

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mr. Kiran Shantaram Khairnar & Smt. Chhaya Shantaram Khairnar**

Residential Flat No. 203, 2<sup>nd</sup> Floor, "**Mahesh Building**", "Brahma Vishnu Mahesh Co-Op. Hsg. Soc. Ltd.",  
Patil Pada, Station Pada, Village – Kulgaon, Badlapur (East), Taluka – Ambernath, District – Thane,  
PIN Code – 421 503, State – Maharashtra, Country – India.

**Latitude Longitude - 19°09'54.4"N 73°14'28.0"E**

### Valuation Done for: **Cosmos Bank**

#### **Naupada Thane Branch**




Kusumanjali, Opposite Deodhar Hospital, Naupada, Thane (West),  
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),  
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 [mumbai@vastukala.org](mailto:mumbai@vastukala.org)



## VALUATION OPINION REPORT

The property bearing Residential Flat No. 203, 2<sup>nd</sup> Floor, "**Mahesh Building**", "Brahma Vishnu Mahesh Co-Op. Hsg. Soc. Ltd.", Patil Pada, Station Pada, Village – Kulgaon, Badlapur (East), Taluka – Ambernath, District – Thane, PIN Code – 421 503, State – Maharashtra, Country – India belongs to **Mr. Kiran Shantaram Khairnar & Smt. Chhaya Shantaram Khairnar.**

Boundaries of the property.

|       |   |                   |
|-------|---|-------------------|
| North | : | Brahma Apartment  |
| South | : | Arunoday Bungalow |
| East  | : | Vishnu Apartment  |
| West  | : | Internal 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 **₹ 17,25,000.00 (Rupees Seventeen Lakh Twenty Five Thousand 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.**



**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. 203, 2<sup>nd</sup> Floor, "Mahesh Building", "Brahma Vishnu Mahesh Co-Op. Hsg. Soc. Ltd.", Patil Pada, Station Pada, Village – Kulgaon, Badlapur (East), Taluka – Ambernath, District – Thane, PIN Code – 421 503, 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 29.08.2023 for Banking Purpose   |
| 2  | Date of inspection   | 26.08.2023   |
| 3  | Name of the owner/ owners  | <b>Mr. Kiran Shantaram Khairnar &amp; Smt. Chhaya Shantaram Khairnar</b>   |
| 4  | If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided? | Joint Ownership<br>Details of ownership share is not available   |
| 5  | Brief description of the property  | <b>Address:</b> Residential Flat No. 203, 2 <sup>nd</sup> Floor, "Mahesh Building", "Brahma Vishnu Mahesh Co-Op. Hsg. Soc. Ltd.", Patil Pada, Station Pada, Village – Kulgaon, Badlapur (East), Taluka – Ambernath, District – Thane, PIN Code – 421 503, State – Maharashtra, Country – India.<br><br><b>Contact Person:</b><br>Smt. Chhaya S. Khairnar (Owner)<br>Contact No: - 9322905011 |
| 6  | Location, street, ward no  | Patil Pada, Station Pada, Village – Kulgaon, Badlapur (East), Taluka – Ambernath, District – Thane   |
|    | Survey/ Plot no. of land   | C.T.S. No. 489 to 501 of Village - Kulgaon   |
| 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. = 404.00<br>Balcony Area in Sq. Ft. = 31.00<br>Total Carpet Area in Sq. Ft. = 435.00<br>(Area as per Actual Site Measurement)   |

|    |  |   |
|----|--|---|
|    |  | <b>Built Up Area in Sq. Ft. = 575.00<br/>(Area as per Agreement for sale)</b>                             |
| 13 | Roads, Streets or lanes on which the land is abutting  | Patil Pada, Station Pada, Village – Kulgaon, Badlapur (East), Taluka – Ambarnath, District – Thane        |
| 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.<br>(i) Initial Premium<br>(ii) Ground Rent payable per annum<br>(iii) Unearned increased payable to the Lessor in the event of sale or transfer | N. A. <sup>®</sup>  |
| 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?  | Vacant (Internal painting work in progress)   |
|    | 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 KBMC norms<br>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   | ₹ 3,500.00 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.  |
|    |       | <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 – 2019 (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><br>1. At the time of site inspection internal painting work is in progress.<br>2. The loading between measured carpet area to Built up area mentioned in the agreement is 33% For the purpose of valuation we have considered loading factor. |  |

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Naupada Thane Branch to assess fair market value as on 29.08.2023 for Residential Flat No. 203, 2<sup>nd</sup> Floor, "**Mahesh Building**", "Brahma Vishnu Mahesh Co-Op. Hsg. Soc. Ltd.", Patil Pada, Station Pada, Village – Kulgaon, Badlapur (East), Taluka – Ambernath, District – Thane, PIN Code – 421503, State – Maharashtra, Country – India belongs to **Mr. Kiran Shantaram Khairnar & Smt. Chhaya Shantaram Khairnar.**

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

|   |  |
|---|--|
| 1 | Copy of Agreement for sale (Document No. 9373 / 2023) dated 04.08.2023 between Mr. Sanjay Govind Walke & Mrs. Siddhi Sanjay Walke (the Transferors) and Mr. Kiran Shantaram Khairnar & Smt. Chhaya Shantaram Khairnar (the Transferees). |
| 3 | Copy of Commencement Certificate Jav. Kr. KMP / NRV / BP / KV / 12-1 dated 02.04.1992 issued by Kalyan Mahanagarpalika.  |
| 4 | Copy of Occupancy Certificate Jav. Kr. KBNP / NRV / 10246 / 2019-2020 dated 27.11.2019 issued by Kulgaon Badlapur Municipal Council.   |

### LOCATION:

The said building is located at C.T.S. No. 489 to 501 of Village - Kulgaon, Badlapur (East), Taluka – Ambernath, District – Thane. The property falls in Residential Zone. It is at a Walkable distance 350M. from Badlapur railway station.

**BUILDING:**

The building under reference is having Ground + 2 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. 2<sup>nd</sup> Floor is having 4 Residential Flats. The building is without lift.

**Residential Flat:**

The residential flat under reference is situated on the 2<sup>nd</sup> Floor. It consists of 1 Bedroom + Living Room + Kitchen + Bath + WC + Passage + Balcony (i.e. **1 BHK with Bath + WC**). The residential flat is finished with Ceramic flooring, Teak wood door frame with flush door with MS safety door, Aluminum sliding windows, Casing capping electrification & Concealed plumbing. The flat internal painting work is in progress.

**Valuation as on 29<sup>th</sup> August 2023**

|  |          |                       |
|--|----------|-----------------------|
| <b>The Built Up Area of the Residential Flat</b> | <b>:</b> | <b>575.00 Sq. Ft.</b> |
|--|----------|-----------------------|

**Deduct Depreciation:**

|   |          |   |
|---|----------|---|
| Year of Construction of the building  | :        | 2019 (As per Occupancy Certificate)                 |
| Expected total life of building   | :        | 60 Years  |
| Age of the building as on 2023  | :        | 4 years   |
| Cost of Construction  | :        | 575.00 Sq. Ft. X ₹ 3,000.00 = ₹ 17,25,000.00        |
| Depreciation  | :        | N.A Building age is below 5 years                   |
| Amount of depreciation  | :        | N.A.  |
| Guideline rate obtained from the Stamp Duty Ready Reckoner for new property | :        | ₹ 3,627.00 per Sq. M.<br>i.e. ₹ 337.00 per Sq. Ft.  |
| Prevailing market rate  | :        | ₹ 3,000.00 per Sq. Ft.                              |
| <b>Value of property as on 29.08.2023</b>                                   | <b>:</b> | <b>575.00 Sq. Ft. X ₹ 3,000.00 = ₹ 17,25,000.00</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>Total Value of the property</b>                                   | <b>:</b> | <b>₹ 17,25,000.00</b> |
| <b>The realizable value of the property</b>                          | <b>:</b> | <b>₹ 15,52,500.00</b> |
| <b>Distress value of the property</b>                                | <b>:</b> | <b>₹ 13,80,000.00</b> |
| <b>Insurable value of the property (575.00 Sq. Ft. X ₹ 3,000.00)</b> | <b>:</b> | <b>₹ 17,25,000.00</b> |
| <b>Guideline Value of the property (As per Index II)</b>             | <b>:</b> | <b>₹ 15,15,000.00</b> |

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 203, 2<sup>nd</sup> Floor, "**Mahesh Building**", "Brahma Vishnu Mahesh Co-Op. Hsg. Soc. Ltd.", Patil Pada, Station Pada, Village – Kulgaon, Badlapur (East), Taluka – Ambarnath, District – Thane, PIN Code – 421 503, State – Maharashtra, Country – India for this particular purpose at **₹ 17,25,000.00 (Rupees Seventeen Lakh Twenty Five Thousand Only)**. as on **29<sup>th</sup> August 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 **29<sup>th</sup> August 2023 is ₹ 17,25,000.00 (Rupees Seventeen Lakh Twenty Five Thousand 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:

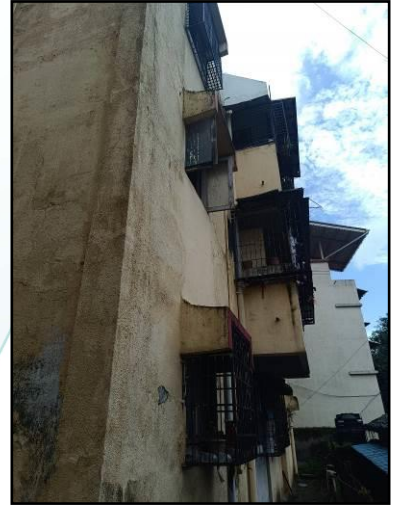
**ANNEXURE TO FORM 0-1****Technical details****Main Building**

|    |   |   |
|----|---|---|
| 1. | No. of floors and height of each floor                          | Ground + 2 Upper Floors   |
| 2. | Plinth area floor wise as per IS 3361-1966                      | N.A. as the said property is a Residential Flat situated on 2 <sup>nd</sup> Floor |
| 3. | Year of construction  | 2019 (As per Occupancy certificate)   |
| 4. | Estimated future life   | 56 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   |



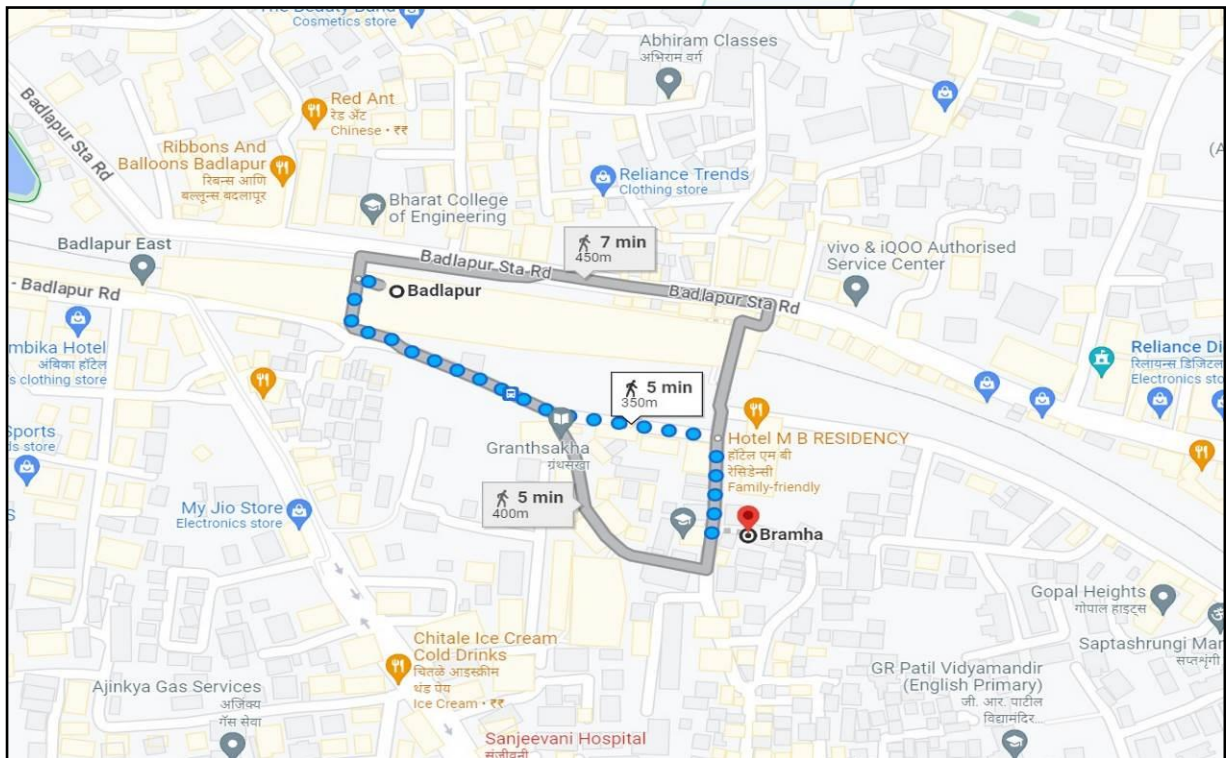
|    |  |  |  |
|----|--|--|--|
| 9  | Doors and Windows  |  | Teak wood door frame with flush door with MS safety door |
| 10 | Flooring   |  | Ceramic flooring   |
| 11 | Finishing  |  | Cement plastering with POP finishing                     |
| 12 | Roofing and terracing  |  | R.C.C. Slab  |
| 13 | Special architectural or decorative features, if any   |  | Yes  |
| 14 | (i)  | Internal wiring – surface or conduit         | Casing Capping 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<br>Height and length<br>Type of construction                                       |  | 6'.0" High, R.C.C. column with B. B. masonry wall        |
| 18 | No. of lifts and capacity  |  | Not Provided   |
| 19 | Underground sump – capacity and type of construction   |  | R.C.C tank   |
| 20 | Over-head tank<br>Location, capacity<br>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



## Route Map of the property



Site u/r



**Latitude Longitude - 19°09'54.4"N 73°14'28.0"E**

**Note: The Blue line shows the route to site from nearest railway station (Badlapur – 350 M)**

## Ready Reckoner Rate


नॉदणी व मुद्रांक विभाग  
महाराष्ट्र शासन


**Annual Statement of Rates Ver. 2.0**  
**( बाजारमूल्य दर पत्रक आवृत्ती 2.0 )**

Home
Valuation Guidelines | User Manual

Year:  Language:

Selected District:

Select Taluka:

Select Village:

Search By:  Survey No.  Location

Enter Survey No:

| उपविभाग  | खुली जमीन | निवासी सदनिका | ऑफिस इकाने | बीद्योनिक | एकक (Rs./) | Attribute      |
|--|-----------|---------------|------------|-----------|------------|----------------|
| 2/5-बी-1/ब) ब्रलापुर रेल्वे स्टेशनच्या समोरील रस्त्यास लागुन असणा-या गांवठाणातील मिळकती आणि कर्ज रस्त्यावरील असणा-या कुळगांव गांवठाणातील सर्व मिळकती | 7970      | 40300         | 4830058300 | 48300     | चौ. मीटर   | सि.टी.एस. नंबर |

|  |                 |                |               |                |
|--|-----------------|----------------|---------------|----------------|
| Stamp Duty Ready Reckoner Market Value Rate for Flat     | 4,030.00        |                |               |                |
| Reduced by 10% on Flat Located on 2 <sup>nd</sup> Floor  | 403.00          |                |               |                |
| <b>Stamp Duty Ready Reckoner Market Value Rate</b>       | <b>3,627.00</b> | <b>Sq. Mt.</b> | <b>337.00</b> | <b>Sq. Ft.</b> |
| Stamp Duty Ready Reckoner Market Value Rate for          | -               |                |               |                |
| The difference between land rate and building rate       | -               |                |               |                |
| Depreciation Percentage as per table                     | -               |                |               |                |
| <b>Rate to be adopted after considering depreciation</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 Kurla > 1 BHK Flats in Kurla Posted on Aug 16, 2023 | Ready to move

**₹18.65 Lac** @ 3,330 per sq.ft. **1BHK 1Bath**  
 Flat/Apartment for Sale  
 In The Square Govindraj Gruha, Kurla, Mumbai Beyond Thane, Mumbai

**HERA STATUS** REGISTERED | Registration No: P51700016538 | Website: <https://maharera.mahaonline.gov.in/>

**Overview** Society Dealer Details Registry Record Recommendations Articles

**Property (10)**

5 people viewed this property this week

**Area**  
 Built Up area: 560 sq.ft. (52.89 sq.m.)  
 Carpet area: 392 sq.ft. (36.42 sq.m.)

**Configuration**  
 1 Bedroom, 1 Bathroom, 2 Balconies with Pooja Room, Study Room, Servant Room

**Price**  
 ₹18.65 Lac @ 3,330 per sq.ft. (All Inclusive)

**Address**  
 The Square Govindraj Gruha, Kurla, Mumbai Beyond Thane

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

**Facing**  
 East

**Overlooking**  
 Main Road, Others

**Property Age**  
 1 to 5 Year Old

**Places nearby** 304, Kurla, Mumbai Beyond Thane, Mumbai View All (31)

- Rameshwadi Church
- Gavdevi Temple
- Ganesh Mandir
- Jamma Masjid
- Saibaba Mandir
- Ram Maruti Mandir

**NOBROKER** My Bookings Pay Rent Post Your Property Sign up Log in Menu

**1 BHK Flat in Ashtavinayak Sankul For Sale In Badlapur**  
 Ballaleshwar Society shivaji chowk

**₹25 Lacs** Negotiable **₹14,328/Month** Estimated EMI **580** Sq.Ft **Need Home Loan?** Apply Loan

Home / Flats for Sale in Mumbai / Flats for Sale in Kurla / 1bhk Flat for Sale in Kurla / Property Details

**Photos** **Location**

Nearby: Domino's Pizza, Hotel Gurudev, AB's Cuisine Culture, Shabari Hotel, Manohar Shreeji Nirvana

**1 Bedroom**  
 No. of Bedroom

**1 Bathroom**  
 No. of Bathroom

**1**  
 Balcony

**Bike and Car**  
 Parking

**Aug 21, 2023**  
 Posted On

**Immediately**  
 Possession

**Ashtavinayak Sankul**  
 Apartment

**None**  
 Power Backup

**Get Owner Details**

**Price trends by NBEstimate** Check Now

Report what was not correct in this property

Listed by Broker Sold Out Wrong Info

**Overview** Activity On This Property

## Sales Instance

|  |  |  |
|--|--|--|
| 6799541<br>26-08-2023<br>Note:-Generated Through eDisplay v2.1<br>Module,For original report please contact<br>concern SRO office.       | <b>सूची क्र. २</b>   | दुय्यम निबंधक :सह दु.नि. उल्हासनगर 4<br>दस्तावेज क्रमांक:6799/2023<br>नोंदणी :<br>Regn:63m |
| <b>गाव : कुळगाव</b>  |  |  |
| (1)दस्तावेज प्रकार   | करारनामा   |  |
| (2)मोबदला  | 1150000  |  |
| (3)बाजारभाव (भाडेपट्ट्याच्या बाबतीतपट्टेकार आकारणी देतो कि पट्टेदार ते नमूद करावे )  | 1719500  |  |
| (4)भूमापन ,पॉटहिस्सा व परक्रमांक (असल्यास)   | 1) इतर माहिती : मोजे कुळगाव,सि. स. नं. 489 ते 501,क्षेत्र 1130 चौ. मी. यावरील ब्रम्ह विष्णू महेश कॉ हौ सोसायटी,सदनिका क्र. 301,तिसरा मजला,क्षेत्र 580 चौ. फुट बांधीव.  |  |
| (5)क्षेत्रफळ   | 1) 580 चौ.मीटर   |  |
| (6)आकारणी किंवा जुडी देण्यात असेल तेव्हा   |  |  |
| (7)दस्तावेज करून देणाऱ्या / लिहून देणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता | 1) जितेंद्र बाजीराव जाधव . 49 प्लॉट नं. : . माळा नं. : . इमारतीचे नाव : रावेर पंचमुखी हनुमान नगर रावेर जळगाव महाराष्ट्र 425508 ब्लॉक नं. : . रोड नं. : . महाराष्ट्र जळगाव. 425508  |  |
| (8)दस्तावेज करून देणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता                  | 1) प्रतिक दिलीप गोसावी . 28 प्लॉट नं. : . माळा नं. : . इमारतीचे नाव : फ्लॅट 302 सि विंग विराट रेसिडेन्सी शिवसेना शाखे जवळ अटाळी रोड आंबिवली पश्चिम कल्याण जिल्हा ठाणे. ब्लॉक नं. : . रोड नं. : . महाराष्ट्र ठाणे. 421102 |  |
| (9)दस्तावेज करून दिल्याचा दिनांक   | 05/06/2023   |  |
| (10)दस्त नोंदणी केल्याचा दिनांक  | 05/06/2023   |  |
| (11)अनुक्रमांक,मंड व पृष्ठ   | 6799/2023  |  |
| (12)बाजारभावाप्रमाणे मुद्रांक शुल्क  | 103200   |  |
| (13)बाजारभावाप्रमाणे नोंदणी शुल्क  | 17200  |  |
| (14)शेरा   |  |  |
| मूल्यांकनासाठी विचारात घेतलेला तपशील :-  |  |  |

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

This exercise is to assess **Fair Market Value** of the property under reference as on **29<sup>th</sup> 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 **₹ 17,25,000.00 (Rupees Seventeen Lakh Twenty Five Thousand Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Auth. Sign.

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