

PROFORMA INVOICE

Vastukala Consultants (I) Pvt Ltd B1-001,U/B FLOOR, BOOMERANG,CHANDIVALI FARM ROAD, ANDHERI-EAST 400072 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org	Invoice No. PG-1861/23-24	Dated 5-Aug-23
Buyer (Bill to) COSMOS BANK- BORIVALI MRO A-2 Shop No. 12 & 14, Mayfair, Ramdas Sutrale Marg, Opp. Chandawarkar Road, Borivali (West), Mumbai - 400 092, State - Maharashtra, Country - India. GSTIN/UIN : 27AAAAAT0742K1ZH State Name : Maharashtra, Code : 27	Delivery Note	Mode/Terms of Payment AGAINST REPORT
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. 002283 / 2301920	Delivery Note Date
	Dispatched through	Destination
Terms of Delivery		

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE <i>(Technical Inspection and Certification Services)</i>	997224	18 %	4,000.00
	CGST			360.00
	SGST			360.00
Total				4,720.00

Amount Chargeable (in words) E. & O.E

Indian Rupee Four Thousand Seven Hundred Twenty Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	4,000.00	9%	360.00	9%	360.00	720.00
Total	4,000.00		360.00		360.00	720.00

Tax Amount (in words) : **Indian Rupee Seven Hundred Twenty Only**

Remarks:

Mr. Rameshsingh Harisingh Thakur & Mrs. Rekha Ramesh Singh - Residential Duplex Flat No. A-1502, 15th & 16th Floor, Wing – A, "Patel Paradise Co-op. Hsg. Soc. Ltd.", Plot No. 1, 31 & 32, Sector – 35E, Kharghar, Navi Mumbai – 410 210, Taluka – Panvel, District – Raigad, State – Maharashtra, Country – India.

Company's PAN : **AADCV4303R**

Declaration

NOTE – AS PER MSME RULES INVOICE NEED TO BE CLEARED WITHIN 45 DAYS OR INTEREST CHARGES APPLICABLE AS PER THE RULE.
 MSME Registration No. - 27222201137

Company's Bank Details

Bank Name : **The Cosmos Co-Operative Bank Ltd**
 A/c No. : **0171001022668**
 Branch & IFS Code : **Vileparle & COSB0000017**



UPI Virtual ID : **Vastukala@icici**

for Vastukala Consultants (I) Pvt Ltd

Rattoel
 Authorized Signatory

This is a Computer Generated Invoice



Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org



Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Rameshsingh Harisingh Thakur & Mrs. Rekha Ramesh Singh**

Residential Duplex Flat No. A-1502, 15th & 16th Floor, Wing – A, "**Patel Paradise Co-op. Hsg. Soc. Ltd.**",
Plot No. 1, 31 & 32, Sector – 35E, Kharghar, Navi Mumbai – 410 210, Taluka – Panvel,
District – Raigad, State – Maharashtra, Country – India.

Latitude Longitude - 19°04'11.5"N 73°04'28.0"E

Valuation Prepared for:

Cosmos Bank

Borivali MRO A-2 Branch

Shop No. 12 & 14, Mayfair, Ramdas Sutrale Marg, Opp. Chandawarkar Road, Borivali (West),
Mumbai – 400 092, State – Maharashtra, Country – India.



Our Pan India Presence at :

- | | | | |
|-----------|------------|-----------|--------|
| Mumbai | Aurangabad | Pune | Rajkot |
| Thane | Nanded | Indore | Raipur |
| Delhi NCR | Nashik | Ahmedabad | Jaipur |

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



VALUATION OPINION REPORT

The property bearing Residential Duplex Flat No. A-1502, 15th & 16th Floor, Wing – A, "Patel Paradise Co-op. Hsg. Soc. Ltd.", Plot No. 1, 31 & 32, Sector – 35E, Kharghar, Navi Mumbai – 410 210, Taluka – Panvel, District – Raigad, State – Maharashtra, Country – India belongs to **Mr. Rameshsingh Harisingh Thakur & Mrs. Rekha Ramesh Singh.**

Boundaries of the property.

North : Krishna Residency
South : CISF Road
East : Internal Road & Garden Court
West : Nalah & Venus Paradise

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 **₹ 3,18,49,636.00 (Rupees Three Crore Eighteen Lakh Forty Nine Thousand Six Hundred Thirty Six 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.

MANOJ BABURAO
CHALIKWAR

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Cosmos Emp. No. H.O./Credit/67/2019-20

Encl. Valuation Report

Digitally signed by (MANOJ) BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PVT. LTD., email=manoj@vastukala.com, c=IN, postalCode=400000, serialNumber=1, uri=mailto:manoj@vastukala.com, date=2023.08.05.11:05:17.426+05'30'

Auth. Sign.



www.vastukala.org

Our Pan India Presence at :

Mumbai Aurangabad Pune Rajkot
Thane Nanded Indore Raipur
Delhi NCR Nashik Ahmedabad Jaipur

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

Valuation Report of Residential Duplex Flat No. A-1502, 15th & 16th Floor, Wing – A, "Patel Paradise Co-op. Hsg. Soc. Ltd.", Plot No. 1, 31 & 32, Sector – 35E, Kharghar, Navi Mumbai – 410 210, Taluka – Panvel, District – Raigad, 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 05.08.2023 for Bank Loan Purpose
2	Date of inspection	03.07.2023
3	Name of the owner/ owners	Mr. Rameshsingh Harisingh Thakur & Mrs. Rekha Ramesh Singh
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	Address: Residential Duplex Flat No. A-1502, 15 th & 16 th Floor, Wing – A, "Patel Paradise Co-op. Hsg. Soc. Ltd.", Plot No. 1, 31 & 32, Sector – 35E, Kharghar, Navi Mumbai – 410 210, Taluka – Panvel, District – Raigad, State – Maharashtra, Country – India. Contact Person: Mr. Rameshsingh Thakur (Owner) Contact No. 8169298539
6	Location, street, ward no	Kharghar, Navi Mumbai
	Survey/ Plot no. of land	Plot No. 1, 31 & 32, Sector – 35E of Village – Kharghar
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
	LAND	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Area as per actual site measurement are as under:

		Floor	Carpet Area in Sq. Ft.	Adjoining Terrace Area in Sq. Ft.	Total Area in Sq. Ft.
		15 th Floor	904.00	139.00	1,043.00
		16 th Floor	862.00	154.00	1,016.00
		Top Terrace Area			824.00
		Total Carpet Area in Sq. Ft.			2,883.00
		Carpet Area in Sq. Ft. = 1,340.00 Adjoining Terrace Area in Sq. Ft. = 212.00 (Area as per Sale Deed)			
		Built Up Area in Sq. Ft. = 1,608.00 (Carpet Area + 20%)			
13	Roads, Streets or lanes on which the land is abutting	Plot No. 1, 31 & 32, Sector – 35E, Kharghar, Navi Mumbai – 410 210.			
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.			

		IMPROVEMENTS	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.		Copy of Approved Plan Vide No. CIDCO / BP / ATPO / 330 dated 13.02.2007 issued by CIDCO.
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		N.A.
25	What is the Floor Space Index permissible and Percentage actually utilized?		Floor Space Index permissible – As per CIDCO norms Percentage actually utilized – Details not available
26	RENTS		
	(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	₹ 66,000.00 Expected rental income per month
	(iv)	Gross amount received for the whole property	N.A.
27	Are any of the occupants related to, or close to business associates of the owner?		Information not available
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.
	SALES	
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 Duplex 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.
	COST OF CONSTRUCTION	
41	Year of commencement of construction and year of completion	Year of Completion – 2012 (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 supported by documentary proof.	N. A.
	<p>Remark:</p> <p>1. <i>As per Site Inspection, Actual Total Carpet Area 2,883.00 Sq. Ft. (Including Terrace Area) is more than Carpet Area 13,40.00 & Terrace Area 212.00 Sq. Ft. mentioned in the agreement provided to us. We have considered area mentioned in the documents. Hence, to give proper weightage to the value of the property, higher rate i.e., ₹ 18,555.00 per Sq. Ft. on Built Up Area is considered.</i></p> <p>2. <i>Legal documents of Terrace Area not provided, hence same is not considered for the purpose of valuation.</i></p>	



PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Borivali MRO A-2 Branch to assess fair market value as on 05.08.2023 for Residential Duplex Flat No. A-1502, 15th & 16th Floor, Wing – A, "Patel Paradise Co-op. Hsg. Soc. Ltd.", Plot No. 1, 31 & 32, Sector – 35E, Kharghar, Navi Mumbai – 410 210, Taluka – Panvel, District – Raigad, State – Maharashtra, Country – India belongs to **Mr. Rameshsingh Harisingh Thakur & Mrs. Rekha Ramesh Singh**.

We are in receipt of the following documents:

1	Copy of Sale Deed dated 18.02.2019 Between Mr. Anupam Chakrabarty & Mrs. Amrita Chakrabarty (the Seller) & Mr. Rameshsingh Harisingh Thakur & Mrs. Rekha Ramesh Singh (the Purchaser).
2	Copy of Occupancy Certificate No. CIDCO / BP-9522 / ATPO (NM & K) 2012 / 1037 dated 23.10.2012 issued by CIDCO.
3	Copy of Approved Plan Vide No. CIDCO / BP / ATPO / 330 dated 13.02.2007 issued by CIDCO.

LOCATION:

The said building is located at Plot No. 1, 31 & 32, Sector – 35E of Kharghar, Navi Mumbai. The property falls in Residential Zone. It is at a travelling distance 6.4 Km. from Kharghar railway station.

BUILDING:

The building under reference is having (Part) Ground + (Part) Stilt + 16 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 building is used for residential purpose. 15th Floor & 16th Floor is having 2 Residential Duplex Flat. The building is 2 lifts.

Residential Duplex Flat:

The residential Duplex Flat under reference is situated on the 15th & 16th Floor. 15th Floor consists of Bedroom + Living Room + Dining + Kitchen + 2 Toilets + Passage + Terrace + Internal Staircase & 16th Floor consist of 3 Bedrooms + 2 Toilets + Passage + Terrace + Top Terrace. The residential Duplex Flat is finished with Vitrified tiles flooring, Teak wood door frame with flush shutters, Powder Coated Aluminum sliding windows, Concealed electrification & Concealed plumbing, cement plastering with POP false ceiling etc.

Valuation as on 05th August 2023

The Built Up Area of the Residential Duplex Flat	:	1,608.00 Sq. Ft.
Adjoining Terrace Area	:	212.00 Sq. Ft.

Deduct Depreciation:

Year of Construction of the building	:	2012 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	11 Years
Cost of Construction	:	1,608.00 X 2,700.00 = ₹ 43,41,600.00
Depreciation $\{(100-10) \times 11 / 60\}$:	16.50%

Amount of depreciation	:	₹ 7,16,364.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,35,850.00 per Sq. M. i.e., ₹ 12,621.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,24,933.00 per Sq. M. i.e., ₹ 11,607.00 per Sq. Ft.
Prevailing market rate	:	₹ 19,000.00 per Sq. Ft. for Duplex Flat ₹ 9,500.00 per Sq. Ft. for Terrace

Value of property as on 05.08.2023 :

Particulars	Built Up Area (Sq. F.t)	Rate (₹)	Value (₹)
Flat	1,608.00	19,000.00	3,05,52,000.00
Terrace	212.00	9,500.00	20,14,000.00
Total Value			3,25,66,000.00

(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)

Depreciated fair value of the property as on 05.08.2023	:	₹ 3,25,66,000.00 - ₹ 7,16,364.00 = ₹ 3,18,49,636.00
Total Value of the property	:	₹ 3,18,49,636.00
The realizable value of the property	:	₹ 2,86,64,672.00
Distress value of the property	:	₹ 2,54,79,710.00
Insurable value of the property	:	₹ 43,41,600.00
Guideline value of the property	:	₹ 1,98,94,504.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Duplex Flat No. A-1502, 15th & 16th Floor, Wing – A, "Patel Paradise Co-op. Hsg. Soc. Ltd.", Plot No. 1, 31 & 32, Sector – 35E, Kharghar, Navi Mumbai – 410 210, Taluka – Panvel, District – Raigad, State – Maharashtra, Country – India for this particular purpose at ₹ 3,18,49,636.00 (Rupees Three Crore Eighteen Lakh Forty Nine Thousand Six Hundred Thirty Six Only) as on 05th August 2023.

NOTES

1. I, Manoj Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **05th August 2023 is ₹ 3,18,49,636.00 (Rupees Three Crore Eighteen Lakh Forty Nine Thousand Six Hundred Thirty Six 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:

Think.Innovate.Create



Vastukala Consultants (I) Pvt. Ltd.
An ISO 9001:2015 Certified Company www.vastukala.org



ANNEXURE TO FORM 0-1

Technical details		Main Building
1.	No. of floors and height of each floor	(Part) Ground + (Part) Stilt + 16 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Duplex Flat situated on 15 th & 16 th Floor
3.	Year of construction	2012 (As per occupancy certificate)
4.	Estimated future life	49 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, Powder Coated Aluminum sliding windows
10.	Flooring	Vitrified tiles flooring
11.	Finishing	Cement plastering
12.	Roofing and terracing	R.C.C. Slab
13.	Special architectural or decorative features, if any	Yes
14.	(i) Internal wiring – surface or conduit	Concealed electrification
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	Concealed plumbing
15.	Sanitary installations	As per Requirement
	(i) No. of water closets	
	(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	R.C.C. Framed Structure with 9" thick external walls and 6" thick internal brick walls
18.	No. of lifts and capacity	2 Lifts
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	Cement concrete in open spaces, etc.
23.	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	Connected to Municipal Sewerage System



Think.Innovate.Create

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org



Actual site photographs



Route Map of the property

Site u/r



Latitude Longitude - 19°04'11.5"N 73°04'28.0"E

Note: The Blue line shows the route to site from nearest railway station (Kharghar – 6.4 Km.)



Think Innovate Create

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org



Ready Reckoner Rate

DIVISION / VILLAGE - KHARGHAR Commence From 1st April 2023 To 31st March 2024						
Type of Area	Urban		Local Body Type	Municipal Corporation - Class "D"		
Local Body Name	Pune Municipal Corporation					
Land Mark	Kharghar Cidco Sector No. 25					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
20	20/35	36600	96800	107000	122400	107000
(Record Not Available)						
Compare With Previous Year						

Stamp Duty Ready Reckoner Market Value Rate for Duplex Flat	1,23,500.00			
Increase by 10% on Duplex Flat Located on 15 th & 16 th Floor	12,350.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	1,35,850.00	Sq. Mtr.	12,621.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	36,600.00			
The difference between land rate and building rate (A – B = C)	99,250.00			
Depreciation Percentage as per table (D) [100% - 11%] (Age of the Building – 11 Years)	89%			
Rate to be adopted after considering depreciation [B + (C x D)]	1,24,933.00	Sq. Mtr.	11,607.00	Sq. Ft.

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 Duplex 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

magicbricks Buy Sell Home Loans

Property for Sale in Navi Mumbai • Flat for Sale in Navi Mumbai • Flats for Sale in Sector 35E-Kharghar • 3 BHK Flats for Sale in Sector 35E-Kharghar • 1850 Sq.ft

Posted on: May 14, 23 | Property ID: 61887919

₹1.90 Cr [How much loan can I get?](#)

3 BHK 1850 Sq. Ft. Flat For Sale **Sector 35E-Kharghar, Navi Mumbai**

3 Beds 3 Baths 3 Balconies 1 Covered Parking

Carpet Area: 1150 sqft. (₹16,522/sqft)

Developer: **Paradise Group**

Project: **Sai Aaradhya**

Floor: 10 (Out of 19 Floors)

Transaction Type: **New Property**

Facing: **North - East**

Lifts: 2

Furnished Status: **Unfurnished**

Car Parking: **1 Covered**

Contact Agent: **Ramesh Gulabani** (Certified Agent, Locality Specialist)

Get Phone No. Download Brochure

Contact Agent Get Phone No. Last contact made 31 days ago

More Details

Price Breakup: ₹1.9 Cr | ₹9,50,000 Approx. Registration Charges | ₹4 Per sq. Unit Monthly

Booking Amount: ₹5.0 Lac

RERA ID: P52000021572

Address: Kharghar, Navi Mumbai, Sector 35E-Kharghar, Navi Mumbai - Central Navi Mumbai, Maharashtra

Landmarks: Sai Aaradhya, sector 35 Kharghar

99acres Buy Sell Property

₹1.85 Cr | 3BHK 3Baths

Carpet area: 1100 sq.ft.

3 Bedrooms, 3 bathrooms, 2 balconies with Store Room

₹1.85 Cr+ GST Charges & Tax @ 16.81% per sq.ft. All inclusive Registration

Galaxy Greenwoods Sector 35E Kharghar, Navi Mumbai

24" of 30 Floors

2 to 7 Year 13% (See Complete Sale)

Park/Garden Pool Main Road

Places nearby: 2017 Sector 35E Kharghar, Navi Mumbai, Mumbai

Price Indicators

HOUSING.com Buy in Navi Mumbai

Home / New, Mumbai / Kharghar / Buy / Flat / For Sale in Kharghar / 3 BHK Apartment

3 BHK Apartment ₹2.25 Cr EMI starts at ₹12 Lac

By **PARADISE GROUP**

Paradise Sai Miracle, Sector 35E, Kharghar, Navi Mumbai

[Contact Seller](#)

1750 sq ft Build Up Area ₹12.86 K/sq ft Avg. Price 10 Year Old Age of property Ready to move Possession status Higher of 28 floors Fully Furnished Furnishing

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

Why 3 BHK Apartment in , Kharghar for sale - Navi Mumbai | Housing.com?

Indoor Pav Area for the residents to enjoy and have a good time with friends

Contact Seller
Shanubhat

MAGICBRICKS Buy Rent Sell Home Loans

Home / Property for Sale in Navi Mumbai / Flat for Sale in Navi Mumbai / Flat for Sale in Sector 35E, Kharghar / 3 BHK Flat for Sale in Sector 35E, Kharghar / 1685 Sq Ft

Posted on Jul 06, 23 Property ID: 6432279

₹1.85 Cr [How much loan can I get?](#)

3 BHK 1685 Sq. Ft. Flat For Sale - Sector 35E-Kharghar, Navi Mumbai

3 Beds 3 Baths 3 Balconies 1 Covered Parking

Super Built-Up Area: 1685 sqft - ₹10.97/sqft

Developer: **Paradise Group** Project: **Paradise Sai Miracle**

Floor: 9 (Out of 31 Floors) Transaction Type: **Resale** Status: **Ready to Move**

Facing: North - East Lifts: 2 Furnished Status: **Unfurnished**

[Contact Agent](#) [Get Phone No.](#) [Download Brochure](#)

Last contact made 121 days ago

More Details

Price Breakup: ₹1.85 Cr | ₹9.25,000 Approx. Registration Charges | ₹3,000 Monthly

Booking Amount: ₹5.0 Lac

Address: Kharghar, Navi Mumbai, Sector 35E-Kharghar, Navi Mumbai - Central Navi Mumbai, Maharashtra

Landmarks: Sector 35

Furnishing: Unfurnished

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **05th August 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 knowledgeable 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 ₹ 3,18,49,636.00 (Rupees Three Crore Eighteen Lakh Forty Nine Thousand Six Hundred Thirty Six Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: c=IN, ou=VASTUKALA CONSULTANTS PRIVATE LIMITED,
serial=1, email=manojbaburaochalikwar@vastukala.com,
o=VASTUKALA CONSULTANTS PRIVATE LIMITED, ou=VASTUKALA CONSULTANTS PRIVATE LIMITED,
cn=MANOJ BABURAO CHALIKWAR
Date: 2019.07.25 15:08:38 +05'30'

Auth. Sign.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Cosmos Emp. No. H.O./Credit/67/2019-20

Think.Innovate.Create



Think.Innovate.Create

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org

