

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Minakshi Satish Patekar & Satish Sampat Patekar**

Residential Flat No. 305, 3rd Floor, B Wing, Building No. 7, "Konark Gardens", Village – Chindhran,
Taluka – Panvel, District – Raigad, PIN – 410208, State - Maharashtra, Country – India.

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Latitude Longitude - 19°04'23.4"N 73°09'44.3"E

Valuation Prepared for:

Cosmos Bank

Santacruz (East) Branch

Ground Floor, Uday Darshan Building, Jawaharlal Nehru Road, Golibar, Santacruz (East),
Mumbai – 400 055, 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. 305, 3rd Floor, B Wing, Building No. 7, "Konark Gardens", Village – Chindhran, Taluka – Panvel, District – Raigad, PIN – 410208, State - Maharashtra, Country – India belongs to **Minakshi Satish Patekar & Satish Sampat Patekar.**

Boundaries of the property.

North	:	Internal Road
South	:	Open Plot
East	:	Open Plot
West	:	Building No. 7A & 6

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 ₹ 38,27,200.00 (Rupees Thirty Eight Lakh Twenty Seven 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.

**Manoj
Chalikwar**
Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2023.12.30 12:35:56 +05'30'

Auth. Sign.



Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Encl. Valuation Report



Our Pan India Presence at :

Mumbai	Aurangabad	Pune	Rajkot
Thane	Nanded	Indore	Raipur
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Valuation Report of Residential Flat No. 305, 3rd Floor, B Wing, Building No. 7, "Konark Gardens",
Village – Chindhran, Taluka – Panvel, District – Raigad, PIN – 410208, 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 30.12.2023 for Bank Loan Purpose										
2	Date of inspection	29.12.2023										
3	Name of the owner/ owners	Minakshi Satish Patekar & Satish Sampat Patekar										
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership Details of ownership share is not available										
5	Brief description of the property	Address Residential Flat No. 305, 3 rd Floor, B Wing, Building No. 7, "Konark Gardens", Village – Chindhran, Taluka – Panvel, District – Raigad, PIN – 410208, State - Maharashtra, Country – India. Contact Person: Satish Sampat Patekar (Owner) Contact No. 9869863454										
6	Location, street, ward no	Chindran										
7	Survey/ Plot no. of land	Gat No. 26/5 of Village – Chindhran										
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Residential Area										
9	Classification of locality-high class/ middle class/poor class	Middle Class										
10	Proximity to civic amenities like schools, Hospitals, Units, market, cinemas etc.	All the amenities are available in the vicinity										
11	Means and proximity to surface communication by which the locality is served	Served by Buses, Taxies, Auto and Private cars										
	LAND											
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 556.00 (Area as per actual site measurement) Area as per agreement for sale is as under: <table border="1"> <thead> <tr> <th>Particulars</th> <th>Area in Sq. Ft.</th> </tr> </thead> <tbody> <tr> <td>RERA Carpet Area</td> <td>429.00</td> </tr> <tr> <td>Balcony Area</td> <td>107.00</td> </tr> <tr> <td>Terrace Area</td> <td>62.00</td> </tr> <tr> <td>Total Carpet Area</td> <td>598.00</td> </tr> </tbody> </table> Built Up Area in Sq. Ft. = 658.00	Particulars	Area in Sq. Ft.	RERA Carpet Area	429.00	Balcony Area	107.00	Terrace Area	62.00	Total Carpet Area	598.00
Particulars	Area in Sq. Ft.											
RERA Carpet Area	429.00											
Balcony Area	107.00											
Terrace Area	62.00											
Total Carpet Area	598.00											

		(Carpet + 10%) All the above areas are within 10% of the Agreement for Sale Area. The above calculations and detail measurements taken by us prove that the Agreement for Sale area is not exorbitantly inflated. Hence, valuation is based on the Agreement for Sale area.
13	Roads, Streets or lanes on which the land is abutting	Village – Chindhran, Taluka – Panvel, District – Raigad.
14	If freehold or leasehold land	Freehold
15	If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease. (i) Initial Premium (ii) Ground Rent payable per annum (iii) Unearned increased payable to the Lessor in the event of sale or transfer	N. A.
16	Is there any restriction covenant in regard to use of land? If so, attach a copy of the covenant.	As per documents
17	Are there any agreements of easements? If so, attach a copy of the covenant	Information not available
18	Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so, give Particulars.	Information not available
19	Has any contribution been made towards development or is any demand for such contribution still outstanding?	Information not available
20	Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date of the notification.	No
21	Attach a dimensioned site plan	N.A.
	IMPROVEMENTS	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	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 CIDCO norms Percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	N.A.

	(ii)	Portions in their occupation	N.A.
	(iii)	Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 8,000.00 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 up on, the basis of arriving at the land rate	N. A.
		COST OF CONSTRUCTION	
41		Year of commencement of construction and year of completion	Year of Completion – 2022 (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.
Remark:		

PART II- VALUATION

GENERAL:

Under the instruction of Residential Flat No. 305, 3rd Floor, B Wing, Building No. 7, “**Konark Gardens**”, Village – Chindhran, Taluka – Panvel, District – Raigad, PIN – 410208, State - Maharashtra, Country – India belongs to **Minakshi Satish Patekar & Satish Sampat Patekar**.

We are in receipt of the following documents:

1.	Copy of Agreement for Sale dated 22.01.2020.
2.	Copy of RERA Registration Certificate No. P52000009416 dated 22.08.2017.
3.	Copy of Occupancy Certificate No. CIDCO / NAINA / Panvel / Chindharan / BP-00106 / OC / FULL / 2022 / 0217 dated 23.06.2022 issued by CIDCO.

LOCATION:

The said building is located at Gat No. 26/5 of Village – Chindhran, Taluka – Panvel, District – Raigad. The property falls in Residential Zone. It is at a travelling distance of 7.7 Km. from Navade Road Railway Station.

BUILDING:

The building under reference is having Ground (Part) + Stilt (Part) + 4 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. 3rd Floor is having 5 Residential Flats. 1 Lift provided in the building.

Residential Flat:

The residential flat under reference is situated on the 3rd Floor. It consists of 2 Bedrooms + Living Room + Kitchen + 2 Toilets + Balcony + Terrace + Passage (i.e., **2BHK + 2 Toilets**). The residential flat is finished with Vitrified tiles flooring, Wooden door frame with flush shutters, Powder coated Aluminium Sliding Windows, Concealed plumbing & electrification etc.

Valuation as on 30th December 2023

The Carpet Area of the Residential Flat	:	598.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2022 (As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	1 Year
Cost of Construction	:	658.00 Sq. Ft. X ₹ 2,500.00 = ₹ 16,45,000.00
Depreciation $\{(100-10) \times 1 / 60\}$:	N.A. as building age is below 5 years
Amount of depreciation	:	N.A. as building age is below 5 years
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 44,800.00 per Sq. M. i.e. ₹ 4,162.00 per Sq. Ft.
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property (after depreciate)	:	N.A. as building age is below 5 years
Prevailing market rate	:	₹ 6,400.00 per Sq. Ft.
Value of property as on 30.12.2023	:	598.00 Sq. Ft. X ₹ 6,400.00 = ₹ 38,27,200.00

(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 30.12.2023	:	₹ 38,27,200.00
Total Value of the property	:	₹ 38,27,200.00
The realizable value of the property	:	₹ 34,44,480.00
Distress value of the property	:	₹ 30,61,760.00
Insurable value of the property	:	₹ 16,45,000.00
Guideline value of the property	:	₹ 27,38,596.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 305, 3rd Floor, B Wing, Building No. 7, "Konark Gardens", Village – Chindhran, Taluka – Panvel, District – Raigad, PIN – 410208, State - Maharashtra, Country – India for this particular purpose at **₹ 38,27,200.00 (Rupees Thirty Eight Lakh Twenty Seven Thousand Two Hundred Only)** as on **30th December 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 **30th December 2023 is ₹ 38,27,200.00 (Rupees Thirty Eight Lakh Twenty Seven Thousand Two Hundred 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:

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ANNEXURE TO FORM 0-1

Technical details		Main Building
1.	No. of floors and height of each floor	Ground (Part) + Stilt (Part) + 4 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 3 rd Floor
3	Year of construction	2022 (As per Occupancy Certificate)
4	Estimated future life	59 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	Wooden door frame with flush shutters, Powder coated Aluminium Sliding Windows
10	Flooring	Vitrified tiles flooring
11	Finishing	Cement plastering
12	Roofing and terracing	R.C.C. Slab
13	Special architectural or decorative features, if any	No
14	(i) Internal wiring – surface or conduit	Concealed electrification & plumbing
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	
15	Sanitary installations	
	(i) No. of water closets	As per Requirement
	(ii) No. of lavatory basins	
	(iii) No. of urinals	
	(iv) No. of sink	
16	Class of fittings: Superior colored / superior white/ordinary.	Ordinary
17	Compound wall Height and length Type of construction	6'.0" High, R.C.C. column with B. B. masonry wall
18	No. of lifts and capacity	1 Lift

19	Underground sump – capacity and type of construction	R.C.C tank
20	Over-head tank Location, capacity Type of construction	R.C.C tank on terrace
21	Pumps- no. and their horse power	May be provided as per requirement
22	Roads and paving within the compound approximate area and type of paving	Paver Blocks in open spaces, etc.
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	Connected to Municipal Sewerage System

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Actual site photographs



Actual site photographs



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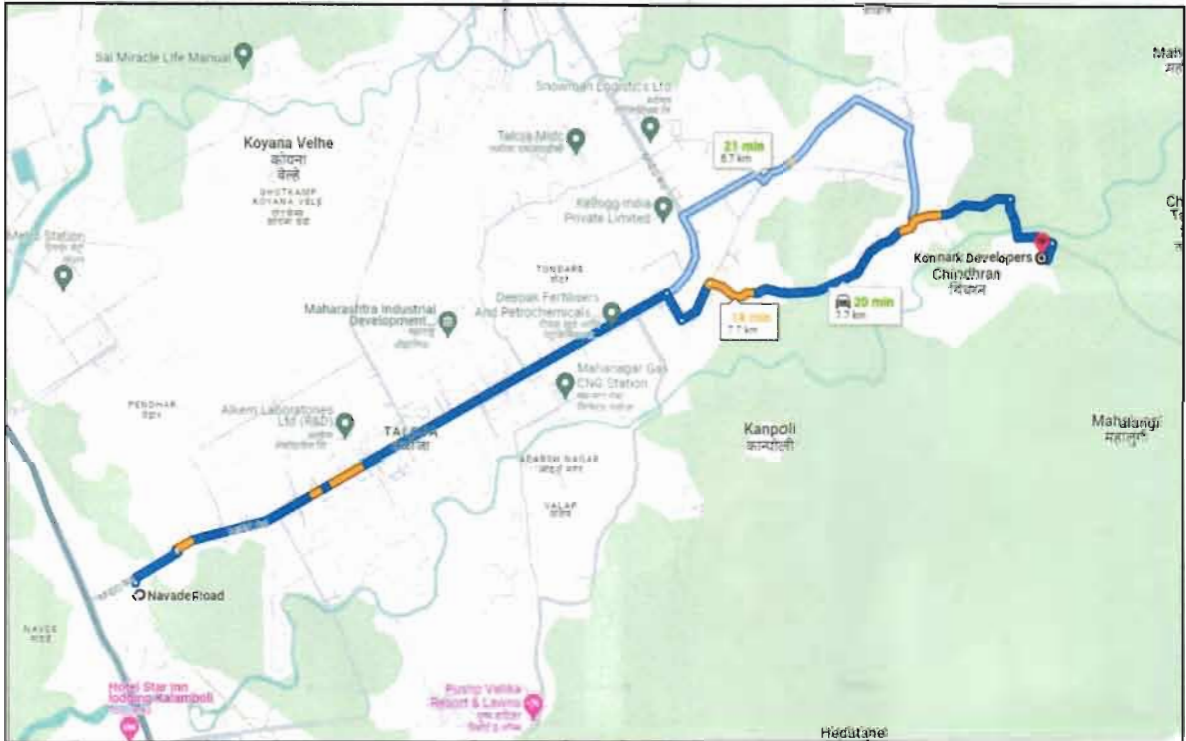
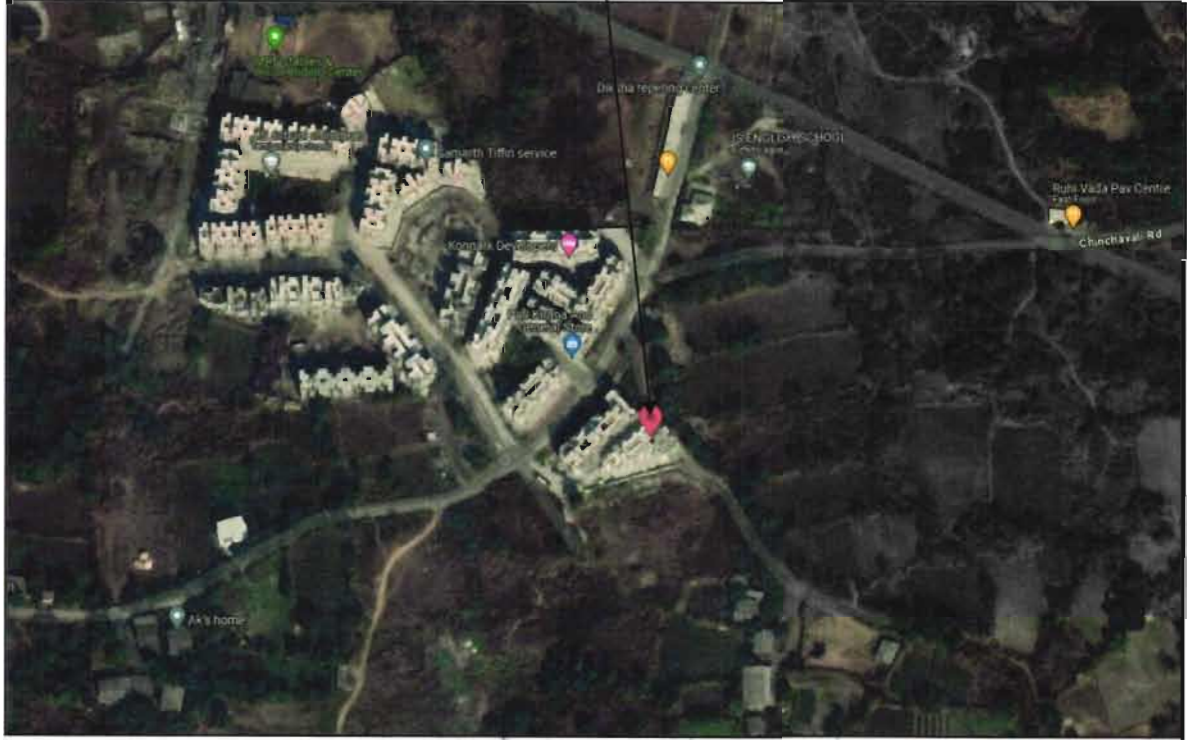
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Route Map of the property

Site u/r



Latitude Longitude - 19°04'23.4"N 73°09'44.3"E


Note: The Blue line shows the route to site from nearest railway station (Navade Road – 7.7 Km.)



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Ready Reckoner Rate



Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



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

Home
Valuation Guidelines | User Manual

Year: 2023-2024 Language: English

Selected District: Raigad

Select Taluka: Panvel

Select Village: Chindharan

Vibhag Number: 5

Assesment Type	Assesment Range	Rate Rs/- Unit	
खुली जमीन	0-0	3950	चीरस मीटर
निवासी	0-0.00	44800	चीरस मीटर
दुकाने	0-0	63500	चीरस मीटर
कार्यालये	0-0	46200	चीरस मीटर
हायवेवरीस जमिनी	0-0	4500	चीरस मीटर
महाराष्ट्र औद्योगिक विकास क्षेत्र (MIDC) औद्योगिक	0-0.00	7980	चीरस मीटर
महाराष्ट्र औद्योगिक विकास क्षेत्र (MIDC) निवासी	0-0.00	8800	चीरस मीटर
महाराष्ट्र औद्योगिक विकास क्षेत्र (MIDC) वाणिज्य	0-0.00	11000	चीरस मीटर
12			

Stamp Duty Ready Reckoner Market Value Rate for Flat	44,800.00			
Increase by 0% on flat located on 3 rd floors	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	44,800.00	Sq. Mtr.	4,162.00	Sq. Ft.

Multi-Storied building with Lift

For residential premises / commercial unit / office on above floor in multistoried building, the rate mentioned in the ready reckoner will be increased as under:

	Location of 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

Sale Instance

12/29/23, 2:57 PM	freesearch@service.maharashtra.gov.in/santaHTMLReportSuchiKramank2_RegLive.aspx	
4778529 29-12-2023 Note -Generated Through eSearch Module.For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि.पनवेल 5 दस्त क्रमांक 4778 2023 नोदणी Regn 63m
गावाचे नाव : चिघण		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	2495000	
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे।	1647676.8	
(4) भू.मापन.फोटोहिस्ता व परक्रमांक असल्यास.	1) पालिकेचे नाव:रायगडइतर वर्णन : इतर माहिती: सदनिका क्र. 201.दुसरा मजला,बिल्डिंग नं.5.बी.विंग.कोणार्क गार्डन,गट नं.26.5.मौजे-चिघण,ता.पनवेल,जि.रायगड. क्षेत्रफळ: 26.560 चौ.मी. कारपेट 3.000 चौ.मी. बाल्कनी एरिया। 3.875 चौ.मी.टेरेस एरिया.एकूण क्षेत्रफळ :- 33.435 चौ.मी.((GAT NUMBER 26.5.))	
(5) क्षेत्रफळ	26.560 चौ.मीटर	
(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 पता	1) नाव -कोणार्क डेव्हलपर्स तर्फे प्रोपा निनाथ भाऊसाहेब शिंगाडे यांच्या तर्फे कु.म. म्हणून नितेश नामदेव भामे - वय -38 पत्ता -प्लॉट नं. - ,माळा नं. - इमारतीचे नाव - , ब्लॉक नं. - , रोड नं पत्ता - १०१-१०२, १०५-१०८, शेल्टॉन कुबिक्स सेक्टर 15, प्लॉट नं 87, सी बी डी वेलापूर, नवी मुंबई, महाराष्ट्र, ठाणे पिन कोड -400614 पॅन नं.-BQPSP6202H	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास.प्रतिवादिचे नाव व पता	1) नाव -आदिनाथ पोटे - - वय -46, पत्ता -प्लॉट नं. - ,माळा नं. - इमारतीचे नाव. - , ब्लॉक नं. - , रोड नं. रा बिल्डिंग नं २, सदनिका क्र १०४, सर्व्हे नं २६.५, कोणार्क गार्डन, चिघरण, पनवेल, ता पनवेल, जि रायगड, महाराष्ट्र, शईगाडनं. पिन कोड -410208 पॅन नं -EABPP48201H 2) नाव -अनिकेत आदिनाथ पोटे - - वय -21, पत्ता -प्लॉट नं. - ,माळा नं. - इमारतीचे नाव. - , ब्लॉक नं. - , रोड नं. रा बिल्डिंग नं २, सदनिका क्र १०४, सर्व्हे नं २६.५, कोणार्क गार्डन, चिघरण, पनवेल, ता पनवेल, जि रायगड, महाराष्ट्र, शईगाडनं. पिन कोड -410208 पॅन नं -FTBPP5005B	
(9) दस्तऐवज करून दिल्याचा दिनांक	23 03 2023	
(10) दस्त नोदणी केल्याचा दिनांक	23 03 2023	
(11) अनुक्रमांक, खड व पृष्ठ	4778 2023	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	149700	
(13) बाजारभावाप्रमाणे नोदणी शुल्क	25000	
(14) शोरा		
मुल्यकनासाठी विचारात घेतलेला तपशील.		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	
https://freeesrch@service.maharashtra.gov.in/santaHTMLReportSuchiKramank2_RegLive.aspx		



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Price Indicators

NOBROKER 2 BHK Flat in Konark Meadows For Sale in Chinchwad

₹ 48 Lacs
₹ 26,364/Month
850

Overview

Age of Building	Under Construction	Ownership Type	Self Owned
Maintenance Charges	₹ 1.2 Per Sq.Ft.M	Floors	Market/Guarded
Built-up Area	883 Sq.Ft	Furnishing Status	Unfurnished

NOBROKER 2 BHK Flat in Ardhant Amisha For Sale in Ardhant Amisha

₹ 42 Lacs
₹ 24,072/Month
910

Overview

Age of Building	1-3 Years	Ownership Type	Self Owned
Maintenance Charges	₹ 2.3 Per Sq.Ft.M	Floors	Verified This
Built-up Area	455 Sq.Ft	Carpet Area	450 Sq.Ft

Price Indicator

Konnark Gardens | RERA
By KONARK GROUP
Survey No. 28/3, Village-Chandran, Taluka, Navi Mumbai

₹22.8 L - 35.97 L | ₹11.28 K - 8.52 K/sq.ft
EMI starts at ₹12.09 K

1.2 BHK Apartments Configurations | May, 2022 Possession Starts | ₹11.28 K - 8.52 K/sq.ft Avg. Price | 203.00 sq.ft. - 422.00 sq.ft. (Carpet Area) Sizes

Konnark Gardens | By konnark Realtor at Chandran

₹15.75 L onwards

Request a Call Back

OVERVIEW | LOCATION | BUY | RENT

Gallery

1 RK, 1, 2 BHK | Area: 234 - 580 sq.ft. (21.74 - 53.88 sq.m.) | Price Range: ₹ 15.75 L - 34 L | Launched Date: Aug-2017

Unit Configuration

Unit Types	Super Built-Up Area	Carpet Area	Price	Floor Plans Liveable Tour
1 BHK Apartment Availability: Yes	NA	380 sq.ft. (35.14 sq.m.)	₹ 25 L	NA
1 RK Apartment Availability: Yes	NA	234 sq.ft. (21.74 sq.m.)	₹ 15.75 L	NA
2 BHK Apartment Availability: Yes	NA	580 sq.ft. (53.88 sq.m.)	₹ 34 L	NA

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **30th December 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 **₹ 38,27,200.00 (Rupees Thirty Eight Lakh Twenty Seven Thousand Two Hundred Only).**

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj
Chalikwar**
Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2023.12.30 12:36:37 +05'30'


Auth. Sign.

Manoj B. Chalikwar
Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
Cosmos Emp. No. H.O./Credit/67/2019-20

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