

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mrs. V. Suseela & Mr. V. B. Kameswar Rao**

Residential Flat No. 201, 2nd Floor, A Wing, "Ravi Rachana Co. Op. Hsg. Soc. Ltd.", Plot No. 19,
Sector – 25, Village – Kamothe, Navi Mumbai, Taluka – Panvel, District – Raigad, Pin Code – 410 206,
State – Maharashtra, Country – India.

Latitude Longitude: 19°00'34.5"N 73°06'06.7"E

Valuation Done for:

**Punjab National Bank
PLP BKC Branch**

PNB Pragati Tower C-9, G Block, 3rd Floor, Bandra Kurla Complex, Bandra (East), Mumbai – 400 051,
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

This is to certify that the property bearing Residential Flat No. 201, 2nd Floor, A Wing, "Ravi Rachana Co. Op. Hsg. Soc. Ltd.", Plot No. 19, Sector – 25, Village – Kamothe, Navi Mumbai, Taluka – Panvel, District – Raigad, Pin Code – 410 206, State – Maharashtra, Country – India belongs to **Mrs. V. Suseela & Mr. V. B. Kameswar Rao.**

Boundaries of the property.

North : Internal Road & Sai Archana CHSL
South : Open Plot / Radha Krishna Complex
East : Uran Road
West : Dreamland Building

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 this particular purpose at **₹ 82,08,200.00 (Rupees Eighty Two Lakh Eight Thousand Two Hundred 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.**

**Sharadkumar
B. Chalikwar**

Director

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2023.11.04 14:14:12 +05'30'



Auth. Sign.



Sharadkumar B. Chalikwar

Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09
PNB Empanelment No. ZO:SAMD:1138
Encl: Valuation report.



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mumbai@vastukala.org

Valuation Report of Immovable Property

1		General	
1.	Name and Address of the Valuer	:	Sharadkumar B. Chalikwar Vastukala Consultants (I) Pvt. Ltd. 121, 1st Floor, Ackruti Star, Central Road, MIDC, Andheri (East), Mumbai – 400 093.
2.	Purpose for which the valuation is made	:	To assess Fair Market value of the property for Bank Loan Purpose.
3.	a) Date of inspection	:	02.11.2023
	b) Date of valuation	:	03.11.2023
	C) Title Deed Number & Date	:	11520 / 2017 Dated 06.10.2017
4.	List of documents produced for perusal:		<ol style="list-style-type: none"> 1. Copy of Agreement for sale dated 06.10.2017 between M/s. R. R. Builders & Developers (the Promoters) AND Mrs. V. Suseela & Mr. V. B. Kameswar Rao (the Allottees) 2. Copy of Occupation Certificate No. 2020 / PMC / TP / BP / 742 / 2020 dated 14.05.2020 issued by Panvel Municipal Corporation 3. Copy of Amended Commencement Certificate No. CIDCO / B. P. – 8262 / TPO / (NM & K) / 2015 / 466 date 24.04.2015 issued by CIDCO. 4. Copy of Maintenance Bill Receipt No. 580 dated 29.08.2023 in the name of Mrs. V. Suseela & Mr. V. B. Kameswar Rao issued by Ravi Rachana Co-op. Hsg. Soc. Ltd. 5. Copy of Approved Plan (Number, Date, Issuing Authority not legible).
5.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	:	<p>Mrs. V. Suseela & Mr. V. B. Kameswar Rao</p> <p>Address: Residential Flat No. 201, 2nd Floor, A Wing, “Ravi Rachana Co. Op. Hsg. Soc. Ltd.”, Plot No. 19, Sector – 25, Village – Kamothe, Navi Mumbai, Taluka – Panvel, District – Raigad, Pin Code – 410 206, State – Maharashtra, Country – India.</p> <p>Contact Person: Mrs. V. Suseela (Owner) Contact No. 9320435901</p> <p>Joint Ownership</p>
6.	Brief description of the property	:	The property is a Residential Flat is located on 2 nd Floor. The composition of flat is having 2 Bedrooms + Living Room + Kitchen + Dinning + 2 Toilets + Passage + Terrace area covered with GI sheet roofing (i.e., 2BHK with 2 Toilets). The property is at 900 Mtr. walking distance from nearest railway station Khandeshwar.
7.	Location of property	:	
	a) Plot No. / Survey No.	:	Plot No. 19, Sector 25
	b) Door No.	:	Residential Flat No. 201
	c) C.T.S. No. / Village	:	Sector 25 of Village – Kamothe
	d) Ward / Taluka	:	Taluka – Panvel

	e)	Mandal / District	:	District – Raigad
	f)	Date of issue and validity of layout of approved map / plan	:	Copy of Approved Plan downloaded from RERA site, which is not legible. As Occupancy Certificate is available it is assumed that the construction is as per Sanctioned Plan.
	g)	Approved map / plan issuing authority	:	
	h)	Whether genuineness or authenticity of approved map/ plan is verified	:	
	i)	Any other comments by our empanelled valuers on authentic of approved plan	:	No
	j)	Comment on unauthorizes Construction if any	:	N.A., the property under consideration is Residential Flat
	k)	Comment on demolition proceedings if any	:	
8.		Postal address of the property	:	Residential Flat No. 201, 2 nd Floor, A Wing, “ Ravi Rachana Co. Op. Hsg. Soc. Ltd. ”, Plot No. 19, Sector – 25, Village – Kamothe, Navi Mumbai, Taluka – Panvel, District – Raigad, Pin Code – 410 206, State – Maharashtra, Country – India
9.		City / Town	:	Navi Mumbai, Panvel
		Residential area	:	Yes
		Commercial area	:	No
		Industrial area	:	No
10.		Classification of the area	:	
	i)	High / Middle / Poor	:	Middle Class
	ii)	Urban / Semi Urban / Rural	:	Urban
11.		Coming under Corporation limit / Village Panchayat / Municipality	:	Village – Kamothe CIDCO
12.		Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No
13.		Boundaries of the property		As per Site As per document
		North	:	Internal Road & Sai Archana CHSL 11.00 Mtr. Wide Road
		South	:	Open Plot / Radha Krishna Complex Plot No. 25
		East	:	Uran Road 10.00 Mtr. Wide Proposed Service Road
		West	:	Dreamland Building Plot No. 20
14.		Dimensions of the site / Flat		N. A. as property under consideration is a Residential Flat in the residential building.
				A As per the Deed
				B Actuals



	North	:	-	Open space
	South	:	-	Staircase
	East	:	-	Flat No. 202
	West	:	-	Open space
15.	Extent of the site	:	Carpet Area in Sq. Ft. = 569.00 Flowerbed Area in Sq. Ft. = 48.00 Terrace Area in Sq. Ft. = 662.00 (Area as per actual site measurement) Carpet Area = 41.889 Sq. M. i.e. 451.00 Sq. Ft. (Area as per Agreement for Sale) Built Up Area in Sq. Ft. = 496.00 (Carpet area as per agreement for sale + 10%)	
15.1	Latitude, Longitude & Co-ordinates of Residential Flat	:	19°00'34.5"N 73°06'06.7"E	
16.	Extent of the site considered for Valuation (least of 13A& 13B)	:	Carpet Area = 41.889 Sq. M. i.e. 451.00 Sq. Ft. (Area as per Agreement for Sale)	
17.	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Owner Occupied	
II	APARTMENT BUILDING			
1.	Name of the Apartment	:	"Ravi Rachana Co. Op. Hsg. Soc. Ltd."	
2.	Description of the locality Residential / Commercial / Mixed	:	Residential	
3	Year of Construction	:	2020 (As per Occupancy Certificate)	
4	Number of Floors	:	Ground (part) + Stilt (part) + 12 th Upper Floors	
5	Type of Structure	:	R.C.C. framed structure	
6	Number of Dwelling units in the building	:	5 Flats on 2 nd Floor	
7	Quality of Construction	:	Good	
8	Appearance of the Building	:	Good	
9	Maintenance of the Building	:	Good	
10	Facilities Available	:		
	Lift	:	2 Lifts	
	Protected Water Supply	:	Municipal Water supply	
	Underground Sewerage	:	Connected to Municipal Sewerage System	
	Car parking - Open / Covered	:	Stilt Car Parking	
	Is Compound wall existing?	:	Yes	
	Is pavement laid around the building	:	Yes	
III	Residential Flat			
1	The floor in which the Flat is situated	:	2 nd Floor	
2	Door No. of the Flat	:	Residential Flat No. 201	

3	Specifications of the Flat	:	
	Roof	:	R.C.C. Slab
	Flooring	:	Vitrified tiles flooring
	Doors	:	Wooden door frame with solid flush shutters
	Windows	:	Powder Coated Aluminum Sliding Windows
	Fittings	:	Concealed plumbing with C.P. fittings. Electrical wiring with Casing capping.
	Finishing	:	Cement Plastering with POP finished
4	House Tax	:	
	Assessment No.	:	Details not available
	Tax paid in the name of:	:	Details not available
	Tax amount:	:	Details not available
5	Electricity Service connection No.	:	Details not available
	Meter Card is in the name of	:	Details not available
6	How is the maintenance of the Flat?	:	Good
7	Sale Deed executed in the name of	:	Mrs. V. Suseela & Mr. V. B. Kameswar Rao
8	What is the undivided area of land as per Sale Deed?	:	Not applicable
9	What is the plinth area of the Flat?	:	Built Up Area in Sq. Ft. = 496.00 (Carpet area as per agreement for sale + 10%)
10	What is the floor space index (app.)	:	As per local norms
11	What is the Carpet Area of the Flat?	:	Carpet Area in Sq. Ft. = 569.00 Flowerbed Area in Sq. Ft. = 48.00 Terrace Area in Sq. Ft. = 662.00 (Area as per actual site measurement) Carpet Area = 41.889 Sq. M. i.e. 451.00 Sq. Ft. (Area as per Agreement for Sale)
12	Is it Posh / I Class / Medium / Ordinary?	:	Middle Class
13	Is it being used for Residential or Commercial purpose?	:	Residential purpose
14	Is it Owner-occupied or let out?	:	Owner Occupied
15	If rented, what is the monthly rent?	:	₹ 20,500.00 Expected rental income per month
IV	MARKETABILITY	:	
1	How is the marketability?	:	Good
2	What are the factors favouring for an extra Potential Value?	:	Located in developed area
3	Any negative factors are observed which affect the market value in general?	:	No
V	Rate	:	
1	After analyzing the comparable sale instances, what is the composite rate for a similar Residential flat with same specifications in the adjoining locality? - (Along with details / reference of at - least	:	₹ 17,000.00 to ₹ 19,000.00 per Sq. Ft. on Carpet Area

	two latest deals / transactions with respect to adjacent properties in the areas)	
2	Assuming it is a new construction, what is the adopted basic composite rate of the residential flat under valuation after comparing with the specifications and other factors with the residential flat under comparison (give details).	: ₹ 18,200.00 per Sq. Ft. on Carpet Area
3	Break – up for the rate	:
	I. Building + Services	: ₹ 2,500.00 per Sq. Ft.
	II. Land + others	: ₹ 15,700.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)	: ₹ 91,300.00 Per Sq. M. i.e., ₹ 8482.00 Per Sq. Ft.
5	In case of variation of 20% or more in the valuation proposed by the Valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given	: It is a foregone conclusion that market value is always more than the RR price. As the RR Rates area Fixed by respective State Government for computing Stamp Duty / Rgstn. Fees. Thus the differs from place to place and Location, Amenities per se as evident from the fact than even RR Rates Decided by Government Differs.
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION	
a	Depreciated building rate	:
	Replacement cost of residential flat	: ₹ 2,500.00 per Sq. Ft.
	Age of the building	: 3 Years
	Life of the building estimated	: 57 Years (Subject to proper, preventive periodic maintenance & structural repairs.)
	Depreciation percentage assuming the salvage value as 10%	: N.A., as the property age is below 5 years
	Depreciated Ratio of the building	: -
b	Total composite rate arrived for Valuation	:
	Depreciated building rate VI (a)	: ₹ 2,500.00 per Sq. Ft.
	Rate for Land & other V (3) ii	: ₹ 15,700.00 per Sq. Ft.
	Total Composite Rate	: ₹ 18,200.00 per Sq. Ft.
	Remark:	
	1. Copy of Approved Plan downloaded from RERA site, which is not legible. As Occupancy Certificate is available it is assumed that the construction is as per Sanctioned Plan.	
	2. Terrace area is not mentioned in the Agreement. Hence same is not considered for valuation.	
	3. As per Site Inspection, Total Carpet area of 1,279.00 Sq. Ft. including actual Carpet area 569.00 Sq. Ft., Balcony area – 48.00 Sq. Ft. and Terrace area - 662.00 Sq. Ft. is more than Carpet area of 451.00 Sq. Ft. mentioned in the documents 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. 18,200.00 per Sq. Ft. is considered.	

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Residential Flat	451.00 Sq. Ft.	18,200.00	82,08,200.00

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential flat, where there are typically many comparables available to analyze. As the property is a Residential flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of i.e., ₹ 17,000.00 to ₹ 19,000.00 per Sq. Ft. on Carpet Area. Considering the rate with attached report, current market conditions, demand and supply position, Residential flat size, location, upswing in real estate prices, sustained demand for Residential flat, all round development of residential and commercial application in the locality etc. We estimate ₹ 18,200.00 per Sq. Ft. on Carpet Area for valuation.

As a result of my appraisal and analysis, it is my considered opinion that the of the above property in the prevailing condition with aforesaid specifications **82,08,200.00 (Rupees Eighty Two Lakh Eight Thousand Two Hundred Only).**

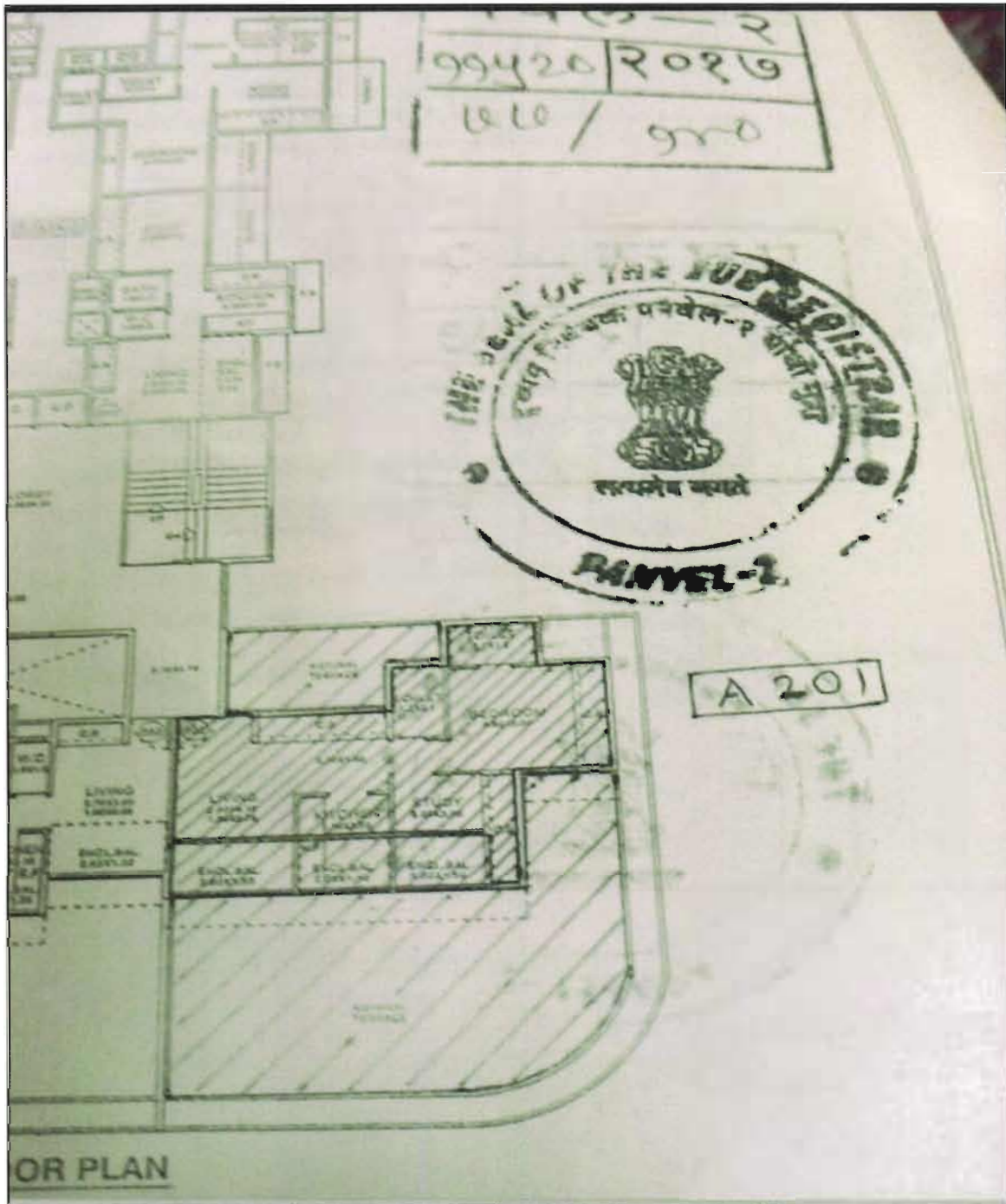
I	Date of Purchase of Immovable Property	:	06.10.2017
II	Purchase Price of immovable property	:	₹ 54,00,000.00
III	Book value of immovable property:	:	₹ 54,32,800.00
IV	Fair Market Value of immovable property:	:	₹ 82,08,200.00
V	Realizable Value of immovable property:	:	₹ 73,87,380.00
VI	Distress Sale Value of immovable property:	:	₹ 65,66,560.00
VII	Guideline Value (496.00 Sq. Ft. X 8482.00)	:	₹ 42,07,072.00
VIII	Insurable value of the property (496.00 Sq. Ft. X 2,500.00)	:	₹ 12,40,000.00
IX	Value of property of similar nature in the same locality drawn from any one of the popular property websites such as Magic bricks, 99 Acres Residex etc.	:	Please Refer Page No. 15, 16 & 17

Enclosures	
1.	Declaration from the valuer
2.	Model code of conduct for valuer
3.	Photograph of owner with the property in the background
4.	Screen shot (in hard copy) of Global Positioning System (GPS)/Various Applications (Apps)/Internet sites (eg. Google earth) etc.
5.	Any other relevant documents/extracts

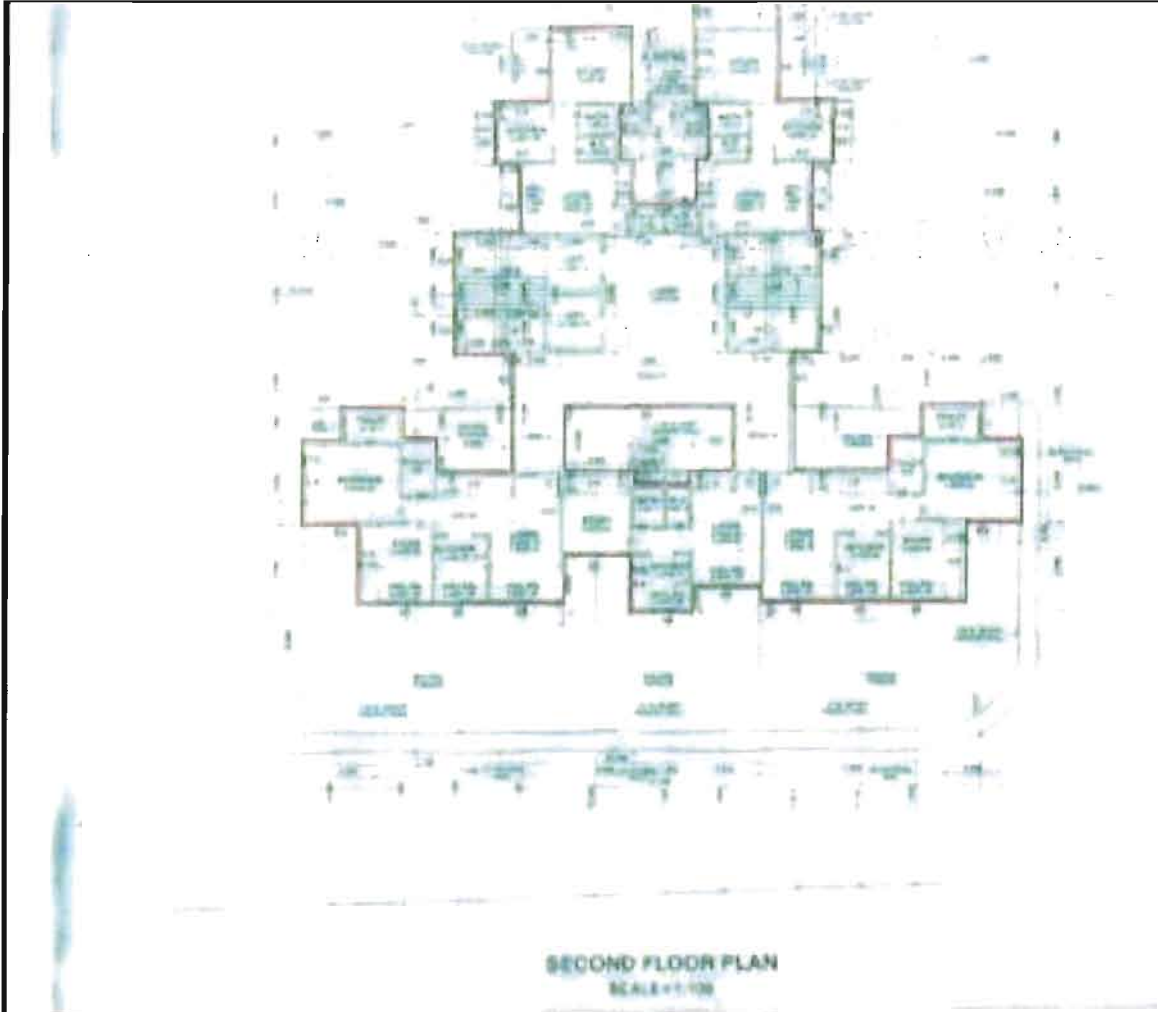
Actual Site Photographs



Floor Plan



Approved Plan - Not legible (Downloaded from RERA site)



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Index II

Summary-2 (दस्तावेज माग - २)	
 06/10/2017	सूची क्र. 2 दुय्यम विभाग : सह दु.नि.पनवेल 2 दस्ता क्रमांक : 11520/2017 शीटणी : Regn.63m
मागचे माब : 1) काशीडे	
(1) विविधा प्रकाराची प्रकृत	करारनामा
(2) मोजकपणा	5400000
(3) बाजारभावा/भावीपट्टाकारणा बाबतिलेखपट्टाकार आकारणी देणे वी पट्टेदार ते मजबूत करावे	3478500
(4) मू-भावन, पॉटहिसल व धरकामांक (असाधारण)	1) पातिकाचे माब-रायगड कुतर वर्णन : कुतर माहिती: विभाग क्र.15 ए/25 दर 69200/- प्रति चौ मी सट्टिका नं.201,दुमरा गजल,ए विंग,राठी रचना,पॉट नं.19,सेक्टर - 25,काशीडे,ता.पनवेल,जि.रायगड क्षेत्र - कारपेट 41.889 चौ.मी (Plot Number : 19 ;)
(5) क्षेत्रफळ	1) 41.889 चौ.मीटर
(6) आकारणी किंवा जुनी देण्यात असत येवू.	
(7) दस्तऐवज करण देणा-यापसिद्ध देण्या-या पासकराचे माब किंवा दिसणी न्यायालयाने हुकूमनामा किंवा आदेश असल्यास,प्रतिवादिचे माब व पत्ता	1): माब-जे.आर.आर.विदर्भ आणि देवुलपती लॉक अडिटर भरत तुकाराम भाव यांचे कु.मु.असल असा केळना - - बय-40; पत्ता-- , जीफिन नं.२२८ ते २२९,राज आर्किटेक्ट,पॉट नं.११,सेक्टर - १९,सोबीडी,बेलापुर,जोडी मुंबई . . . , बेलापुर पॉट- ००६, MAHARASHTRA, THANE, Non-Government. पिन कोड-400614 पिन नं.-AAIFR4754G 2): माब-जे.ई.के.ए. विदर्भ लॉक अडिटर भरत तुकाराम भाव यांचे कु.मु.असल असा केळना - - बय-40; पत्ता-- , सीप नं.५,साई टीक,पॉट नं.८ व ८ ए,सेक्टर - १५,काशीडे,जोडी मुंबई . . . , काशीडे, MAHARASHTRA, RAIGARH(MH), Non-Government. पिन कोड-410209 पिन नं.-AARFR9087M
(8) दस्तऐवज करण देणा-या पासकराचे व किंवा दिसणी न्यायालयाने हुकूमनामा किंवा आदेश असल्यास,प्रतिवादिचे माब व पत्ता	1): माब-जी.सुरीसा - - बय-42; पत्ता-पॉट नं. . , माळ नं. . , इमारतीचे माब: 3 ए.१+५,जीक सहाय्य,सेक्टर - ५,न्यू पार्लोस,जोडी मुंबई . . . , पॉट नं. . , राठ नं. . , महाराष्ट्र, RAIGARH(MH). पिन कोड-410206 पिन नं.-AMVPV4139L 2): माब-जी.डी.काशीकर राठ - - बय-47; पत्ता-पॉट नं. . , माळ नं. . , इमारतीचे माब: 3 ए.१+५,जीक सहाय्य,सेक्टर - ५,न्यू पार्लोस,जोडी मुंबई . . . , पॉट नं. . , राठ नं. . , महाराष्ट्र, राईसाट (००५). पिन कोड-410206 पिन नं.-AGDPV6449D
(9) दस्तऐवज करण दिव्याचा दिनांक	06/10/2017
(10) दस्तऐवज करण दिव्याचा दिनांक	06/10/2017
(11) मजकूर, संड व पृष्ठ	11520/2017
(12) बाजारभावा/भावीपट्टाकारणा मुद्रांक शुल्क	270000
(13) बाजारभावा/भावीपट्टाकारणा मोजकपणा शुल्क	30000
(14) शेष	



सह दुय्यम निबंधक वार्ड-२
पनवेल

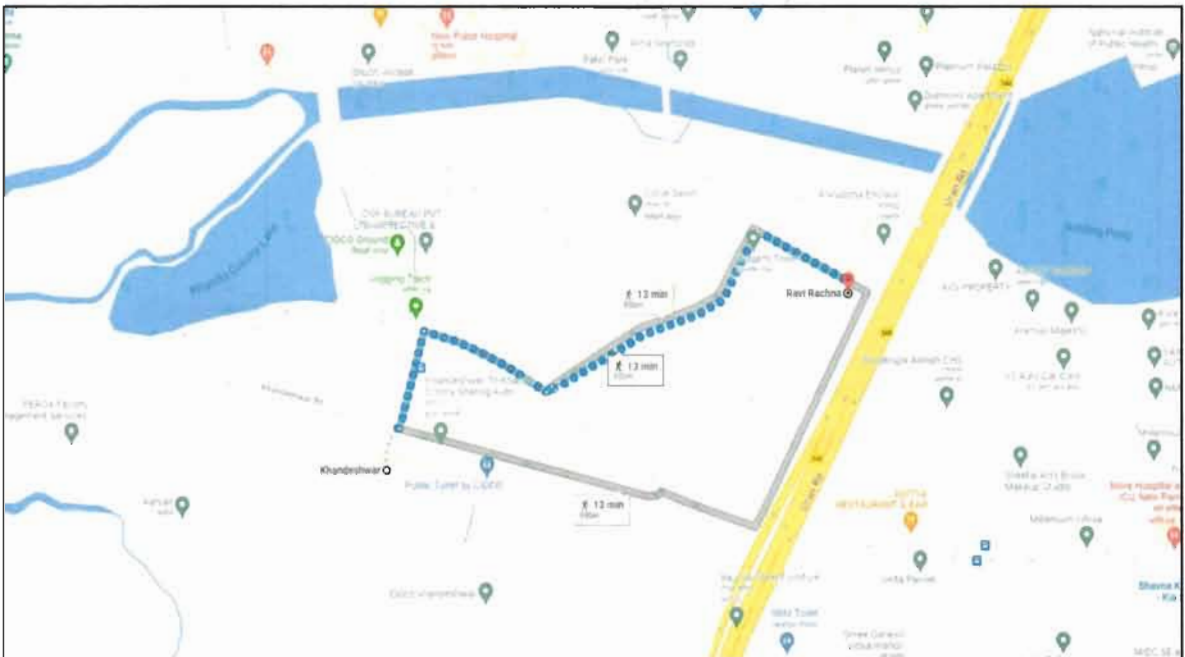
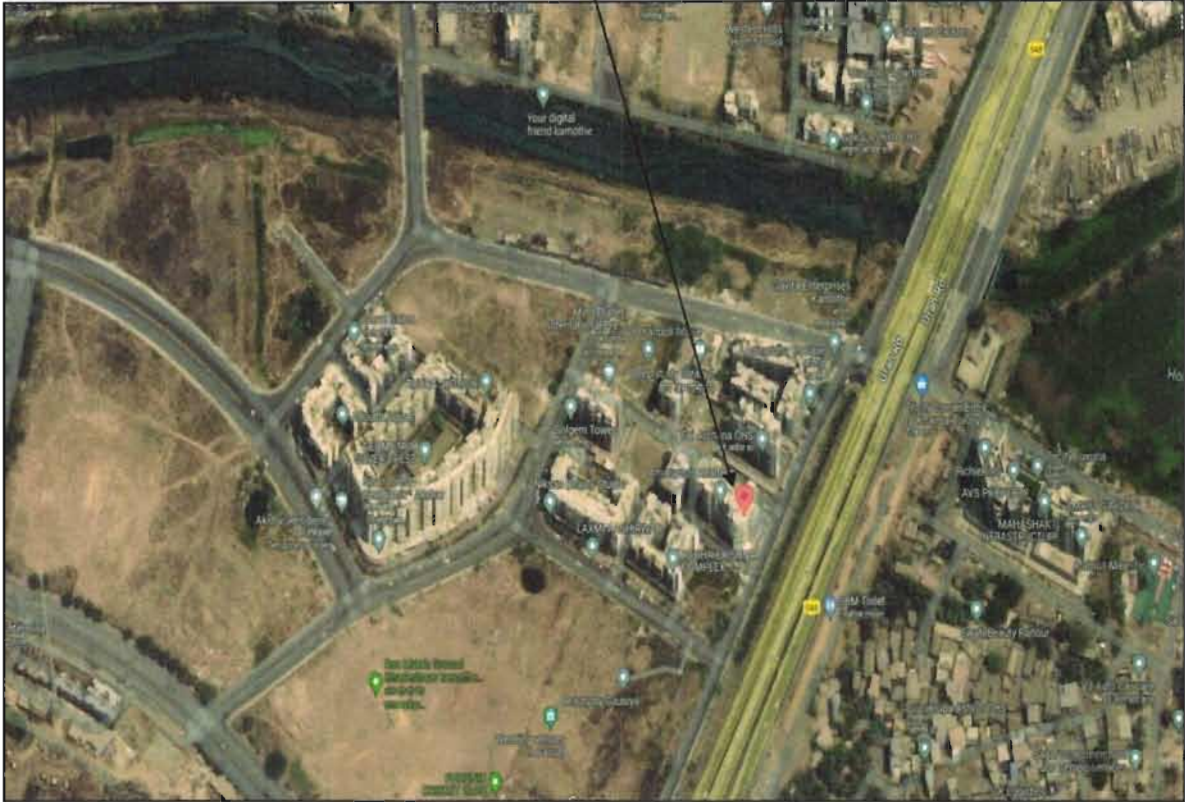
मुद्रांकनामाची विचारणा घेतलेला तपशील:

मुद्रांक शुल्क आकारलेला निवडलेला अधिपत्रक :-

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.

Route Map of the property

Site u/r



Longitude Latitude - 19°00'34.5"N 73°06'06.7"E

Note: The Blue line shows the route to site from nearest railway station (Khandeshwar – 900 KM.)

Ready Reckoner Rate

DIVISION / VILLAGE : KAMOTHE						
Commence From 1st April 2023 To 31st March 2024						
Type of Area	Urban		Local Body Type	Municipal Corporation - Class "D"		
Local Body Name	Panvel Municipal Corporation					
Land Mark	Kamothe Cidco Sector No. 25					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
15	15A/25	24500	91300	97300	110300	97300
(Record Not Available)						
⇌ Compare With Previous Year ↓						

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Price Indicators

99acres Buy - Explore Locality - Project - Society - Landmark

₹95 Lac ₹ 9,047 per sq.ft. **2BHK 2Baths**
Estimated EM ₹ 75,877

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

Overview Society Dealer Details Price Trends Society Reviews Explore Locality

Property (8) **Society (9)**

Super Built up area 1050 sq.ft. 1050 sq.ft.

Price ₹ 95 Lac+ Govt Charges & Tax @ 9,047 per sq.ft. (incl. inclusive) (see Price Break)

Floor Number 27th of 13 Floors

Overlooking Park/Garden, Main Road, Club, Pool, Others, Sea Facing

Configuration 2 Bedrooms, 2 Bathrooms, 3 Balconies with Pooga Room, Study Room, Servant Room

Neighborhood Radiant Ravi Rashtra Khandeshwar, Navi Mumbai

Facing East

Project Age 1 to 5 Year Old View Completion status

5 people viewed this property this week

99acres Buy - Explore Locality - Project - Society - Landmark

₹60 Lac ₹ 8,823 per sq.ft. **1BHK 1Bath**
Estimated EM ₹ 47,522

REGISTERED Registration No: P1200007742 Website: <https://maharashtra.nhantrivillage.gov.in/>

Overview Society Dealer Details Price Trends Registry Record Society Reviews

Property (8)

Super Built up area 680 sq.ft. 680 sq.ft.

Carpet area 420 sq.ft. 420 sq.ft.

Price ₹ 60 Lac @ 8,823 per sq.ft. (Registration) (see Price Break)

Floor Number 4th of 13 Floors

Overlooking Park/Garden, Main Road

Configuration 1 Bedroom, 1 Bathroom, 3 Balconies

Neighborhood Ravi Rashtra Sector 25 Khandeshwar, Navi Mumbai

Facing North-East

Project Age 1 to 5 Year Old

Registration Registered

Co-operative Society Co-operative Society

Verified Verified

Semifurnished Semifurnished

Covered Covered, 1 Open

Partially Partial

Project Age 1 to 5 Year Old

Project Name Radiant Ravi Rashtra

Project Location Sector 25 Khandeshwar, Navi Mumbai

Project Status Under Construction

Project Completion 2023

Project Price ₹ 60 Lac

Project Area 680 sq.ft.

Project Carpet Area 420 sq.ft.

Project Configuration 1 Bedroom, 1 Bathroom, 3 Balconies

Project Facing North-East

Project Age 1 to 5 Year Old

Project Registration Registered

Project Co-operative Society Co-operative Society

Project Verified Verified

Project Semifurnished Semifurnished

Project Covered Covered, 1 Open

Project Partially Partial

Project Project Name Radiant Ravi Rashtra

Project Project Location Sector 25 Khandeshwar, Navi Mumbai

Project Project Status Under Construction

Project Project Completion 2023

Project Project Price ₹ 60 Lac

Project Project Area 680 sq.ft.

Project Project Carpet Area 420 sq.ft.

Project Project Configuration 1 Bedroom, 1 Bathroom, 3 Balconies

Project Project Facing North-East

Project Project Age 1 to 5 Year Old

Project Project Registration Registered

Project Project Co-operative Society Co-operative Society

Project Project Verified Verified

Project Project Semifurnished Semifurnished

Project Project Covered Covered, 1 Open

Project Project Partially Partial

Price Indicators

99acres Buy ▾ Nav Mumbai ✕ Add more

Geomatrix Silver Crest ☆ [View Number](#)

CONSTRUCTION STATUS
Ready To Move
 Since Dec, 2018

₹ 65 - 95 L + Govt. Charges

1 BHK Apartment
 Carpet Area: 299.24 sq.ft. | ₹ 65 L + Govt. Charges

2 BHK Apartment
 Carpet Area: 384.81 sq.ft. | ₹ 95 L + Govt. Charges

[Download Brochure](#)

99acres Buy ▾ Enticewady, Post, Society, Landmark

₹93 Lac | 2BHK 2Baths
 Estimated Cost ₹14.25 Cr

Super Built up area 1055 sq.ft. | 2 Bedrooms, 2 Bathrooms, 2 Balconies with Servant Room

₹93 Lac | ₹ 8,813 per sq.ft. (Registred Sale Price)

2BHK 2Baths
 Carpet Area: 1055 sq.ft. | 2 Bedrooms, 2 Bathrooms, 2 Balconies with Servant Room

21' x 13' Floors
 Main Road

5 to 15 Year Old

Why you should consider this property?

Price Indicators

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

Home ▾ Property in New Mumbai ▾ Flats in New Mumbai ▾ Flats in Sector 25 Khandeshwar ▾ 1 BHK Flats in Sector 25 Khandeshwar

Posted on Oct 25, 2023 Ready to move

₹72 Lac

₹16,941 per sq.ft. Estimated EM ₹37,507

1BHK 1Bath

Flat/Apartment for Sale

1 BHK Flats in Sector 25 Khandeshwar, New Mumbai

REGD STATUS: REGD REGD Registration No. PD200001142 Website: <https://maharajstg.mh.gov.in/>

Overview Society Owner Details Price Trends Registry Record Society Reviews ▸

Property ID: 11111111

Built Up area: 667 sq.ft. **sq.ft. in**

Carpet area: 425 sq.ft. **sq.ft. in**

Price: ₹72 Lac- Govt Charges & Tax @ 16,941 per sq.ft.

Address: Ravi Rachana Sector 25 Khandeshwar, New Mumbai

Floor Number: 12th of 12 Floors

Neighborhood: Park/Garden, Main Road

Property Age: 1 to 5 Year Old

Places nearby Sector 25 Khandeshwar, New Mumbai, Mumbai

Khandeshwar metro station Khandeshwar Shiva Temple shankar mandir Hanuman Mandir buddha vihar

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Sale Instance

5872353

सूची क्र. २

दुय्यम निबंधक, सह दु.नि.पनवेल २

03-11-2023

दस्तावेजात क्रमांक: 5872/2022

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concern SRO office.

नोंदणी :

Regn:83m

गाव : कामोटे

(1)दस्तावेजात प्रकार	करारनामा
(2)मोबदला	6000000
(3)आकाराचा (मोडेपट्ट्याच्या बाबतीतमोडेपट्ट्याच्या आकाराची देता कि पट्टेदार त नमुद कराच)	3618418.02
(4)सुरासच, मोटेद्वारा व मरकटांक (अभिलेख)	1) इतर माहिती : विभाग क्र.15अ/25 दर 76100/- प्रति चौ.मी.सदनिका नं. 1003,ददावा मजला,साई अचंना को.ऑप.हौसिंग सोसायटी लि.फ्रेज 2,प्लॉट नं. 18,सेक्टर 25,कामोटे,ता.पनवेल जि.रायगड क्षेत्र - 36.860 चौ.मी. कार्पेट एरिया + 2.633 चौ.मी.ओपन टेरस एरिया पनवेल म.न.पा.
(5)क्षेत्रफळ	1) 36.860 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा	
(7)दस्तावेजात करून देणाऱ्या / निवून घेणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाने दुरुमनामा किंवा आदेश अन्वयेन प्रतिवादीचे नाव व पत्ता	1) किरीट जर्मनदास भयानी 66 प्लॉट नं. : - माळा नं. : - इमारतीचे नाव : - ब्लॉक नं. : - गॅड नं. : रायवडी 291 मी स्वामीनाथयण मंदिर मार्ग जवळबावन वगला जवळ पनवेल ता.पनवेल जि.रायगड महाराष्ट्र राईगार: () : 410206 2) कुमुदबेन किरीट भयानी 60 प्लॉट नं. : - माळा नं. : - इमारतीचे नाव : - ब्लॉक नं. : - गॅड नं. : रायवडी 291 मी स्वामीनाथयण मंदिर मार्ग जवळबावन वगला जवळ पनवेल ता.पनवेल जि.रायगड महाराष्ट्र राईगार: () : 410206
(8)दस्तावेजात करून घेणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाने दुरुमनामा किंवा आदेश अन्वयेन प्रतिवादीचे नाव व पत्ता	1) अभिषेक तिवारी 37 प्लॉट नं. : - माळा नं. : - इमारतीचे नाव : - ब्लॉक नं. : - गॅड नं. : हाऊस नं. 17/68 सेक्टर 01 अद्रापुणे केंद्र। ककर खग मेट मेट कॅट उखर प्रदेश उत्तर प्रदेश एगस्ट. 250001
(9)दस्तावेजात करून दिल्याचा दिनांक	18/04/2022
(10)दस्तावेजात घेतल्याचा दिनांक	18/04/2022
(11)अनुक्रमांक, ल.ड. व.दु.दु.	5872/2022
(12)वाटप/अध्यापनाचे मूल्य	360000
(13)वाटप/अध्यापनाचे नोंदणी शुल्क	30000
(14)शेरा	
शुल्कावनासहरी विचारात घेतलेल्या लक्षणीत >	



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Justification for price /rate

The Market Value of the property is based on facts of markets discovered by us during our enquiries, however the government rate value in this case is less than the market value arrived by us. We are of the opinion that the value arrive by us will prove to be correct if an Auction of the subject property is carried out. As far as Market Value in Index II is concerned, it is not possible to comment on same, may be government rates are fixed by sampling during same point of time in part and whereas, Market values change every month.

In most of the cases the actual deal amount or Transaction value is not reflected in Index II because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market.

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Appendix – VII

UNDERTAKING

I, Sharadkumar B. Chalikwar son of Shri. Baburao Chalikwar do hereby solemnly affirm and state that:

- a. I am a citizen of India.
- b. I have not been removed / dismissed from service / employment earlier.
- c. I have not been convicted of any offence and sentenced to a term of imprisonment.
- d. I have not been found guilty of misconduct in my professional capacity.
- e. I am not an undischarged insolvent.
- f. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and.
- g. My PAN Card number as applicable is AEAPC0117Q
- h. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability
- i. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- j. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- k. I have not been found guilty of misconduct in professional capacity. In case I am found guilty of misconduct/adoption of unethical practices/submission of under or overvalued valuation reports, in professional capacity, in Punjab National Bank OR in some other Bank/Institution and brought to the notice of Punjab National Bank, by IBA/Central Bureau of Investigation (CBI)/ Reserve Bank of India (RBI)/Any other Govt. Agency/Body, my empanelment will stand cancelled with Punjab National Bank, without referring to Grievances Redressal System of the Bank. PNB will be free to report to the IBA, Institute of Valuers etc. about the misconduct/adoption of unethical practices and may take appropriate legal action for deficiency in services

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
B. Chalikwar
Director

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2023.11.04 14:14:41 +05'30'

Auth. Sign.

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

PNB Empanelment No. ZO:SAMD:1138

Date: 03.11.2023



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(Annexure-IV)

DECLARATION FROM VALUERS

I, Sharadkumar B. Chalikwar son of Shri. Baburao Chalikwar do hereby declare that:

- a. The information furnished in my valuation report dated 03.11.2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- b. There is no direct/ indirect interest in the property valued.
- c. I/ my authorized representative have personally inspected the property on 02.11.2023. The work is not sub - contracted to any other valuer and carried out by myself.
- d. I have not been convicted of any offence and sentenced to a term of imprisonment
- e. I have not been found guilty of misconduct in my professional capacity.
- f. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- g. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable. The valuation report is submitted in the prescribed format of the bank.
- h. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V-A signed copy of same to be taken and kept along with this declaration)
- i. I am registered under Section 34 AB of the Wealth Tax Act, 1957.
- j. I am Chairman & Managing Director of the company, who is competent to sign this valuation report.
- k. Further, I hereby provide the following information.

Sr. No.	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was owned by Mrs. V. Suseela & Mr. V. B. Kameswar Rao from M/s. R.R. Builders & Developers vide Agreement for Sale dated 06.10.2017.
2.	Purpose of valuation and appointing authority	As per the request from Punjab National Bank, PLP BKC Branch to assess Fair Market value of the property for Bank Loan Purpose
3.	Identity of the valuer and any other experts involved in the valuation;	Sharadkumar B. Chalikwar – Govt. Regd. Valuer Manoj B. Chalikwar – Regd. Valuer Nitin Veerkar – Valuation Engineer Vaishali Sarmalkar – Technical Manager Vinita Surve – Technical Manager
4.	Disclosure of valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment – 02.11.2023 Valuation Date – 03.11.2023 Date of Report – 03.11.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on 02.11.2023
7.	Nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> • Market Survey at the time of site visit • Ready Reckoner rates / Circle rates • Online search for Registered Transactions • Online Price Indicators on real estate portals • Enquiries with Real estate consultants • Existing data of Valuation assignments carried out by us
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparison Method
9.	Restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	Major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Residential flat size, location, upswing in real estate prices, sustained demand for Commercial Godown, all round development of commercial and residential application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

(Annexure – V)

MODEL CODE OF CONDUCT FOR VALUERS

Integrity and Fairness

1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.

Professional Competence and Due Care

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.
8. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations / guidelines and techniques.
9. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
10. A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

Independence and Disclosure of Interest

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.
14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.



15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his / its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.
18. As an independent valuer, the valuer shall not charge success fee.
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

Confidentiality

20. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his / its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

Information Management

21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his /its decisions and actions.
22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organisation with which he/it is registered or any other statutory regulatory body.
23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organisation with which he/it is registered, or any other statutory regulatory body.
24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

Gifts and hospitality:

25. A valuer or his / its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.

Explanation: For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).

26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant

or any other person with a view to obtain or retain work for himself / itself, or to obtain or retain an advantage in the conduct of profession for himself / itself.

Remuneration and Costs.

27. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.
28. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

Occupation, employability and restrictions.

29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.
30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

Miscellaneous

31. A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.
32. A valuer shall follow this code as amended or revised from time to time.

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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.

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **03rd November 2023**.

The term **Fair Market 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.

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 for this particular purpose at **₹ 82,08,200.00 (Rupees Eighty Two Lakh Eight Thousand Two Hundred Only)**.

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

**Sharadkumar
B. Chalikwar**
Director

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2023.11.04 14:14:52 +05'30'

Auth. Sign.

Sharadkumar B. Chalikwar

Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09
PNB Empanelment No. ZO:SAMD:1138