

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Shri. Ajit Balkrishnan Unnithan**

Residential Flat No. 302, 3<sup>rd</sup> Floor, Wing – B, "Royal Tower Co-Op. Hsg. Soc. Ltd.", Plot No. 52, Sector No. 8A,  
Acharya Vinobha Bhawe Road, Village - Airoli, Navi Mumbai, Taluka & District – Thane,  
PIN Code – 400 708, State – Maharashtra, Country – India.

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Latitude Longitude - 19°08'37.7"N 72°59'47.3"E

### Valuation Done for:

**Cosmos Bank**

**Airoli Branch**




Shop No 6-7-8-9, Yash Residency, Plot No. 6, Sector No. 6, 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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-  **Regd. Office** : B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA
-  TeleFax : +91 22 28371325/24
-  [mumbai@vastukala.org](mailto:mumbai@vastukala.org)

## VALUATION OPINION REPORT

The property bearing Residential Flat No. 302, 3<sup>rd</sup> Floor, Wing – B, "Royal Tower Co-Op. Hsg. Soc. Ltd.", Plot No. 52, Sector No. 8A, Acharya Vinobha Bhave Road, Village - Airoli, Navi Mumbai, Taluka & District – Thane, PIN Code – 400 708, State – Maharashtra, Country – India belongs to **Shri. Ajit Balkrishnan Unnithan**.

### Boundaries of the property.

North	:	Janaki Complex
South	:	Internal Road
East	:	Edan House
West	:	Dimple CHS

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 **₹ 1,11,85,965.00 (Rupees One Crore Eleven Lakh Eighty Five Thousand Nine Hundred Sixty Five 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



**Thane** : 101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) - 400 601, (M.S.), INDIA  
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Valuation Report of Residential Flat No. 302, 3<sup>rd</sup> Floor, Wing – B, "Royal Tower Co-Op. Hsg. Soc. Ltd.", Plot No. 52, Sector No. 8A, Acharya Vinobha Bhawe Road, Village - Airoli, Navi Mumbai, Taluka & District – Thane, PIN Code – 400 708, 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 21.06.2023 for Banking Purpose
2	Date of inspection	27.06.2023
3	Name of the owner/ owners	<b>Shri. Ajit Balkrishnan Unnithan</b>
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Sole Ownership
5	Brief description of the property	<b>Address:</b> Residential Flat No. 302, 3 <sup>rd</sup> Floor, Wing – B, "Royal Tower Co-Op. Hsg. Soc. Ltd.", Plot No. 52, Sector No. 8A, Acharya Vinobha Bhawe Road, Village - Airoli, Navi Mumbai, Taluka & District – Thane, PIN Code – 400 708, State – Maharashtra, Country – India.  <b>Contact Person:</b> Mr. Ajit B. Unnithan (Owner) Contact No.: 9820232687
6	Location, street, ward no	Plot No. 52, Sector No. 8A, Acharya Vinobha Bhawe Road, Village - Airoli, Navi Mumbai, Taluka & District – Thane.
	Survey/ Plot no. of land	Plot No. 52, Sector No. 8A of Village - Airoli
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. = 576.00 Flowerbed Area in Sq. Ft. = 30.00 Total Carpet Area in Sq. Ft. = 606.00 (Area as per Actual Site Measurement)

		Built Up Area in Sq. Ft. = 727.00 (Total Carpet Area + 20%) <b>Super Built Up Area in Sq. Ft. = 945.00</b> <b>(Area as per Agreement for sale)</b>
13	Roads, Streets or lanes on which the land is abutting	Plot No. 52, Sector No. 8A, Acharya Vinobha Bhave Road, Village - Airoli, Navi Mumbai, Taluka & District – Thane.
14	If freehold or leasehold land	Lease 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?	Owner Occupied
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per NVMC norms Percentage actually utilized – Details not

		available
26	<b>RENTS</b>	
	(i) Names of tenants/ lessees/ licensees, etc	N.A.
	(ii) Portions in their occupation	N.A.
	(iii) Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 23,000.00 Expected 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 in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.	As per sub registrar of assurance records
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 up on, the basis of arriving at the land rate	N. A.
	<b><i>COST OF CONSTRUCTION</i></b>	
41	Year of commencement of construction and year of completion	Year of Completion – 2006 (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><u>Remark:</u></b>	

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Airoli Branch to assess fair market value as on 27.06.2023 for Residential Flat No. 302, 3<sup>rd</sup> Floor, Wing – B, "**Royal Tower Co-Op. Hsg. Soc. Ltd.**", Plot No. 52, Sector No. 8A, Acharya Vinobha Bhave Road, Village - Airoli, Navi Mumbai, Taluka & District – Thane, PIN Code – 400 708, State – Maharashtra, Country – India belongs to **Shri. Ajit Balkrishnan Unnithan.**

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

1	Copy of Agreement for sale dated 08.03.2006 between M/s. Royal Builders & Developers (the Builder) and Shri. Ajit Balkrishnan Unnithan (the Purchaser).
2	Copy of Commencement Certificate No. NMMC / ADTP / TPD / BP / Case No. A – 1748 / 599 / 04 dated 25.02.2005 issued by Navi Mumbai Municipal Corporation.
3	Copy of Occupancy Certificate No. not visible for the year 2005 issued by Navi Mumbai Municipal Corporation.
4	Copy of Society Registration Certificate dated 01.12.2009.
5	Copy of Society Maintenance Bill No. 58 dated 05.05.2023 in the name of Mr. Ajit Unnithan issued

### LOCATION:

The said building is located at Plot No. 52, Sector No. 8A of Village - Airoli, Navi Mumbai, Taluka & District – Thane. The property falls in Residential Zone. It is at a travelling distance 2.2 Km. from Airoli railway station.

### BUILDING:

The building under reference is having Ground + 6 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. 3<sup>rd</sup> Floor is having 3 Residential Flat. 1 Lift are provided in building.

**Residential Flat:**

The property is a Residential Flat located on 3<sup>rd</sup> Floor. The composition of Flat is having 2 Bedroom + Living + Kitchen + 2 Toilets + Flowerbed Area. The residential flat is finished with Vitrified tiles flooring, Teak wood door frame with flush shutters with safety door, Powder Coated Aluminum sliding windows & Concealed electrification & plumbing.

**Valuation as on 27<sup>th</sup> June 2023**

<b>The Super Built Up Area of the Residential Flat</b>	:	<b>945.00 Sq. Ft.</b>
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**Deduct Depreciation:**

Year of Construction of the building	:	2006 (As per Occupancy Certificate.)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	17 years
Cost of Construction	:	945.00 Sq. Ft. X ₹ 2,600.00 = ₹ 24,57,000.00
Depreciation $\{(100-10) \times 17 / 60\}$	:	25.50%
Amount of depreciation	:	₹ 6,26,535.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,19,100.00 per Sq. M. i.e. ₹ 11,065.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 108,067.00 per Sq. M. i.e. ₹ 10,040.00 per Sq. Ft.
<b>Value of property as on 27.06.2023</b>	:	<b>945.00 Sq. Ft. X ₹ 12,500.00 = ₹ 1,18,12,500.00</b>

(Area of property x market rate of developed land & Residential premises as on 2022 - 23 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

<b>Depreciated fair value of the property as on 27.06.2023</b>	:	<b>₹ 1,18,12,500.00 (-) ₹ 6,26,535.00 = ₹ 1,11,85,965.00</b>
<b>Total Value of the property</b>	:	<b>₹ 1,11,85,965.00</b>
<b>The realizable value of the property</b>	:	<b>₹ 1,00,67,369.00</b>
<b>Distress value of the property</b>	:	<b>₹ 89,48,772.00</b>
<b>Insurable value of the property (945.00 X 2600.00)</b>	:	<b>₹ 24,57,000.00</b>
<b>Guideline Value of the property (945.00 X 10,040.00)</b>	:	<b>₹ 94,87,800.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 302, 3<sup>rd</sup> Floor, Wing – B, "Royal Tower Co-Op. Hsg. Soc. Ltd.", Plot No. 52, Sector No. 8A, Acharya Vinobha Bhave Road, Village - Airoli, Navi Mumbai, Taluka & District – Thane, PIN Code – 400 708, State – Maharashtra, Country – India for this particular purpose at **₹ 1,11,85,965.00 (Rupees One Crore Eleven Lakh Eighty Five Thousand Nine Hundred Sixty Five Only). as on 27<sup>th</sup> June 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 **27<sup>th</sup> June 2023 is ₹ 1,11,85,965.00 (Rupees One Crore Eleven Lakh Eighty Five Thousand Nine Hundred Sixty Five 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:

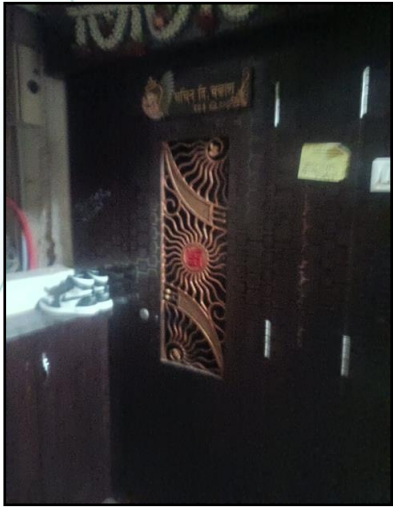
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**ANNEXURE TO FORM 0-1****Technical details****Main Building**

1.	No. of floors and height of each floor	Ground + 6 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 3 <sup>rd</sup> Floor
3.	Year of construction	2006 (As per Occupancy Certificate)
4.	Estimated future life	43 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 safety door
10.	Flooring	Vitrified tiles flooring
11.	Finishing	Cement plastering with POP false ceiling
12.	Roofing and terracing	R.C.C. Slab
13.	Special architectural or decorative features, if any	No
14.	(i) Internal wiring – surface or conduit	Concealed 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	1 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



## Actual site photographs

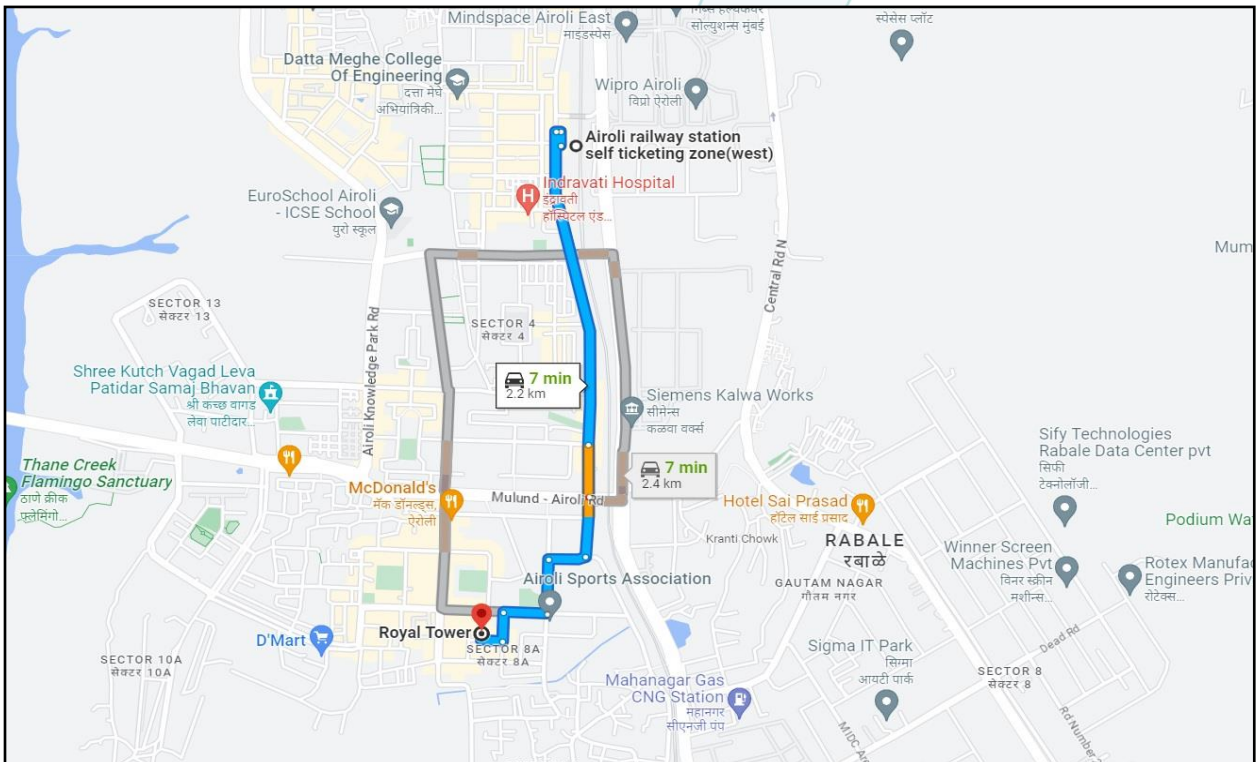
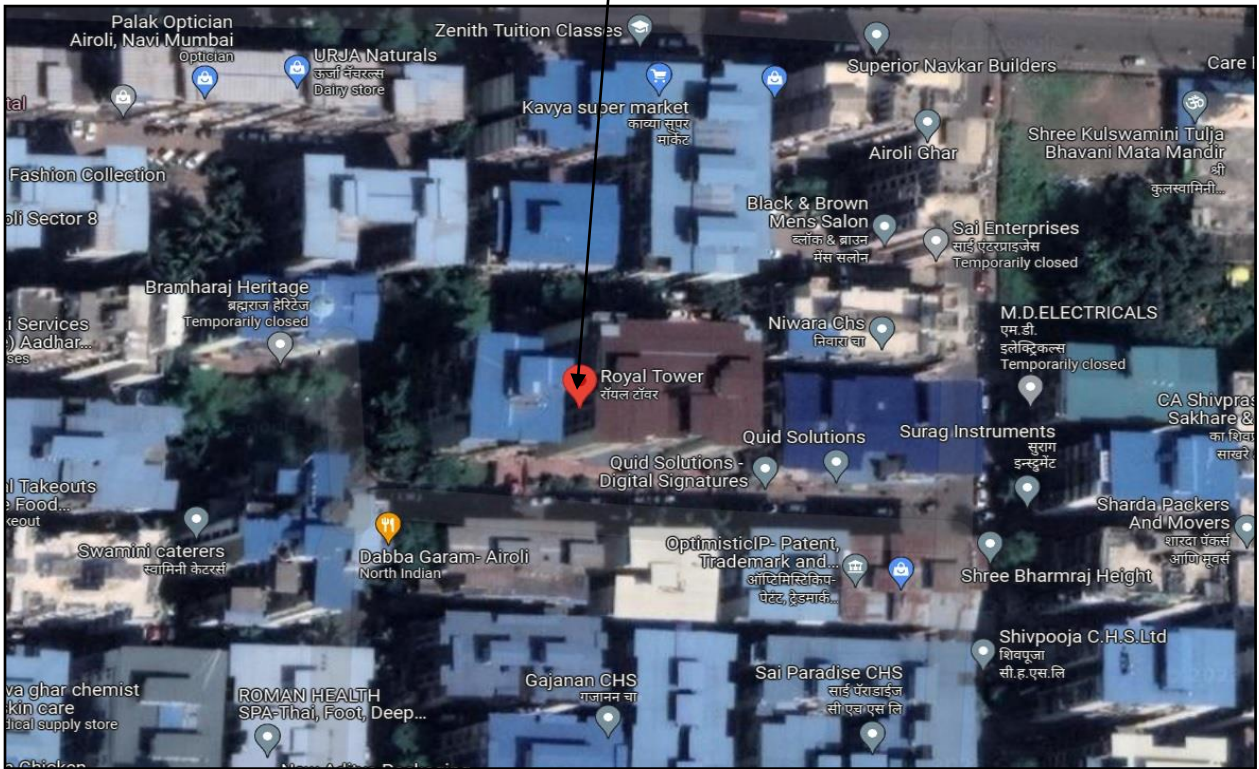


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## Route Map of the property


Site u/r



**Latitude Longitude - 19°08'37.7"N 72°59'47.3"E**

**Note:** The Blue line shows the route to site from nearest railway station (Airoli – 2.2 Km.)

## Ready Reckoner Rate


**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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Year: 20232024 Language: English

Annual Statement of Rates

Selected District: ठाणे  
 Select Taluka: ठाणे  
 Select Village: गावाचे नाव : ऐरोली

Search By:  Survey No  Location

Select	उपविभाग	बुली जमीन	निवासी सदनिका	गोंफिस	डुकाने	औद्योगिक	एकक (Rs.)
SurveyNo	1/42-ऐरोली नोड सेक्टर नंबर 8	54200	119100	134600	148900	134600	चौ. मीटर
SurveyNo	1/43-ऐरोली नोड सेक्टर नंबर 9 जी.ई.एस	28400	90700	102700	113400	102700	चौ. मीटर
SurveyNo	1/44-ऐरोली नोड सेक्टर नंबर 10	42200	121600	134200	152000	134200	चौ. मीटर
SurveyNo	1/45-ऐरोली नोड सेक्टर नंबर 13	31000	70500	84400	102700	84400	चौ. मीटर
SurveyNo	1/46-ऐरोली नोड सेक्टर नंबर 14	35100	99100	109700	123900	109700	चौ. मीटर

Stamp Duty Ready Reckoner Market Value Rate for Flat	1,19,100.00			
No Increase, Flat Located on 3 <sup>rd</sup> Floor	-			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)</b>	<b>119,100.00</b>	<b>Sq. Mtr.</b>	<b>11,065.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	54,200.00			
The difference between land rate and building rate (A – B = C)	64,900.00			
Depreciation Percentage as per table (D) [100% - 17%] (Age of the Building – 17 Years)	83%			
<b>Rate to be adopted after considering depreciation [B + (C x D)]</b>	<b>108,067.00</b>	<b>Sq. Mtr.</b>	<b>10,040.00</b>	<b>Sq. Ft.</b>

### Multi-Storied building with Lift

For residential premises / commercial unit / office on above floor in multistoried building, the rate mentioned in the ready reckoner will be increased as under:

	Location of Flat / Commercial Unit in the building	Rate
a)	On Ground to 4 Floors	No increase for all floors from ground to 4 floors
b)	5 Floors to 10 Floors	Increase by 5% on units located between 5 to 10 floors
c)	11 Floors to 20 Floors	Increase by 10% on units located between 11 to 20 floors
d)	21 Floors to 30 Floors	Increase by 15% on units located between 21 to 30 floors
e)	31 Floors and above	Increase by 20% on units located on 31 and above floors

**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 🔍 Post property **FREE**

Home > Property in Mumbai > Flats in Mumbai > Flats in Sector 8A Airoli > 2 BHK Flats in Sector 8A Airoli

**₹1.25 Cr** @ 11,904 per sq.ft. **2BHK 2Baths**  
 Flat/Apartment for Sale  
 in Nav Omkar CHS, Sector 8A Airoli, Navi Mumbai, Mumbai

RESA STATUS: **NOT AVAILABLE** Website: <https://maharegtr.mahaonline.gov.in/>

**Overview** Society Dealer Details Price Trends Explore Locality Recommendation

**Property (10) Society (1)**

**Area**  
 Super Built up area 1050 sq.ft. (97.55 sq.m.)  
 Built Up area: 850 sq.ft. (78.07 sq.m.)  
 Carpet area: 650 sq.ft. (60.39 sq.m.)

**Configuration**  
 2 Bedrooms, 2 Bathrooms, 2 Balconies with Others

**Price**  
 ₹1.25 Crore+ Govt Charges & Tax @ 11,904 per sq.ft. (Negotiable) [View Price Details](#)

**Address**  
 Nav Omkar CHS Sector 8A Airoli, Navi Mumbai

**Floor Number**  
 2<sup>nd</sup> of 7 Floors

**Facing**  
 East

**Overlooking**  
 Main Road, Others

**Property Age**  
 5 to 10 Year Old

2 people viewed this property this week

**Places nearby**  
 000, Sector 8A Airoli, Navi Mumbai, Mumbai [View All \(36\)](#)

Jai Bhawani Dainandin Bazaar Visheshwar Mandir Jama Masjid Icici ATM Parulekar Hospital KRYPTON He

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**2 BHK Apartment** [❤️](#) [🔍](#)

By **REPUTED BUILDER**  
 Sector 9, Airoli, Navi Mumbai

Last updated: May 5, 2023

**₹1.35 Cr** EMI starts at ₹67.02 K  
 ₹12.27 K/sq.ft

[🔗 Contact Seller](#)

**Bedroom** [SHARE](#) [SAVE](#) **Bathroom**

1100 sq.ft Build Up Area ₹12.27 K/sq.ft Avg. Price 5 Year Old Age of property Ready to move Possession status Higher of 7 floors South-East facing Facing Semi Furnished Furnishing

**OVERVIEW** FURNISHINGS AMENITIES RATINGS AND REVIEWS PRICE TRENDS LOCALITY PROJECT Q&A DEVELOPER CALCULATOR

**Property Location**  
 Sector 9, Airoli, Navi Mumbai

**Around This Property**

Food and Drinks Hotel Sai Sagar 200m Commute Airoli Railway Station 1.3km Healthcare Dhanalaxmi

[View more on Maps](#)

**Great choice! Better priced property in this area**

**Contact Seller**

Dhanvi Enterprises **REPUTED SELLER**  
 +9190978...  
**Hi Vastukala Consultant!**  
[Edit details](#)

Allow other agents to get in touch  
 I am interested in Home Loans

# Price Indicators

**HOUSING.com** Buy In Navi Mumbai

Home / Navi Mumbai / Airoli / Apartment for Sale in Airoli / 2 BHK Apartment

**2 BHK Apartment** SHARE SAVE

By REPUTED BUILDER

Sector 8A, Airoli, Navi Mumbai

**₹1.32 Cr** EMI starts at ₹65.53 K  
₹12.00 K/sq.ft

[Contact Seller](#)

**1100 sq.ft** Build Up Area

**₹12.00 K/sq.ft** Avg. Price

**10 Year Old** Age of property

**Ready to move** Possession status

**Higher** of 7 floors

**South-East facing** Facing

**Semi Furnished** Furnishing

**Free modular kitchen setup** Know More

**13 more**

**OVERVIEW** PROMOTIONS FURNISHINGS AMENITIES RATINGS AND REVIEWS PRICE TRENDS LOCALITY PROJECT Q&A DEVELOPER CALCULATOR

**Property Location**  
Sector 8A, Airoli, Navi Mumbai

**Around This Property**

- Food and Drinks: Hotel Sai Sagar (700m)
- Healthcare: Citizen Medical (100m)
- Commute: Rabale Railway Stat. (→)

**Awesome! Better priced property in this area**

**Contact Seller**

Realty One Group  
HOUSING EXPERT  
+9190220....

**Hi Vastukala Consultant!**  
Edit details

Think.Innovate.Create

## Sales Instance

327875 22-06-2023 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि. ठाणे 3 दस्त क्रमांक : 3278/2023 नोदणी : Regn:63m
<b>गावाचे नाव : ऐरोली</b>		
(1)विलेखाचा प्रकार	अभिहस्तांतरणपत्र	
(2)मोबदला	12500000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	10668442.05	
(4) भू-मापन.पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:नवी मुंबई मनपाइतर वर्णन : , इतर माहिती: , इतर माहिती: सदनिका नंबर - 504,पाचवा मजला,ऐरोली शिवशंकर प्लाझा -1 को ऑप हौसिंग सोसायटी ली,प्लॉट नंबर - 1,1ए,1बी,सेक्टर- 8,ऐरोली,नवी मुंबई,क्षेत्र - 918 चौ फूट सेलेबल एरिया. टनन3,दस्त क्रं.22620/2022,दि.26/12/2022,अन्वये मुद्रांक शुल्क व नोदणी फी वसुल( ( SECTOR NUMBER : 8 ; ) )	
(5) क्षेत्रफळ	918 चौ. फूट	
(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:-माधुरी अजय वराडे - - वय:-52 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: सदनिका नंबर - ५०४, पाचवा मजला, ऐरोली शिवशंकर प्लाझा -1 को ऑप हौसिंग सोसायटी ली, प्लॉट नंबर - १, १ए, १बी, सेक्टर- ८, ऐरोली, नवी मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-400708 पॅन नं:-ACMPV8499A	
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सुरेश महादेव करुंगलेकर - - वय:-58; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: रूम नंबर - २२७, अरुणोदय बिल्डिंग, दुसरा मजला, ऍड. आनंदराव नारायण सुर्वे मार्ग, जवळ सॅडहर्स्ट रोड रेल्वे स्टेशन, उमरखाडी, मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-400701 पॅन नं:-ADIPK8557H 2): नाव:-रंजना सुरेश करुंगलेकर - - वय:-47; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: रूम नंबर - २२७, अरुणोदय बिल्डिंग, दुसरा मजला, ऍड. आनंदराव नारायण सुर्वे मार्ग, जवळ सॅडहर्स्ट रोड रेल्वे स्टेशन, उमरखाडी, मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुम्बई. पिन कोड:-400009 पॅन नं:-CAEPK5919A 3): नाव:-सुमित सुरेश करुंगलेकर - - वय:-27; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: रूम नंबर - २२७, अरुणोदय बिल्डिंग, दुसरा मजला, ऍड. आनंदराव नारायण सुर्वे मार्ग, जवळ सॅडहर्स्ट रोड रेल्वे स्टेशन, उमरखाडी, मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुम्बई. पिन कोड:-400009 पॅन नं:-ETIPK5227A	
(9) दस्तऐवज करुन दिल्याचा दिनांक	21/02/2023	
(10)दस्त नोदणी केल्याचा दिनांक	21/02/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	3278/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	100	
(13)बाजारभावाप्रमाणे नोदणी शुल्क	100	
(14)शेरा		

## Sales Instance

5370392 22-06-2023 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि. ठाणे 8 दस्त क्रमांक : 5370/2023 नोदणी : Regn:63m
<b>गावाचे नाव : ऐरोली</b>		
(1) विलेखाचा प्रकार	अभिहस्तांतरणपत्र	
(2) मोबदला	11000000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	10246115	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:नवी मुंबई मनपाइतर वर्णन : इतर माहिती: सदनिका नं.203,बिल्डिंग नं. एन,दुसरा मजला,यश पॅराडाईज को. ऑप. हौ. सोसा. लि.,प्लॉट न.4,5,6 व 7,सेक्टर-8ए,ऐरोली,नवी मुंबई. ... 640 चौ. फुट कारपेट एरिया,915 चौ. फुट बिल्ट अप एरिया( ( SECTOR NUMBER : 8A ; ) )	
(5) क्षेत्रफळ	915 चौ.फूट	
(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:-- - आनंद रामचार्थ कट्टी वय:-61 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका नं.203, बिल्डिंग नं. एन, दुसरा मजला, यश पॅराडाईज को. ऑप. हौ. सोसा. लि., प्लॉट न.4,5,6 व 7, सेक्टर-8ए, ऐरोली, नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400708 पॅन नं:- ABJPK1702B	
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-- - राजेश प्रभाकर जाधव वय:-55; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका नं.401, रेखा पॅलेस, उषा नगर, पूर्णिमा, कल्याण (वेस्ट), ठाणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-ADAPJ0064C 2): नाव:-- - प्राची राजेश जाधव वय:-48; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका नं.401, रेखा पॅलेस, उषा नगर, पूर्णिमा, कल्याण (वेस्ट), ठाणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-AUZPJ8666J	
(9) दस्तऐवज करुन दिल्याचा दिनांक	10/03/2023	
(10)दस्त नोदणी केल्याचा दिनांक	10/03/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	5370/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	660000	
(13)बाजारभावाप्रमाणे नोदणी 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.	



## Sales Instance

567875 22-06-2023 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि. ठाणे 3 दस्त क्रमांक : 5678/2023 नोंदणी : Regn:63m
<b>गावाचे नाव : ऐरोली</b>		
(1)विलेखाचा प्रकार	अभिहस्तांतरणपत्र	
(2)मोबदला	11400000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	10791651	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:नवी मुंबई मनपाइतर वर्णन : इतर माहिती: सदनिका नं.406,4था मजला,बी विंग,सोमेश्वर सीएचएस लि., प्लॉट नं.5,सेक्टर-8,ऐरोली,नवी मुंबई. ... 648 चौ. फुट कारपेट एरिया,975 चौ. फुट सुपर बिल्ट अप एरिया. .... दस्त क्र. टनन 8-4124/2023 दिनांक 22/02/2023 रोजी नोंदविलेल्या करारनाम्या अन्वये मु. शु.684000/- व नो. फी.30000/- वसूल( ( SECTOR NUMBER : 8 ; ) )	
(5) क्षेत्रफळ	975 चौ.फुट	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-कैलास सुरेश लोवलेकर हे दस्त निष्पादक असून त्यांच्या तर्फे कु. मु. म्हणून कबुली जबाब मंदार अनिल चंद्रचूड - वय:-43 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: सदनिका नं.406, 4था मजला, बी विंग, सोमेश्वर सीएचएस लि., प्लॉट नं.5, सेक्टर-8, ऐरोली, नवी मुंबई. ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-400708 पॅन नं:-AAVPL1240J	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:- - अनिकेत रविंद्र धडांबे वय:-28; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: एसएस-3, रूम नं.807, सेक्टर-3, कोपरखैरणे, नवी मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-400709 पॅन नं:-CNZPD7755D 2): नाव:- - प्राची अनिकेत धडांबे (लग्नापूर्वीचे नांव प्राची संदिप शिंदे) वय:-27; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: एसएस-3, रूम नं.807, सेक्टर-3, कोपरखैरणे, नवी मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-400709 पॅन नं:-GBQPS9009D	
(9) दस्तऐवज करून दिल्याचा दिनांक	24/03/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	27/03/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	5678/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	100	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही	



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

This exercise is to assess **Fair Market Value** of the property under reference as on **27<sup>th</sup> June 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 **₹ 1,11,85,965.00 (Rupees One Crore Eleven Lakh Eighty Five Thousand Nine Hundred Sixty Five Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

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

Auth. Sign.

Think.Innovate.Create