

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-2659/23-24	Dated 27-Sep-23
Buyer (Bill to) Cosmos Bank-Chembur East Branch Chembur East Branch Plot no 239. Ground floor. Central avenue road. Near ambedkar garden. Chembur east Mumbai 400071 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. 003984/2302741	Delivery Note Date
	Dispatched through	Destination
	Terms of Delivery	

Sl 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)

Indian Rupee Four Thousand Seven Hundred Twenty Only

E. & O.E

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			360.00		360.00	720.00

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

Remarks:

Mr. Shashikant D. Adsul - Residential Flat No. F-36 /2:2, 2nd Floor, Building No. F-36, "Vridavan Co-Op. Hsg. Soc Ltd.", 'F' Type, Plot No. 12, Sector - 4, Sanpada, Navi Mumbai - 400 706, 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

Asmita Rathod

Digitally signed by Asmita Rathod
 DN: cn=Asmita Rathod, o=Vastukala Consultants (I) Pvt Ltd, email=accounts@vastukala.org, c=IN
 Date: 2023.09.27 16:35:41 +05'30'
Authorised 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. Shashikant D. Adsul**

Residential Flat No. F-36/2:2, 2nd Floor, Building No. F-36, "Vridavan Co-Op. Hsg. Soc Ltd.", 'F' Type,
Plot No. 12, Sector - 4, Sanpada, Navi Mumbai – 400 706, State – Maharashtra, Country – India.

Latitude Longitude - 19°03'55.2"N 73°00'41.4"E

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Valuation Done for:

Cosmos Bank

Chembur (East) Branch

Plot No. 239, Ground Floor, Central Avenue Road, Near Ambedkar Garden, Chembur (East),
Mumbai – 400 071, 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 Flat No. F-36/2:2, 2nd Floor, Building No. F-36, "Vridavan Co-Op. Hsg. Soc Ltd.", 'F' Type, Plot No. 12, Sector - 4, Sanpada, Navi Mumbai – 400 706, State – Maharashtra, Country – India belongs to **Mr. Shashikant D. Adsul**.

Boundaries of the property.

North : Road
South : Garden
East : Building No. F - 35
West : Building No. F - 37

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 **₹ 1,11,37,650.00 (Rupees One Crore Eleven Lakh Thirty Seven Thousand Six Hundred Fifty 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**

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
c=INDIA,
2.5.4.20=9822664b4d154d36d0f39e25665913480c35d35e13
33114279617a18b562, postalCode=400088, st=Maharashtra,
serialNumber=1144564, email=C.Chalikwar@vastukala.com, o=MANOJ BABURAO CHALIKWAR
Date: 2023.09.27 15:51:55 +05'30'

Director

Auth. Sign.



Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Encl: Valuation report in Form – 01



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
- 📞 Tele/Fax : +91 22 28371325/24
✉️ mumbai@vastukala.org

Valuation Report of Residential Flat No. F-36/2:2, 2nd Floor, Building No. F-36, "**Vridavan Co-Op. Hsg. Soc Ltd.**",
'**F' Type, Plot No. 12, Sector - 4, Sanpada, Navi Mumbai – 400 706, 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 27.09.2023 for Banking Purpose
2	Date of inspection	23.09.2023
3	Name of the owner/ owners	Mr. Shashikant D. Adsul
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	Address: Residential Flat No. F-36/2:2, 2 nd Floor, Building No. F-36, " Vridavan Co-Op. Hsg. Soc Ltd. ", 'F' Type, Plot No. 12, Sector - 4, Sanpada, Navi Mumbai – 400 706, State – Maharashtra, Country – India. Contact Person: Mrs. Adsul (Owner's Wife) Contact No.: 9820732998
6	Location, street, ward no	Plot No. 12, Sector – 4 at Sanpada, Navi Mumbai
	Survey/ Plot no. of land	Plot No. 12
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 Flat supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 613.00 Terrace Area in Sq. Ft. = 140.00 Total Area in Sq. Ft. = 753.00 (Area as per Actual Site Measurement) Built-up Area in Sq. Ft. = 547.00 (Area as per Agreement for Sale) Additional Permissible Area in Sq. Ft. = 281.00 (Area as per NOC by NMMC)

		Total Built up Area in Sq. Ft. = 828.00
13	Roads, Streets or lanes on which the land is abutting	Plot No. 12, Sector – 4 at Sanpada, Navi Mumbai
14	If freehold or leasehold land	Leasehold land of CIDCO
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. as the said property is a Residential Flat situated on 2 nd Floor
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.	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	N.A.
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible – As per NMMC 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	₹ 23,000.00 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 a building. The rate is considered as composite rate.
40		If sale instances are not available or not relied upon, the basis of arriving at the land rate	N. A.
		COST OF CONSTRUCTION	

41	Year of commencement of construction and year of completion	Year of Completion - 1995 (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, Chembur (East) Branch to assess fair market value as on 27.09.2023 for Residential Flat No. F-36/2:2, 2nd Floor, Building No. F-36, "**Vridavan Co-Op. Hsg. Soc Ltd.**", 'F' Type, Plot No. 12, Sector - 4, Sanpada, Navi Mumbai - 400 706, State - Maharashtra, Country - India belongs to **Mr. Shashikant D. Adsul.**

We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 13.05.12005 between Mr. Bala Subramaniam Ganesh (the Flat Owner) AND Mr. Shashikant D. Adsul (the Purchaser)
2	Copy of Letter No. CIDCO / EMS / AEO / NERUL / SANPDA / 2005 dated 11.07.2005 regarding Transfer of Apt. No. F-36/2:2, Sector- 04, Sanpada from Shri. Bala Subramaniam Ganesh to Shri. Shashikant D. Adsul issued by CIDCO.
3	Copy of Letter dated 01.05.2005 regarding the permission to transfer of shares in the name of Shri. Shashikant D. Adsul issued by CIDCO.
4	Copy of Approved Plan by CIDCO Ltd., Nerul
5	Copy of NOC Certificate dated 04.08.2010 against permissible area 26.14 Sq. M. issued by NMMC.

LOCATION:

The said building is located at Plot No. 12 in Sector 4, situated at Sanpada, Navi Mumbai, Taluka & District Thane. The property falls in Residential Zone. It is at a walkable distance 500M from Sanpada railway station.

BUILDING:

The building under reference is having Ground + 3 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 normal. The building is used for residential purpose. 2nd Floor is having 2 Residential Flat. Lift not provided in the building.

Residential Flat:

The residential flat under reference is situated on the 2nd Floor. The composition of residential flat consists of 1 Living Room + 3 Bedrooms + Kitchen + Toilet + Bath + Passage + Terrace (i.e., 3BHK + Toilet + Bath). The residential flat is finished with Vitrified tiles flooring, Teak wood door frame with flush shutters door, Powder coated Aluminum sliding windows & concealed electrification & concealed plumbing.

Valuation as on 27th September 2023

The Built-up Area of the Residential Flat	:	828.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	1995 (As per Site Information)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	28 Years
Cost of Construction	:	828.00 X 2,500.00 = ₹ 20,70,000.00
Depreciation $\{(100-10) \times 28 / 60\}$:	42,00%
Amount of depreciation	:	₹ 8,69,400.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,17,900.00 per Sq. M. i.e. ₹ 10,953.00 per Sq. Ft.
Guideline rate (after depreciation)	:	₹ 1,01,212.00 per Sq. M. i.e. ₹ 9,403.00 per Sq. Ft.
Prevailing market rate	:	₹ 14,500.00 per Sq. Ft.
Value of property as on 27.09.2023	:	828.00 Sq. Ft. X ₹ 14,500.00 = ₹ 1,20,06,000.00

(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 27.09.2023	:	₹ 1,20,06,000.00 (-) ₹ 8,69,400.00 ₹ 1,11,36,600.00
Total Value of the property	:	₹ 1,11,36,600.00
The realizable value of the property	:	₹ 1,00,22,940.00
Distress value of the property	:	₹ 89,09,280.00
Insurable value of the property	:	₹ 20,70,000.00
Guideline value of the property	:	₹ 77,85,684.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. F-36/2:2, 2nd Floor, Building No. F-36, "Vridavan Co-Op. Hsg. Soc Ltd.", 'F' Type, Plot No. 12, Sector - 4, Sanpada, Navi Mumbai – 400 706, State – Maharashtra, Country – India for this particular purpose at ₹ 1,11,37,650.00 (Rupees One Crore Eleven Lakh Thirty Seven Thousand Six Hundred Fifty Only) as on 27th September 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 **27th September 2023 is ₹ 1,11,37,650.00 (Rupees One Crore Eleven Lakh Thirty Seven Thousand Six Hundred Fifty 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 + 3 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 nd Floor
3.	Year of construction	1995 (As per Site Information)
4.	Estimated future life	32 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 & Partly Terrace covered with A. C. Sheet Roofing
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,

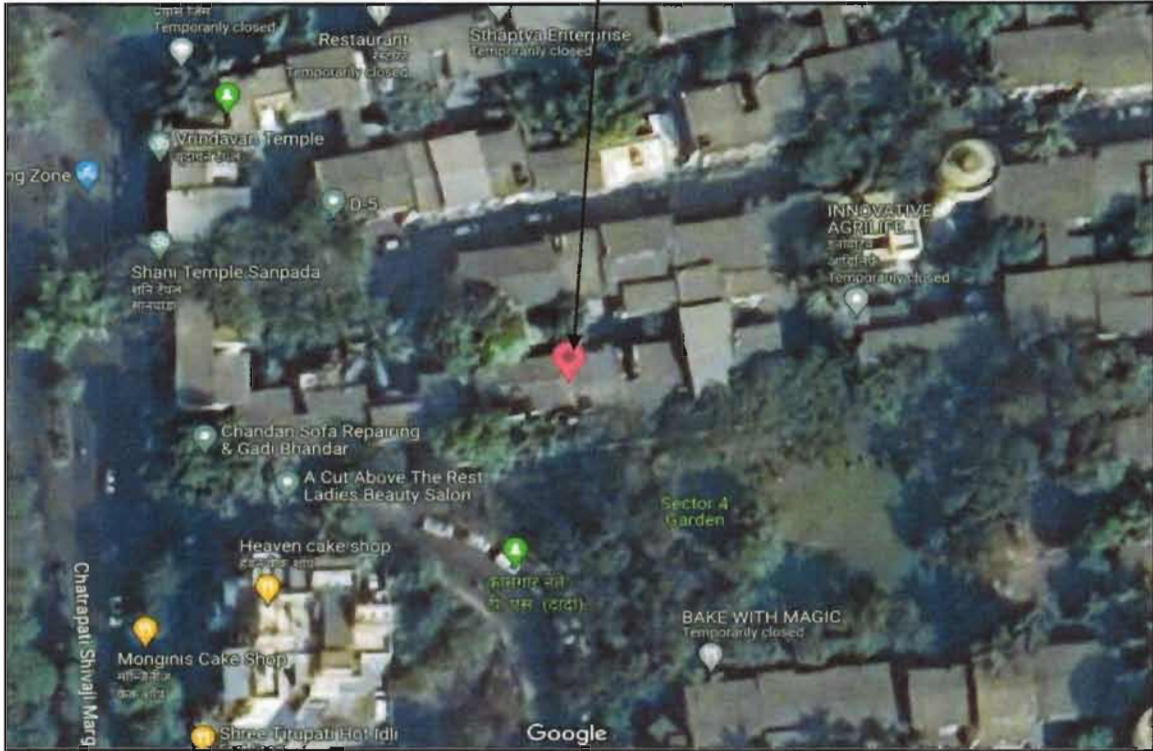
			Powder coated Aluminum sliding windows
10	Flooring		Vitrified tiles flooring
11	Finishing		Cement plastering
12	Roofing and terracing		R.C.C. Slab & Partly Terrace covered with A. C. Sheet Roofing
13	Special architectural or decorative features, if any		No
14	(i)	Internal wiring – surface or conduit	Concealed electrification
	(ii)	Class of fittings: Superior/ Ordinary/ Poor.	Concealed plumbing
15	Sanitary installations		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		6'.0" High, R.C.C. column with B. B. masonry wall
18	No. of lifts and capacity		No Lift
19	Underground sump – capacity and type of construction		R.C.C tank
20	Over-head tank		R.C.C tank on terrace
	Location, capacity Type of construction		
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°03'55.2"N 73°00'41.4"E

Note: The Blue line shows the route to site travelling distance from nearest railway station (Sanpada – 500M.)



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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

Home
Valuation Rules
User Manual
Close
Feedback

Year 20232024 Language English

Annual Statement of Rates

Selected District:

Select Taluka:

Select Village:

Search By: Survey No Location

Select	सर्वेक्षण	पुणे मूल्य	निवासी मूल्य	मंडीय	पुणे	मंडीय	पुणे (Ru.)
SurveyNo	25 /233-मातपाडा नोंद संकेत क्र. 1	46100	119400	137400	149300	137400	जी. मीटर
SurveyNo	25 /234-मातपाडा नोंद संकेत क्र. 2	45300	105800	120900	132300	120900	जी. मीटर
SurveyNo	25 /235-मातपाडा नोंद संकेत क्र. 3	43500	111500	123100	138400	123100	जी. मीटर
SurveyNo	25 /236-मातपाडा नोंद संकेत क्र. 4	58300	131000	150100	163900	150100	जी. मीटर
SurveyNo	25 /237-मातपाडा नोंद संकेत क्र. 5	30800	100000	114900	124900	114900	जी. मीटर

Stamp Duty Ready Reckoner Market Value Rate for Flat	1,31,000.00			
10% decrease on Flat located on 1 st floors without lift	13,100.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	1,17,900.00	Sq. Mtr.	10,953.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	58300.00			
The difference between land rate and building rate (A – B = C)	59600.00			
Depreciation Percentage as per table (D) [100% - 28%] (Age of the Building – 28 Years)	72%			
Rate to be adopted after considering depreciation [B + (C x D)]	1,01,212.00	Sq. Mtr.	9,403.00	Sq. Ft.

Building not having lift

The following table gives the valuation of residential building / flat / commercial unit / office in such building on above floor where there is no lift. Depending upon the floor, ready reckoner rates will be reduced.

	Floor on which flat is Located	Rate to be adopted
a)	Ground Floor / Stilt / Floor	100%
b)	First Floor	95%
c)	Second Floor	90%
d)	Third Floor	85%
e)	Fourth Floor and above	80%

Table – D: Depreciation Percentage Table

Completed Age of Building in Years	Value in percent after depreciation	
	R.C.C. Structure / other Pukka Structure	Cessed Building, Half or Semi – Pukka Structure & Kaccha Structure.
0 to 2 Years	100%	100%
Above 2 & up to 5 Years	95%	95%
Above 5 Years	After initial 5 year for every year 1% depreciation is to be considered. However maximum deduction available as per this shall be 70% of Market Value rate	After initial 5 year for every year 1.5% depreciation is to be considered. However maximum deduction available as per this shall be 85% of Market Value rate

Price Indicators

99acres
Buy > Error Locality / Project / Society / Landmark
🔍

₹65 Lac ₹17,333 per sq.ft.

Estimated EMR ₹51.91L

1BHK 1Bath

Full Apartments for Sale


Posted on Jul 13, 2023

Link is active

NOT AVAILABLE
Website: <https://maharashtra.mahatransline.gov.in/>

Overview
Owner Details
Price Trends
Explore Locality
Featured Dealers
Recon >

Property (8)



Photos (1/8)

Carpet area: 375 sq.ft.

Price: ₹65 Lac @ 17,333 per sq.ft. (Negotiable)

Floor Number: 2nd of 3 Floors

Location: Main Road, Others

Configuration: 1 Bedroom, 1 Bathroom, No Balcony

Address: Tirupati Prasad Sanpada, Navi Mumbai

Facing: South-East

Property Age: 10+ Year Old

99acres
Buy > Error Locality / Project / Society / Landmark
🔍

₹1.25 Cr ₹1,68,918 per sq.ft.

Estimated EMR ₹ 90.6L

2BHK 2Baths

Full Apartments for Sale

Posted on Sep 16, 2023


Ready to move

Link is active

NOT AVAILABLE
Website: <https://maharashtra.mahatransline.gov.in/>

Overview
Owner Details
Price Trends
Explore Locality
Featured Dealers
Recon >

Property (12)



Photos (1/12)

Carpet area: 756.24 sq.ft.

Price: ₹1.25 Cr + Govt Charges & Tax @ 1,68,918 per sq.ft. (Negotiable)

Floor Number: 1st of 2 Floors

Location: Park/Garden, Main Road

Configuration: 2 Bedrooms, 2 Bathrooms, No Balcony

Address: Niwara chs Sanpada, Navi Mumbai

Facing: North

Property Age: 10+ Year Old

Places nearby

C-9 1-1, Sanpada, Navi Mumbai, Mumbai

[View All \(87\)](#)

Price Indicators

The screenshot displays a real estate listing on the 99acres website. The main heading is "₹1.68 Cr" with a sub-heading "3BHK 2Baths". Below this, it states "Estimated EMI ₹7,34,162" and "₹15,600 per sq.ft.". The listing is categorized as "READY TO MOVE" and "NOT AVAILABLE". The location is "Sector 4 Sanpada, Navi Mumbai". The listing includes a photo of the interior, a map showing the location, and a list of nearby places. The listing also mentions "Carpet area: 125 sq.ft.", "₹1.68 Crore+ Govt Charges & Tax @ 15,600 per sq.ft.", "1st of 2 floors", and "10+ Year Old".

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Sales Instance

2184394	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. ठाणे 11
25/09/2023		दस्त क्रमांक : 2184/2023
Note:-Generated Through eSearch Module.For original report please contact concern SRO office.		नोंदणी : Regn:63m
गावाचे नाव : सानपाडा		
(1) विलेखाचा प्रकार	करारनामा	
(2) मीटरदस्ता	8200000	
(3) बाजारभाव भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे;	7486650	
(4) भू-गाफन,पोटहिस्सा व घरक्रमांक असल्यास;	1) पालिकेचे नाव-नवी मुंबई मनपाइतर वर्णन :- इतर माहिती: सदनिका क्रं. 22,दुसरा मजला,नटराज को. ऑप. हौसिंग सोसायटी लिमिटेड,प्लॉट नं. 15,सेक्टर 4,सानपाडा,नवी मुंबई - 400705, क्षेत्रफळ 615 चौ. फुट बिल्ट टेरस सहीत। (Plot Number : 15 ; SECTOR NUMBER : 4 :)	
(5) क्षेत्रफळ	615 चौ.फूट	
(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:-सानिका समीर खिलारी -- वय:-43 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: सदनिका क्रं. 22, दुसरा मजला, नटराज को. ऑप. हौसिंग सोसायटी लिमिटेड, प्लॉट नं. 15, सेक्टर 4, सानपाडा, नवी मुंबई - 400705, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-400705 पॅन नं.- AUWPK6320K 2) नाव:-समीर नामदेव खिलारी -- वय:-48 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: सदनिका क्रं. 22, दुसरा मजला, नटराज को. ऑप. हौसिंग सोसायटी लिमिटेड, प्लॉट नं. 15, सेक्टर 4, सानपाडा, नवी मुंबई - 400705, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-400705 पॅन नं.- ALOPK6208H	
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1) नाव :-सतीश मधुकर पेडणेकर -- वय:-64, पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: रुम नं. 01, ए-2, गुरुकृपा को. ऑप. हौसिंग सोसायटी लिमिटेड, सेक्टर 03, सानपाडा, नवी मुंबई- 400705, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, THANE. पिन कोड:-400705 पॅन नं.-AGVPPK241R 2) नाव :-शेहा सतीश पेडणेकर -- वय:-56, पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: रुम नं. 01, ए-2, गुरुकृपा को. ऑप. हौसिंग सोसायटी लिमिटेड, सेक्टर 03, सानपाडा, नवी मुंबई- 400705, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, THANE. पिन कोड:-400705 पॅन नं.-BBCPP9538E 3) नाव :-सोनाली सतीश पेडणेकर -- वय:-27, पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: रुम नं. 01, ए-2, गुरुकृपा को. ऑप. हौसिंग सोसायटी लिमिटेड, सेक्टर 03, सानपाडा, नवी मुंबई- 400705, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, THANE. पिन कोड:-400705 पॅन नं.-CWLPP0412I	
(9) दस्तऐवज करून दिल्याचा दिनांक	07/02/2023	
(10) दस्त नोंदणी केल्याचा दिनांक	07/02/2023	
(11) अनुक्रमांक खंड व पृष्ठ	2184/2023	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	492000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **27th September 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 neighbourhood 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 **₹ 1,11,37,650.00 (Rupees One Crore Eleven Lakh Thirty Seven Thousand Six Hundred Fifty 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, ou=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=address,
2.5.4.20=9822b6c47e235dc03e0c739e26865913490c7d33d413331
13279617818b5652, postalCode=400069, st=Maharashtra,
serialNumber=12566566a6bc09908b2c5a6f0c3c8b315313d2e
94e287e2963276435dfc, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.09.27 13:52:12 +05'30'

Auth. Sign.

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