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Vastukala Consultants (I) Pvt. Ltd.

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Justification Letter / CB / APMC Vashi Branch / Kisan Mahadu Bhoir (012697/407814) Page 1 of 6

Vastu/Mumbai/12/2024/012697/407814

07/27-162-SKM

Date: 07.12.2024

To,
The Manager,
Cosmos Bank
APMC Branch
C-1, Phase-II, APMC Masala Market,
Sector -19, Vashi Navi Mumbai 400703.

Sub.: Justification of value for Property valuation submitted by us

Ref: Justification of value of Property.

Our Valuation report No. Vastu/Mumbai/12/2024/012697/2309311 dated 02.12.2024

Owner Name - Kisan Mahadu Bhoir, Ravindra Kisan Bhoir & Kalpana Kisan Bhoir

Property Address: Residential Flat No. 1714, 17th Floor, Wing - B (i.e. Tower No. 1-I as per the sanctioned plans), "Dosti Pride", Dosti Greater Thane, Cluster 2, Phase - 1, Sector 3A, Village - Purna, Taluka - Bhiwandi, District - Thane, PIN - 421 302, Maharashtra, India.

RERA Carpet Area in Sq. Ft. = 269.00
Enclosed Balcony Area in Sq. Ft. = 61.00
Open Balcony Area in Sq. Ft. = 9.00
Total Carpet Area in Sq. Ft. = 339.00
(Area as per Agreement for Sale)

Dear Sir,

We on your request have given our Valuation Opinion Report of above-mentioned property belonging to Kisan Mahadu Bhoir, Ravindra Kisan Bhoir & Kalpana Kisan Bhoir.

The scope of Work: Analysis of Market Value, Realizable Value & Distress Value of above mentioned Residential Flat for Banking Purpose. The site inspection was carried out along with Miss. Farhat Khan, Customer Relationship Manager of Adrika Developers Pvt. Ltd. (Contact No. 8655498972). We have submitted the valuation report accordingly.

Factors considered for Fair Market Valuation, approach adopted and comparable considered as follows:

We have carried out market search for present prices for similar properties in surrounding locality.



Nanded: 28, S.G.G.S Stadium Complex, Nanded - 431 602, (M.S), INDIA
Email: nanded@vastukala.co.in | Tel: +91 2462 244288 +91 94221 71100

Our Pan India Presence at:

Nanded Thane Ahmedabad Delhi NCR
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

www.vastukala.co.in



Registered Sale Transactions for Residential Flat located in the same building were as follows:

Property	Flat		
Source	Index II		
Floor	-		
	Carpet	Built Up	Saleable
Area	339.00	373.00	-
Percentage	10%	-	-
Rate Per Sq. Ft.	₹ 11,147.00	₹ 10,134.00	-

805781 15-06-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : दु.नि. भिवंडी 1 दस्त क्रमांक : 8057/2024 नोंदणी : Regn:83m
गावाचे नाव : पुणे		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	3779000	
(3) बाजारभाव(भाडेपट्टयाव्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1146412.575	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: ठाणे इतर वर्णन : इतर माहिती: सदनिका क्र.501,5 वा मजला,डी-विंग-टॉवर नं.5-बी,दोस्ती प्राईड बिल्डिंग,(डीजीटी)दोस्ती ग्रेटर ठाणे-सेक्टर 3ए क्लस्टर 2- फेस 1,श्री उमिया कंपाऊंड,काल्हेर जंक्शन,भिवंडी,ठाणे-421302,सदनिकाचे क्षेत्रफळ 24.98 चौ. मि. रेरा कारपेट म्हणजेच 269.00 चौ. फुट रेरा कारपेट व एनक्लोज बाल्कनी चे क्षेत्रफळ 5.70 चौ. मि. म्हणजेच 61.00 चौ. फुट व ओपन बाल्कनी क्षेत्रफळ 0.83 चौ. मि. म्हणजेच 9.00 चौ. फुट,मौजे-पुणे,तालुका-भिवंडी,जिल्हा ठाणे,येथील सर्वे नं. 156/1(पार्ट)व इतर.((Survey Number : सर्वे नं. 156/1(पार्ट),156/2(पार्ट),159/1ए (पार्ट), 159/1बी (पार्ट), 159/1सी (पार्ट), 160/1, 160/2 (पार्ट), 161/3 (पार्ट), 161/4,161/5 (पार्ट), 159/2 (पार्ट), 154/3ए (पार्ट), 154/3बी (पार्ट),154/7(पार्ट), 164/4 (पार्ट), 163/1 (पार्ट), 163/2 (पार्ट). ;))	
(5) क्षेत्रफळ	31.51 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:-अद्रिका डेव्हलपर्स प्रायवेट लिमिटेड च्या तर्फे दस्तऐवज प्रवेशासाठी कु. मु. जतीप जयकुमार रामपुरे वय:-26; पत्ता:-प्लॉट नं: 276, माळा नं: पहिला मजला, इमारतीचे नाव: लॉरेन्स आणि मेयो हाउस, ब्लॉक नं: डॉ.डी.एन.रोड,फोर्ट, रोड नं: मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400001 पॅन नं:-AAFCA5418G	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मंगीता रामकुमार यादव वय:-31; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: पांजरापॉल, गौतम नगर, दिनवपुरी रोड, रोड नं: चेंबूर, महाराष्ट्र, मुम्बई. पिन कोड:-400088 पॅन नं:-ALJPY1951A	
(9) दस्तऐवज करून दिल्याचा दिनांक	16/05/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	16/05/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	8057/2024	
(12)बाजारभावाप्रमाणे मुदांक शुल्क	226800	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	



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Property	Flat		
Source	Index II		
Floor	-		
	Carpet	Built Up	Saleable
Area	339.00	373.00	-
Percentage	10%	-	-
Rate Per Sq. Ft.	₹ 11,206.00	₹ 10,188.00	-

3189532 09-04-2024 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	सूची क्र.2	दुष्यम निबंधक : सह दु.नि.भिवंडी 3 दस्त क्रमांक : 3189/2024 नोदणी : Regn:63m
गावाचे नाव : पुणे		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	3799000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1146412.575	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: ठाणे इतर वर्णन : इतर माहिती: सदनिका क्र.816.8 वा मजला,बी- विंग टॉवर नं.1-आय.दोस्ती प्राईड बिल्डिंग,(डीजीटी)दोस्ती ग्रेटर ठाणे-सेक्टर 3ए क्लस्टर 2-फेस 1,श्री उमिया कंपाऊंड,काल्हेर जंक्शन,भिवंडी,ठाणे-421302,सदनिकाचे क्षेत्रफळ 24.98 चौ.मि.रेरा कारपेट म्हणजेच 269.00 चौ. फुट रेरा कारपेट व एनक्लोज बाल्कनी चे क्षेत्रफळ 5.70 चौ. मि. म्हणजेच 61.00 चौ. फुट व ओपन बाल्कनी क्षेत्रफळ 0.83 चौ. मि. म्हणजेच 9.00 चौ. फुट,मौजे-पुणे,तालुका-भिवंडी,जिल्हा ठाणे येथील सर्वे नं.156/1(पार्ट)व इतर.((Survey Number : सर्वे नं. 156/1(पार्ट),156/2(पार्ट),159/1ए (पार्ट), 159/1बी (पार्ट), 159/1सी (पार्ट), 160/1, 160/2 (पार्ट), 161/3 (पार्ट), 161/4,161/5 (पार्ट), 159/2 (पार्ट), 154/3ए (पार्ट), 154/3बी (पार्ट),154/7(पार्ट), 164/4 (पार्ट), 163/1 (पार्ट), 163/2 (पार्ट). ;))	
(5) क्षेत्रफळ	31.51 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/तिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-अद्रिका डेव्हलपर्स प्रायवेट लिमिटेड तर्फे अधिकृत सही करणार परीन जे पोपट तर्फे कु.मु.म्हणून उमेश रमेश भंभानी वय:-39 पत्ता:-प्लॉट नं: 276, माळी नं: पहिला मजला, इमारतीचे नाव: लॉरेन्स आणि मेयो हाउस, ब्लॉक नं: डॉ.डी.एन.रोड,फोर्ट, रोड नं: मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400001 पॅन नं:-AAFCA5418G	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-शंकर लक्ष्मण गोळार वय:-34; पत्ता:-प्लॉट नं: 203, माळी नं: 2 रा मजला, इमारतीचे नाव: माया नगर को. ऑप. हौ. सोसा. लि., ब्लॉक नं: बी.जी. खेर मार्ग, वरळी सीफेस, रोड नं: मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400018 पॅन नं:-AWCPG7574E 2): नाव:-पूजा शंकर गोळार वय:-27; पत्ता:-प्लॉट नं: 203, माळी नं: 2 रा मजला, इमारतीचे नाव: माया नगर को. ऑप. हौ. सोसा. लि., ब्लॉक नं: बी.जी. खेर मार्ग, वरळी सीफेस, रोड नं: मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400018 पॅन नं:-BWYPG2226D	
(9) दस्तऐवज करून दिल्याचा दिनांक	31/03/2024	
(10)दस्त नोदणी केल्याचा दिनांक	31/03/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	3189/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	228000	
(13)बाजारभावाप्रमाणे नोदणी शुल्क	30000	

Asking Rate for Residential Flat located in the same building were as follows:

Property	Flat		
Source	Magicbricks.com		
Floor	-		
	Carpet	Built Up	Saleable
Area	371.00	408.00	-
Percentage	10%	-	-
Rate Per Sq. Ft.	₹ 11,860.00	₹ 10,782.00	-

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾
Login ▾ Post Property FREE

Posted on: Nov 28, 24
Property ID: 75866909

₹ 44.0 Lac EMI - ₹ 20k | [Can I afford it?](#)

1 BHK 371 Sq-ft Flat For Sale [Bhiwandi, Beyond Thane](#)

1 Bed | 1 Bath | Unfurnished

Carpet Area
371 sqft
₹ 11,849/sqft

Developer
[Dosti Realty](#)

Project
[Dosti Greater Thane](#)

Transaction Type
New Property

Furnished Status
Unfurnished

Age Of Construction
Under Construction

Contact Agent

Get Phone No.

Download Brochure

More Details

Price Breakup ₹ 44 Lac

Address [Bhiwandi, Beyond Thane, Maharashtra](#)

Furnishing **Unfurnished**

Loan Offered **Estimated EMI: ₹ 19827** [Apply for Home Loan](#)

Age of Construction **Under Construction**

Description: Multistorey Apartment for Sale in Bhiwandi, Beyond Thane. Covered area is 371.0 Sq-ft. This property belongs to "Dosti Greater Thane".

Contact Agent

About Project [Explore Project →](#)

Dosti Greater Thane by Dosti Realty	Price ₹ 25.6 Lac	Price per sqft ₹ 8,467 -	Configuration 1, 2 BHK Flats	Tower & Unit 4 Towers, 2000 Units
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Property	Flat		
Source	Magicbricks.com		
Floor	-		
	Carpet	Built Up	Saleable
Area	339.00	373.00	-
Percentage	10%	-	-
Rate Per Sq. Ft.	₹ 11,858.00	₹ 10,780.00	-

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾
Login ▾ Post Property FREE

₹40.2 Lac EMI - ₹18k | [Can I afford it?](#)

1 BHK 339 Sq-ft Flat For Sale [Bhiwandi, Beyond Thane](#)

17 Photos

1 Bed | 1 Bath | 1 Balcony | Unfurnished

Carpet Area 339 sqft ₹11,847/sqft	Developer Dosti Realty	Project Dosti Greater Thane
Transaction Type New Property	Furnished Status Unfurnished	Age Of Construction Under Construction

Contact Agent

+91-91XXXXXXX

Get Phone No.

Download Brochure

Contact Agent

Get Phone No.

More Details

Price Breakup	₹ 40.2 Lac
Address	Bhiwandi, Beyond Thane, Maharashtra
Furnishing	Unfurnished
Loan Offered	Estimated EMI: ₹18113 ⓘ Apply for Home Loan
Age of Construction	Under Construction

Description: Multistorey Apartment for Sale in Bhiwandi, Beyond Thane. Covered area is 339.0 Sq-ft. This property belongs to "Dosti Greater Thane".

Contact Agent

About Project [Explore Project →](#)

Dosti Greater Thane by Dosti Realty	Price ₹ 25.6 Lac Onwards	Price per sqft ₹ 8,467 - ₹ 42,249	Configuration 1, 2 BHK Flats	Tower & Unit 4 Towers, 2208 Units
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The Market Value of the property was based on facts of market data discovered by us during our enquiries. We have considered the rate of ₹ 11,300/- per Sq. Ft. on Carpet Area.

Property Value:

Area as per Agreement	
Carpet Area in Sq. Ft.	339.00
Rate adopted for valuation (Rs. / per Sq. Ft.)	11,300.00
Fair Market Value	38,30,700.00
Realizable Value	34,47,630.00
Distress Value	30,64,560.00

The Online Price Indicators of the surrounding area available for sale are attached herewith for your ready reference. Which should be treated as most relevant as far as comparable sales method of valuation is considered. Hence rates per Sq. Ft. considered for valuation were in line with as on date market rates which are reasonable and justified.

The Bases of value:

Market Value is the estimated amount for which an assets or liability should exchange on the valuation date between a willing buyer and a willing seller in the arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.

We have carried valuation based upon The **Sales Comparison Approach** which compares recently-sold local similar properties to the subject property. Price adjustments are made for differences in the **comparable** and subject property. It is a process used to determine the current market **value** of a property based on recent **sales** of **comparable** properties in the area. Where there is no sales data available, we have taken search for online property listings available for sale. These listings are mostly posted by owners and real estate agents on real estate portals like

www.magicbricks.com

www.99acres.com

www.realestateindia.com

www.housing.com

www.nestoria.com

As these listings shows maximum asking price by the owner/agent for a specific property which are generally further negotiable, we take some discounting factor based upon type of property.

Based on above factors the valuation report submitted by us was fair and reasonable on the date of valuation and in the best interest of the bank / financial institution for Banking purpose.

Thanking you.

Sincerely yours

For Vastukala Consultants (I) Pvt. Ltd.

Manoj Chalikwar

Approved Valuer

Chartered Engineer (India)

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

Cosmos Bank Empanelment No.: HO/Credit/87/2022-23



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