

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-1844/23-24	Dated 4-Aug-23
Buyer (Bill to) COSMOS BANK - DADAR WEST DADAR BRANCH Horizon Bldg.,1st Floor, Ranade Road & Gokhale Road, Dadar (West), Mumbai - 400 028 GSTIN/UIN : 27AAAAT0742K1ZH 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. 002784 / 2301900	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 %	5,000.00
	CGST			450.00
	SGST			450.00
Total				5,900.00

Amount Chargeable (in words) E. & O.E
Indian Rupee Five Thousand Nine Hundred Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	5,000.00	9%	450.00	9%	450.00	900.00
Total			450.00		450.00	900.00

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

Remarks:
 Mr. Ashok Tukaram Gade & Mrs. Ashwini Ashok Gade - Residential Flat No. 4806, 48th Floor (excluding Fire Check Floor), Building No. 2B, "Adhiraj Capital City (earlier known as Samyama City)", Village – Rohinjan, Taluka - Panvel, District - Raigad, PIN Code – 410 210, 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

Rattod
 Authorised Signatory

This is a Computer Generated Invoice

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Ashok Tukaram Gade & Mrs. Ashwini Ashok Gade**

Residential Flat No. 4806, 48th Floor (excluding Fire Check Floor), Building No. 2B, "**Adhiraj Capital City** (earlier known as Samyama City)", Village – Rohinjan, Taluka - Panvel, District - Raigad, PIN Code – 410 210, State Maharashtra, Country – India

Latitude Longitude - 19°04'49.8"N 73°04'37.5"E

Valuation Done for:

Cosmos Bank

Dadar Branch

Horizon Bldg., 1st Floor, Ranade Road & Gokhale Road, Dadar (West), Mumbai - 400 028,
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, Chandivai 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 Flat No. 4806, 48th Floor (excluding Fire Check Floor), Building No. 2B, "Adhiraj Capital City (earlier known as Samyama City)", Village – Rohinjan, Taluka - Panvel, District - Raigad, PIN Code – 410 210, State Maharashtra, Country – India belongs to **Mr. Ashok Tukaram Gade & Mrs. Ashwini Ashok Gade.**

Boundaries of the property.

North	: Building No. 1B
South	: Open Plot & Swapnapurti Complex
East	: Road & Open Plot
West	: Open Plot

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 ₹ 1,12,00,000.00 (Rupees One Crore Twelve Lakh 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

Encl: Valuation report in Form – 01

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=admn,
2.5.4.20=9822b644ad35d03ad039d5665913495c73d326833
6313279617a18b6652, postalCode=400069, st=Maharashtra,
serialNumber=41050a566ad6cc998b2a15a8f0e5db3111bd
3e394e2982c79a2784258fc, cn=MANOJ BABURAO
CHALIKWAR
Date: 2023.08.04 12:09:36 +05'30'

Auth. Sign.



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 Flat No. 4806, 48th Floor (excluding Fire Check Floor), Building No. 2B, "Adhiraj Capital City (earlier known as Samyama City)", Village – Rohinjan, Taluka - Panvel, District - Raigad, PIN Code – 410 210, 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 04.08.2023 for Banking Purpose
2	Date of inspection	22.07.2023
3	Name of the owner/ owners	Mr. Ashok Tukaram Gade & Mrs. Ashwini Ashok Gade
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership Details of share of ownership is not available
5	Brief description of the property	Address: Residential Flat No. 4806, 48 th Floor (excluding Fire Check Floor), Building No. 2B, "Adhiraj Capital City (earlier known as Samyama City)", Village – Rohinjan, Taluka - Panvel, District - Raigad, PIN Code – 410 210, State Maharashtra, Country – India Contact Person: Mr. Ashok Tukaram Gade (Owner)
6	Location, street, ward no	Mumbai Panvel Highway
7	Survey/ Plot no. of land	Survey No. 86 (Part) & Other of Village – Rohinjan
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, Auto and Private cars
	LAND	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 741.00 Flowerbed Area in Sq. Ft. = 19.00 Total Carpet Area in Sq. Ft. = 760.00 (Area as per Actual Site Measurement) Carpet Area in Sq. Ft. = 700.00 (Area as per Agreement for Sale) Built up Area in Sq. Ft. = 770.00 (Carpet Area + 10%)

13	Roads, Streets or lanes on which the land is abutting	Mumbai Panvel Highway
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 Document No. PMC / NRV / 1977 dated 20.08.2019 issued by Panvel Municipal Corporation
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?	Vacant
	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 PMC 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	₹ 25,000.00 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?	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.
		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 Flat in 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 commencement of construction - 2019 (As

	year of completion	per Commencement Certificate) Year of Completion – 2023 (As per Site Information)
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.
	Remark:	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Dadar Branch to assess fair market value as on 04.08.2023 for Residential Flat No. 4806, 48th Floor (excluding Fire Check Floor), Building No. 2B, "Adhiraj Capital City (earlier known as Samyama City)", Village – Rohinjan, Taluka - Panvel, District - Raigad, PIN Code – 410 210, State Maharashtra, Country – India belongs to **Mr. Ashok Tukaram Gade & Mrs. Ashwini Ashok Gade.**

We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 04.03.2021
2	Copy of RERA Certificate No. P52000003039 dated 18.05.2020
3	Copy of Commencement Certificate No. PMC / BP / 1977 / 2019 dated 20.08.2019 issued by Panvel Municipal Corporation
4	Copy of Approved Plan Document No. PMC / NRV / 1977 dated 20.08.2019 issued by Panvel Municipal Corporation

LOCATION:

The said building is located at Survey No. 86 (Part) & Other of Village – Rohinjan, Taluka - Panvel, District - Raigad, PIN Code – 410 210, State Maharashtra, Country – India. The property falls in Residential Zone. It is at a travelling distance 9.5 Km. from Kharghar railway station.

BUILDING:

The building under reference is having Stilt + 2 Podium + 56 Upper Floors. It is 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 is used for residential purpose. 48th Floor is having 6 Residential Flats. The building is having 6 Lifts.

Residential Flat:

The residential flat under reference is situated on the 48th Floor. The Composition of flat is 2 Bedrooms + Living Room + Kitchen + 2 Toilets. (i.e. **2BHK + 2 Toilets**). The residential flat is finished with Vitrified tiles flooring, Teak wood door frame with flush door, Powdered Coated Aluminum sliding windows & Concealed electrification & concealed plumbing.



Valuation as on 04th August 2023

The Carpet Area of the Residential Flat	:	700.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2023 (As per Site Information)
Expected total life of building	:	60 Years Subject to proper, preventive periodic maintenance & structural repairs
Age of the building as on 2023	:	New Construction
Cost of Construction	:	770.00 Sq. Ft. X ₹ 3,000.00 = ₹ 23,10,000.00
Depreciation	:	N.A. as the property is Newly constructed
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,08,000.00 per Sq. M. i.e. ₹ 10,033.00 per Sq. Ft.
Prevailing market rate	:	₹ 16,000.00 per Sq. Ft.
Value of property as on 04.08.2023	:	700.00 Sq. Ft. X ₹ 16,000.00 = ₹ 1,12,00,000.00

(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)

Total Value of the property as on 04.08.2023	:	₹ 1,12,00,000.00
The realizable value of the property	:	₹ 1,00,80,000.00
Distress value of the property	:	₹ 89,60,000.00
Insurable value of the property	:	₹ 23,10,000.00
Guideline value of the property	:	₹77,25,410.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 4806, 48th Floor (excluding Fire Check Floor), Building No. 2B, "Adhiraj Capital City (earlier known as Samyama City)", Village – Rohinjan, Taluka - Panvel, District - Raigad, PIN Code – 410 210, State Maharashtra, Country – India for this particular purpose at **₹ 1,12,00,000.00 (Rupees One Crore Twelve Lakh Only)** as on 04th 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 **04th August 2023** is **₹ 1,12,00,000.00 (Rupees One Crore Twelve Lakh 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	Stilt + 2 Podium + 56 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 48 th Floor
3.	Year of construction	Year of Completion – 2023 (As per Site Information)
4.	Estimated future life	60 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, Powdered 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	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	6 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

Actual site photographs



Route Map of the property

Site u/r



Latitude Longitude - 19°04'49.8"N 73°04'37.5"E

Note: The Blue line shows the route to site from nearest railway station (Kharghar – 9.5 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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Valuation Rules
User Manual
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Feedback

Annual Statement of Rates

Year: 2023/2024

Selected District: रायगड

Select Taluka: पनवेल

Select Village: मोडि: रोडिंबन (पनवेल महानगरपालिका)

Search By: Survey No Location

Language: English

Select	वपविभाग	भुमी बमीन	निवासी करनिष्ठा	सीडीए	दुपणे	सीडीए/मि	एकक (सं./)
SurveyNo	1.1/A-अडिरोड बांधबासा	7380	90000	103500	112500	103500	चौ मीटर
SurveyNo	1.1-महामार्गावरील रस्त्याच्या व इतर बांधबासा विरुद्ध अमिनी	7380	56400	64800	70400	64800	चौ मीटर
SurveyNo	1.2-बांधबासा विभागातून महामार्गावरील रस्त्याच्या व इतर अमिनी	6500	58000	66700	72500	66700	चौ मीटर
SurveyNo	2.1-इतर महामार्गावरील रस्त्यावरील रस्त्याच्या व इतर बांधबासा विरुद्ध अमिनी	5800	57600	66300	72000	66300	चौ मीटर
SurveyNo	2.2-इतर महामार्गावरील रस्त्यावरील रस्त्याच्या व इतर बांधबासा विभागातून अमिनी	5500	47700	62000	61800	62000	चौ मीटर

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Price Indicators

HOUSING.COM Buy in New Mumbai

Home / New Mumbai / Kharigha / Pichwai / Adhiraj Samyama Tower 2B

Adhiraj Samyama Tower 2B

By ADHIRAJ CONSTRUCTIONS PRIVATE LIMITED

Plot No. 86 Part A, Roshan, Panch, Kharigha, New Mumbai

₹1.0 Cr - 1.2 Cr | ₹15.36 K/sq.ft
EMI starts at ₹49.65 K

2 BHK Apartment Configuration Dec. 2022 Possession Starts ₹15.36 K/sq.ft Avg. Price 651.00 sq.ft. - 700.00 sq.ft. Carpet Area

Adhiraj Samyama Tower 2B Price & Floor Plan

2 BHK Apartment	₹15.36 K/SQ.FT	₹16.36 K/SQ.FT	₹17.36 K/SQ.FT	₹18.36 K/SQ.FT	700.00 SQ.FT
2 BHK					₹ 1.2 Cr
Carpet Area: 700.00 sq.ft					EMI starts at ₹50.58 K

Floor Plan Unavailable

Request Floor Plan

Great choice! Most viewed project in this area

Contact Seller: Adhiraj Constructions Private Limited, +9199202...

I agree to be contacted by Housing and other agents via WhatsApp, SMS, phone, email etc

Get Contact Details

Price Indicators

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

Home / Property in Kharghar / Kharghar, Mumbai / 2BHK 2Baths in Kharghar

₹1.15 Cr ₹15,568 per sq.ft. **2BHK 2Baths**

Registered 2BHK Flat

₹1.15 Cr ₹15,568 per sq.ft. **2BHK 2Baths**

Registered Flat #5200007175 - Website: <http://www.adhiraj-samyama.com/>

Overview Society Owner Details Price Trends Registry Record Society Reviews >

Property ID: Society: 150

₹1.15 Cr ₹15,568 per sq.ft. **2BHK 2Baths**

Build Up Area: 1089 sq.ft. ₹10,568 per sq.ft.

Carpet Area: 726 sq.ft. ₹10,568 per sq.ft.

₹1.15 Cr ₹15,568 per sq.ft. **Govt Charges & Tax** ₹10,568 per sq.ft. (incl. exclusive, negotiable)

2BHK of 50 Floors

Under Construction View Construction Status

Configuration: 2 Bedrooms, 2 Bathrooms, 1 Balcony

Address: Adhiraj Samyama City, Kharghar, Navi Mumbai

Chambering: Others

Places nearby Show All 76

3804 Kharghar, Navi Mumbai, Mumbai

Ganesh Temple, Advanced Key Physiotherapy, Al Shifa Multi Speciality Hospital, Ayerasha Hospital, Sri Sai Clinic

magicbricks Buy ▾ Rent ▾ Sell ▾ Home Loans ▾ Login ▾ Post Property **₹550**

Posted on Jul 24 '23 Property ID: 63520303

₹1.51 Cr How much loan can I get?

3 BHK 938 Sq-ft Flat For Sale **Kharghar, Navi Mumbai**

3 Beds 2 Baths Unfurnished

Carpet Area: 938 sqft * ₹16,066/sqft

Developer: **Adhiraj Constructions** Project: **Adhiraj Samyama**

Transaction Type: **New Property** Status: **Under Construction** Lifts: **3**

Furnished Status: **Unfurnished**

Contact Agent: **mukesh** -91-99XXXXXXX

Get Phone No.

Download Brochure

Contact Agent **Get Phone No.** Last contact made 20 days ago

Price Indicators

The screenshot shows a real estate listing on the Magicbricks website. The listing is for a 4 BHK flat with 1178 sqft of carpet area, priced at ₹1.90 Cr. The property is located in Kharghar, Navi Mumbai. It features 4 beds, 2 baths, and is unfurnished. The developer is Adhiraj Constructions, and the project is Adhiraj Samyama. The property is under construction and has 3 lifts. The listing includes a main image of the building and several smaller images. The price is ₹1.90 Cr, with a link to 'How much loan can I get?'. The agent is mukesh, with a contact number of +91-8910000000. There are buttons for 'Contact Agent', 'Get Phone No.', and 'Download Brochure'. The listing was posted on Jul 23, 23, and the property ID is 63520229.

magicbricks Buy Rent Sell Home Loans Login Post Property

Posted on: Jul 23, 23 Property ID: 63520229

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

4 BHK 1178 Sq-ft Flat For Sale [Kharghar, Navi Mumbai](#)

4 Beds 2 Baths Unfurnished

Carpet Area: 1178 sqft * ₹16,129/sqft

Developer: [Adhiraj Constructions](#) Project: [Adhiraj Samyama](#)

Transaction Type: New Property Status: Under Construction Lifts: 3

Furnished Status: Unfurnished

+7 Photos

Contact Agent: mukesh +91-8910000000

Get Phone No.

Download Brochure

Contact Agent Get Phone No.

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DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **04th 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 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 ₹ 1,12,00,000.00 (Rupees One Crore Twelve Lakh Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
CHALIKWAR

Director

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

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=admn,
2.5.4.20=9822ba44c4c35a03a0d19a28897860d1bd304,
3.3.1.52=9817a18b5452, postalCode=400008,
st=Maharashtra,
serialNumber=41e5ba59a6bc0f96b1a51a8f0c3e071111,
2.2.39a2f70c79a3279a296f, cn=MANOJ BABURAO
CHALIKWAR
Date: 2024.08.08 12:09:57 +05'30'

Auth. Sign.

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