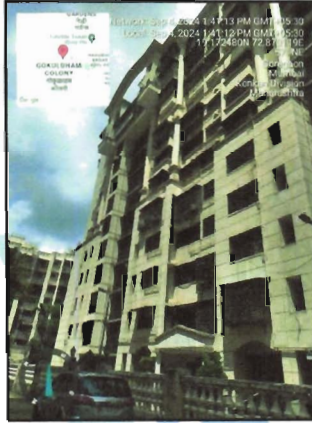


Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Proposed Purchaser : **Mr. Arvind Agrawal & Mrs. Amala Arvind Agrawal**

Name of Owner : **Mr. Rajnikant Sharwankumar Kedia**

Residential Flat No. 603A/B, 6th Floor, Wing - B, "Lakshachandi Apartment A B C D Co-op. Hsg. Soc. Ltd.", Gokuldham, Krishna Vatika Marg, Village - Dindoshi, Municipality Ward No. P/S, Goregaon East, Taluka - Boirivali, Goregaon (East), Mumbai, PIN - 400 063, State - Maharashtra, India.



Latitude Longitude : 19°10'18.4"N 72°52'15.6"E

Intended User:

**Punjab National Bank
Lokhandwala Branch**

68, Kamal Apartment, Lokhandwala Complex, Versova Andheri West Mumbai
400053

Our Pan India Presence at :

- | | | | |
|--|--|---|---|
|  Nanded |  Thane |  Ahmedabad |  Delhi NCR |
|  Mumbai |  Nashik |  Rajkot |  Raipur |
|  Aurangabad |  Pune |  Indore |  Jaipur |

Regd. Office

B1-DD1, U/B Floor, BOOMERANG, Chondavli Farm Road,
Powai, Andheri East, Mumbai: 400072, (M S), India

+91 2247485919

mumbai@vastukala.co.in

www.vastukala.co.in



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MSME Reg No: UDYAM-MH-18-0083617

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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Page 2 of 24

Vastu/Mumbai/09/2024/011012/2308069

06/4-75-JASK

Date: 06.09.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 603A/B, 6th Floor, Wing - B, "Lakshchandi Apartment A B C D Co-op. Hsg. Soc. Ltd.", Gokuldham, Krishna Vatika Marg, Village - Dindoshi, Municipality Ward No. P/S, Goregaon East, Taluka - Boirivali, Goregaon (East), Mumbai, PIN - 400 063, State - Maharashtra, India belongs to **Mr. Rajnikant Sharwankumar Kedia**. Name of Proposed Purchaser is **Mr. Arvind Agrawal & Mrs. Amala Arvind Agrawal**.

Boundaries	:	Building	Flat
North	:	Krishna Vatika Marg	Lift
South	:	Residential Building	Staircase
East	:	Mohan Gokhale Road	Lobby
West	:	Lakshchandi Height	Marginal Space

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 **₹ 2,48,20,180.00 (Rupees Two Crore Forty Eight Lakh Twenty Thousand One Hundred Eighty 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.**

Sharadkumar B. Chalikwar

Director

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd., ou=CMD,
email=cmd@vastukala.org, c=IN
Date: 2024.09.06 13:38:49 +05'30'

Auth. Sign.



Sharadkumar Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. [N]C.C.I.T/I -14/52/2008-09

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

Encl.: Valuation report



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- Delhi NCR
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- Jaipur

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

www.vastukala.co.in

Valuation Report of Immovable Property

General	
1	Name and Address of Valuer : Sharadkumar Chalikwar Vastukala Consultants India Pvt. Ltd. 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 Housing Loan Purpose.
3	a) Date of inspection : 04.09.2024
	b) Date of valuation : 06.09.2024
	c) Title Deed Number : Memorandum of Understanding dated 06.05.2024
4	List of documents produced for perusal: I) Copy of Deed Of Gift Dated 28.05.2018 between Mr. Mahesh Sharwankumar Kedia & Mr. Sharwankumar Kedia(The Donor) And Mr. Rajnikant Sharwankumar Kedia(The donee). II) Copy of Deed Of Gift Dated 28.05.2018 between Mr. Mahesh Sharwankumar Kedia & Mr. Sharwankumar Kedia(The Donor) And Mr. Rajnikant Sharwankumar Kedia(The donee). III) Copy of Memorandum of Understanding Dated 06.05.2024 between Mr. Rajnikant Sharwankumar Kedia(The Vendor) And Mr. Arvind Agrawal & Mrs. Amala Arvind Agrawal(The Purchasers). IV) Copy of Society Maintenance Bill No. 2024-25/125 Dated 01.04.2024 in the name of Mr. Rajnikant Kedia for Flat No. B0603A issued by Lakshachandi Apartment ABDC Co-op. Hsg. Soc. Ltd.. V) Copy of Society Maintenance Bill No. 2024-25/126 Dated 01.04.2024 in the name of Mr. Rajnikant Kedia for Flat No. B0603B issued by Lakshachandi Apartment ABDC Co-op. Hsg. Soc. Ltd.. VI) Copy of Occupancy Certificate No. CJHE/7423/BP(WS)/Ap Dated 08.01.2008 issued by Municipal Corporation of Greater Mumbai.
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) : <u>Name of Owner :</u> Mr. Rajnikant Sharwankumar Kedia <u>Name of Proposed Purchaser :</u> Mr. Arvind Agrawal & Mrs. Amala Arvind Agrawal Residential Flat No. 603A/B, 6 th Floor, Wing - B, "Lakshachandi Apartment A B C D Co-op. Hsg. Soc. Ltd.", Gokuldharm, Krishna Vatika Marg, Village - Dindoshi, Municipality Ward No. P/S, Goregaon East, Taluka - Boirivali, Goregaon (East), Mumbai, PIN - 400 063, State - Maharashtra, India. <u>Contact Person :</u> Mr. Rajnikant Kedia (Flat Seller) Mobile No. 9322234491 Joint Ownership Details of ownership share is not available

6	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is a Residential Flat located on 6 th Floor. The composition of Residential Flat is 2 Bedroom + Living Room + Kitchen + Dining + 2 Toilet + Passage. (2 BHK) The property is at 2.6 km. distance from Aarey Metro Station.
7	Location of property	:	
a)	Plot No. / Survey No.	:	
b)	Door No.	:	Residential Flat No. 603A/B
c)	C.T.S. No. / Village	:	CTS No - 156/A/9/C/1, 2 & 3, Village - Dindoshi
d)	Ward / Taluka	:	Municipality Ward No - P/S Taluka - Boirivali
e)	Mandal / District	:	
f)	Date of issue and validity of layout of approved map / plan	:	Copy of approved building plans were not provided and not verified
g)	Approved map / plan issuing authority	:	
h)	Whether genuineness or authenticity of approved map/ plan is verified	:	N.A.
i)	Any other comments by our empanelled valuers on authentic of approved plan	:	No
j)	Comment on unauthorizes Construction if any	:	No
k)	Comment on demolition proceedings if any	:	
8	Postal address of the property	:	Residential Flat No. 603A/B, 6 th Floor, Wing - B, "Lakshachandi Apartment A B C D Co-op. Hsg. Soc. Ltd." , Gokuldharm, Krishna Vatika Marg, Village - Dindoshi, Municipality Ward No. P/S, Goregaon East, Taluka - Boirivali, Goregaon (East), Mumbai, PIN - 400 063, State - Maharashtra, India.
9	City / Town	:	City - Goregaon (East), 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 / Rura	:	Urban
11	Coming under Corporation limit / Village Panchayat / Municipality	:	Village - Dindoshi Municipal Corporation of Greater Mumbai (MCGM)
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



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13	Boundaries of the property	:	As per site	As per Document
	North	:	Krishna Vatika Marg	Information not available
	South	:	Residential Building	Information not available
	East	:	Mohan Gokhale Road	Information not available
	West	:	Lakshachandi Height	Information not available
	Flat	:	As per site	As per Document
	North	:	Lift	Information not available
	South	:	Staircase	Information not available
	East	:	Lobby	Information not available
	West	:	Marginal Space	Information not available
14	Dimensions of the site	:	N. A. as property under consideration is a Residential Flat in a building.	
		:	As per the Deed	As per Actuals
	North	:	Information not available	Lift
	South	:	Information not available	Staircase
	East	:	Information not available	Lobby
	West	:	Information not available	Marginal Space
15	Extent of the site	:	Carpet Area in Sq. Ft. = 838.57 (Area as per Site measurement) Carpet Area in Sq. Ft. = 781.00 (Area As Per Deed Of Gift) Built Up Area in Sq. Ft. = 937.20 (Carpet Area + 20%)	
15.1	Latitude, Longitude & Co-ordinates of Flat	:	19°10'18.4"N 72°52'15.6"E	
16	Extent of the site considered for Valuation	:	Carpet Area in Sq. Ft. = 781.00 (Area As Per Deed Of Gift)	
17	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Owner Occupied	
II	APARTMENT BUILDING			
1.	Name of the Apartment	:	Lakshachandi Apartment A B C D Co-op. Hsg. Soc. Ltd.	
2.	Description of the locality Residential / Commercial / Mixed	:	Residential	
3.	Year of Construction	:	2008 (As per occupancy certificate)	
4.	Number of Floors	:	1 Basement + Still + 10 Upper Floors	

5.	Type of Structure	:	R.C.C. Framed Structure
6.	Number of Dwelling units in the building	:	6 th Floor is having 4 Flats
7.	Quality of Construction	:	Good
8.	Appearance of the Building	:	Good
9.	Maintenance of the Building	:	Good
10.	Facilities Available		
	Lift	:	2 Lifts
	Protected Water Supply	:	Municipal Water Supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Car Parking Sapce No. 10 for Flat No. 603A
	Is Compound wall existing?	:	Yes
	Is pavement laid around the Building	:	Yes
III	Residential Flat		
1.	The floor in which the Flat is situated	:	6 th Floor
2.	Door No. of the Flat	:	Residential Flat No. 603A/B
3.	Specifications of the Flat		
	Roof	:	R.C.C. slab
	Flooring	:	Vitrified tiles flooring
	Doors	:	Teak wood door frame with flush shutters
	Windows	:	Powder coated Aluminum sliding windows
	Fittings	:	Concealed plumbing with C.P. fittings. Electrical wiring with concealed
	Finishing	:	Cement Plastering
4.	House Tax		
	Assessment No.	:	As per Maintenance Bill No. 2024-25/125
	Tax paid in the name of	:	Mr. Rajnikant Kedia
	Tax amount	:	As per Maintenance Bill Rs. 2,279/- for Flat No. 603A Rs. 62148/- for Flat No. 603B
5.	Electricity Service connection No.	:	Information not available
	Meter Card is in the name of	:	Information not available
6.	How is the maintenance of the Flat?	:	Good

7.	Sale Deed executed in the name of	:	Name of Owner : Mr. Rajnikant Sharwankumar Kedia Name of Proposed Purchaser : Mr. Arvind Agrawal & Mrs. Amala Arvind Agrawal
8.	What is the undivided area of land as per Sale Deed?	:	Information not available
9.	What is the plinth area of the Flat?	:	Built Up Area in Sq. Ft. = 937.00 (Carpet Area + 20%)
10.	What is the floor space index (app.)	:	As per MCGM norms
11.	What is the Carpet area of the Flat?	:	Carpet Area in Sq. Ft. = 838.57 (As per Area actual site measurement) Carpet Area in Sq. Ft. = 781.00 (As Per Area Deed Of Gift) Carpet Area in Sq. Ft. = 402.00 for Flat No. 603A Carpet Area in Sq. Ft. = 379.00 for Flat No. 603B
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?	:	₹ 51,700/- (Expected rental income per month)
IV	MARKETABILITY		
1.	How is the marketability?	:	Good
2.	What are the factors favoring for an extra Potential Value?	:	Located in Developed area
3.	Any negative factors are observed which affect the market value in general?	:	NO
V	Rate		
1.	After analyzing the comparable sale instances, what is the composite rate for a similar 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)	:	₹ 29144/- to ₹ 37648/- per Sq. Ft. on Carpet Area ₹ 24286/- to ₹ 31373/- per Sq. Ft. on Built Up Area
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).	:	₹ 32,500/- per Sq. Ft.
3.	Break – up for the rate	:	
	I. Building + Services	:	₹ 3,000/- per Sq. Ft.

	II. Land + others	:	₹ 29,500/- per Sq. Ft.
4.	Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed)	:	₹ 1,85,913/- per Sq. M. i.e. ₹ 17,272/- per Sq. Ft.
	Guideline rate(an evidence thereof to be enclosed)	:	₹ 1,70,309/- per Sq. M. i.e. ₹ 15,822/- per Sq. Ft.
5.	In case of variation of 20% or more in the valuation proposed by the Valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given	:	It is a foregone conclusion that market value is always more than the RR price. As the RR Rates are Fixed by respective State Government for computing Stamp Duty / Rgstr. Fees. Thus it differs from place to place and Location, Amenities per se as evident from the fact that even RR Rates Decided by Government Differ.
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a	Depreciated building rate		
	Replacement cost of Flat with Services (v(3)i)	:	₹ 3,000/- per Sq. Ft.
	Age of the building	:	16 years
	Life of the building estimated	:	44 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	24.00%
	Depreciation Ratio of the building		-
b	Total composite rate arrived for Valuation		
	Depreciated building rate VI (a)	:	₹ 2,280/- per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 29,500/- per Sq. Ft.
	Total Composite Rate	:	₹ 31,780/- per Sq. Ft.

Remarks	<p>1. As per site inspection, Flat No. 603A/B & 604A/B in 'B' Wing of Lakshachandi Apartment are internally amalgamated to form a single unit having single entrance door from Flat No. 603A/B. Common Lobby & Balcony Area merged with flat.</p> <p>2. For the purpose of valuation, we have considered the carpet area as per Gift Deed of Flat No. 603A & 603B.</p> <p>3. As per Memorandum of Understanding dated 06/05/2024 between Mr. Rajnikant Sharwankumar Kedia Vendor) AND Mr. Arvind Agarwal & Mrs. Amala Arvinnd Agarwal (Proposed Purchasers), the vendor undertakes to erect partition / wall between 603A/B & 604A/B and provide separate door at his cost and expense on or before handing over the possession to the Purchasers.</p> <p>4. Copy of approved building plans not provided for our verification. It is advisable to submit plan showing to 603A & 603B as a single unit and 604A & 604B as independent unit and the location of door also provide the partition wall and the net final area of each flat separately prior to disbursement of loan.</p>
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Details of Valuation:

No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	781.00 Sq. Ft.	31,780.00	2,48,20,180.00

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a Residential Flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 29144.00 to ₹ 37648.00 per Sq. Ft. on Carpet Area / ₹ 24286.00 to ₹ 31373.00 per Sq. Ft. on BuiltUp Area. Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of Residential and Commercial application in the locality etc. We estimate ₹31,780.00 per Sq. Ft. on Carpet Area for valuation.

As a result of my appraisal and analysis, it is my considered opinion that the value of the above property in the prevailing condition with aforesaid specifications is **₹2,48,20,180.00 (Rupees Two Crore Forty Eight Lakh Twenty Thousand One Hundred Eighty Only)**. The **Realizable Value** of the above property is **₹2,23,38,162.00 (Rupees Two Crore Twenty Three Lakh Thirty Eight Thousand One Hundred Sixty Two Only)**. The **Distress Value** is **₹1,98,56,144.00 (Rupees One Crore Ninety Eight Lakh Fifty Six Thousand One Hundred Forty Four Only)**.

I.	Date of Purchase of Immovable Property	:	MOU dated 06/05/2024
II.	Purchase Price of immovable property	:	₹ 2,45,00,000.00



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III.	Book value of immovable property	:	₹ 0.00
IV.	Fair Market Value of immovable property	:	₹ 2,48,20,180.00
V.	Realizable Value of immovable property	:	₹ 2,23,38,162.00
VI.	Distress Sale Value of immovable property	:	₹ 1,98,56,144.00
VII.	Guideline Value (As Per Index-II)	:	₹ 1,48,28,378.00
VIII.	Insurable value of the property (937.20 Sq. Ft. X 3,000.00)	:	₹ 28,11,600.00
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. 13, 14 & 15

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar B.
Chalikwar
Director

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=CMD,
email=cmd@vastukala.org, c=IN
Date: 2024.09.06 13:39:00 +05'30'



Auth. Sign.

Sharadkumar Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. [N]C.C.I.T/I -14/52/2008-09

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

Enclosure

- | | |
|----|--|
| 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



Actual Site Photographs



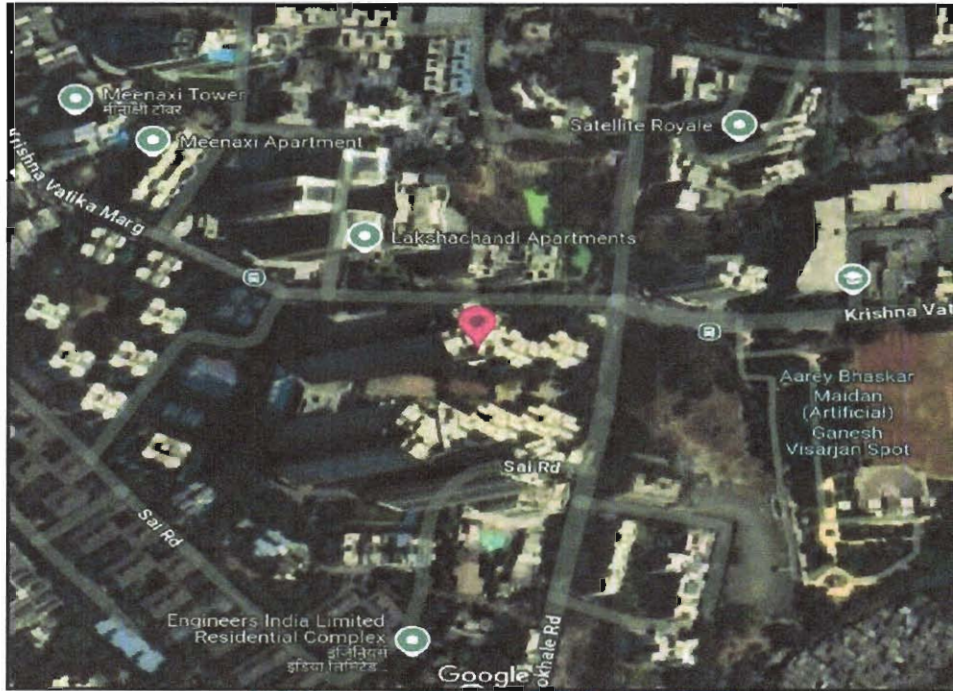
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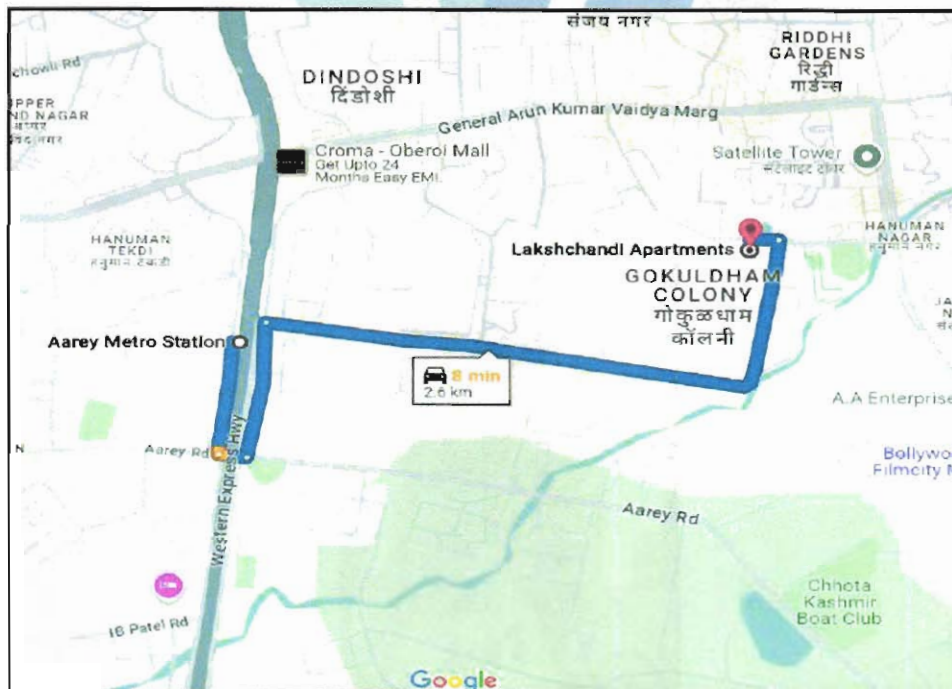
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Route Map of the property



Note: Red marks shows the exact location of the property



Longitude Latitude: 19°10'18.4"N 72°52'15.6"E

Note: The Blue line shows the route to site distance from nearest Metro Station (Aarey - 2.6 km.).



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Ready Reckoner Rate

DIVISION / VILLAGE : DINDOSHI Commence From 1st April 2024 To 31st March 2025							
Type of Area	Urban		Local Body Type		Corporation 'A' Class		
Local Body Name	Municipal Corporation of Greater Mumbai						
Land Mark	Terrain: Ward Boundary to the North, Village Boundary to the East, Film City to the South, and Part of Village Boundary, Express Highway to the West.						
Rate of Land + Building in ₹ per sq. m. Built-Up							
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial	
61	61/287	88390	177060	203620	251700	175060	
CTS No. 95, 96, 97, 98, 99, 100, 156, 158							
⇒ Compare With Previous Year +							

Stamp Duty Ready Reckoner Market Value Rate for Flat	177060			
Increase by 5% on Flat Located on 6 th Floor	8853			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	1,85,913.00	Sq. Mtr.	17,272.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	88390			
The difference between land rate and building rate(A-B=C)	97,523.00			
Percentage after Depreciation as per table(D)	16%			
Rate to be adopted after considering depreciation [B + (C X D)]	1,70,309.00	Sq. Mtr.	15,822.00	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

Price Indicators

Property	Residential Flat		
Source	https://www.99acres.com/		
Floor	-		
	Carpet	Built Up	Saleable
Area	784.00	940.80	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹31,888.00	₹26,573.00	-

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

Home > Property in Mumbai > Flats in Mumbai > Flats in Goregaon > Flats in Gokuldham Colony > 2 BHK Flats in Gokuldham Colony

Posted on Aug 13, 2024 | Ready to move

₹2.5 Cr
@ 31,887 per sq.ft
Estimated EMI ₹ 1.99 L

2BHK 2Baths
Flat/Apartment for Sale
in Jyoti Sukriti, Gokuldham Colony, Goregaon East

REGISTRATION REGISTERED Registration No: P51800006438 Website: https://mahanera.maharashtra.gov.in/

Overview Society Dealer Details Price Trends Registry Record Society Reviews >

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Property (0) Society (15)

- Area**
Carpet area: 784 sq.ft. (20.44 sq.m)
- Price**
₹ 2.5 Crore+ Govt Charges & Tax
@ 31,887 per sq.ft. (Negotiable) [View Price Details](#)
- Floor Number**
8th of 19 Floors
- Overlooking**
Others
- Configuration**
2 Bedrooms, 2 Bathrooms, No Balcony
- Address**
Jyoti Sukriti
Gokuldham Colony, Goregaon East
- Facing**
East
- Property Age**
0 to 1 Year Old [View Construction Status](#)

Places nearby
Gokuldham Colony, Goregaon East

Why you should consider this property?

East Facing
 Gokuldham School Nearby



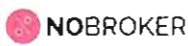
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Property	Residential Flat		
Source	Nobroker.com		
Floor	-		
	Carpet	Built Up	Saleable
Area	850.00	1,020.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹37,647.00	₹31,373.00	-



[Post Your Property](#)
[Sign up](#)
[Login](#)

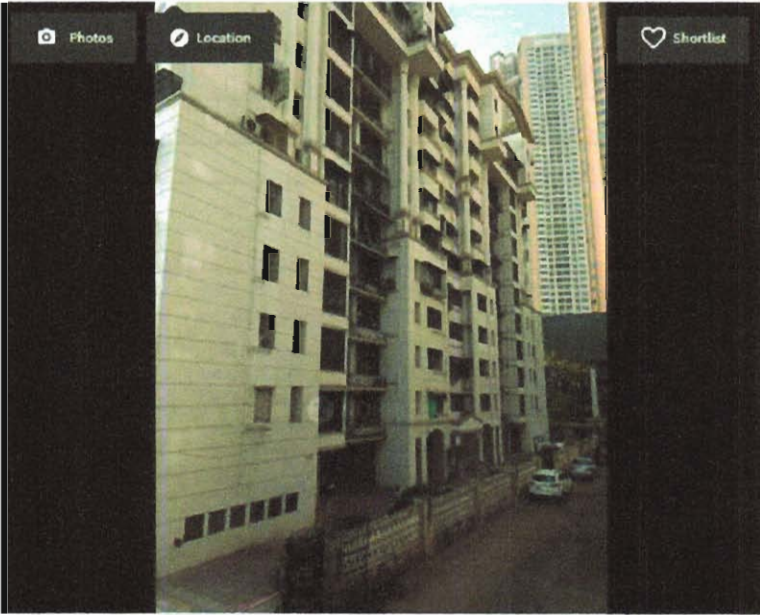
2 BHK Flat In Lakshachandi Apartments For Sa...

₹ 3.2 Crores Negotiable

₹ 1.83 Lacs/Month Estimated EMI

1,110 Sq.Ft Need Home Loan? [Apply Loan](#)

Home / Flats for Sale in Mumbai / Flats for Sale in Goregaon / 2bhk Flat for Sale in Goregaon / Property Details



2 Bedroom
No. of Bedroom

2 Bathroom
No. of Bathroom

1
Carpet

Car
Parking

Jul 8, 2024
Posted

Immediately
Possession

Lakshachandi Apar...
Apartment

Full
Power Backup

[Get Owner Details](#)

[Report what was not correct in this property](#)

[Listed by Broker](#) [Sold Out](#)

[Wrong Info](#)

[Price trends by NBEstimate](#) [Check Now](#)

Nearby: VIJAYA BANK, GOREGAON WEST | Jogeshwari West | Sawant Yoga | Kokan Hospital
Goregaon (East)

Overview

Age of Building	>10 Years	Ownership Type	Self Owned
Maintenance Charges	₹ 7.2 Per Sq.Ft/M	Flooring	Vitrified Tiles
Builtup Area	1,110 Sq.Ft	Carpet Area	850 Sq.Ft
Furnishing Status	Unfurnished Furnish Now	Facing	North
Floor	17/15	Parking	Car

Activity On This Property

🔍 158 Unique Views
❤️ 0 Shortlists
📞 0 Contacted

Powered By: NBEstimate

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Sale Instances

Property	Residential Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	743.00	891.60	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹31,292.00	₹26,077.00	-

16460387	सूची क्र.2	दुयय निबंधक : सह दु नि. बोरीवली 4
04-01-2024		दस्त क्रमांक . 16460/2023
Note: -Generated Through eSearch Module. For original report please contact concern SRO office.		नोटणी :
		Regn:83m
गावाचे नाव : दिंडोशी		
(1) विलेखाचा प्रकार	सेल डीड	
(2) प्लॉट नं.	23250000	
(3) बाजारभावाभावेपट्ट्याच्या बाबतितपट्ट्याकार आकारणी देतो की पट्टेदार ते नमुद करावे	15224451.12	
(4) भू-मापन, पोटहिसा व परकमांक (असल्यास)	1) पालिकेचे नाव: Mumbai Ma.na.pa इतर वर्णन : सदनिका नं: सदनिका क्र. 1604, बी.दिंग, भाळा नं: 16वा मजल, इमारतीचे नाव: लक्ष्मी हार्ट्स को-ऑप हो सोसा.लि., ब्लॉक नं: गोकुळधाम जनरल ए.के. वैद्य मार्ग रोड : गोरगाव पूर्व मुंबई- 400063. इतर माहिती: सदनिका क्र.बी-1604 चे क्षेत्रफळ 69.07 चौ.मी. कारपेट म्हणजेच 743 चौ.फुट कारपेट, सैबत एक अपन कार पार्किंग स्पेस नं.ओ-27 ((C.T.S. Number : 156/A/9/C/1 and 2 & 156-A.9/B ;))	
(5) क्षेत्रफळ	82.88 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7) दस्तऐवज करून देणा-या सिद्दहंत ठेवणा-या पक्षकाराचे नाव किंवा दिवणी न्यायालयाचा हुकुमानामा किंवा अदालत असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-अमित शम्भूस बबल-45 पत्ता:-प्लॉट नं:-, भाळा नं:-, इमारतीचे नाव: 75, खिगलसईन प्लाझा विलिंग, ब्लॉक नं: 80, कमर्शियल रोड, लंडन जीबी ई11 एनसेड-999999, रोड नं: अज मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400063 पॅन नं:-ANXPS3804L	
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवणी न्यायालयाचा हुकुमानामा किंवा अदालत असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-निष्ठा हरिष कुटुंबी बल-66: पत्ता:-प्लॉट नं:-, सदनिका क्र: 804, भाळा नं: 66वा मजला, इमारतीचे नाव, रिडी मार्ग-स, ब्लॉक नं. फिल्सिटी रोड, रोड नं. घालार पूर्व, मुंबई-400097, महाराष्ट्र, मुंबई. पिन कोड:-400097 पॅन नं:-ACBPS 8094F 2): नाव:-रुबीया रामचंद्र कुटुंबी वय:-67: पत्ता:-प्लॉट नं: सदनिका क्र. 804, भाळा नं: 66वा मजला, इमारतीचे नाव, रिडी मार्ग-स, ब्लॉक नं. फिल्सिटी रोड, रोड नं. घालार पूर्व, मुंबई-400097, महाराष्ट्र, मुंबई. पिन कोड:-400097 पॅन नं:-AAPPB 25940F	
(9) दस्तऐवज करून दिल्याचा दिनांक	20/12/2023	
(10) दस्त नोंदणी केण्याचा दिनांक	20/12/2023	
(11) अनुक्रमांक, खंड व पृष्ठ	16460/2023	
(12) बाजारभावाप्रमाणे मुबंके शुल्क	1395000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) भेरा		
मुल्यांकनसाठी विचारात घेतलेला तपशील:-		
मुदाक शुल्क आकारताना निवडलेला मनु, चेंद:-	(3) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

Property	Residential Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	583.33	700.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹29,143.00	₹24,286.00	-

18349124 10-01-2024 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. बोरीवली I दस्ता क्रमांक : 18349/2023 नोंदणी : Regn:63m
गावाचे नाव : दिंडोशी		
(1)विलेखाचा प्रकार	सेल डीड	
(2)मोबदला	17000000	
(3) बाजारभाव/भाडेपट्टयान्मो बाबतितपट्टाकार आकारणी देतो का पट्टेदार ते नमुद करावे)	12086204.13	
(4) भू-मापन,प्लॉटनिस्या व परक्रमांक(असल्यास)	1) पालिकेचे नाव:-Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: फ्लॉट क्र सी -602 ए विंग सी. माळा नं: 6. इमारतीचे नाव: लक्ष्मंडी अपार्टमेंट ए बी सी डी सीएचएस लि. ब्लॉक नं: गोरेगांव पूर्व मुंबई 400063. रोड : गोकुलधाम कृष्ण वाटिका मार्ग((C.T.S. Number : 156/A/9/C/1 2 3 :))	
(5) क्षेत्रफळ	65.01 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या तिहुन देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1). नाव:-रामचंद्रन प्रकाश वय.-63 पत्ता:-13101 एस डब्ल्यू. - 29 रस्ता , फ्लोरिडा आज मुंबई, मिरामार, गोरेगांव पूर्व, MAHARASHTRA, MUMBAI Non-Government. पिन कोड:-400063 पॅन नं:-AAOPR4641N 2). नाव:-जयश्री प्रकाश वय.-58 पत्ता:-प्लॉट नं. 13101 एस डब्ल्यू. माळा नं. - इमारतीचे नाव: 29 रस्ता , ब्लॉक नं. फ्लोरिडा आज मुंबई, रोड नं. मिरामार, महाराष्ट्र, MUMBAI. पिन कोड:-400063 पॅन नं:-AIGPP0696M	
(8)दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1). नाव:-सहस्रै अरुण नाईक वय.-61 पत्ता:-प्लॉट नं: फ्लॉट क्र सी -1401-सी विंग, माळा नं. 14 इमारतीचे नाव: लक्ष्मंडी अपार्टमेंट, ब्लॉक नं: गोरेगांव पूर्व, रोड नं: ऑप आर बी आय कार्टर्स गोकुलधाम, महाराष्ट्र, MUMBAI. पिन कोड:-400063 पॅन नं:-ACHPN3753C 2). नाव:-अरुण कामीनाथ नाईक वय.-65 पत्ता:-प्लॉट नं: फ्लॉट क्र सी -1401-सी विंग, माळा नं 14, इमारतीचे नाव: लक्ष्मंडी अपार्टमेंट, ब्लॉक नं: गोरेगांव पूर्व, रोड नं: ऑप आर बी आय कार्टर्स गोकुलधाम, महाराष्ट्र, MUMBAI. पिन कोड:-400063 पॅन नं:-AAAPN4672M	
(9) दस्तऐवज करून दिल्याचा दिनांक	29/11/2023	
(10)दस्ता नोंदणी केल्याचा दिनांक	30/11/2023	
(11)भूमुक्रमांक.खंड व पृष्ठ	18349/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1020000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)नोंदणी		
मुल्यांकनासाठी विचारात घेतलेला तपशील :-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(2) 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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(Appendix-VII)

UNDERTAKING

I, Sharadkumar 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 AEAPC7114Q
- 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 of 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

No.	Particulars	Valuer comment
1	background information of the asset being valued;	The property under consideration is being purchased by Mr. Arvind Agrawal & Mrs. Amala Arvind Agrawal from Mr. Rajnikant Sharwankumar Kedia vide Memorandum of Understanding dated 06.05.2024.
2	purpose of valuation and appointing authority	As per the request from Punjab National Bank, Lokhandwala Branch to assess Fair Market Value value of the property for Housing Loan purpose
3	identity of the valuer and any other experts involved in the valuation;	Sharadkumar Chalikwar - Regd. Valuer Deepak Jain - Valuation Engineer Shyam Kajvilkar - Technical Manager Jayaraja Acharya - 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 - 03.09.2024 Valuation Date - 06.09.2024 Date of Report - 06.09.2024
6	inspections and/or investigations undertaken;	Physical Inspection done on - 04.09.2024
7	nature and sources of the information used or relied upon;	Market Survey at the time of site visit Ready Reckoner rates / Circle rates Online search for Registered Transactions Online Price Indicators on real estate portals Enquiries with Real estate consultants Existing data of Valuation assignments carried out by us
8	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparative Method
9	restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10	major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Residential Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and Commercial application in the locality etc.
11	major factors that were not taken into account during the valuation;	-
12	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

(Annexure-V)

MODEL CODE OF CONDUCT FOR VALUERS

Integrity and Fairness

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

Professional Competence and Due Care

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

Independence and Disclosure of Interest

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



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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. 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.



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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.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar B.
Chalikwar
Director

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=GMD,
email=cmd@vastukala.org, c=IN
Date: 2024.09.06 13:39:12 +05'30'


Auth. Sign.

Sharadkumar Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. [N]C.C.I.T/I -14/52/2008-09

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



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