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Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



23 Oct 2024 12:28:51.2
19.029488333333333N 73.06374333333333E
Kharghar
Navi Mumbai
Konkan Division
Maharashtra
Altitude: 64.3m
Speed: 1.2km/h
Index number: 5052

Details of the property under consideration:

Name of Owner : **Mr. Sunil Maheswaran Nair**

Residential Flat No. 1203, 12th Floor, Wing - A, "**Grow More Tower Co-op. Hsg. Soc. Ltd.**", Plot No. 05, Sector 02, Village - Kharghar, Taluka - Panvel, District - Raigad, Navi Mumbai, PIN Code - 410 210, State - Maharashtra, India.

Latitude Longitude : 19°1'45.8"N 73°3'49.6"E

Intended User:

Cosmos Bank

Vashi Branch Sector 17

Plot No. 74, Persepolis Premises, Sector 17, Vashi, Navi Mumbai, Maharashtra 400705

Our Pan India Presence at :

- | | | | |
|------------|--------|-----------|-----------|
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Regd. Office

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

+91 2247495919

mumbai@vastukala.co.in

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VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 1203, 12th Floor, Wing - A, "**Grow More Tower Co-op. Hsg. Soc. Ltd.**", Plot No. 05, Sector 02, Village - Kharghar, Taluka - Panvel, District - Raigad, Navi Mumbai, PIN Code - 410 210, State - Maharashtra, India belongs to **Mr. Sunil Maheswaran Nair** .

Boundaries of the property

North : Wing - B & Kharghar Station Road
South : Road
East : CIDCO Garden
West : Road & Prajapati Gaurav Building

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 2,36,79,822.00 (Rupees Two Crore Thirty Six Lakhs Seventy Nine Thousands Eight Hundred And Twenty Two 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 report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.



Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

Cosmos Bank Empanelment No.: HO/CREDIT/67/ 2019-20

Encl.: Valuation report

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Residential Flat No. 1203, 12th Floor, Wing - A, "Grow More Tower Co-op. Hsg. Soc. Ltd.", Plot No. 05, Sector 02, Village - Kharghar, Taluka - Panvel, District - Raigad, Navi Mumbai, PIN Code - 410 210, State - Maharashtra, 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 Fair Market Value as on 24.10.2024 for Housing Loan Purpose.
1	Date of inspection	23.10.2024
3	Name of the owner / owners	Mr. Sunil Maheswaran Nair
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Sole Ownership
5	Brief description of the property	Address: Residential Flat No. 1203, 12 th Floor, Wing - A, "Grow More Tower Co-op. Hsg. Soc. Ltd.", Plot No. 05, Sector 02, Village - Kharghar, Taluka - Panvel, District - Raigad, Navi Mumbai, PIN Code - 410 210, State - Maharashtra, India. Contact Person : Mr. Sunil Maheswaran Nair (Owner) Contact No. 9892896276
6	Location, Street, ward no	Village - Kharghar, District - Raigad
7	Survey / Plot No. of land	Village - Kharghar, Plot No - 05
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	<p>Carpet Area as per Actual Site Measurement is mentioned below:</p> <p>12th Floor : Carpet Area = 620.00 Sq. Ft. Terrace Area = 49.00 Sq. Ft. Flowerbed Area = 16.00 Sq. Ft.</p> <p>13th Floor : Carpet Area = 446.00 Sq. Ft. Flowerbed Area = 16.00 Sq. Ft.</p> <p>Carpet Area in Sq. Ft. = 1067.00 Terrace Area in Sq. Ft. = 49.00 Flowerbed Area in Sq. Ft. = 32.00 Total Carpet Area = 1148.00 Sq. Ft.</p> <p>Carpet Area in Sq. Ft. = 1172.00 (Area As Per Agreement)</p> <p>Built Up Area in Sq. Ft. = 1406.40 (Carpet Area + 20%)</p> <p>Carpet Area in Sq. Ft. = 1125.59 Terrace Area in Sq. Ft. = 46.82 Total Carpet Area in Sq. Ft. = 1172.41 Say = 1172.00 Sq. Ft. (Area as per Agreement for Sale)</p>
13	Roads, Streets or lanes on which the land is abutting	Village - Kharghar, Taluka - Panvel, District - Raigad, Pin - PIN Code - 410 210
14	If freehold or leasehold land	Lease Hold.
15	<p>If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease.</p> <p>(i) Initial Premium (ii) Ground Rent payable per annum (iii) Unearned increased payable to the Lessor in the event of sale or transfer</p>	CIDCO, As per Agreement
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
	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 - Mr. Sunil Maheswaran Nair
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Owner Occupied
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	Owner Occupied - Mr. Sunil Maheswaran Nair
	(ii) Portions in their occupation	Fully Owner Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	60,000.00 (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.
26	SALES	
37	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
38	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.
39	If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.
40	COST OF CONSTRUCTION	
41	Year of commencement of construction and year of completion	Year of Completion – 2007 (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: As per Site Inspection, Flat No. 1203 is Duplex flat on 12th & 13th Floor (as per sale plan attached to the agreement) with single entrance & having internal staircase access to 13th floor. For the purpose of valuation, we have considered area as per Agreement for Sale / Deed of Gift only.	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Vashi Branch Sector 17, to assess Fair Market Value as on 24.10.2024 for Residential Flat No. 1203, 12th Floor, Wing - A, "**Grow More Tower Co-op. Hsg. Soc. Ltd.**", Plot No. 05, Sector 02, Village - Kharghar, Taluka - Panvel, District - Raigad, Navi Mumbai, PIN Code - 410 210, State - Maharashtra, India belongs to **Mr. Sunil Maheswaran Nair**.



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We are in receipt of the following documents:

1)	Copy of Agreement To Sale Document No.7369/2007 Dated 26.11.2007 between m/s. Aanik Corporation (The Developers) And Ajith Kumar Padmanabhan(The purchaser).
2)	Copy of Deed Of Gift Dated 24.07.2024 between Ajith Kumar Padmanabhan(The Donor) And Mr. Sunil Maheswaran Nair(The donee).
3)	Copy of Commencement Certificate Document No.CIDCO / ATPO / 1201 Dated 07.09.2004 issued by City and Industrial Development Corp Of Maharashtra Ltd..
4)	Copy of Occupancy Certificate Document No.CIDCO / BP / ATPO / 328 dated 09.02.2007 issued by City and Industrial Development Corp Of Maharashtra Ltd..

Location

The said building is located at bearing Plot No - 05 in Sector - 02, Village - Kharghar, Taluka - Panvel, District - Raigad, PIN Code - 410 210. The property falls in Residential Zone. It is at a traveling distance 650 Mt. from Kharghar Railway Station.

Building

The building under reference is having Stilt + 12 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" Thk. Brick Masonry walls. The external condition of building is Good. The building is used for Residential purpose. 12th Floor is having 6 Residential Flat. The building is having 2 lifts.

Residential Flat:

The Residential Flat under reference is situated on the 12th Floor The composition of Residential Flat is 12th Floor - 2 Bedroom + Living Room + Kitchen + 2 Toilet + Passage & 13th Floor - 2 Bedroom + Toilet + Passage + Staircase. (i.e. 3BHK Flat) This Residential Flat is Vitrified Tile Flooring, Teak Wood Door frame with Solid flush door, Powder coated Aluminum sliding windows, Concealed plumbing with C.P. fittings. Electrical wiring with concealed etc.

Valuation as on 24th October 2024

The Carpet Area of the Residential Flat	: 1172.00 Sq. Ft.
-----------------------------------------	-------------------

Deduct Depreciation:

Year of Construction of the building	: 2007 (As per occupancy certificate)
Expected total life of building	: 60 Years
Age of the building as on 2024	: 17 Years
Cost of Construction	: 1406.40 Sq. Ft. X ₹ 2,600.00 = ₹ 36,56,640.00
Depreciation $\{(100 - 10) \times (17 / 60)\}$: 25.50%
Amount of depreciation	: ₹ 9,32,178.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	: ₹ 1,33,980/- per Sq. M. i.e. ₹ 12,447/- per Sq. Ft.
Guideline rate (after depreciate)	: ₹ 1,18,870/- per Sq. M. i.e. ₹ 11,043/- per Sq. Ft.
Value of property	: 1172.00 Sq. Ft. X ₹ 19,000 = ₹2,22,68,000



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Interior Decorations	:	1172 Sq. Ft. X ₹ 2,000 = ₹23,44,000.00
Total Value of property as on 24th October 2024	:	₹2,46,12,000.00

(Area of property x market rate of developed land & Residential premises as on 2024 - 2025 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Fair value of the property as on 24th October 2024	:	₹ 2,46,12,000.00 - ₹ 9,32,178.00 = ₹ 2,36,79,822.00
Total Value of the property	:	₹ 2,36,79,822.00
The realizable value of the property	:	₹2,13,11,840.00
Distress value of the property	:	₹1,89,43,858.00
Insurable value of the property (1406.40 X 2,600.00)	:	₹36,56,640.00
Guideline value of the property (1406.40 X 11043.00)	:	₹1,55,30,875.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 1203, 12th Floor, Wing - A, "**Grow More Tower Co-op. Hsg. Soc. Ltd.**", Plot No. 05, Sector 02, Village - Kharghar, Taluka - Panvel, District - Raigad, Navi Mumbai, PIN Code - 410 210, State - Maharashtra, India for this particular purpose at **₹ 2,36,79,822.00 (Rupees Two Crore Thirty Six Lakhs Seventy Nine Thousands Eight Hundred And Twenty Two Only)** as on 24th October 2024

NOTES

1. I, Manoj Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **24th October 2024** is **₹ 2,36,79,822.00 (Rupees Two Crore Thirty Six Lakhs Seventy Nine Thousands Eight Hundred And Twenty Two 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- VALUATION

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	:	Stilt + 12 Upper Floors								
2	Plinth area floor wise as per IS 3361-1966	:	N.A. as the said property is a Residential Flat Situated on 12 th Floor								
3	Year of construction	:	2007 (As per occupancy certificate)								
4	Estimated future life	:	43 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" Thk. Brick Masonry.								
8	Partitions	:	6" Thk. Brick Masonry.								
9	Doors and Windows	:	Teak Wood Door frame with Solid flush door, Powder coated Aluminum sliding windows, .								
10	Flooring	:	Vitrified Tile Flooring.								
11	Finishing	:	Cement Plastering.								
12	Roofing and terracing	:	R. C. C. Slab.								
13	Special architectural or decorative features, if any	:	Yes								
14	<table border="1"> <tr> <td>(i)</td> <td>Internal wiring – surface or conduit</td> </tr> <tr> <td>(ii)</td> <td>Class of fittings: Superior/Ordinary/Poor.</td> </tr> </table>	(i)	Internal wiring – surface or conduit	(ii)	Class of fittings: Superior/Ordinary/Poor.	:	Concealed plumbing with C.P. fittings. Electrical wiring with concealed				
(i)	Internal wiring – surface or conduit										
(ii)	Class of fittings: Superior/Ordinary/Poor.										
15	Sanitary installations <table border="1"> <tr> <td>(i)</td> <td>No. of water closets</td> </tr> <tr> <td>(ii)</td> <td>No. of lavatory basins</td> </tr> <tr> <td>(iii)</td> <td>No. of urinals</td> </tr> <tr> <td>(iv)</td> <td>No. of sink</td> </tr> </table>	(i)	No. of water closets	(ii)	No. of lavatory basins	(iii)	No. of urinals	(iv)	No. of sink	:	As per Requirement
(i)	No. of water closets										
(ii)	No. of lavatory basins										
(iii)	No. of urinals										
(iv)	No. of sink										
16	Class of fittings: Superior colored / superior white/ordinary.	:	Ordinary								
17	Compound wall Height and length Type of construction	:	6'.0" High, R.C.C. column with B. B. masonry wall								
18	No. of lifts and capacity	:	2 Lifts								

Technical details		Main Building	
19	Underground sump – capacity and type of construction	:	RCC Tank
20	Over-head tank Location, capacity Type of construction	:	RCC 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	:	Chequered tiles in open spaces, etc.
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	:	Connected to Municipal Sewerage System



Actual Site Photographs



Actual Site Photographs



Route Map of the property




Note: Red Place mark shows the exact location of the property



Longitude Latitude: 19°1'45.8"N 73°3'49.6"E

Note: The Blue line shows the route to site distance from nearest Railway Station (Kharghar - 650 Mt.).

Ready Reckoner Rate


Department of Registration & Stamps
 Government of Maharashtra

नोंदणी व मुद्रांक विभाग
 महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
 वाजारमूल्य दर पत्रक

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Year *Annual Statement of Rates*

2024/2025

Selected District रायगड

Select Taluka पनवेल

Select Village मीजे : पनवेल (पनवेल महानगरपालिका)

Search By Survey No Location

Select	उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)
SurveyNo	19/24-खारघर सिडको से.क्र.24	30300	62400	75100	91300	75100	चौ. मीटर
SurveyNo	19/27-खारघर सिडको से.क्र.27	42000	98800	113200	123600	113200	चौ. मीटर
SurveyNo	19/28-खारघर सिडको से.क्र.28	31000	68700	82500	97800	82500	चौ. मीटर
SurveyNo	19/29-खारघर सिडको से.क्र.29	29000	64900	76600	93100	76600	चौ. मीटर
SurveyNo	19/2-खारघर सिडको से.क्र.2	45100	121800	140100	152300	140100	चौ. मीटर

... 11 12 13 14 15 16 17 18 19 20 ...

Stamp Duty Ready Reckoner Market Value Rate for Flat	121800			
Increase by 10% on Flat Located on 12 th Floor	12180			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	1,33,980.00	Sq. Mtr.	12,447.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	45100			
The difference between land rate and building rate(A-B=C)	88,880.00			
Percentage after Depreciation as per table(D)	17%			
Rate to be adopted after considering depreciation [B + (C X D)]	1,18,870.00	Sq. Mtr.	11,043.00	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

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



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Price Indicators

Property	Grow More Tower, Kharghar		
Source	magic bricks		
Floor	10th		
	Carpet	Built Up	Saleable
Area	900.00	1,080.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹18,333.00	₹15,278.00	-

magicbricks

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₹1.65 Cr [EMI - ₹ 74k](#) | [Get pre-approved loan](#)

3 BHK 1500 Sq-ft Flat For Sale **Sector 2 Kharghar, Navi Mumbai**

3 Beds | **3 Baths** | **3 Balconies** | **1 Covered Parking**

<p>Carpet Area 900 sqft ▼ ₹18,333/sqft</p>	<p>Developer Earth Group</p>	<p>Project Grow More Tower</p>
<p>Floor 10(Out of 20 Floors)</p>	<p>Transaction Type Resale</p>	<p>Status Ready to Move</p>
<p>Facing East</p>	<p>Lifts 4</p>	<p>Furnished Status Unfurnished</p>

✔ East Facing Property

Contact Agent

Get Phone No.

👤 Last contact made 3 days ago

More Details

Price Breakup	₹1.65 Cr ₹8,25,000 Approx. Registration Charges ₹3 Per sq. Unit Monthly
Booking Amount	₹1.0 Lac
Address	Kharghar, Navi Mumbai, Sector 2 Kharghar, Navi Mumbai - Central Navi Mumbai, Maharashtra
Landmarks	kharghar station and vashi to panvel

Price Indicators

Property	Grow More Tower, Kharghar		
Source	https://www.99acres.com/		
Floor	12th		
	Carpet	Built Up	Saleable
Area	15,000.00	18,000.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹17,333.00	₹14,444.00	-

99acres Buy ▾ Enter Locality / Project / Society / Landmark 🔍 Post property **₹14,444** 🌐 📄

Home > Property in Navi Mumbai > Flats in Navi Mumbai > Flats in Kharghar > Flats in Sector 2 Kharghar > 3 BHK Flats in Sector 2 Kharghar Posted on Oct 23, 2024 | Ready to move

₹2.6 Cr @ 14,444 per sq.ft. **3BHK 3Baths** [Contact Dealer FREE](#)

Estimated EMI ₹2,07,663 [Shortlist](#)

Flat/Apartment for Sale
in Earth Grow More Tower, Sector 2 Kharghar, Navi Mumbai

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

[Overview](#) [Society](#) [Dealer Details](#) [Price Trends](#) [Society Reviews](#) [Recommendations](#)

Property (1) **Society (14)** **More Tower** **Kharghar Railway St**

Area
Super Built up area 1800 sq.ft. (167.23 sq.m.)
Carpet area: 1500 sq.ft. (139.35 sq.m.)

Configuration
3 Bedrooms, 3 Bathrooms, 3 Balconies with Study Room

Price
₹ 2.6 Crore
@ 14,444 per sq.ft. (Negotiable) [View Price Details](#)

Address
Earth Grow More Tower
Sector 2 Kharghar, Navi Mumbai

Floor Number
12th of 14 Floors

Facing
North-East

Overlooking
Park/Garden, Pool, Main Road

Property Age
1 to 5 Year Old

Places nearby 1201, Sector 2 Kharghar, Navi Mumbai [View All \(50\)](#)

[Hanuman & Sani Temple](#) [Shiv Mandir Kharghar](#) [Ganpati Mandir](#) [Niramaya Hospital Raigarh](#) [Medicity Hospital](#)

Sale Instances

Property	Prajapati Gaurav, Sector 2 Kharghar		
Source	Index no.2		
Floor	9th		
	Carpet	Built Up	Saleable
Area	598.33	718.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹20,724.00	₹17,270.00	-

24/10/2024, 10:55	igr_2325
232586 29-03-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2 दुय्यम निबंधक : दु.नि. पनवेल 1 दस्त क्रमांक : 2325/2024 नोंदणी : Regn:63m
गावाचे नाव : खारघर	
(1)विलेखाचा प्रकार	सेल डीड
(2)मोबदला	12400000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	8931000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पनवेल म.न.पा.इतर वर्णन : , इतर माहिती: सदनिका क्र. बी-901,नववा मजला बी विंग मे. प्रजापती गौरव प्रीमायसेस प्रा. लि. प्लॉट नं. 3, सेक्टर 2, खारघर, नवी मुंबई, ता. पनवेल, जि. रायगड, क्षेत्र. 66.687 चौ.मी.(718 चौ. फूट), बिल्टअप एरिया सोबत पार्किंग स्पेस नं. एफएस-01 या मिळकतीचे दस्त क्र. 1165/2024, पवल 1, दि. 20/02/2024 रोजी मुद्रांक शुल्क व रजि फी वसुल करण्यात आलेली आहे((Plot Number : 3 ; SECTOR NUMBER : 2 ;))
(5) क्षेत्रफळ	66.687 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या पक्षकाराचे ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- पूर्णिमा ममतानी तर्फे अखत्यारी म्हणून वीना धवन अथर . . वय:-69 पत्ता:- प्लॉट नं. ., माळा नं. ., इमारतीचे नाव: ., ब्लॉक नं. ., रोड नं: 704, सोलिटिअर, परमाऊंट सिंफनी, कोसिंग रेपुब्लिक, गाझीबाद, उत्तर प्रदेश, उत्तर प्रदेश, . पिन कोड:-201016 फॅन नं:-AAJPI4031Q
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- अभिषेक कुमार उपाध्याय . . वय:-39; पत्ता:- प्लॉट नं. ., माळा नं. ., इमारतीचे नाव: ., ब्लॉक नं. ., रोड नं: सदनिका क्र. 101, वास्तु शिल्प, प्लॉट नं. 179, सेक्टर 10, खारघर, नवी मुंबई, ता. पनवेल, जि. रायगड, महाराष्ट्र, राईगाऱ्ह(ः). पिन कोड:-410210 फॅन नं:-AAYPU2975L 2): नाव:- प्रतिभा उपाध्याय . . वय:-40; पत्ता:- प्लॉट नं. ., माळा नं. ., इमारतीचे नाव: ., ब्लॉक नं. ., रोड नं: सदनिका क्र. 101, वास्तु शिल्प, प्लॉट नं. 179, सेक्टर 10, खारघर, नवी मुंबई, ता. पनवेल, जि. रायगड, महाराष्ट्र, RAIGARH(MH). पिन कोड:-410210 फॅन नं:-BFBPM3086D
(9) दस्तऐवज करून दिल्याचा दिनांक	26/03/2024
(10)दस्त नोंदणी केल्याचा दिनांक	26/03/2024
(11)अनुक्रमांक, खंड व पृष्ठ	2325/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	100
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14)शेरा	
मुल्यांकनासाठी विचारत घेतलेला तपशील:-	मुल्यांकनाची आवश्यकता नाही कारण करारनामा अलाहिदा नोंदविला आहे कारणचा तपशील करारनामा अलाहिदा नोंदविला आहे
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

Sale Instances

Property	Prajapati Gaurav, Sector 2 Kharghar		
Source	Index no.2		
Floor	8th		
	Carpet	Built Up	Saleable
Area	560.00	672.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹20,179.00	₹16,815.00	-

24/10/2024, 10:55	sूची क्र.2	dुय्यम निबंधक : सह द्ु.नि.पनवेल 3
9880398		दस्त क्रमांक : 9880/2024
08-07-2024		नोदणी :
Note:- Generated Through eSearch Module, For original report please contact concern SRO office.		Regn:63m
गावाचे नाव : खारघर		
(1) विलेखाचा प्रकार	अभिहस्तांतरणपत्र	
(2) मोबदला	11300000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	8412482	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:रायगडइतर वर्णन : इतर माहिती: सदनिका क्रं .803 बी-विंग आठवा मजला प्रजापती गौरव प्रिमायसेस प्रा लि भूखंड क्रं .3 सेक्टर-2 खारघर नवी मुंबई ता पनवेल जि रायगड क्षेत्र 62.46 चौ मी बिल्ट अप सोबत स्टील्ट कार पार्किंग स्पेस क्रं .एफ ओ-7 क्षेत्र 13.94 चौ मी दस्त क्रं. पवल 3 /7512 /2024 दिनांक 18/4/2024 नुसार मुशु 7,91,000 /- व नोदणी फी 30,000 /- वसूल((SECTOR NUMBER : 2 ;))	
(5) क्षेत्रफळ	62.46 चौ.मीटर	
(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:-सीमा प्रकाश मेहता वय:-72 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: बी-८०३ प्रजापती गौरव भूखंड क्रं. ३ सेक्टर-२ खारघर नवी मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, RAIGARH(MH). पिन कोड:-410210 पॅन नं:-ACXPM8215A	
(8) दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सयद माजीबुल्लाह वय:-43; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: ए-३०३ प्रजापती गौरव भूखंड क्रं. ३ सेक्टर-२ खारघर नवी मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, RAIGARH(MH). पिन कोड:-410210 पॅन नं:-AKBPM6699Q 2): नाव:-दीबा अख्तर वय:-39; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: ए-३०३ प्रजापती गौरव भूखंड क्रं. ३ सेक्टर-२ खारघर नवी मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, RAIGARH(MH). पिन कोड:-410210 पॅन नं:-AUYP43466A	
(9) दस्तऐवज करुन दिल्याचा दिनांक	22/05/2024	
(10) दस्त नोदणी केल्याचा दिनांक	22/05/2024	
(11) अनुक्रमांक, खंड व पृष्ठ	9880/2024	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	100	
(13) बाजारभावाप्रमाणे नोदणी शुल्क	100	
(14) शेर		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	मुल्यांकनाची आवश्यकता नाही कारण करारनामा अलाहिदा नोदविला आहे कारणाचा तपशील करारनामा अलाहिदा नोदविला आहे	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	If relating to Order of High Court W.R.T. amalgamation or reconstruction of companies under section 394 of Companies Act 1956 or under the order of Reserve Bank of India under section 44A of the Banking Regulation Act 1949.	

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **24th October 2024**

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 knowledgeable and for self interest assuming that neither is under undue duress”.

Fundamental assumptions and conditions presumed in this definition are:

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

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 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.
4. There is no direct/ indirect interest in the property valued.
5. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.



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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 **₹ 2,36,79,822.00 (Rupees Two Crore Thirty Six Lakhs Seventy Nine Thousands Eight Hundred And Twenty Two Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

Cosmos Bank Empanelment No.: HO/CREDIT/67/ 2019-20



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