rate	:	
	Replacement cost of Flat with Services (v(3)i)	:	₹ 2,500.00 per Sq. Ft.
	Age of the building	:	25 years
	Life of the building estimated	:	35 Years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	37.50%
	Depreciated Ratio of the building	:	-
<b>b</b>	Total composite rate arrived for Valuation	:	-
	Depreciated building rate VI (a)	:	₹ 1,563.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 19,500.00 per Sq. Ft.
	Total Composite Rate	:	₹ 21,063.00 per Sq. Ft.
<b>Remarks:</b>			
1. As per Approved Plan & Deed of Apartment, the property is Ground Floor only. But as per site inspection the property is of Ground + 3 <sup>rd</sup> Floor. Construction permission for the 1 <sup>st</sup> , 2 <sup>nd</sup> , 3 <sup>rd</sup> floor is not provided, hence same is not considered for the valuation purpose.			
2. As per site measurement, the carpet of Residential Apartment is 195.00 Sq. Ft. on Ground floor. & 509.00 Sq. Ft. (Including 1 <sup>st</sup> floor & 2 <sup>nd</sup> floor). But as per agreement, the built-up area of Residential Apartment on Ground floor is 203.00 sq. ft. As there is no documentary evidence for the ownership of this additional area, for the Valuation we have considered area as per documents only. Hence, to give proper weightage to the value of the property, higher rate i.e. 21,063/- per Sq. Ft. is considered.			

**Details of Valuation:**

Sr. No.	Description	Area in Sq. Ft.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Residential Apartment (Including Car Parking, If Provided)	203.00	21,063.00	42,75,789.00
2	Wardrobes			
3	Showcases			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works etc.			
9	Potential value, if any			
10	Others			
	<b>Fair Market value of the property</b>			<b>42,75,789.00</b>
	<b>Realizable value of the property</b>			<b>38,48,210.00</b>
	<b>Distress Value of the property</b>			<b>34,20,631.00</b>
	<b>Insurable value of the property (203.00 Sq. Ft. x 2,500.00)</b>			<b>5,07,500.00</b>
	<b>Guideline value of the property (203.00 Sq. Ft. x 8,359.00)</b>			<b>16,96,877.00</b>

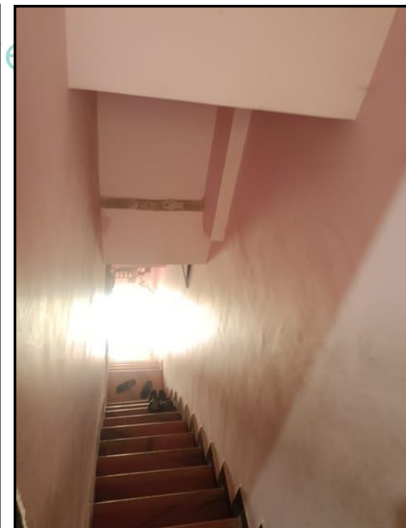
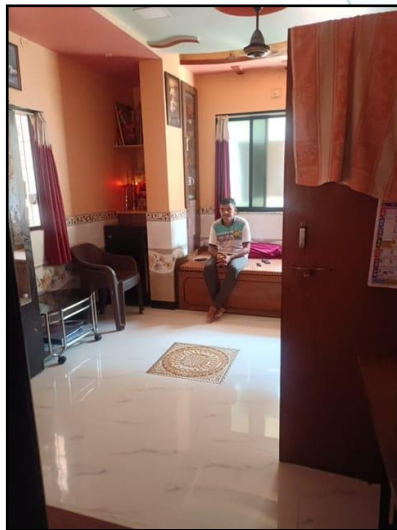
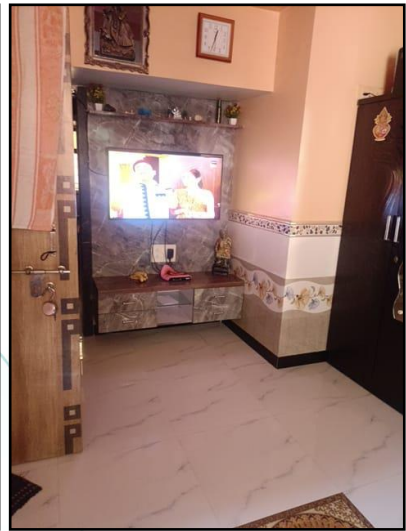
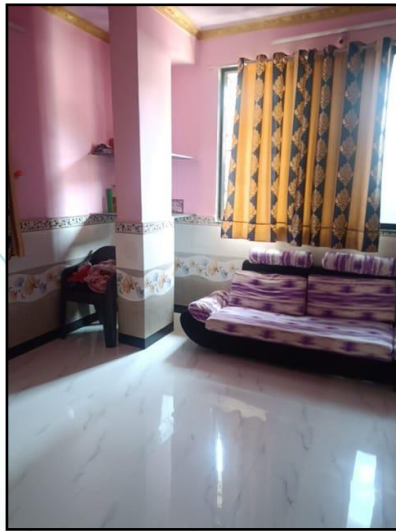


### **Approach adopted for valuation: Sales Comparison Approach**

- 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 Apartment, where there are typically many comparable available to analyze.
- As the property is a Residential Apartment, 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 ₹ 21,000.00 to ₹ 23,000.00 per Sq. Ft. on Built Up 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 residential application in the locality etc. We estimate or valuation.

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## Actual site photographs





## Actual site photographs

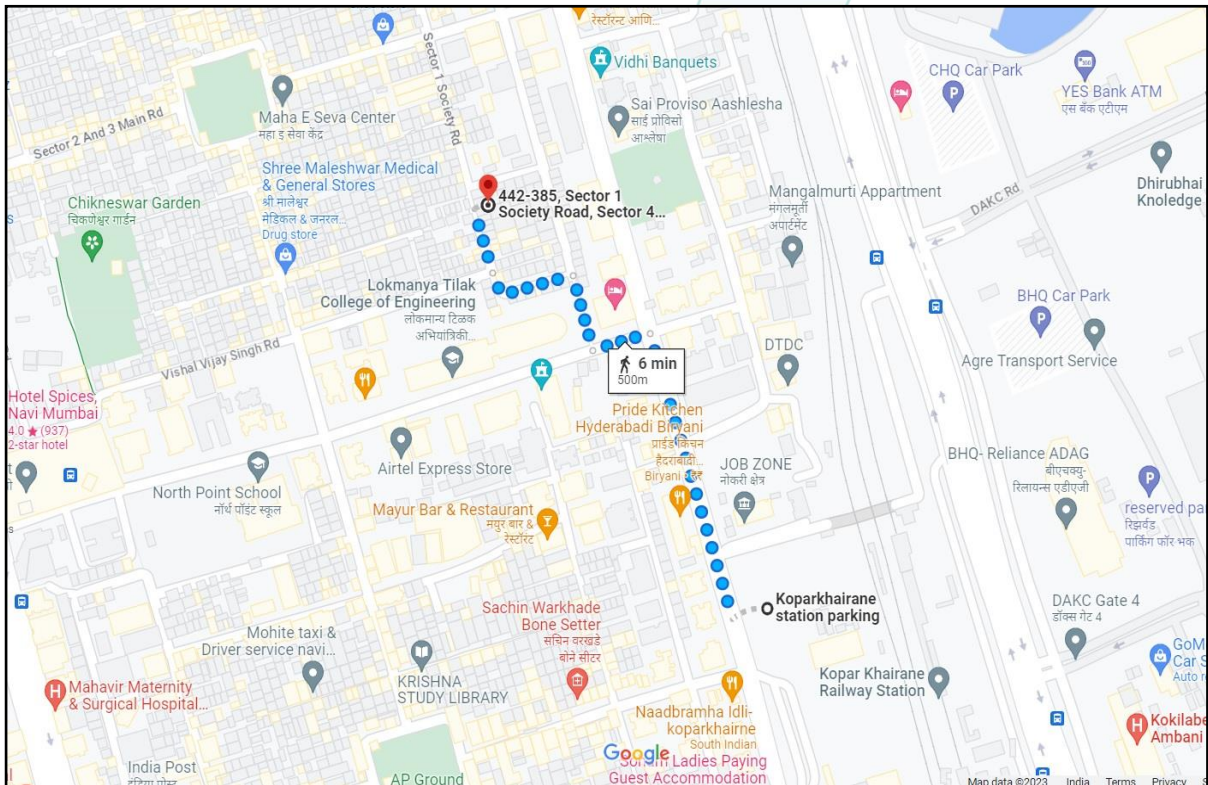


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# Route Map of the property


Site u/r



**Latitude Longitude 19°06'25.3"N 73°00'27.2"E**


**Note:** The Blue line shows the route to site from nearest railway station (Koparkhairane – 500M.)

## Ready Reckoner Rate for Residential Apartment



**Department of Registration & Stamps**  
 Government of Maharashtra

**नोंदणी व मुद्रांक विभाग**  
 महाराष्ट्र शासन



नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन  
 वाजारमूल्य दर पत्रक

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User Manual
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Feedback

Year  
 20232024

Annual Statement of Rates

Language  
 English

Selected District: ठाणे  
 Select Taluka: ठाणे  
 Select Village: गावाचे नाव : कोपरखैरणे  
 Search By:  Survey No  Location

Select	उपविभाग	बूटी जमीन	निवासी सदनिका	श्रीश्रीस	दुकाने	औद्योगिक	एकक (Rs./)
SurveyNo	3/70-कोपरखैरणे नोड सेक्टर क्र. 2अ	38900	114800	126000	143200	128000	चौ. मीटर
SurveyNo	3/71-कोपरखैरणे नोड सेक्टर क्र. 3	44200	117200	128900	148500	128900	चौ. मीटर
SurveyNo	3/72-कोपरखैरणे नोड सेक्टर क्र. 4	38000	107300	116200	134100	116200	चौ. मीटर
SurveyNo	3/73-कोपरखैरणे नोड सेक्टर क्र. 4अ	35600	100100	112400	125100	112400	चौ. मीटर
SurveyNo	3/74-कोपरखैरणे नोड सेक्टर क्र. 5	46900	108400	123700	135500	123700	चौ. मीटर

Stamp Duty Ready Reckoner Market Value Rate for Flat	1,07,300.00			
No increase	0.00			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)</b>	<b>1,07,300.00</b>	<b>Sq. Mt.</b>	<b>9,968.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	38,000.00			
The difference between land rate and building rate (A – B = C)	69,300.00			
Depreciation Percentage as per table (D) [100%-25%] (Age of the building – 25 Years)	75%			
<b>Rate to be adopted after considering depreciation [B + (C x D)]</b>	<b>89,975.00</b>	<b>Sq. Mt.</b>	<b>8,359.00</b>	<b>Sq. Ft.</b>

### Building not having lift

The following table gives the valuation of residential building / flat / commercial unit / office in such building on above floor where there is no lift. Depending upon the floor, ready reckoner rates will be reduced.

	Floor on which flat is located	Rate to be adopted
a)	Ground Floor / Stilt Floor	100%
b)	First Floor	95%
c)	Second Floor	90%
d)	Third Floor	85%
e)	Fourth Floor and above	80%

**Table – D: Depreciation Percentage Table**

Completed Age of Building in Years	Value in percent after depreciation	
	R.C.C. Structure / other Pukka Structure	Cessed Building, Half or Semi – Pukka Structure & Kaccha Structure.
0 to 2 Years	100%	100%
Above 2 & up to 5 Years	95%	95%
Above 5 Years	After initial 5 year for every year 1% depreciation is to be considered. However maximum deduction available as per this shall be 70% of Market Value rate	After initial 5 year for every year 1.5% depreciation is to be considered. However maximum deduction available as per this shall be 85% of Market Value rate



# Price Indicators

99acres
Buy ▾ Enter Locality / Project / Society / Landmark

Home > Property in Mumbai > Flats in Mumbai > Flats in Sector 4 Kopar Khairane > 1 BHK Flats in Sector 4 Kopar Khairane

Posted on Feb 17, 2023 | Ready to move

₹64.75 Lac

@ 18,500 per sq.ft.

Estimated EMI ₹ 51,716

1BHK 1Bath


Flat/Apartment for Sale

In Suraj apartment sector 4, Sector 4 Kopar Khairane, Navi Mumbai, Mumbai

RERA STATUS: NOT AVAILABLE | Website: <https://maharerait.mahaonline.gov.in>

Overview
Owner Details
Price Trends
Registry Record
Recommendations

Property (4)



Photos (1/4)

Area

Carpet area: 350 sq.ft. (32.52 sq.m.)

Configuration

1 Bedroom, 1 Bathroom, 1 Balcony with Others

Price

₹ 64.75 Lac @ 18,500 per sq.ft.

Address

Suraj apartment sector 4 Sector 4 Kopar Khairane, Navi Mumbai

Floor Number

4<sup>th</sup> of 4 Floors

Property Age

10+ Year Old

Why should you consider this property?

Top Floor
24\*7 Water
Close to Railway Station
Parking Available

Transaction Type: Resale | Property Ownership: Freehold | Parking: Covered, Open | Water Source: 24\*7 Water

Power Backup: None | Property Code: U65400714 | [www.99acres.com/U65400714](http://www.99acres.com/U65400714)

About Property

Address: Sector 4 Kopar Khairane, Navi Mumbai, Mumbai

Property is nearby koperkharne railway station, a garden, movie theatre just a km to d mart, market etc

99acres
Buy ▾ Enter Locality / Project / Society / Landmark

Home > Property in Mumbai > Flats in Mumbai > Flats in Sector 4 Kopar Khairane > 1 BHK Flats in Sector 4 Kopar Khairane

Posted on May 04, 2023 | Ready to move

₹75 Lac

@ 18,292 per sq.ft.

Estimated EMI ₹ 59,903

1BHK 1Bath

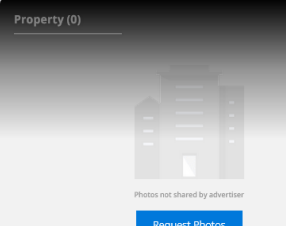
Flat/Apartment for Sale

In on request, Sector 4 Kopar Khairane, Navi Mumbai, Mumbai

RERA STATUS: NOT AVAILABLE | Website: <https://maharerait.mahaonline.gov.in>

Overview
Dealer Details
Price Trends
Registry Record
Recommendations

Property (0)



Photos not shared by advertiser

Request Photos

Area

Carpet area: 410 sq.ft. (38.09 sq.m.)

Configuration

1 Bedroom, 1 Bathroom, 1 Balcony

Price

₹ 75 Lac @ 18,292 per sq.ft. (Negotiable) [View Price Details](#)

Address

Sector 4 Kopar Khairane, Navi Mumbai

Floor Number

3<sup>rd</sup> of 7 Floors

Facing

East

Overlooking

Others, Main Road

Property Age

5 to 10 Year Old

Places nearby

Sector 4 Kopar Khairane, Navi Mumbai, Mumbai View All (45)

Chikaleswar Mandir
Gurudwara Dashmesh Darbar
Shiv Ganesh Hanuman Mandir
Masjid
Ganesh Temple

# Price Indicators

**99acres** Buy | Enter Locality / Project / Society / Landmark

Home > Property in Mumbai > Flats in Mumbai > Flats in Sector 4 Kopar Khairane > 1 BHK Flats in Sector 4 Kopar Khairane

Posted on May 22, 2023 | Ready to move

**₹72 Lac** @ 16,000 per sq.ft. **1BHK 1Bath**  
 Estimated EMI ₹ 57,507  
 Flat/Apartment for Sale  
 In Naaste, Sector 4 Kopar Khairane, Navi Mumbai, Mumbai

RERA STATUS **NOT AVAILABLE** Website: <https://maharera.mahaonline.gov.in>

**Overview** Owner Details Price Trends Recommendations Articles

**Property (14)**

**Area**  
 Carpet area: 450 sq.ft. (41.81 sq.m.)

**Configuration**  
 1 Bedroom, 1 Bathroom, 1 Balcony

**Price**  
 ₹72 Lac+ Govt Charges & Tax @ 16,000 per sq.ft. (Negotiable)

**Address**  
 Naaste Sector 4 Kopar Khairane, Navi Mumbai

**Floor Number**  
 Ground of 4 Floors

**Facing**  
 East

**Overlooking**  
 Main Road

**Property Age**  
 5 to 10 Year Old

**Places nearby**  
 002, Sector 4 Kopar Khairane, Navi Mumbai, Mumbai

Chikaleshwar Mandir | Gurudwara Dashmesh Darbar | Shiv Ganesh Hanuman Mandir | Masjid | Ganesh Temple

**99acres** Buy | Enter Locality / Project / Society / Landmark

Home > Property in Mumbai > Flats in Mumbai > Flats in Sector 4 Kopar Khairane > 1 BHK Flats in Sector 4 Kopar Khairane

Posted on May 22, 2023 | Ready to move

**₹72 Lac** @ 16,000 per sq.ft. **1BHK 1Bath**  
 Estimated EMI ₹ 57,507  
 Flat/Apartment for Sale  
 In Naaste, Sector 4 Kopar Khairane, Navi Mumbai, Mumbai

RERA STATUS **NOT AVAILABLE** Website: <https://maharera.mahaonline.gov.in>

**Overview** Owner Details Price Trends Recommendations Articles

**Property (14)**

**Area**  
 Carpet area: 450 sq.ft. (41.81 sq.m.)

**Configuration**  
 1 Bedroom, 1 Bathroom, 1 Balcony

**Price**  
 ₹72 Lac+ Govt Charges & Tax @ 16,000 per sq.ft. (Negotiable)

**Address**  
 Naaste Sector 4 Kopar Khairane, Navi Mumbai

**Floor Number**  
 Ground of 4 Floors

**Facing**  
 East

**Overlooking**  
 Main Road

**Property Age**  
 5 to 10 Year Old

**Places nearby**  
 002, Sector 4 Kopar Khairane, Navi Mumbai, Mumbai

Chikaleshwar Mandir | Gurudwara Dashmesh Darbar | Shiv Ganesh Hanuman Mandir | Masjid | Ganesh Temple

As a result of my appraisal and analysis, it is my considered opinion that the present fair market value of the above property in the prevailing condition with aforesaid specifications is **₹ 42,75,789.00 (Rupees Forty Two Lakh Seventy Five Thousand Seven Hundred Eighty Nine Only).**

Place: Thane

Date: 05.06.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD. <sup>®</sup>

**Director**

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

SVC Emp. No. Ref.: CO/Tec/BUS/526/20-21

**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

Think.Innovate.Create <sup>®</sup> 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

**(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 05.06.2023 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 has personally inspected the property 01.06.2023. 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 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. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- v. I am the Director of the company, who is competent to sign this valuation report.
- w. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e., LLMS / LOS) only.
- x. Further, I hereby provide the following information.

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Sr. No.	Particulars	Valuer comment
1.	background information of the asset being valued;	The property under consideration was purchased by Mr. Bhikaji Sukdeo Sawant & Smt. Sheetal Bhikaji Sawant from Mr. kokane Deoram Namdeo vide Deed of Apartment / Conveyance Deed dated 08.11.2004.
2.	purpose of valuation and appointing authority	As per the request from SVC Co-Operative Bank Ltd., Koparkhairane Branch 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 Shobha Kuperkar – Technical Manager Pratibha Shilvanta – Technical Officer
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 – 01.06.2023 Valuation Date – 05.06.2023 Date of Report – 05.06.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on 01.06.2023
7.	nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> <li>• Market Survey at the time of site visit</li> <li>• Ready Reckoner rates / Circle rates</li> <li>• Online search for Registered Transactions</li> <li>• Online Price Indicators on real estate portals</li> <li>• Enquiries with Real estate consultants</li> </ul>
8.	procedures adopted in carrying out the valuation and valuation standards followed;	Comparative Sales Method / Market Approach
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, Residential 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.
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 **05<sup>th</sup> June 2023** 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 and site visit conducted, we understand that the subject property is Residential Apartment admeasuring **Built Up Area = 203.00 Sq. Ft.** in the name of **Mr. Bhikaji Sukdeo Sawant & Smt. Sheetal Bhikaji Sawant.** At present, the property is Owner Occupied. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

## Property Title

Based on our discussion with the Client, we understand that the subject property is owned by **Mr. Bhikaji Sukdeo Sawant & Smt. Sheetal Bhikaji Sawant**. 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.

## Area

Based on the information provided by the Client, we understand that subject property is Residential Apartment admeasuring **Built Up Area = 203.00 Sq. Ft.**

## 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

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 Apartment, where there are typically many comparable available to analyze. As the property is a Residential Apartment, we have adopted Sale Comparison Approach Method for the purpose of valuation.

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 Residential Apartment admeasuring **Built Up Area = 203.00 Sq. Ft.**

### **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.

**(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.
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 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.

### **DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE**

This exercise is to assess of the property under reference as on **05<sup>th</sup> June 2023**.

The term **Fair Market Value** is defined as

*“The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeably and for self interest assuming that neither is under undue duress”.*

Fundamental assumptions and conditions presumed in this definition are:

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

### **DECLARATION OF PROFESSIONAL FEES CHARGED**

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

### **VALUATION OF THE PROPERTY PREMISES**

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 42,75,789.00 (Rupees Forty Two Lakh Seventy Five Thousand Seven Hundred Eighty Nine Only)**.

**For VASTUKALA CONSULTANTS (I) PVT. LTD.**

**Director**

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

SVC Emp. No. Ref.: CO/Tec/BUS/526/20-21

**Auth. Sign.**