

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mr. Swastik Ganesh Gaikwad & Mrs. Meena Ganesh Gaikwad**

Residential Flat No. G - 403, 4<sup>th</sup> Floor, Building G, "**Nandanvan Complex**", **Nandanvan Complex Co-Op. Hsg. Soc. Ltd.**, Plot No. 125A, Sub Plot No. 7, Mumbai Pune Highway, Village - Panvel, Navi Mumbai, Taluka – Panvel, District – Raigad, PIN Code – 410 206, State – Maharashtra, Country – India.

**Latitude Longitude - 18°59'42.2"N 73°06'47.0"E**

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### Valuation Done for:

**Cosmos Bank**

**Airoli Branch**




Shop No. 9, Yashashree Residency, Plot No. 6, Sector No. 16, Airoli Mulund Link Road,  
Navi Mumbai – 400 708, 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](mailto:thane@vastukala.org), Tel. : 80978 82976 / 90216 25621

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 TeleFax : +91 22 28371325/24  
 [mumbai@vastukala.org](mailto:mumbai@vastukala.org)

## VALUATION OPINION REPORT

The property bearing Residential Flat No. G - 403, 4<sup>th</sup> Floor, Building G, "**Nandanvan Complex**", Nandanvan Complex Co-Op. Hsg. Soc. Ltd., Plot No. 125A, Sub Plot No. 7, Mumbai Pune Highway, Village - Panvel, Navi Mumbai, Taluka - Panvel, District - Raigad, PIN Code - 410 206, State - Maharashtra, Country - India belongs to **Mr. Swastik Ganesh Gaikwad & Mrs. Meena Ganesh Gaikwad.**

### Boundaries of the property.

North	:	Nandanvan Tower
South	:	Nandanvan Complex, HOC Colony
East	:	A/3, Nandanvan Complex
West	:	Vadale Talav 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 and valued for banking purpose for **₹ 35,72,384.00 (Rupees Thirty Five Lakh Seventy Two Thousand Three Hundred Eighty Four 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.

Hence certified

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

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Director

Auth. Sign.

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Encl: Valuation report in Form - 01



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Valuation Report of Residential Flat No. G - 403, 4<sup>th</sup> Floor, Building G, "Nandanvan Complex", Nandanvan Complex Co-Op. Hsg. Soc. Ltd., Plot No. 125A, Sub Plot No. 7, Mumbai Pune Highway, Village - Panvel, Navi Mumbai, Taluka – Panvel, District – Raigad, PIN Code – 410 206, State – Maharashtra, Country – India.

*Form 0-1*

(See Rule 8 D)

REPORT OF VALUATION OF IMMOVABLE PROPERTY (OTHER THAN AGRICULTURAL LANDS, PLANTATIONS, FORESTS, MINES AND QUARRIES)

**GENERAL:**

1	Purpose for which the valuation is made	To assess the Fair Market Value as on 12.07.2023 for Banking Purpose
2	Date of inspection	16.06.2023
3	Name of the owner/ owners	<b>Mr. Swastik Ganesh Gaikwad &amp; Mrs. Meena Ganesh Gaikwad</b>
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership Details of ownership share is not available
5	Brief description of the property	<b>Address:</b> Residential Flat No. G - 403, 4 <sup>th</sup> Floor, Building G, "Nandanvan Complex", Nandanvan Complex Co-Op. Hsg. Soc. Ltd., Plot No. 125A, Sub Plot No. 7, Mumbai Pune Highway, Village - Panvel, Navi Mumbai, Taluka – Panvel, District – Raigad, PIN Code – 410 206, State – Maharashtra, Country – India.  <b>Contact Person:</b> Mr. Swastik Gaikwad (Owner) Contact No.: 8286777756
6	Location, street, ward no	Plot No. 125A, Sub Plot No. 7, Mumbai Pune Highway, Village - Panvel, Navi Mumbai, Taluka – Panvel, District – Raigad.
	Survey/ Plot no. of land	Plot No. 125A, Sub Plot No. 7 of Village - Panvel
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Residential Area
9	Classification of locality-high class/ middle class/poor class	Middle Class
10	Proximity to civic amenities like schools, Hospitals, Units, market, cinemas etc.	All the amenities are available in the vicinity
11	Means and proximity to surface communication by which the locality is served	Served by Buses, Taxies, Auto and Private cars
	<b>LAND</b>	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 269.00 (Area as per Actual Site Measurement)  Carpet Area in Sq. Ft. = 278.00 (Area as per Agreement for Sale)

		<p><b>Built up Area in Sq. Ft. = 334.00</b> <b>(Carpet Area as per Agreement + 20%)</b></p> <p>All the above areas are within +/- 10% of the Agreement for Sale Area. The above calculations and detail measurements taken by us prove that the Agreement for Sale are is not exorbitantly inflated. Hence, valuation is based on the Agreement for Sale area.</p>
13	Roads, Streets or lanes on which the land is abutting	Plot No. 125A, Sub Plot No. 7, Mumbai Pune Highway, Village - Panvel, Navi Mumbai, Taluka – Panvel, District – Raigad.
14	If freehold or leasehold land	Free hold
15	If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease. (i) Initial Premium (ii) Ground Rent payable per annum (iii) Unearned increased payable to the Lessor in the event of sale or transfer	N. A.
16	Is there any restriction covenant in regard to use of land? If so, attach a copy of the covenant.	As per documents
17	Are there any agreements of easements? If so, attach a copy of the covenant	Information not available
18	Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so, give Particulars.	Information not available
19	Has any contribution been made towards development or is any demand for such contribution still outstanding?	Information not available
20	Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date of the notification.	No
21	Attach a dimensioned site plan	N.A.
	<b>IMPROVEMENTS</b>	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available
23	Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)	Attached
24	Is the building owner occupied/ tenanted/ both?	Tenant Occupied – Mr. Jaywant Ghot Since – 1 Year

	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Tenant Occupied
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per PNP norms Percentage actually utilized – Details not available
26	<b>RENTS</b>	
	(i) Names of tenants/ lessees/ licensees, etc	Tenant Occupied – Mr. Jaywant Ghot
	(ii) Portions in their occupation	Fully Tenant Occupied
	(iii) Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 8,000.00 Present rental income per month
	(iv) Gross amount received for the whole property	Details not provided
27	Are any of the occupants related to, or close to business associates of the owner?	N.A.
28	Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details	N. A.
29	Give details of the water and electricity charges, If any, to be borne by the owner	N. A.
30	Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	N. A.
31	If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
32	If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
33	Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?	N. A.
34	What is the amount of property tax? Who is to bear it? Give details with documentary proof	Information not available
35	Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Information not available
36	Is any dispute between landlord and tenant regarding rent pending in a court of rent?	N. A.
37	Has any standard rent been fixed for the premises under any law relating to the control of rent?	N. A.
	<b>SALES</b>	
38	Give instances of sales of immovable property	As per sub registrar of assurance records

	in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.	
39	Land rate adopted in this valuation	N. A. as the property under consideration is a Residential Flat in a building. The rate is considered as composite rate.
40	If sale instances are not available or not relied upon, the basis of arriving at the land rate	N. A.
	<b>COST OF CONSTRUCTION</b>	
41	Year of commencement of construction and year of completion	Year of Completion – 2007 (As per Occupancy Certificate.)
42	What was the method of construction, by contract/By employing Labour directly/ both?	N. A.
43	For items of work done on contract, produce copies of agreements	N. A.
44	For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof.	N. A.
	<b>Remark:</b>	

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Ambernath Branch to assess fair market value as on 12.07.2023 for Residential Flat No. G - 403, 4<sup>th</sup> Floor, Building G, "**Nandanvan Complex**", Nandanvan Complex Co-Op. Hsg. Soc. Ltd., Plot No. 125A, Sub Plot No. 7, Mumbai Pune Highway, Village - Panvel, Navi Mumbai, Taluka – Panvel, District – Raigad, PIN Code – 410 206, State – Maharashtra, Country – India belongs to **Mr. Swastik Ganesh Gaikwad & Mrs. Meena Ganesh Gaikwad.**

### We are in receipt of the following documents:

1	Copy of Agreement for sale dated 01.07.2023 between Mr. Swastik Ganesh Gaikwad & Mrs. Meena Ganesh Gaikwad (the Purchasers) and Mrs. Sunanda Madan Patil & Mr. Madan Kisan Patil (the Vendors).
2	Copy of Agreement for sale dated 02.07.2015 between Mr. Shankar Ramanna Postar (the Transferor) and Mrs. Sunanda Madan Patil & Mr. Madan Kisan Patil (the Transferees).
3	Copy of Commencement Certificate No. 06 dated 05.05.2003 issued by Panvel Municipal Council.
4	Copy of Occupancy Certificate No. K.S.B / 5 / 1322 dated 28.03.2007 issued by Panvel Municipal Council.

### LOCATION:

The said building is located at Plot No. 125A, Sub Plot No. 7 of Village - Panvel, Navi Mumbai, Taluka – Panvel, District – Raigad. The property falls in Residential Zone. It is at a travelling distance 1.5 Km. from Panvel railway station.

**BUILDING:**

The building under reference is having Ground + 4 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" thick internal brick walls. The walls are having sand faced plaster from outside. The staircase is of R.C.C. with R.C.C. trades and risers with chequered tile floor finish. The building external condition is good. The building is used for residential purpose. 4<sup>th</sup> Floor is having 5 Residential Flat. Lift is not provided in building.

**Residential Flat:**

The property is a Residential Flat located on 4<sup>th</sup> Floor. The composition of Flat is having Living + Kitchen + Bath + WC + Passage. The residential flat is finished with Ceramic flooring, Teak wood door frame with flush shutters with MS safety door, Aluminum sliding windows & Casing Capping electrification & Concealed plumbing.

**Valuation as on 12<sup>th</sup> July 2023**

<b>The Carpet Area of the Residential Flat</b>	:	<b>278.00 Sq. Ft.</b>
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**Deduct Depreciation:**

Year of Construction of the building	:	2007 (As per Occupancy Certificate.)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	16 years
Cost of Construction	:	334.00 Sq. Ft. X ₹ 2,600.00 = ₹ 8,68,400.00
Depreciation $\{(100-10) \times 16 / 60\}$	:	24%
Amount of depreciation	:	₹ 2,08,416.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 64,320.00 per Sq. M. i.e. ₹ 5,975.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 58,029.00 per Sq. M. i.e. ₹ 5,391.00 per Sq. Ft.
<b>Value of property as on 12.07.2023</b>	:	<b>278.00 Sq. Ft. X ₹ 13,600.00 = ₹ 37,80,800.00</b>

(Area of property x market rate of developed land & Residential premises as on 2023 - 24 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

<b>Depreciated fair value of the property as on 12.07.2023</b>	:	<b>₹ 37,80,800.00 (-) ₹ 2,08,416.00 = ₹ 35,72,384.00</b>
<b>Total Value of the property</b>	:	<b>₹ 35,72,384.00</b>
<b>The realizable value of the property</b>	:	<b>₹ 32,15,146.00</b>
<b>Distress value of the property</b>	:	<b>₹ 28,57,907.00</b>
<b>Insurable value of the property (334.00 X 2,600.00)</b>	:	<b>₹ 8,68,400.00</b>
<b>Guideline Value of the property (334.00 X 5,391.00)</b>	:	<b>₹ 18,00,594.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. G - 403, 4<sup>th</sup> Floor, Building G, "**Nandanvan Complex**", Nandanvan Complex Co-Op. Hsg. Soc. Ltd., Plot No. 125A, Sub Plot No. 7, Mumbai Pune Highway, Village - Panvel, Navi Mumbai, Taluka – Panvel, District – Raigad, PIN Code – 410 206, State – Maharashtra, Country – India for this particular purpose at **₹ 35,72,384.00 (Rupees Thirty Five Lakh Seventy Two Thousand Three Hundred Eighty Four Only) as on 12<sup>th</sup> July 2023.**

### **NOTES**

1. I, Manoj B. Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **12<sup>th</sup> July 2023 is ₹ 35,72,384.00 (Rupees Thirty Five Lakh Seventy Two Thousand Three Hundred Eighty Four Only)**. Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.
2. This valuation is done on the basis of information, which the valuer has obtained by information provided by the client about the premises and location of the surrounding area and also prevailing rates in the surrounding area, and further subject to document as mentioned in valuation report.
3. This valuer should not be held responsible for authentication of documents, clear title and other such related matters. For that purpose Latest Legal Opinion should be sought.

### **PART III- DECLARATION**

I hereby declare that

- (a) The information furnished in part I is true and correct to the best of my knowledge and belief;
- (b) I have no direct or indirect interest in the property valued:



**ANNEXURE TO FORM 0-1****Technical details****Main Building**

1.	No. of floors and height of each floor	Ground + 4 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 4 <sup>th</sup> Floor
3.	Year of construction	2007 (As per Occupancy Certificate)
4.	Estimated future life	44 Years Subject to proper, preventive periodic maintenance & structural repairs
5.	Type of construction- load bearing walls/RCC frame/ steel frame	R.C.C. Framed Structure
6.	Type of foundations	R.C.C. Foundation
7.	Walls	All external walls are 9" thick and partition walls are 6" thick.
8.	Partitions	6" thick brick wall
9.	Doors and Windows	Teak wood door frame with flush shutters with MS safety door
10.	Flooring	Ceramic tiles flooring
11.	Finishing	Cement plastering with POP finishing
12.	Roofing and terracing	R.C.C. Slab
13.	Special architectural or decorative features, if any	No
14.	(i) Internal wiring – surface or conduit	Casing Capping electrification
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	Concealed plumbing
15.	Sanitary installations	
	(i) No. of water closets	As per Requirement
	(ii) No. of lavatory basins	
	(iii) No. of urinals	
(iv) No. of sink		
16.	Class of fittings: Superior colored / superior white/ordinary.	Ordinary
17.	Compound wall Height and length Type of construction	6'.0" High, R.C.C. column with B. B. masonry wall
18.	No. of lifts and capacity	No Lift
19.	Underground sump – capacity and type of construction	R.C.C tank
20.	Over-head tank Location, capacity Type of construction	R.C.C tank on terrace
21.	Pumps- no. and their horse power	May be provided as per requirement
22.	Roads and paving within the compound approximate area and type of paving	Chequered tiles in open spaces, etc.
23.	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	Connected to Municipal Sewerage System

### Actual site photographs

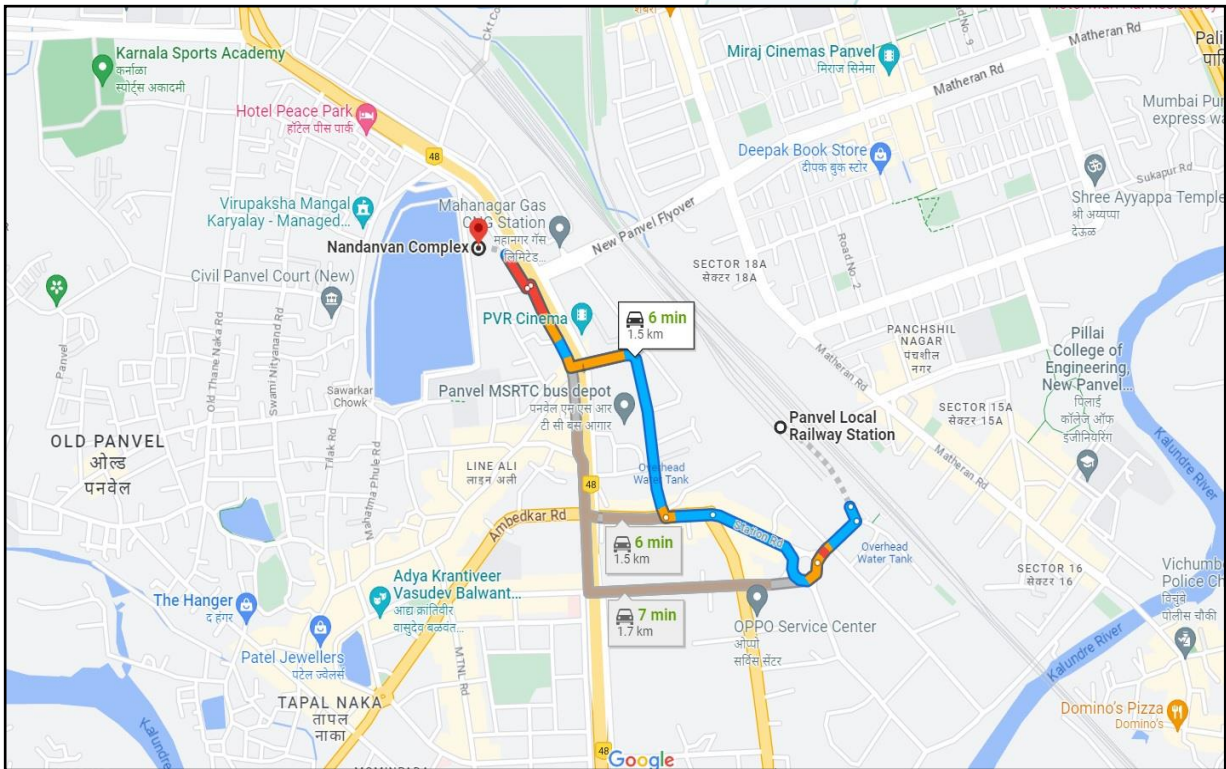


Think Innovate Create



# Route Map of the property


Site u/r



Latitude Longitude - 18°59'42.2"N 73°06'47.0"E

Note: The Blue line shows the route to site from nearest railway station (Panvel – 1.5 Km.)

## Ready Reckoner Rate


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

**नोंदणी व मुद्रांक विभाग**  
 महाराष्ट्र शासन

**नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन**  
 बाजारमूल्य दर पत्रक

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Year: 20232024 Language: English

Selected District: रायगड  
 Select Taluka: पनवेल  
 Select Village: मोजे : पनवेल ( पनवेल महानगरपालिका)

Search By:  Survey No  Location  
 Enter Survey No: 125

व्यवसाय	सूची जमीन	निवासी सदनिका	बॉकिस	दुकाने	औद्योगिक	एकक (Rs.)	Attribute
1/2- मंुबई-पुणे राष्ट्रीय महामार्ग विधामगृहा पासुन ते शुना टाया नाक ा बरील मिळक ती	24200	76300	87900	95400	87900	ची. मीटर	अंतीम फ्लॉट नंबर
1/5-बोधवडा, काळीवाडा, कच्छीमोहल्ला, पटेल मोहल्ला, पाडा, मोहल्ला, अंदररोड कुंभार बाडा.	13300	44500	51200	55800	51200	ची. मीटर	सि.टी.एस. नंबर
1/7-मीडल क्लास सोसायटी, पायोनीअर सोसायटी, बाबल बंगला.	25000	80400	88800	97900	88800	ची. मीटर	अंतीम फ्लॉट नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	80,400.00			
Reduced by 20% on Flat Located on 4 <sup>th</sup> Floor	16,080.00			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Reduced) (A)</b>	<b>64,320.00</b>	<b>Sq. Mt.</b>	<b>5,975.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	25,000.00			
The difference between land rate and building rate (A – B = C)	39,320.00			
Depreciation Percentage as per table (D) [100% - 16%] (Age of the Building – 16 Years)	84%			
<b>Rate to be adopted after considering depreciation [B + (C x D)]</b>	<b>58,029.00</b>	<b>Sq. Mt.</b>	<b>5,391.00</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

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Posted on: Jun 19, 23
Property ID: 65440295

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560 Sq-ft 1 BHK Flat For Sale In

1 Bed 2 Baths Unfurnished

Super Built-Up Area  
560 sqft  
₹9,643/sqft

Status  
**Ready to Move**

Type Of Ownership  
Co-operative Society

Floor  
**3 (Out of 4 Floors)**

Facing  
**East**

Transaction Type  
**Resale**

Furnished Status  
**Unfurnished**

East Facing Property

**Contact Owner**

**Ganesh Prabhu** +91-94XXXXXXX

Get Phone No.

Contact Owner

Get Phone No.

Last contact made 3 days ago

**More Details**

Price Breakup	₹54 Lac
Address	302 Sai Sparsha CHS, Plot Number 23, 52 Bungalow, PANVEL, Old Panvel, Navi Mumbai - Central Navi Mumbai, Maharashtra
Furnishing	Unfurnished
Flooring	Vitrified
Type of Ownership	Co-operative Society

**square yards**
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Home > Property for Sale in Navi Mumbai > Property for Sale in Old Panvel > Property for Sale in Nandanvan Complex Panvel, Navi Mumbai > 1 Bedroom 590 Sq.Ft. Apartment in Old Panvel Navi Mumbai

88 Views Compare

**Nandanvan Complex Panvel**

**1 Bedroom 590 Sq.Ft. Apartment in Old Panvel Navi Mumbai**

Listing ID #5053604

**₹29.92 L**

1 Bedroom+ Extra Room  
Unfurnished  
1 Bathroom  
590 Sq Ft. (Saleable Area)

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**Property Information**

Listing Type <b>Sale</b>	Property Type <b>Residential</b>	Building Type <b>Apartment</b>
City <b>Navi Mumbai</b>	Locality <b>Old Panvel</b>	Area <b>590 Sq.Ft. (Saleable Area)</b>
Price <b>29.92 L</b>	Possession Status <b>Under Construction</b>	Furnishing Status <b>Unfurnished</b>
Number of Rooms <b>1</b>	Number of Bathroom <b>1</b>	Closed Parking <b>1</b>
Floor No. <b>3</b>	Tower/Block <b>Block</b>	Additional Rooms <b>Extra Room</b>

**Contact our Real Estate Experts**

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# Price Indicators

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

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₹65 Lac

@ 12,357 per sq.ft.  
Estimated EMI ₹ 51,916

2BHK 1Bath

Flat/Apartment for Sale  
In Nandanvan Complex, HOC Colony, Navi Mumbai, Mumbai

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

Overview
Owner Details
Registry Record
Recommendations
Articles

Property (7)

Photos (17)

Area

Super Built up area 800 sq.ft.

(74.32 sq.m.)

Carpet area: 526 sq.ft.

(48.87 sq.m.)

Configuration

2 Bedrooms , 1 Bathroom, No Balcony

Price

₹ 65 Lac

@ 12,357 per sq.ft. (Negotiable)

Address

Nandanvan Complex  
HOC Colony, Navi Mumbai

Floor Number

3<sup>rd</sup> of 4 Floors

Property Age

10+ Year Old

**Places nearby**  
HOC Colony, Navi Mumbai, Mumbai View All (49)

St George's Syro Catholic Malabar Church
Hdfc bank ATM
Sahasrabudhe Hospital and I.C.C.U
Birmole Hospital

NOBROKER
My Bookings Pay Rent Post Your Property

1 RK Flat In Pushpveni Chs For Sale In Panvel

Near 52 bungalow, old panvel

₹ 30 Lacs

Negotiable

₹ 17,194/Month

Estimated EMI

455

Sq.Ft

Need Home Loan ?

Apply Loan

Home / Flats for Sale in Mumbai / Flats for Sale in Hoc colony / 1rk Flat for Sale in Hoc colony / Property Details

Photos
Location

1 Bedroom

No. of Bedroom

May 23, 2023

Posted On

1 Bathroom

No. of Bathroom

Immediately

Possession

1

Balcony

Pushpveni Chs

Apartment

Bike

Parking

Full

Power Backup

Get Owner Details

Price trends by NBEstimate

Report what was not correct in this property

Listed by Broker
Sold Out
Wrong Info

Nearby: Orion Mall | PVR Cinemas | Mukta Cinemas A2 | K-Mall | Khandeshwar Railway Bathroom

Overview

Age of Building	>10 Years	Ownership Type	Self Owned
Maintenance Charges	₹1.5 Per Sq.Ft/M	Flooring	Vitrified Tiles
Builtup Area	455 Sq.Ft	Carpet Area	340 Sq.Ft

Activity On This Property

384
0
0

Unique Views Shortlists

Similar Properties

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# Price Indicators

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

Home > Property in Mumbai > Flats in Mumbai Posted on Mar 14, 2023 | Ready to move

**₹65 Lac** @ 12,357 per sq.ft. **2BHK 1 Bath**  
 Estimated EMI ₹51,916 **Flat/Apartment for Sale**  
 In Nandanvan Complex, HOC Colony, Navi Mumbai, Mumbai

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

[Overview](#) [Owner Details](#) [Registry Record](#) [Recommendations](#) [Articles](#)

**Property (7)**

**Area**  
 Super Built up area 800 sq.ft. (74.32 sq.m.)  
 Carpet area: 526 sq.ft. (48.67 sq.m.)

**Configuration**  
 2 Bedrooms, 1 Bathroom, No Balcony

**Price**  
 ₹65 Lac  
 @ 12,357 per sq.ft. (Negotiable)

**Address**  
 Nandanvan Complex  
 HOC Colony, Navi Mumbai

**Floor Number**  
 3<sup>rd</sup> of 4 Floors

**Property Age**  
 10+ Year Old

**Places nearby** View All (49)  
 HOC Colony, Navi Mumbai, Mumbai

[St George's Syro Catholic Malabar Church](#)
[Hdfc bank ATM](#)
[Sahasrabudhe Hospital and I.C.C.U](#)
[Birmole Hospital](#)

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## Sales Instance

2614528 19-06-2023 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि.पनवेल 4 दस्त क्रमांक : 2614/2023 नोदणी : Regn:63m
<b>गावाचे नाव : पनवेल</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	4800000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4158500	
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:रायगडइतर वर्णन ; इतर माहिती: वि. क्रं. 1/2, दर जमीन 24200/- निवासी 76300/- सदनिका क्र. 12,तिसरा मजला,सी विंग,"नंदनवन कॉम्प्लेक्स सी आणि डी विंग सीएचएस लि". फायनल प्लॉट नं. 125-अ/7,मौजे.पनवेल,ता.पनवेल,जि.रायगड. क्षेत्र- 713 चौ.फूट. म्हणजेच 66.26 चौ.मी. बांधीव. 26 टक्के घसारा( ( Final Plot Number : 125-A/7 ; ) )	
(5) क्षेत्रफळ	66.26 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-जगदीश कुमार बाळकृष्ण नितनवरे -- वय:-74 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. फ्लॉट नं. सी-१२, नंदनवन कॉम्प्लेक्स, पनवेल,ता.पनवेल,जि.रायगड., महाराष्ट्र, राईगाड्(०). पिन कोड:-410206 पॅन नं:-ACHPN1345C	
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-प्रणोती विवेक भावसार -- वय:-52; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. फ्लॉट नं. एफ-३०२, नंदनवन कॉम्प्लेक्स,मुंबई-पुणे हायवे,पनवेल,ता.पनवेल,जि.रायगड., महाराष्ट्र, राईगाड्(०). पिन कोड:-410206 पॅन नं:-AIZPB8936H 2): नाव:-विवेक श्रीराम भावसार -- वय:-61; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. एफ-३०२, नंदनवन कॉम्प्लेक्स,मुंबई-पुणे हायवे,पनवेल,ता.पनवेल,जि.रायगड., महाराष्ट्र, राईगाड्(०). पिन कोड:-410206 पॅन नं:-AXSPB4680L	
(9) दस्तऐवज करुन दिल्याचा दिनांक	27/02/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	27/02/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	2614/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	350000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील :-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	



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

This exercise is to assess **Fair Market Value** of the property under reference as on **12<sup>th</sup> July 2023**.

The term 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.

### **UNDER LYING ASSUMPTIONS**

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.

**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 and valued for banking purpose as on day for **₹ 35,72,384.00 (Rupees Thirty Five Lakh Seventy Two Thousand Three Hundred Eighty Four Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

**Manoj B. Chalikwar**  
Registered Valuer  
Chartered Engineer (India)  
Reg. No. CAT-I-F-1763

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