

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mrs. Trupti Pranay Goradia**

Residential Flat No. 602, 6th Floor, Wing - A, "Anand Sagar Co.-Op. Hsg. Soc. Ltd.", Plot No. 34 in D.B.C., Sector - 17, Opp. Grain Merchant, Near Vashi Plaza, Village - Vashi, Taluka & District - Thane, Navi Mumbai
PIN Code - 400 705, State - Maharashtra, Country - India.

Longitude Latitude: 19°04'18.5"N 73°00'00.6"E

Valuation Done for: **Bank of Maharashtra**

Vashi Turbhe Branch

P-17, Sector - 1, CIDCO Old Admin Building, Vashi, Navi Mumbai - 400703,
State - Maharashtra, Country - India.



Thane : 101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) - 400 601, (M.S.), INDIA
E-mail : thane@vastukala.org, Tel. : 80978 82976 / 90216 25621

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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. 602, 6th Floor, Wing - A, "Anand Sagar Co.-Op. Hsg. Soc. Ltd.", Plot No. 34 in D.B.C., Sector – 17, Opp. Grain Merchant, Near Vashi Plaza, Village - Vashi, Taluka & District - Thane, Navi Mumbai PIN Code - 400 705, State – Maharashtra, Country – India belongs to **Mrs. Trupti Pranay Goradia.**

Boundaries of the property.

North : Open Plot
South : Sun Flower Road
East : Gagangiri Building
West : Grain Merchants CHSL

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 for this particular purpose at **₹ 1,91,66,625.00 (Rupees One Crore Ninety One Lakh Sixty Six Thousand Six Hundred Twenty Five 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: 2024.01.31 18:53:16 +05'30'

Auth. Sign.



Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

BOM Emp. No. AX33/CREMON/Valuer / Empanelment/2021-22

Encl: Valuation report.



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Our Pan India Presence at :

Mumbai Aurangabad Pune Rajkot
Thane Nanded Indore Raipur
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Vastukala Consultants (I) Pvt. Ltd.B1-001, U/B Floor, **Boomerang**, Chandivali Farm Road, Powai, Andheri (East), Mumbai – 400 072.

To,
The Branch Manager,
Bank of Maharashtra
Vashi Turbhe Branch
P-17, Sector - 1, CIDCO Old Admin Building,
Vashi, Navi Mumbai - 400703,
State - Maharashtra, Country – India.

VALUATION REPORT (IN RESPECT OF FLAT)

I	General	
1.	Purpose for which the valuation is made	: To assess value of the property for Bank Loan Purpose.
2.	a)	Date of inspection : 08.01.2024
	b)	Date on which the valuation is made : 31.01.2024
3.	List of documents produced for perusal:	
	<ol style="list-style-type: none"> 1. Copy of Deed of Declaration -Cum - Rectification dated 15.03.2011. 2. Copy of Sale Deed dated 26.03.2010 Between Mrs. Ravail Rapial & Mr. Ajit Singh Rapial (The Transferor) and Mrs. Trupti Pranay Goradia (The purchaser). 3. Copy of Part Occupancy Certificate No. BP / V / 17-34 / 21 Dated 04.04.1985 issued by City and Industrial Development Corporation of Maharashtra. 4. Copy of Occupancy Certificate No. BP / V / 17-34 / 24 Dated 06.01.1986 issued by City and Industrial Development Corporation of Maharashtra for 5th & 6th Floor. 5. Copy of Society Share Certificate No. 50 transferred on 29.03.2011 in the name of Smt. Trupti Pranay Goradia issued by Anand Sagar Co.-Op. Hsg. Soc. Ltd. 	
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	Mrs. Trupti Pranay Goradia Address: Residential Flat No. 602, 6 th Floor, Wing - A, "Anand Sagar Co.-Op. Hsg. Soc. Ltd.", Plot No. 34 in D.B.C., Sector – 17, Opp. Grain Merchant, Near Vashi Plaza, Village - Vashi, Taluka & District - Thane, Navi Mumbai PIN Code - 400 705, State – Maharashtra, Country – India. Contact Person: Mr. Rajiv Goradia (Owner's representative) Contact No. 9223388033 Sole Ownership
5.	Brief description of the property (including Leasehold / freehold etc.)	The property is a residential flat located on 6 th Floor. The composition of flat is 2 Bedrooms + Sitting Room + Living Room + Kitchen + 4 Toilets + Passage + Terrace (i.e. 2 BHK Flat + 4 Toilets + Terrace). The property is at 1.1 Km. Walkable distance from nearest railway station Vashi.

6.	Location of property	:	
	a) Plot No. / Survey No.	:	Plot No. 34 in D.B.C., Sector – 17
	b) Door No.	:	Residential Flat No. 602
	c) C.T.S. No. / Village	:	Village – Vashi
	d) Ward / Taluka	:	Taluka – Thane
	e) Mandal / District	:	District – Thane
	f) Date of issue and validity of layout of approved map / plan	:	As Part Occupancy Certificate is received may be 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
7.	Postal address of the property	:	Residential Flat No. 602, 6 th Floor, Wing - A, " Anand Sagar Co.-Op. Hsg. Soc. Ltd. ", Plot No. 34 in D.B.C., Sector – 17, Opp. Grain Merchant, Near Vashi Plaza, Village - Vashi, Taluka & District - Thane, Navi Mumbai PIN Code - 400 705, State – Maharashtra, Country – India.
8.	City / Town	:	Village – Vashi, Thane
	Residential area	:	Yes
	Commercial area	:	No
	Industrial area	:	No
9.	Classification of the area	:	
	i) High / Middle / Poor	:	Middle Class
	ii) Urban / Semi Urban / Rural	:	Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Village – Vashi City and Industrial Development Corporation of Maharashtra.
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No
12.	Boundaries of the property		As per Site As per Documents
	North	:	Open Plot Plot No. 33
	South	:	Sun Flower Road By Road
	East	:	Gagangiri Building Plot No. 47
	West	:	Grain Merchants CHSL Plot No. 27
13	Dimensions of the site		N. A. as property under consideration is a flat in an apartment building.
			A B As per the Deed Actuals
	North	:	- -

	South	:	-	-
	East	:	-	-
	West	:	-	-
14.	Extent of the site	:	Carpet Area in Sq. Ft. = 1,257.00 Terrace Area in Sq. Ft. = 247.00 Total Carpet Area in Sq. Ft. = 1,504.00 (Area as per actual site measurement) Built Up Area in Sq. Ft. = 1,125.00 (Area as per Deed of Declaration -Cum - Rectification)	
14.1	Latitude, Longitude & Co-ordinates of flat	:	19°04'18.5"N 73°00'00.6"E	
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	Built Up Area in Sq. Ft. = 1,125.00 (Area as per Deed of Declaration -Cum - Rectification)	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Owner Occupied	
II APARTMENT BUILDING				
1.	Nature of the Apartment	:	Residential	
2.	Location	:		
	C.T.S. No.	:	Village – Vashi	
	Block No.	:	-	
	Ward No.	:	-	
	Village / Municipality / Corporation	:	Village – Vashi City and Industrial Development Corporation of Maharashtra.	
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 602, 6 th Floor, Wing - A, " Anand Sagar Co.-Op. Hsg. Soc. Ltd. ", Plot No. 34 in D.B.C., Sector – 17, Opp. Grain Merchant, Near Vashi Plaza, Village - Vashi, Taluka & District - Thane, Navi Mumbai PIN Code - 400 705, State – Maharashtra, Country – India.	
3.	Description of the locality Residential / Commercial / Mixed	:	Residential	
4.	Year of Construction	:	1985 (As per Part Occupancy certificate)	
5.	Number of Floors	:	Ground + 5 + 6 (pt) Upper Floors	
6.	Type of Structure	:	R.C.C. Framed Structure	
7.	Number of Dwelling units in the building	:	2 Flats on 6 th Floor	
8.	Quality of Construction	:	Good	
9.	Appearance of the Building	:	Good	
10.	Maintenance of the Building	:	Good	
11.	Facilities Available	:		
	Lift	:	1 Lift	
	Protected Water Supply	:	Municipal Water supply	
	Underground Sewerage	:	Connected to Municipal Sewerage System	
	Car parking - Open / Covered	:	Open Parking	

Is Compound wall existing?	:	Yes
Is pavement laid around the building	:	Yes

III	FLAT	
1	The floor in which the flat is situated	: 6 th Floor
2	Door No. of the flat	: Residential Flat No. Flat No. 602
3	Specifications of the flat	:
	Roof	: R.C.C. Slab
	Flooring	: Vitrified & Wooden flooring
	Doors	: Teak Wood door frame with flush shutter with safety doors
	Windows	: Powder coated aluminum sliding windows
	Fittings	: Concealed plumbing with C.P. fittings. Electrical wiring with Concealed.
	Finishing	: Cement Plastering with POP false ceiling
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. Trupti Pranay Goradia
8	What is the undivided area of land as per Sale Deed?	: Details not available
9	What is the plinth area of the flat?	: Built Up Area in Sq. Ft. = 1,125.00 (Area as per Deed of Declaration -Cum - Rectification)
10	What is the floor space index (app.)	: As per CIDCO norms
11	What is the Carpet Area of the flat?	: Carpet Area in Sq. Ft. = 1,257.00 Terrace Area in Sq. Ft. = 247.00 Total Carpet Area in Sq. Ft. = 1,504.00 (Area as per actual site measurement)
12	Is it Posh / I Class / Medium / Ordinary?	: Medium
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?	: ₹ 40,000.00 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	: ₹ 16,000.00 to ₹ 18,000.00 per Sq. Ft. on Built Up Area

	similar flat with same specifications in the adjoining locality? - (Along with details / reference of at - least 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 flat under valuation after comparing with the specifications and other factors with the flat under comparison (give details).	: ₹ 17,037.00 per Sq. Ft. on Built Up Area
3	Break – up for the rate	:
	I. Building + Services	: ₹ 3,500.00 per Sq. Ft.
	II. Land + others	: ₹ 16,000.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office	: ₹ 161,385.00 per Sq. M. i.e., ₹ 14,993.00 per Sq. Ft.
4A	Guideline rate obtained from the Registrar's office (After Depreciation)	: ₹ 128,007.00 per Sq. M. i.e., ₹11,892.00 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 RR prices. As the RR rates are fixed by respective state governments for computing stamp duty/Rgstn. Fees. Thus, the rates differ from place to place and location. Amenities per se as evident from the fact that even RR rates decided by Govt. differs.
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION	
a	Depreciated building rate	: -
	Replacement cost of flat with Services (v (3)i)	: ₹ 2,500.00 per Sq. Ft.
	Age of the building	: 39 Years
	Life of the building estimated	: 21 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	: 58.50%
	Depreciated Ratio of the building	:
b	Total composite rate arrived for Valuation	:
	Depreciated building rate VI (a)	: ₹ 1,037.00 per Sq. Ft.
	Rate for Land & other V (3) ii	: ₹ 16,000.00 per Sq. Ft.
	Total Composite Rate	: ₹ 17,037.00 per Sq. Ft.
	Remark: As per our physical measurement Carpet area including terrace is 1,504.00 Sq. Ft. As per Declaration -Cum – Rectification Built Up Area is 1,125.00 Sq. Ft. We have considered the area as per document.	

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the flat	1,125.00 Sq. Ft.	17,037.00	1,91,66,625.00
2	Wardrobes			
3	Showcases			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works etc.			
9	Potential value, if any			
10	Others			
	Total Value of the property			1,91,66,625.00
	The Realizable value of the property			1,72,49,963.00
	Distress value of the property			1,53,33,300.00
	Insurable value of the property (1,125.00 X 2,500.00)			28,12,500.00
	Guideline Value of the Property (1,125.00 X 11,892.00)			1,33,78,500.00

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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Method of Valuation / Approach

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 Apartment, where there are

typically many comparables available to analyze. As the property is a residential apartment, 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 ₹ 16,000.00 to ₹ 18,000.00 per Sq. Ft. on Built Up Area. Considering the rate with attached report, current market conditions, demand and supply position, apartment size, location, upswing in real estate prices, sustained demand for Residential apartment, all round development of commercial and residential application in the locality etc. We estimate ₹ 17,037.00 per Sq. Ft. on Carpet Area for valuation.

Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	-
i) Salability	Good
ii) Likely rental values in future in	₹ 40,000.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income

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Actual Site Photographs



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Actual Site Photographs

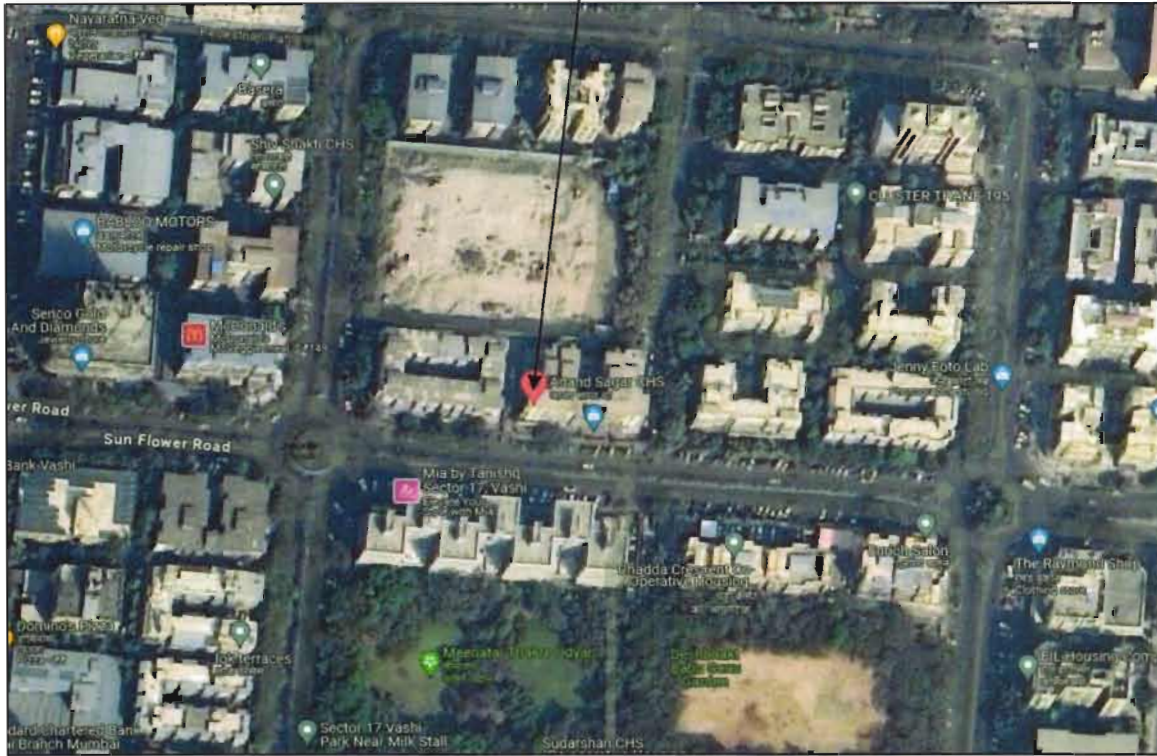


ANAND SAGAR C.H.S. LTD. (A WING)		
REGD. NO. TNA/NAG/TC/2571/94-95, DT. 5.5.1999		
1st FLOOR	2nd FLOOR	3rd FLOOR
101 MR. HIRAPPALE BAPTA	201 MR. BHIMRAO S. JOSHI	301 DR. ANANDJI CHANDRAJI
102 MR. BHAU S. THAKUR	202 MR. SURESH S. JOSHI	302 MR. YASH W. JOSHI
103 MR. ANANDJI CHANDRAJI	203 MR. BHIMRAO S. JOSHI	303 MR. SURESH S. JOSHI
104 MR. SURESH S. JOSHI	204 MR. BHIMRAO S. JOSHI	304 MR. SURESH S. JOSHI
105 MR. ANANDJI CHANDRAJI	205 MR. BHIMRAO S. JOSHI	305 MR. SURESH S. JOSHI
106 MR. SURESH S. JOSHI	206 MR. BHIMRAO S. JOSHI	306 MR. SURESH S. JOSHI
107 MR. ANANDJI CHANDRAJI	207 MR. BHIMRAO S. JOSHI	307 MR. SURESH S. JOSHI
108 MR. SURESH S. JOSHI	208 MR. BHIMRAO S. JOSHI	308 MR. SURESH S. JOSHI
109 MR. ANANDJI CHANDRAJI	209 MR. BHIMRAO S. JOSHI	309 MR. SURESH S. JOSHI
110 MR. SURESH S. JOSHI	210 MR. BHIMRAO S. JOSHI	310 MR. SURESH S. JOSHI
4th FLOOR	5th FLOOR	6th FLOOR
401 MR. SURESH S. JOSHI	501 MR. BHIMRAO S. JOSHI	601 MR. SURESH S. JOSHI
402 MR. ANANDJI CHANDRAJI	502 MR. BHIMRAO S. JOSHI	602 MR. SURESH S. JOSHI
403 MR. SURESH S. JOSHI	503 MR. BHIMRAO S. JOSHI	603 MR. SURESH S. JOSHI
404 MR. ANANDJI CHANDRAJI	504 MR. BHIMRAO S. JOSHI	604 MR. SURESH S. JOSHI
405 MR. SURESH S. JOSHI	505 MR. BHIMRAO S. JOSHI	605 MR. SURESH S. JOSHI
406 MR. ANANDJI CHANDRAJI	506 MR. BHIMRAO S. JOSHI	606 MR. SURESH S. JOSHI
407 MR. SURESH S. JOSHI	507 MR. BHIMRAO S. JOSHI	607 MR. SURESH S. JOSHI
408 MR. ANANDJI CHANDRAJI	508 MR. BHIMRAO S. JOSHI	608 MR. SURESH S. JOSHI
409 MR. SURESH S. JOSHI	509 MR. BHIMRAO S. JOSHI	609 MR. SURESH S. JOSHI
410 MR. ANANDJI CHANDRAJI	510 MR. BHIMRAO S. JOSHI	610 MR. SURESH S. JOSHI



Route Map of the property

(Site ur)



Longitude Latitude: 19°04'18.5"N 73°00'00.6"E

Note: The Blue line shows the route to site from nearest railway station (Vashi – 1.1 Km.)

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	Thane		
Select Taluka	Thane		
Select Village	Gavache Nav - Vashi (Navi Mumbai)		
Search By	Survey No.	Location	
Select उपविभाग	पूरी करदात	निवृत्ती मर्यादित	अंतिम दुरुपणे
SurveyNo	5/155-बागाई मॉड मॅक ३- 16अ	57500	138300
SurveyNo	5/159-बागाई मॉड मॅक ३- 17	75800	153700
SurveyNo	5/160- बागाई मॉड मॅक ३ निवृत्ती मॉड (निवृत्ती मॉड)	53300	126000
SurveyNo	5/161- बागाई मॉड मॅक ३ मॅक मॅक 16 & 18 मॉड मॅक मॅक मॅक	47300	91700
SurveyNo	5/162 - बागाई मॉड मॅक ३ 18 निवृत्ती - मॉडमॅकमॉड मॉडमॅकमॉड मॉड मॉडमॅक	47900	106800
125458/5910			

Stamp Duty Ready Reckoner Market Value Rate for Flat	153,700.00			
Increase by 5% on Flat Located on 6 th Floor	7,685.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	161,385.00	Sq. Mtr.	14,993.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	75,800.00			
The difference between land rate and building rate (A – B = C)	85,585.00			
Depreciation Percentage as per table (D) [100% - 39%] (Age of the Building – 39 Years)	61%			
Rate to be adopted after considering depreciation [B + (C x D)]	128,007.00	Sq. Mtr.	11,892.00	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

Price Indicators

99acres Buy: Enter Locality, Project, Society, Landmark

Home > Properties in Navi Mumbai > Flats > Navi Mumbai > Flats > Sector 17 Vashi > 2 BHK Flats > Property (11)

₹1.75 Cr ₹17,500 per sq ft **2BHK 2Baths**

Estimated EMR ₹1,38,175 ₹1,38,175 per sq ft

REAR STATUS NOT AVAILABLE Website: <https://maharajprajwal.com/>

Overview Dealer Details Price Trends Registry Record Explore Locality Recomm

Property (11)

Built Up area: 1000 sq ft

Carpet area: 700 sq ft

Price: ₹1.75 Crone @ 17,500 per sq ft. negotiable **View Price Details**

Floor Number: 3rd of 5 Floors

Exit: East

Connectivity: Main Road

Property Age: 10+ Year Old

2 people viewed this property yesterday

99acres Buy: Enter Locality, Project, Society, Landmark

Home > Properties in Navi Mumbai > Flats > Navi Mumbai > Flats > Sector 17 Vashi > 2 BHK Flats > Property (9)

₹1.7 Cr ₹17,894 per sq ft **2BHK 2Baths**

Estimated EMR ₹1,38,170 ₹1,38,170 per sq ft

REAR STATUS NOT AVAILABLE Website: <https://maharajprajwal.com/>

Overview Dealer Details Price Trends Registry Record Explore Locality Recomm

Property (9)

Built Up area: 950 sq ft

Price: ₹1.7 Crone @ 17,894 per sq ft. negotiable **View Price Details**

Floor Number: 6th of 7 Floors

Exit: East

Connectivity: Park/Garden, Main Road

Property Age: 10+ Year Old

2 people already contacted since last week

Price Indicators

The screenshot shows a property listing on the 99acres website. The main heading is "₹1.8 Cr" with "Estimated EMI ₹1,54,767" below it. The property is described as "2BHK 2Baths". A green badge indicates "RENTAL READY" and a grey badge indicates "NOT AVAILABLE". Below the listing, there are tabs for "Overview", "Society", "Dealer Details", "Price Trends", "Society Reviews", and "Explore Locality". A large image of the property is shown on the left, with a "Property (0)" and "Society (1)" label. To the right of the image, several key features are listed: "Area: Carpet area: 1000 sq.ft.", "Price: ₹ 1.8 Crore @ 18,000 per sq.ft. (Negotiable) View Price Details", "Floor Number: 4th of 7 Floors", "Property Age: 0 to 1 Year Old", "Configuration: 2 Bedrooms, 2 Bathrooms, 2 Balconies", "Address: Lok Terraces CHS Sector 17 Vashi, Navi Mumbai", and "Overlooking: Main Road".

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Sales Instance

962275 31-01-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुयम निबंधक : सह दु.नि. ठाणे 3 दस्त क्रमांक : 9622/2022 नोदणी : Regn:63m
गावाचे नाव : वाशी		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	7300000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	6783445.83	
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:नवी मुंबई मनपाइतर वर्णन ; इतर माहिती: सदनिका नं.208,दुसरा मजला,आनंद सागर को.ऑप.हौ.सोसायटी लि.,प्लॉट नं.34,सेक्टर नं.17,वाशी,नवी मुंबई क्षेत्रफळ 570 चौ.फूट बांधीव एरिया((Plot Number : 34 ; SECTOR NUMBER : 17 ;))	
(5) क्षेत्रफळ	570 चौ.फूट	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-श्री.विशाल जे.भाटी - - वय:-41 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: सदनिका नं.208,आनंद सागर सीएचएस लि.,प्लॉट नं.34,सेक्टर नं.17,वाशी,नवी मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-AGVPPB3244Q	
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सौ.सुशीला निर्मलकुमार सिसोदिया - - वय:-56; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: सदनिका नं.007,वर्धमान पॅलेस,प्लॉट नं.48,सेक्टर नं.17,वाशी मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-AVSPS7176E 2): नाव:-श्री.विकास निर्मलकुमार सिसोदिया - - वय:-31; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: सदनिका नं.007,वर्धमान पॅलेस,प्लॉट नं.48,सेक्टर नं.17,वाशी मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-CEEPS4167J	
(9) दस्तऐवज करुन दिल्याचा दिनांक	28/03/2022	
(10)दस्त नोंदणी केल्याचा दिनांक	30/05/2022	
(11)अनुक्रमांक,खंड व पृष्ठ	9622/2022	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	438000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

As a result of my appraisal and analysis, it is my considered opinion that value of the above property in the prevailing condition with aforesaid specification ₹ 1,91,66,625.00 (Rupees One Crore Ninety One Lakh Sixty Six Thousand Six Hundred Twenty Five Only).

Place: Thane

Date: 31.01.2024

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: 2024.01.31 18:53:34 +05'30'

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

BOM Emp. No. AX33/CREMON/Valuer / Empanelment/2021-22

The undersigned has inspected the property detailed in the Valuation Report dated _____

on _____. We are satisfied that the fair and reasonable market value of the property is
₹ _____ (Rupees _____

only).

Date:

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Signature

(Name & Designation of the Inspecting Official/s)

Countersigned
(BRANCH MANAGER)

Enclosures		
	Declaration from the valuer in Format E (Appendix- 2)	Attached
	Model code of conduct for valuer - (Appendix- 3)	Attached

(Appendix- 2)

DECLARATION FROM VALUER

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

- a. The information furnished in my valuation report dated 31.01.2024 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. I have no direct or indirect interest in the property valued;
- c. I/ my authorized representative has personally inspected the **property on 08.01.2024**. 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.
- h. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Appendix 3 - A signed copy of same to be taken and kept along with this declaration))
- i. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- j. I am the Director of the company, who is competent to sign this valuation report.
- k. Further, I hereby provide the following information.

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **31st January 2024** and does not take into account any unforeseeable developments which could impact the same in the future.

Our Investigations

We are not engaged to carry out all possible investigations in relation to the subject property. Where in our report we identify certain limitations to our investigations, this is to enable the reliant party to instruct further investigations where considered appropriate or where we recommend as necessary prior to reliance. Vastukala Consultants India Pvt. Ltd. (VCIPL) is not liable for any loss occasioned by a decision not to conduct further investigations

Assumptions

Assumptions are a necessary part of undertaking valuations. VCIPL adopts assumptions for the purpose of providing valuation advice because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

Information Supplied by Others

The appraisal is based on the information provided by the client. The same has been assumed to be correct and has been used for appraisal exercise. Where it is stated in the report that another party has supplied information to VCIPL, this information is believed to be reliable but VCIPL can accept no responsibility if this should prove not to be so.

Future Matters

To the extent that the valuation includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based on the information known to VCIPL at the date of this document. VCIPL does not warrant that such statements are accurate or correct.

Map and Plans

Any sketch, plan or map in this report is included to assist the reader while visualising the property and assume no responsibility in connection with such matters.

Site Details

Based on inputs received from Sales Executive representative and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **1,125.00 Sq. Ft. Built Up Area** in the name of **Mrs. Trupti**

Pranay Goradia. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

Property Title

Based on inputs received from Sales Executive representative and site visit conducted, we understand that the subject property is owned by **Mrs. Trupti Pranay Goradia.** For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

Environmental Conditions

We have assumed that the subject property is not contaminated and is not adversely affected by any existing or proposed environmental law and any processes which are carried out on the property are regulated by environmental legislation and are properly licensed by the appropriate authorities.

Area

Based on the information provided by the Sales Executive representative, we understand that the Residential Flat, admeasuring **1,125.00 Sq. Ft. Built Up Area.**

Condition & Repair

In the absence of any information to the contrary, we have assumed that there are no abnormal ground conditions, nor archaeological remains present which might adversely affect the current or future occupation, development or value of the property. The property is free from rat, infestation, structural or latent defect. No currently known deleterious or hazardous materials or suspect techniques will be used in the construction of or subsequent alteration or additions to the property and comments made in the property details do not purport to express an opinion about, or advise upon, the condition of uninspected parts and should not be taken as making an implied representation or statement about such parts.

Valuation Methodology

For the purpose of this valuation exercise, the valuation methodology used is Direct Comparison Approach Method and proposed Current use / Existing use premise is considered for this assignment.

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar properties in an open and competitive market and is particularly useful in estimating the value of the flat and properties that are typically traded on a unit basis.

In case of inadequate recent transaction activity in the subject micro-market, the appraiser would collate details of older transactions. Subsequently, the appraiser would analyse rental / capital value trends in the subject micro-market in order to calculate the percentage increase / decrease in values since the date of the identified transactions. This percentage would then be adopted to project the current value of the same.

Where reliance has been placed upon external sources of information in applying the valuation methodologies, unless otherwise specifically instructed by Client and/or stated in the valuation, VCIPL has not independently verified that information and VCIPL does not advise nor accept it as reliable. The person or entity to whom the report is addressed acknowledges and accepts the risk that if any of the unverified information in the valuation is incorrect, then this may have an effect on the valuation.

Not a Structural Survey

We state that this is a valuation report and not a structural survey

Other

All measurements, areas and ages quoted in our report are approximate

Legal

We have not made any allowances with respect to any existing or proposed local legislation relating to taxation on realization of the sale value of the subject property. VCIPL is not required to give testimony or to appear in court by reason of this appraisal report, with reference to the property in question, unless arrangement has been made thereof. Further, no legal advice on any aspects has been obtained for the purpose of this appraisal exercise

Property specific assumptions

Based on inputs received from Sales Executive representative and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **1,125.00 Sq. Ft. Built Up Area.**

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.



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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.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj
Chalikwar**
Director

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

BOM Emp. No. AX33/CREMON/Valuer / Empanelment/2021-22

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.01.31 18:53:45 +05'30'

Auth. Sign.

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