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MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

**Vastukala Consultants (I) Pvt. Ltd.**

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mr. Durga Shankar & Mr. Shantilal Nagda**

Residential Room No. 8, Ground Floor, "**Charkop (1) Sai Siddhi Co-Op. Hsg. Soc. Ltd.**", Plot No. 267, RSC – 9, Sector -2, Charkop, Kandivali (West), Mumbai – 400 067, State – Maharashtra, Country – India.

Latitude Longitude: 19°12'51.2"N 72°49'23.1"E

### Intended Users:

**Punjab National Bank  
Charkop Branch P F Office**

PNB Complex, Plot No. 202, RDP 6, Sector No. 3, Near P.F. Sadan, Charkop, Kandivali (West), Mumbai - 400 067, State - Maharashtra, Country - India.



### Our Pan India Presence at :

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📍 Mumbai      📍 Nashik      📍 Rajkot      📍 Raipur  
📍 Aurangabad      📍 Pune      📍 Indore      📍 Jaipur

### Regd. Office

B1-001, U/B Floor, BOOMERANG, Chandivali Farm Road, Powai, Andheri East, **Mumbai**: 400072, (M.S), India

☎ +91 2247495919

✉ [mumbai@vastukala.co.in](mailto:mumbai@vastukala.co.in)

🌐 [www.vastukala.co.in](http://www.vastukala.co.in)



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## Vastukala Consultants (I) Pvt. Ltd.

Valuation Report: PNB / Charkop Branch P F Office / Mr. Durga Shankar & Mr. Shantilal Nagda (011151/ 2308457) Page 2 of 22

Vastu/Mumbai/09/2024/011151/2308457

30/28-463 -PRBS

Date: 30.09.2024

### VALUATION OPINION REPORT

This is to certify that the property bearing Residential Room No. 8, Ground Floor, "Charkop (1) Sai Siddhi Co-Op. Hsg. Soc. Ltd.", Plot No. 267, RSC – 9, Sector -2, Charkop, Kandivali (West), Mumbai – 400 067, State – Maharashtra, Country – India belongs to **Mr. Durga Shankar & Mr. Shantilal Nagda.**

#### Boundaries of the property.

North : Sai Krupa CHSL  
South : Lucky CHSL  
East : Internal Road  
West : Internal Road / Sai Abhishek 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 and this particular purpose at ₹ 57,19,747.00 (Rupees Fifty-Seven Lakh Nineteen Thousand Seven Hundred Forty-Seven 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  
Chalikwar

Digitally signed by Sharadkumar Chalikwar  
DN: cn=Sharadkumar Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=cmr@vastukala.org, c=IN  
Date: 2024.09.30 19:02:36 +05'30'

Auth. Sign.

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Punjab National Bank Empanelment No.: REF:ZO: SAMD:1138

Encl: Valuation report.



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📍 Aurangabad 📍 Pune 📍 Indore 📍 Jaipur

#### Regd. Office

B1-001, U/B Floor, BOOMERANG, Chandivali Farm Road,  
Powai, Andheri East, Mumbai: 400072, (M.S), India

+91 2247495919

mumbai@vastukala.co.in

www.vastukala.co.in

**Valuation Report of Immovable Property**

I		General							
1.	Name and Address of the Valuer	:	<b>Sharadkumar B. Chalikwar</b> <b>Vastukala Consultants (I) Pvt. Ltd.</b> B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai, Andheri (East), Mumbai – 400 072						
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	:	12.09.2024					
	b)	Date of valuation	:	30.09.2024					
	C)	Title Deed Number & Date	:	16771 / 2024 Dated 12.08.2024					
4.	List of documents produced for perusal:								
	1. Copy of Agreement for Sale dated 12.08.2024 Between Mr. Rambhau Yashvant Salvi (The Vendors) and Mr. Durga Shankar & Mr. Shantilal Nagda (The Purchaser).								
	2. Copy of Society Registration Certificate dated 07.02.1961.								
	3. Copy of MHADA Letter dated 22.08.2024 in the name of Mr. Durga Shankar & Mr. Shantilal Nagda issued by MHADA.								
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)	:	<b>Mr. Durga Shankar &amp; Mr. Shantilal Nagda</b>  <b>Address:</b> Residential Room No. 8, Ground Floor, <b>"Charkop (1) Sai Siddhi Co-Op. Hsg. Soc. Ltd."</b> , Plot No. 267, RSC – 9, Sector -2, Charkop, Kandivali (West), Mumbai – 400 067, State – Maharashtra, Country – India.  <b>Contact Person:</b> Mr. Shantilal Nagda (Owner) Contact No. 8779626229  Joint Ownership Details of ownership shares is not available						
6.	Brief description of the property	:	The property is a Residential Room No. 8 located on Ground Floor. The composition of Room is as under: <table border="1" data-bbox="810 1503 1410 1651"> <thead> <tr> <th>Floor</th> <th>Composition</th> </tr> </thead> <tbody> <tr> <td>Ground Floor</td> <td>Living Room + Kitchen + 1 Toilet + Bathroom.</td> </tr> <tr> <td>First Floor</td> <td>1 Bedroom + 1 Toilet</td> </tr> </tbody> </table> The property is at 2.00 Km. travelling distance from nearest metro station Kandivali West.	Floor	Composition	Ground Floor	Living Room + Kitchen + 1 Toilet + Bathroom.	First Floor	1 Bedroom + 1 Toilet
Floor	Composition								
Ground Floor	Living Room + Kitchen + 1 Toilet + Bathroom.								
First Floor	1 Bedroom + 1 Toilet								
7.	Location of property	:							
	a)	Plot No. / Survey No.	:	Plot No. 267, RSC – 9, Sector -2					
	b)	Door No.	:	Residential Room No. 8					
	c)	C.T.S. No. / Village	:	C.T.S. No. 1C/2/72 of Village – Kandivali					
	d)	Ward / Taluka	:	Taluka – Borivali					
	e)	Mandal / District	:	District – Mumbai Suburban					
	f)	Date of issue and validity of layout	:						



	of approved map / plan	The property is constructed by MHADA, hence MHADA itself is an issuing authority.	
	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	N.A.	
	j) Comment on unauthorizes Construction if any	N.A.	
	k) Comment on demolition proceedings if any		
8.	Postal address of the property	Residential Room No. 8, Ground Floor, "Charkop (1) Sai Siddhi Co-Op. Hsg. Soc. Ltd.", Plot No. 267, RSC – 9, Sector -2, Charkop, Kandivali (West), Mumbai – 400 067, State – Maharashtra, Country – India.	
9.	City / Town	Kandivali (West), Mumbai	
	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 – Kandivali MHADA	
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	<b>As per Site</b>	<b>As per document</b>
	North	Sai Krupa CHSL	Details not available
	South	Lucky CHSL	Details not available
	East	Internal Road	Details not available
	West	Internal Road / Sai Abhishek CHSL	Details not available
14.	Dimensions of the site / Room	N. A. as property under consideration is a Residential Room in the residential building.	
		<b>A</b> As per the Deed	<b>B</b> Actuals
	North	Details not available	Marginal Space
	South	Details not available	Marginal Space
	East	Details not available	Room No. 9
	West	Details not available	Room No. 7
15.	Extent of the site	Carpet Area of Ground Floor in Sq. Ft. = 233.00 Carpet Area of 1 <sup>st</sup> Floor in Sq. Ft. = 241.00 (Area as per actual site measurement)	

		<b>Built Up Area in Sq. Ft. = 269.00 (Area as per Agreement for Sale)</b>
15.1	Latitude, Longitude & Co-ordinates of Residential Room	: 19°12'51.2"N 72°49'23.1"E
16.	Extent of the site considered for Valuation (least of 13A& 13B)	: <b>Built Up Area in Sq. Ft. = 269.00 (Area as per Agreement for Sale)</b>
17.	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	: Owner Occupied
<b>II</b>	<b>APARTMENT BUILDING</b>	
1.	Name of the Apartment	: <b>Charkop (1) Sai Siddhi Co-Op. Hsg. Soc. Ltd.</b>
2.	Description of the locality Residential / Commercial / Mixed	: Residential
3	Year of Construction	: 1991 (As per Documents)
4	Number of Floors	: Ground + 1 <sup>st</sup> Upper Floors
5	Type of Structure	: Load bearing structure
6	Number of Dwelling units in the building	: 46 Rooms in Society
7	Quality of Construction	: Normal
8	Appearance of the Building	: Normal
9	Maintenance of the Building	: Normal
10	Facilities Available	:
	Lift	: No Lift
	Protected Water Supply	: Municipal Water supply
	Underground Sewerage	: Connected to Municipal Sewerage System
	Car parking - Open / Covered	: Open Car Parking Space
	Is Compound wall existing?	: Yes
	Is pavement laid around the building	: Yes

<b>III</b>	<b>Residential Room</b>	
1	The floor in which the Room is situated	: Ground Floor
2	Door No. of the Room	: Residential Room No. 08
3	Specifications of the Room	:
	Roof	: R.C.C. Slab
	Flooring	: Vitrified tiles flooring
	Doors	: Wooden door frame with solid flush doors
	Windows	: Aluminum Sliding Windows with MS Grill
	Fittings	: Concealed plumbing with C.P. fittings. Casing Capping Electrification
	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 Room?	:	Good
7	Sale Deed executed in the name of	:	<b>Mr. Durga Shankar &amp; Mr. Shantilal Nagda</b>
8	What is the undivided area of land as per Sale Deed?	:	Not applicable
9	What is the plinth area of the Room?	:	<b>Built Up Area in Sq. Ft. = 269.00 (Area as per Agreement for Sale)</b>
10	What is the floor space index (app.)	:	As per MHADA norms
11	What is the Carpet Area of the Room?	:	Carpet Area of Ground Floor in Sq. Ft. = 233.00 Carpet Area of 1 <sup>st</sup> Floor in Sq. Ft. = 241.00 (Area as per actual site measurement)
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?	:	₹ 12,000.00 Expected rental income per month
<b>IV</b>	<b>MARKETABILITY</b>	:	
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
<b>V</b>	<b>Rate</b>	:	
1	After analyzing the comparable sale instances, what is the composite rate for a similar Residential Room 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)	:	₹ 21,000.00 to ₹ 23,000.00 per Sq. Ft. on Built Up Area
2	Assuming it is a new construction, what is the adopted basic composite rate of the residential Room under valuation after comparing with the specifications and other factors with the residential Room under comparison (give details).	:	₹ 22,500.00 per Sq. Ft. on Built Up Area ₹ 21,263.00 per Sq. Ft. (After Deprecation)
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,500.00 per Sq. Ft.
	II. Land + others	:	₹ 20,000.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's Office	:	₹ 1,43,500.00 Per Sq. M. i.e., ₹ 13,331.00 Per Sq. Ft.
	Guideline rate (after depreciation)	:	₹ 1,18,496.00 Per Sq. M. i.e., ₹ 11,009.00 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	:	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 / Rgstrn. Fees. Thus the differs from place to place and

	justification on variation has to be given	Location, Amenities per se as evident from the fact than even RR Rates Decided by Government Differs.
<b>VI</b>	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>	
<b>a</b>	Depreciated building rate	:
	Replacement cost of residential Room	: ₹ 2,500.00 per Sq. Ft.
	Age of the building	: 33 Years
	Life of the building estimated	: 27 Years (Subject to proper, preventive periodic maintenance & structural repairs.)
	Depreciation percentage assuming the salvage value as 10%	: 49.50%
	Depreciated Ratio of the building	: -
<b>b</b>	Total composite rate arrived for Valuation	:
	Depreciated building rate VI (a)	: ₹ 1,263.00 per Sq. Ft.
	Rate for Land & other V (3) ii	: ₹ 20,000.00 per Sq. Ft.
	<b>Total Composite Rate</b>	<b>: ₹ 21,263.00 per Sq. Ft.</b>
	<b>Remark: As there are no permission documents are available for the 1<sup>st</sup> floor, it is not considered for the purpose of valuation. For the purpose of valuation, we have considered the Built-Up Area as per Agreement.</b>	

**Details of Valuation:**

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Residential Room	269.00 Sq. Ft.	21,263.00	57,19,747.00

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 Room, where there are typically many comparables available to analyze. As the property is a Residential Room, 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., ₹ 21,000.00 to ₹ 23,000.00 per Sq. Ft. on Built Up Area. Considering the rate with attached report, current market conditions, demand and supply position, Residential Room size, location, upswing in real estate prices, sustained demand for Residential Room, all round development of residential and commercial application in the locality etc. We estimate ₹ 21,263.00 per Sq. Ft. on Built Up Area (After Deprecation) 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 ₹ 57,19,747.00 (Rupees Fifty-Seven Lakh Nineteen Thousand Seven



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Hundred Forty-Seven only).

I	Date of Purchase of Immovable Property	:	12.08.2024
II	Purchase Price of immovable property	:	₹ 40,00,000.00
III	Book value of immovable property:	:	₹ 42,70,100.00
IV	Fair Market Value of immovable property:	:	₹ 57,19,747.00
V	Realizable Value of immovable property:	:	₹ 51,47,772.00
VI	Distress Sale Value of immovable property:	:	₹ 45,75,798.00
VII	Guideline Value (As per Index II)	:	₹ 33,67,500.00
VIII	Insurable value of the property (269.00 Sq. Ft. X 2,500.00)	:	₹ 6,72,500.00
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, Housing NHB Residex etc.	:	Please Refer Page No. 12 & 13

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar  
Chalikwar

Digitally signed by Sharadkumar Chalikwar  
DN: cn=Sharadkumar Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
ou=Mumbai, email=cmd@vastukala.org,  
c=IN  
Date: 2024.09.30 19:02:49 +05'30'

Auth. Sign.

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Punjab National Bank Empanelment No.: REF:ZO: SAMD:1138

Encl: Valuation report.

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



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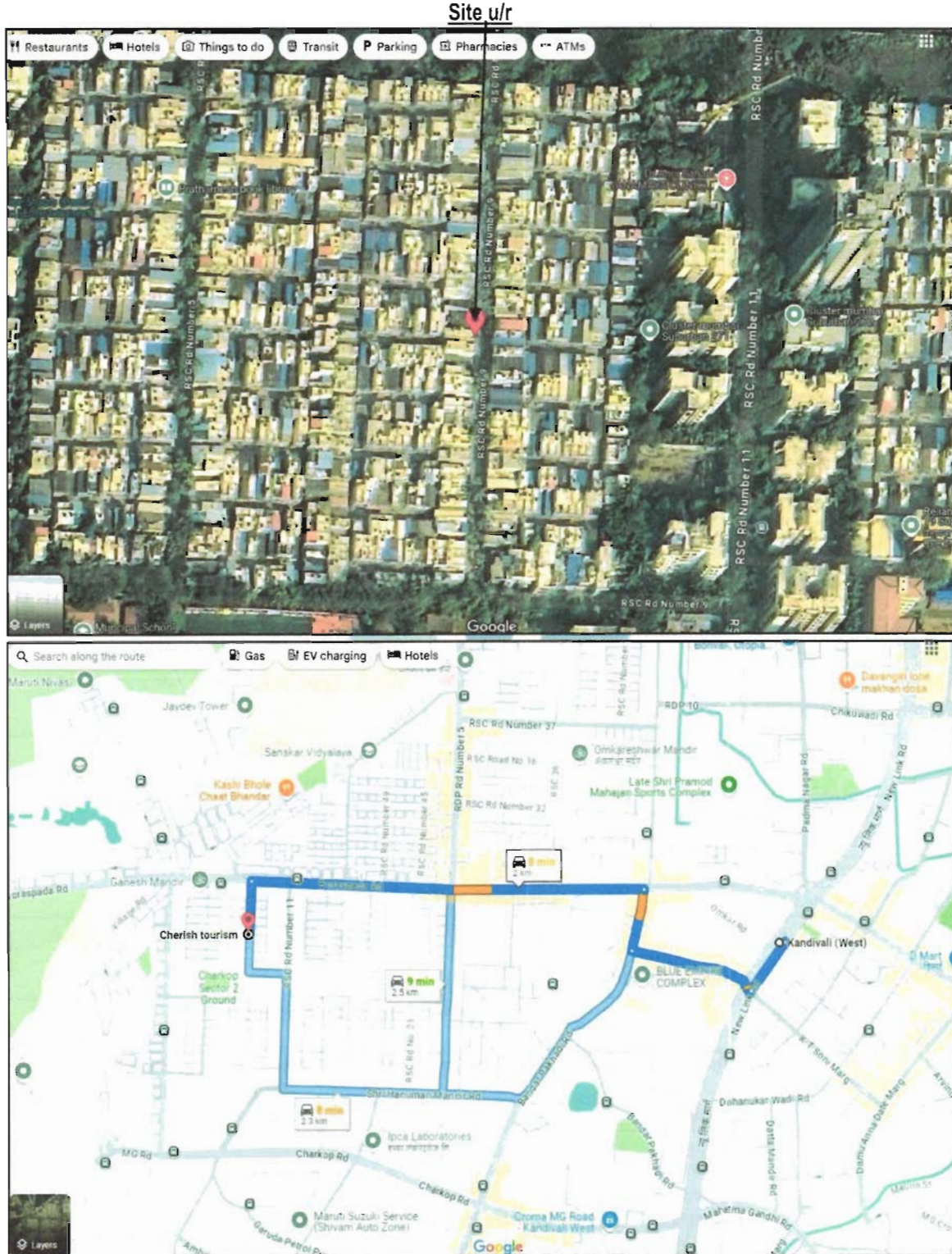


## Actual Site Photographs





## Route Map of the property



Longitude Latitude - 19°12'51.2"N 72°49'23.1"E

Note: The Blue line shows the route to site from nearest Metro station (Kandivali – 2.0 Km.)



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## Ready Reckoner Rate

Stamp Duty Ready Reckoner Market Value Rate for Room	1,43,500.00			
No Increase by Room Located on Ground Floor	-			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)</b>	<b>1,43,500.00</b>	<b>Sq. Mtr.</b>	<b>13,331.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	67,730.00			
The difference between land rate and building rate (A – B = C)	75,770.00			
Depreciation Percentage as per table (D) [100% - 33%] (Age of the Building – 33 Years)	67%			
<b>Rate to be adopted after considering depreciation [B + (C x D)]</b>	<b>1,18,496.00</b>	<b>Sq. Mtr.</b>	<b>11,009.00</b>	<b>Sq. Ft.</b>

### Multi-Storied building with Lift

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

	Location of Room / 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

Property	Flat		
Source	<a href="#">99acres</a>		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	500.00	600.00	720.00
Percentage	-	20%	20%
Rate Per Sq. Ft.	13,600.00	₹ 11,333.00	₹ 9,444.00

99acres

Buy | Enter Locality / Project / Society / Landmark

Post property

Home > Property in Mumbai > House for sale in Mumbai > House for sale in Kandivli > House for sale in Sector 2 Charkop > 2 BHK House for sale in Sector 2 Charkop

Posted on Jun 23, 2024

₹68 Lac

@ 13,600 per sq.ft

Estimated EMI ₹54,312

2Bedrooms 1Bath

Independent House/Villa for Sale

In Shiv Sai Housing Society 265/8, Sector 2 Charkop, Kandivli West

Contact

REAR STATUS
NOT AVAILABLE
Website: <https://mumbai.99acres.com/>

Overview
Owner Details
Explore Locality
Recommendations
Articles

Property (1)

Photos (1/1)

Area

Plot area 1600 sq.ft.

Carpet area: 500 sq.ft. (64.5 sq.m.)

Price

₹ 68 Lac

@ 13,600 per sq.ft. (All Inclusive, Negotiable)

Total Floors

1 Floors

Property Age

5 to 10 Year Old

Configuration

2 Bedrooms, 1 Bathroom, 1 Balcony

Address

shiv sai housing society 265/8 Sector 2 Charkop, Kandivli West

Overlooking

Main Road

Places nearby

Room No 8, Sector 2 Charkop, Kandivli West

Charkop Market
Hunuman Mandir
Shri Vitthal Mandir
Hanuman Temple
Amba Mata Mandir
Durga

Why should you consider this property?

Close to Metro Station
Close to School
Close to Hospital
Close to Market
Gated Society
Overlooking Main Road
Semi-Furnished

Transaction Type

Resale

Property Ownership

Co-operative S...

Flooring

Others

Furnishing

Semifurnished

Width of facing road

90.0 Feet

Gated Community

Yes

Water Source

Municipal corporati...

Power Backup

None

Property Code

X75936319

www.99acres.com/X75936319

About Property

Address: Room No 8, Sector 2 Charkop, Kandivli West:

This property is in kandivli west charkop sector 2 it's 1-1 house with extra balcony house and society is well maintained and this property is in best location nearby



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## Price Indicators

Property	Flat		
Source	<a href="#">99acres</a>		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	-	600.00	720.00
<b>Percentage</b>	-	20%	20%
<b>Rate Per Sq. Ft.</b>	-	₹ 15,600.00	₹ 13,000.00

99acres
Buy ▾ | Enter Locality / Project / Society / Landmark
Post property [Free](#)

Home > Property in Mumbai > House for sale in Mumbai > House for sale in Kandivali > House for sale in Sector 2 Charkop > 2 BHK House for sale in Sector 2 Charkop

Posted on Jun 17, 2024

₹ 78 Lac

@ 15,600 per sq.ft.

Estimated EMI ₹ 62,299

2Bedrooms 2Baths

Independent House/Villa for Sale

in 265 shiv sai society, Sector 2 Charkop, Kandivali West

Contact

RERA STATUS NOT AVAILABLE | Website: <https://maharera.maharashtra.gov.in/>

Overview
Owner Details
Explore Locality
Recommendations
Articles

**Property (12)**

Photos (1/12)

**Area**  
Plot area 900 sq.ft.  
(84.43 sq.m.)

**Price**  
₹ 78 Lac  
@ 15,600 per sq.ft. (Negotiable)

**Total Floors**  
0 Floors

**Property Age**  
5 to 10 Year Old

**Configuration**  
2 Bedrooms . 2 Bathrooms, No Balcony

**Address**  
265 shiv sai society  
Sector 2 Charkop, Kandivali West

**Facing**  
South

**Places nearby** View All

05/265, Sector 2 Charkop, Kandivali West

Charkop Market
Hunuman Mandir
Shri Vitthal Mandir
Hanuman Temple
Amba Mata Mandir
Durga

Why should you consider this property?

Close to Metro Station
Close to School
Close to Hospital
Close to Market
Gated Society
Ceramic Flooring

Transaction Type: **Resale** | Property Ownership: **Freehold** | Flooring: **Ceramic** | Gated Community: **Yes**

Water Source: **Municipal corporati...** | Power Backup: **None** | Property Code: **F75836697**

[www.99acres.com/F75836697](http://www.99acres.com/F75836697)

About Property



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## Sales Instance

Property	Flat		
Source	<a href="#">Index II</a>		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	431.00	517.00	620.00
<b>Percentage</b>	-	20%	20%
<b>Rate Per Sq. Ft.</b>	18,580.00	₹ 15,484.00	₹ 12,903.00

18322451

06-09-2024

Note:-Generated Through eSearch  
Module. For original report please contact  
concern BRO office.

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 7

दस्त क्रमांक : 18322/2024

नोंदणी :

Regn:83m

### गावाचे नाव : चारकोण

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	8000000
(3) बाजारभाव(भालेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5544800
(4) भू. मापन,पोटहिससा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं. रूम नं. डी - 44, इमारतीचे नाव: चारकोण(1)जागृती को.ऑप.ही.सोसा.लि., ब्लॉक नं: प्लॉट नं. 275,आरएससी - 6,सेक्टर नं. 2, रोड : चारकोण,कांदिवली प. मुंबई 400067. ( ( C.T.S. Number : 3A/2/102 ; ) )
(5) क्षेत्रफळ	40 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 पत्ता.	1): नाव:- विपिन हिराचंद शाह वय:-73 पत्ता:- प्लॉट नं: रूम नं. डी - 44, माळा नं. : इमारतीचे नाव: चारकोण (1) जागृती को.ऑप.ही.सोसा.लि., ब्लॉक नं: प्लॉट नं. 275, आरएससी - 6, सेक्टर नं. 2, रोड नं: चारकोण, कांदिवली प. मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400067 पॅन नं:-AADPS0843E
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:- विनायक संजय परब वय:-33; पत्ता:- प्लॉट नं: 5/125, माळा नं. : इमारतीचे नाव: श्री साई चाळ कमिटी, ब्लॉक नं: लानाजी नगर रोड, रोड नं: कुरार विलेज, मालाड पूर्व मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400097 पॅन नं:- CNYPP5740H 2): नाव:-मियाका भगवती शर्मा वय:-27; पत्ता:-प्लॉट नं: 5/125, माळा नं. : इमारतीचे नाव: श्री साई चाळ कमिटी, ब्लॉक नं: लानाजी नगर रोड, रोड नं: कुरार विलेज, मालाड पूर्व मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400097 पॅन नं:- GJKPS7090P
(9) दस्तऐवज करून दिल्याचा दिनांक	05/09/2024
(10)दस्त नोंदणी केल्याचा दिनांक	05/09/2024
(11) अनुक्रमांक, खंड व पृष्ठ	18322/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	480000
(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.



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## Sales Instance

Property	Flat		
Source	<a href="#">Index II</a>		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	539.00	647.00	776.00
<b>Percentage</b>	-	20%	20%
<b>Rate Per Sq. Ft.</b>	11,311.00	₹ 9,426.00	₹ 7,855.00

9286451

06-01-2024

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concern SRO office.

### सूची क्र.2

दुय्यम निबंधक : रुह दु.नि. बोरीवली 7

दस्त क्रमांक : 9286/2023

नोंदणी :

Regn:63m

### गावाचे नाव : कादिवली

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	6100000
(3) बाजारभाव/भाडेपट्ट्याव्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे	5982541.2
(4) भू मापन पोर्टहिससा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपाइतर वर्णन : सदनिका नं: प्लॉट नं. 135, इमारतीचे नाव: रो हाऊस मातृछाया, ब्लॉक नं: आरएससी 31/20 सर्व्हे नं. 149 म्हाडा लेआऊट, रोड : सेक्टर 3 चारकोप कादिवली प. मुंबई 400067, इतर माहिती: मूळ करारनाम्यावर योग्य त्या बाजारभाव-5071500/- व मोबदला 6100000/- पावर एड्रीजे नं/1100902/327/2022 दिनांक-31/03/2022 अन्वये अभिनिर्णयीत ( ( C.T.S. Number : 1C/1/25 ; ) )
(5) क्षेत्रफळ	50.10 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून घेणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव: सुरज हिरालाल चौधरी वय: 21 पत्ता: प्लॉट नं: प्लॉट नं. 135, माळा नं: , इमारतीचे नाव: रो हाऊस मातृछाया, ब्लॉक नं: आरएससी 31/20 सर्व्हे नं. 149 म्हाडा लेआऊट, रोड नं: सेक्टर 3 चारकोप कादिवली प. मुंबई, महाराष्ट्र, मुम्बई. पिन कोड: 400067 पॅन नं: BFEPIC4467D
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव: गेरीदेवी नारायणलाल चौधरी वय: 38, पत्ता: प्लॉट नं: प्लॉट नं. 135, माळा नं: , इमारतीचे नाव: रो हाऊस मातृछाया, ब्लॉक नं: आरएससी 31/20 सर्व्हे नं. 149 म्हाडा लेआऊट, रोड नं: सेक्टर 3 चारकोप कादिवली प. मुंबई, महाराष्ट्र, मुम्बई. पिन कोड: 400067 पॅन नं: ADUPC0569K
(9) दस्तऐवज करून दिल्याचा दिनांक	20/06/2023
(10) दस्त नोंदणी केल्याचा दिनांक	20/06/2023
(11) अनुक्रमांक, खंड व पृष्ठ	9286/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	366000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) रोरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील: :	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

## **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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## 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



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Sr. No.	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by Mr. Durga Shankar & Mr. Shantilal Nagda from Mr. Rambhau Yashvant Salvi vide Agreement for Sale dated 12.08.2024.
2.	Purpose of valuation and appointing authority	As per the request from Punjab National Bank, Charkop Branch P F Office 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 Bhavika Chavhan – Valuation Engineer Binu Surendran – Technical Manager Pradnya Rasam – Technical Officer
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 – 12.09.2024 Valuation Date – 30.09.2024 Date of Report – 30.09.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on 12.09.2024
7.	Nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> <li>• Market Survey at the time of site visit</li> <li>• Ready Reckoner rates / Circle rates</li> <li>• Online search for Registered Transactions</li> <li>• Online Price Indicators on real estate portals</li> <li>• Enquiries with Real estate consultants</li> <li>• Existing data of Valuation assignments carried out by us</li> </ul>
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 Room 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 – II)

## 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.



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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



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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 **30<sup>th</sup> September 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 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.

### 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 **₹ 57,19,747.00 (Rupees Fifty-Seven Lakh Nineteen Thousand Seven Hundred Forty-Seven only)**.

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

Sharadkumar Chalikwar

Digitally signed by Sharadkumar Chalikwar  
DN: cn=Sharadkumar Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=cmd@vastukala.org, c=IN  
Date: 2024.09.30 19:02:58 +05'30'

Auth. Sign.

Director

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

Punjab National Bank Empanelment No.: REF:ZO: SAMD:1138



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