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Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Shri. Ganesh Badhru Chavan**

Residential Row House on Plot No. B-66, Ground Floor + Mezzanine + 2nd Upper Floor, Sector – 14, Village - Kalamboli, Navi Mumbai, Taluka – Panvel, District – Raigad, PIN – 410 218, Maharashtra, India.

Latitude Longitude - 19°02'15.6"N 73°06'00.6"E

Intended User:

Cosmos Bank

Chembur (East) Branch

G-1, Plot No. 239, Ground Floor, "Richmond Heights", Central Avenue Road, Near Ambedkar Garden, Chembur (East), Mumbai – 400 071, State - Maharashtra, Country – India.

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- | | | | |
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Regd. Office

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

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VALUATION OPINION REPORT

The property bearing Residential Row House on Plot No. B-66, Ground Floor + Mezzanine + 2nd Upper Floor, Sector – 14, Village - Kalamboli, Navi Mumbai, Taluka – Panvel, District – Raigad, PIN – 410 218, Maharashtra, India belongs to **Shri. Ganesh Badhru Chavan**.

Boundaries of the property.

| | | |
|-------|---|----------------------|
| North | : | Road |
| South | : | Residential Building |
| East | : | Row House No. B-65 |
| West | : | Road & Open Plot |

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 valued for banking purpose for ₹ **1,12,81,837.00 (Rupees One Crore Twelve Lakh Eighty One Thousand Eight Hundred Thirty 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.**

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Cosmos Emp. No. H.O./Credit/67/2019-20

Encl: Valuation report

Auth. Sign.




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Residential Row House on Plot No. B-66, Ground Floor + Mezzanine + 2nd Upper Floor, Sector – 14, Village - Kalamboli, Navi Mumbai, Taluka – Panvel, District – Raigad, PIN – 410 218, 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 the Fair Market Value as on 25.01.2025 for Bank Loan Purpose | | | | | | | | | | | | | | |
|--------------------------|--|---|-------|-----------------------|--------|--------|-----------------|--------|-------|--------|--------|--------|--------------|--------|--------------------------|-----------------|
| 2 | Date of inspection | 23.01.2025 | | | | | | | | | | | | | | |
| 3 | Name of the owner/ owners | Shri. Ganesh Badhru Chavan | | | | | | | | | | | | | | |
| 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 Row House on Plot No. B-66, Ground Floor + Mezzanine + 2 nd Upper Floor, Sector – 14, Village - Kalamboli, Navi Mumbai, Taluka – Panvel, District – Raigad, PIN – 410 218, Maharashtra, India. Contact Person: Shri. Ganesh Chavan (Owner) Contact No. 9820592776 | | | | | | | | | | | | | | |
| 6 | Location, street, ward no | Plot No. B-66, Sector – 14, Navi Mumbai. | | | | | | | | | | | | | | |
| 7 | Survey/ Plot no. of land | Plot No. B-66, Sector – 14, Village – Kalamboli, Navi Mumbai. | | | | | | | | | | | | | | |
| 8 | Is the property situated in residential/ Residential/ 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, Residential Row House, 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 Residential Row House supported by documentary proof. Shape, dimension and physical features | Area as per actual site measurement are as under: <table border="1"> <thead> <tr> <th>Floor</th> <th>Carpet Area in Sq. Ft</th> </tr> </thead> <tbody> <tr> <td>Ground</td> <td>402.00</td> </tr> <tr> <td>Mezzanine Floor</td> <td>405.00</td> </tr> <tr> <td>First</td> <td>482.00</td> </tr> <tr> <td>Second</td> <td>482.00</td> </tr> <tr> <td>Terrace Area</td> <td>483.00</td> </tr> <tr> <td>Total Carpet Area</td> <td>2,254.00</td> </tr> </tbody> </table> | Floor | Carpet Area in Sq. Ft | Ground | 402.00 | Mezzanine Floor | 405.00 | First | 482.00 | Second | 482.00 | Terrace Area | 483.00 | Total Carpet Area | 2,254.00 |
| Floor | Carpet Area in Sq. Ft | | | | | | | | | | | | | | | |
| Ground | 402.00 | | | | | | | | | | | | | | | |
| Mezzanine Floor | 405.00 | | | | | | | | | | | | | | | |
| First | 482.00 | | | | | | | | | | | | | | | |
| Second | 482.00 | | | | | | | | | | | | | | | |
| Terrace Area | 483.00 | | | | | | | | | | | | | | | |
| Total Carpet Area | 2,254.00 | | | | | | | | | | | | | | | |

| | | Area as per Approved building plan are as under: | | | | | | | | | | | | | | |
|--------------------------|--|--|-------|-----------------------|------------------|-------|--------------|-------|-------------|--------|--------------|--------|--------------------|--------|--------------------------|---------------|
| | | <table border="1"> <thead> <tr> <th>Floor</th> <th>Carpet Area in Sq. Ft</th> </tr> </thead> <tbody> <tr> <td>Stilt area (40%)</td> <td>82.00</td> </tr> <tr> <td>Ground Floor</td> <td>91.00</td> </tr> <tr> <td>First Floor</td> <td>282.00</td> </tr> <tr> <td>Second Floor</td> <td>282.00</td> </tr> <tr> <td>Terrace Area (40%)</td> <td>130.00</td> </tr> <tr> <td>Total Carpet Area</td> <td>867.00</td> </tr> </tbody> </table> | Floor | Carpet Area in Sq. Ft | Stilt area (40%) | 82.00 | Ground Floor | 91.00 | First Floor | 282.00 | Second Floor | 282.00 | Terrace Area (40%) | 130.00 | Total Carpet Area | 867.00 |
| Floor | Carpet Area in Sq. Ft | | | | | | | | | | | | | | | |
| Stilt area (40%) | 82.00 | | | | | | | | | | | | | | | |
| Ground Floor | 91.00 | | | | | | | | | | | | | | | |
| First Floor | 282.00 | | | | | | | | | | | | | | | |
| Second Floor | 282.00 | | | | | | | | | | | | | | | |
| Terrace Area (40%) | 130.00 | | | | | | | | | | | | | | | |
| Total Carpet Area | 867.00 | | | | | | | | | | | | | | | |
| 13 | Roads, Streets or lanes on which the land is abutting | Plot No. B-66, Sector – 14, Village – Kalamboli, Navi Mumbai. | | | | | | | | | | | | | | |
| 14 | If freehold or leasehold land | Free hold | | | | | | | | | | | | | | |
| 15 | If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease. (i) Initial Premium (ii) Ground Rent payable per annum (iii) Unearned increased payable to the Lessor in the event of sale or transfer | N. A. | | | | | | | | | | | | | | |
| 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 | | | | | | | | | | | | | | |
| 21 | 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? | Ground Floor – Tenant Occupied ₹ 16,000/- Present rental income per month | | | | | | | | | | | | | | |

| | | |
|----|--|---|
| | | Mezzanine Floor – Owners Staff Occupied First Floor – Owner Occupied Second Floor – Tenant Occupied ₹ 10,000/- Present rental income per month |
| | If the property owner occupied, specify portion and extent of area under owner-occupation | |
| 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 | Ground Floor – Shrawan Medical Store Second Floor – Mr. Sanajy Anusha |
| | (ii) Portions in their occupation | N. A |
| | (iii) Monthly or annual rent /compensation/license fee, etc. paid by each | Ground Floor – Tenant Occupied ₹ 16,000/- Present rental income per month Mezzanine Floor – Owners Staff Occupied First Floor – Owner Occupied Second Floor – Tenant Occupied ₹ 10,000/- Present 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? | Information not available |
| 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 | Information not available |

| | | |
|----|---|---|
| | no., amount for which it is insured and the annual premium | |
| 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. |
| | SALES | |
| 38 | 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 |
| 39 | Land rate adopted in this valuation | N. A. as the property under consideration is a Row House in a building. The rate is considered as composite rate. |
| 40 | If sale instances are not available or not relied up on, the basis of arriving at the land rate | N. A. |
| | COST OF CONSTRUCTION | |
| 41 | Year of commencement of construction and year of completion | Year of Completion – 2012 (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: 1. As per Approved plan, the property is approved for Part Stilt + Part Ground + 2 Upper floors + Open Terrace area only. But as per site inspection the Property is Ground + Mezzanine Floor + 2 Upper Floors + Open Terrace. For the purpose of valuation, we have considered the area as per Approved building plan. | |

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Chembur (East) Branch Branch to assess fair market value as on 25.01.2025 for Residential Row House on Plot No. B-66, Ground Floor + Mezzanine + 2nd Upper Floor, Sector – 14, Village - Kalamboli, Navi Mumbai, Taluka – Panvel, District – Raigad, PIN – 410 218, Maharashtra, India belongs to **Shri. Ganesh Badhru Chavan**.

We are in receipt of the following documents:

| | |
|----|---|
| 1. | Copy of Tripartite Agreement dated 29.03.2007 between Shri. Gelji Premji Patel (The Seller) And Shri. Ganesh Badhru Chavan (The Purchaser). |
| 2. | Copy of Occupancy Certificate No. CIDCO / EE (BP - 2449) / ATPO / 2012 / 187 dated 11.05.2012 |



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| | |
|----|--|
| | issued by CIDCO |
| 4. | Copy of Approved building plan No. CIDCO / (B.P.) / ATPO / 1624 dated 23.03.2010 issued by CIDCO |

LOCATION:

The said Residential Row House is located at Plot No. B-66, Sector – 14 of Village Kalamboli. The property falls in Residential Zone. It is at a travelling distance 4.2 Km. from Mansarovar railway station.

BUILDING:

The Residential Row House under reference is Ground + Mezzanine + 2 Upper Floors. It is a RCC framed structure with 9" thick external walls and 6" thick internal brick walls. The walls are having sand faced plaster from outside. The Residential Row House external condition is Good. The Residential Row House is used for Shops on Ground Floor and upper floor for Residential purpose. The Residential Row House having no lift.

Residential Row House:

The Residential Row House under reference is situated on the Ground + Mezzanine + 2 Upper Floors. The Residential Row House is finished with Vitrified Floor, Teak wood, Glass Door, MS Rolling Shutter, Concealed electrification & Concealed plumbing.

The composition of Row House is as under

| Floor | Composition |
|-----------|---|
| Ground | Clinic + Shop area + 2 Toilets |
| Mezzanine | 1 Bedroom + Living Room + Kitchen + W.C. + Bath |
| First | 1 Bedroom + Living Room + Kitchen + W.C. + Bath |
| Second | 1 Bedroom + Living Room + Kitchen + W.C. + Bath |
| Terrace | Open Terrace |

Valuation as on 25th January 2025

| | | |
|--|----------|-----------------------|
| The Built-Up Area of the Residential Row House (as per approved plan) | : | 867.00 Sq. Ft. |
|--|----------|-----------------------|

Deduct Depreciation:

| | | |
|---|----------|--|
| Year of Construction of the building | : | 2012 (As per Occupancy Certificate) |
| Expected total life of building | : | 47 Years |
| Age of the building as on 2024 | : | 13 Years |
| Cost of Construction | : | 867.00 X 2,500.00 = 21,67,500.00 |
| Depreciation $\{(100-10) \times 47 / 60\}$ | : | 19.5% |
| Amount of depreciation | : | ₹ 4,22,663.00 |
| Guideline rate obtained from the Stamp Duty Ready Reckoner for new property | : | ₹ 86,200.00 per Sq. M. i.e., ₹ 8,008.00 per Sq. Ft. |
| Guideline rate obtained from the Stamp Duty Ready Reckoner (after depreciate) | : | ₹ 81,565.00 per Sq. M. i.e., ₹ 7,578.00 per Sq. Ft. |
| Prevailing market rate | : | ₹ 13,500.00 per Sq. Ft. |
| Value of property as on 25.01.2025 | : | 867.00 Sq. Ft. X ₹ 13,500.00 = ₹ 1,17,04,500.00 |

(Area of property x market rate of developed land & Residential premises as on 2023 – 24 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

| | |
|--|--|
| Depreciated fair value of the property as on 25.01.2025 | : ₹ 1,17,04,500.00 - ₹ 4,22,663.00 = ₹ 1,12,81,837.00 |
| Total Value of the property | : ₹ 1,12,81,837.00 |
| The realizable value of the property | : ₹ 1,01,53,653.00 |
| Distress value of the property | : ₹ 90,25,469.60 |
| Insurable value of the property (867.00 X 2,500.00) | : ₹ 21,67,500.00 |
| Guideline value of the property (867.00 X 7,578.00) | : ₹ 65,70,126.00 |

Taking into consideration above said facts, we can evaluate the value of Valuation Report Residential Row House on Plot No. B-66, Ground + Mezzanine + 2 Upper Floors, Sector – 14, Village - Kalamboli, Navi Mumbai, Taluka – Panvel, District – Raigad, PIN – 410 218, Maharashtra, India for this particular purpose at ₹ 1,12,81,837.00 (Rupees One Crore Twelve Lakh Eighty One Thousand Eight Hundred Thirty Seven Only) as on 25th January 2025.

NOTES

1. I, Manoj B. Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **25th January 2025** is **₹ 1,12,81,837.00 (Rupees One Crore Twelve Lakh Eighty-One Thousand Eight Hundred Thirty-Seven 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- DECLARATION

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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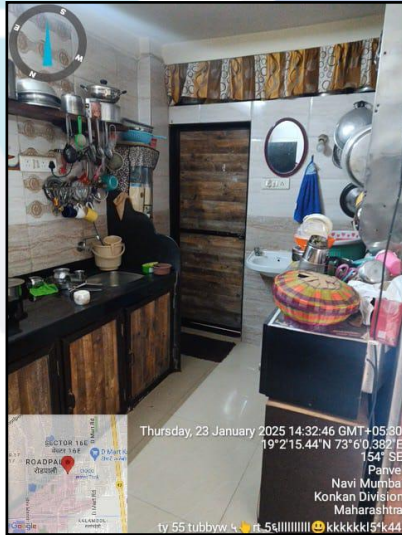
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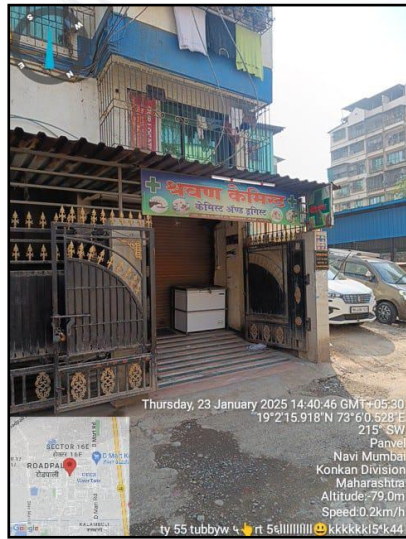
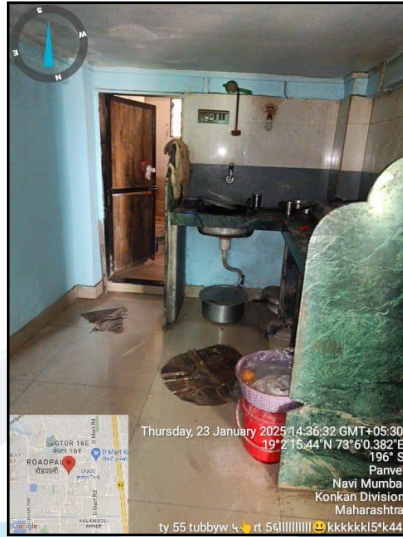
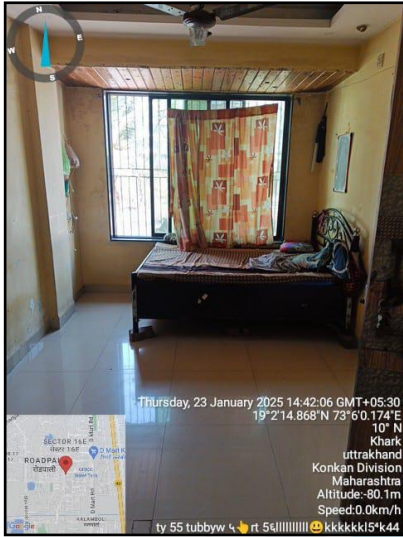
ANNEXURE TO FORM 0-1

| Technical details | | Main Building |
|--------------------------|--|---|
| 1. | No. of floors and height of each floor | Ground + Mezzanine Floor + 2 Upper Floors + Terrace |
| 2. | Plinth area floor wise as per IS 3361-1966 | N.A. as the said property is a Row House situated on Ground + Mezzanine Floor + 2 Upper Floors + Terrace. |
| 3 | Year of construction | 2012 (As per Occupancy Certificate) |
| 4 | Estimated future life | 47 Years Subject to proper, preventive periodic maintenance & structural repairs |
| 5 | Type of construction- load bearing walls/RCC frame/ steel frame | RCC frame Structure |
| 6 | Type of foundations | R.C.C. Foundation |
| 7 | Walls | All external walls are 9" thick and partition walls are 6" thick. |
| 8 | Partitions | 6" thick brick wall |
| 9 | Doors and Windows | Teak wood door frame with solid flush door, MS Rolling Shutter |
| 10 | Flooring | Vitrified Tiles flooring / Cota tiles flooring |
| 11 | Finishing | Cement plastering with POP finished |
| 12 | Roofing and terracing | A.C. Sheet Roofing |
| 13 | Special architectural or decorative features, if any | No |
| 14 | (i) Internal wiring – surface or conduit | Concealed electrification Concealed plumbing |
| | (ii) Class of fittings: Superior/ Ordinary/ Poor. | |
| 15 | Sanitary installations | |
| | (i) No. of water closets | As per Requirement |
| | (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 | No Lift |
| 19 | Underground sump – capacity and type of construction | R.C.C tank |
| 20 | Over-head tank Location, capacity Type of construction | R.C.C 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 | Cement concrete 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

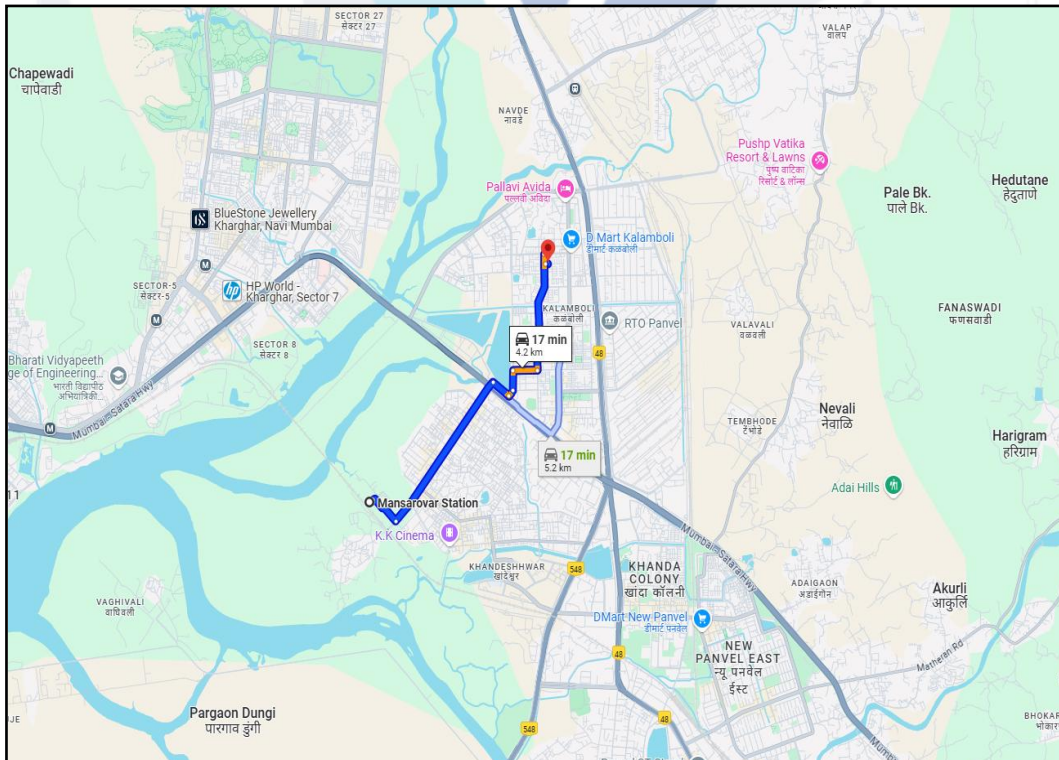


Actual site Photographs



Route Map of the property

Site u/r



Latitude Longitude - 19°02'15.6"N 73°06'00.6"E

Note: The Blue line shows the route to site from nearest Railway station (Mansarovar– 4.2 Km.)



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Ready Reckoner Rate

| DIVISION / VILLAGE : KALAMBOLI Commence From 1st April 2024 To 31st March 2025 | | | | | | |
|--|-------------------------------|-------|-----------------|---------------------------------|--------|------------|
| Type of Area | Urban | | Local Body Type | Municipal Corporation-Class "D" | | |
| Local Body Name | Panvel Municipal Corporation | | | | | |
| Land Mark | Kalamboli Cidco Sector No. 14 | | | | | |
| Rate of Land + Building in ₹ per sq. m. Built-Up | | | | | | |
| Zone | Sub Zone | Land | Residential | Office | Shop | Industrial |
| 3 | 3/15/14 | 34700 | 86200 | 92200 | 107500 | 92200 |
| (Record Not Available) | | | | | | |
| ⇌ Compare With Previous Year ↓ | | | | | | |

| | | | | |
|---|------------------|-----------------|-----------------|----------------|
| Stamp Duty Ready Reckoner Market Value Rate for Residential Row House | 86,200.00 | | | |
| No Increase by Residential Row House Located on Ground Floor | - | | | |
| Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A) | 86,200.00 | Sq. Mtr. | 8,008.00 | Sq. Ft. |
| Stamp Duty Ready Reckoner Market Value Rate for Land (B) | 34,700.00 | | | |
| The difference between land rate and building rate (A – B = C) | 51,500.00 | | | |
| Depreciation Percentage as per table (D) [100% - 9%] (Age of the Building – 9 Years) | 91% | | | |
| Rate to be adopted after considering depreciation [B + (C x D)] | 81,565.00 | Sq. Mtr. | 7,578.00 | Sq. Ft. |

Residential Row House not having lift

The following table gives the valuation of residential building / flat / commercial Residential Row House / office in such building on above floor where there is no lift. Depending upon the floor, ready reckoner rates will be reduced.

| | Floor on which flat is Located | Rate to be adopted |
|----|--------------------------------|--------------------|
| a) | Ground Floor / Stilt / Floor | 100% |
| b) | First Floor | 95% |
| c) | Second Floor | 90% |
| d) | Third Floor | 85% |
| e) | Fourth Floor and above | 80% |

Table – D: Depreciation Percentage Table

| Completed Age of Residential Row House 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 | Index II | | |
| Floor | - | | |
| | Carpet | Built Up | Super Built Up |
| Area | 578.00 | 694.00 | 833.00 |
| Percentage | - | 20% | 20% |
| Rate Per Sq. Ft. | ₹ 15,224.91 | ₹ 12,680.00 | ₹ 10,564.22 |

99acres
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Home > Property in Navi Mumbai > Flats for sale in Navi Mumbai > Flats for sale in Parvel > Flats for sale in Kalamboli > 2 BHK Flats for sale in Kalamboli

₹ 88 Lac @ 10,564 per sq.ft.
Estimated EMI ₹ 70,286

2BHK 2Baths
Flat/Apartment for Sale
in Neelsidhi Amarante, Kalamboli, Navi Mumbai

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

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Deepak Das

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Videos (1)
Property (13)
Society (26)

5 people viewed this property this week

Area
Super Built up area 833 sq.ft.
(77.39 sq.m.)

Price
₹ 88 Lac+ Govt Charges & Tax
@ 10,564 per sq.ft. (Negotiable) [View Price Details](#)

Address
Neelsidhi Amarante
Kalamboli, Navi Mumbai

Configuration
2 Bedrooms , 2 Bathrooms, 3+ Balconies

Floor Number
11th of 18 Floors

Facing
East

Overlooking
Main Road

Property Age
5 to 10 Year Old

Places nearby [View All \(50\)](#)

800, Kalamboli, Navi Mumbai

[Hanuman & Sani Temple](#)
[Shiv Mandir Kharghar](#)
[Ganpati Mandir](#)
[Medicity Hospital](#)
[Ashwini General Hospital](#)

Why you should consider this property?

Key Highlights
of the property

✓ East Facing

✓ Fitness Center/ Gym

✓ Overlooking Main Road

✓ Club/ Community Center

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Valuers & Appraisers
Architects &
Interior Designers
Chartered Engineers (I)
TEV Consultants
Lender's Engineer
U/1720 MH2010 PTC201789


Price Indicators

| | | | |
|------------------|-------------|-------------|--|
| Property | Flat | | |
| Source | Index II | | |
| Floor | - | | |
| | Carpet | Built Up | |
| Area | 292.00 | 350.00 | |
| Percentage | - | 20% | |
| Rate Per Sq. Ft. | ₹ 15,429.00 | ₹ 12,857.00 | |

square yards

Nav Mumbai
Buy
Rent
Projects
Agents
Services
Resources

Intelligence
Advertise with Sell or Rent Property



683 Views

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4 Photos
Map

Shaima
Owner

LIG Apartment Kalamboli
Studio 350 Sq.Ft. Independent House in Kalamboli Navi Mumbai
 Listing ID #7527663

₹ 45 L

- Studio
- Unfurnished
- 1 Bathroom
- 350 Sq.Ft. (Built-up Area)
- Road View

Whatsapp
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- 50+ Banks, Max Loan Amount
- Lowest ROI

Get CIBIL-Linked Estimate

Interiors Package

- Made to Order
- Lowest Prices, 10-Year Warranty

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Professional Valuation Report in ₹999

- Market Value
- Govt. Value, Rental Value

Request a Professional Valuation

Are you Looking to Advertise a Property

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- Transaction Every 15 Minutes

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Overview
Amenities
About Project
Data Intelligence
Reviews
Map and Landmarks
Hot Selling
Similar Properties
Nearby Localities

Key Highlights

Schools in vicinity
Desperate Sale
Reputed Builder
Family

Plenty of Sunlight

LIG by CIDCO. G+terrace house built on ground. It is independent house.

What's on your mind

Ask and get answers from our Property Experts

Ask Question

Property Information

| | | | |
|--------------|---------------|-------------------|-------------|
| Listing Type | Building Type | Property Type | City |
| Sale | Residential | Independent House | Navi Mumbai |

Enjoy ₹25,000 Off on Interior Services for a Limited Time.

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- 10-Year Warranty
- Timely Delivery Assurance

Get Offer

save up to

Hey there!

We are here to help?

Sales Instance

| | | | |
|------------------|-------------|-------------|----------|
| Property | Flat | | |
| Source | Index II | | |
| Floor | - | | |
| | Carpet | Built Up | Saleable |
| Area | 287.00 | 344.00 | - |
| Percentage | - | 20% | - |
| Rate Per Sq. Ft. | ₹ 16,881.53 | ₹ 14,084.00 | - |

| | | |
|---|--|---|
| 23946353 08-01-2025 Note:-Generated Through eSearch Module,For original report please contact concern SRO office. | सूची क्र.2 | द्वयम निबंधक : सह दु.नि.पनवेल 2 दस्त क्रमांक : 23946/2024 नोदणी : Regn:63m |
| गावाचे नाव : कळंबोली | | |
| (1)वितेखाचा प्रकार | अॅग्रीमेंट टू सेल | |
| (2)मोबदला | 4500000 | |
| (3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) | 2758400 | |
| (4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास) | 1) पालिकेचे नाव:रायगडदुतर वर्णन : , इतर माहिती: सब प्लॉट/ सब युनिट/ रो. हाऊस नंबर-17,श्री विनायक को ऑप हौ सोसायटी लिमिटेड,प्लॉट न. ए - 7,सेक्टर - 14,कळंबोली,तालुका-पनवेल,जिल्हा-रायगड,नवी मुंबई महाराष्ट्र पिन क्रमांक-410218,क्षेत्र 32.00 चौ. मी. रो हाऊस एरिया.((Plot Number : A-7 ; SECTOR NUMBER : 14 ;)) | |
| (5) क्षेत्रफळ | 32.00 चौ.मीटर | |
| (6)आकारणी किंवा जुळी 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:-राकेश सावळाराम जाधव वय:-39 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: रूम नंबर -१७, श्री विनायक को ऑप हौ सोसायटी लिमिटेड,प्लॉट न. ए - 7,सेक्टर - 14, कळंबोली,तालुका-पनवेल,जिल्हा-रायगड, नवी मुंबई महाराष्ट्र, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, राईगाड:(ः). पिन कोड:-410218 पॅन नं:-AGIPJ9740Q | |
| (8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता | 1): नाव:-श्री.गुलाम गौस खान सन ऑफ श्री मुस्ताक अहेमद खान - वय:-49; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: ई-सेक्टर-, ह-क्र तिने , रूम नंबर-२६८, चिंता कॅम्प मुंबई, महाराष्ट्र, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुम्बई. पिन कोड:-400088 पॅन नं:-AXRPFK8289F 2): नाव:-मुयतरीबानो गुलाम गौस खान वय:-42; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: ई-सेक्टर-, एच कोव, रूम नंबर-२६८, चिंता कॅम्प मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुम्बई. पिन कोड:-400088 पॅन नं:-BZHHPK0426P | |
| (9) दस्तऐवज करून दिल्याचा दिनांक | 18/12/2024 | |
| (10)दस्त नोदणी केल्याचा दिनांक | 18/12/2024 | |
| (11)अनुक्रमांक,खंठ व पृष्ठ | 23946/2024 | |
| (12)बाजारभावाप्रमाणे मुद्रांक शुल्क | 315000 | |
| (13)बाजारभावाप्रमाणे नोदणी 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. | |

Sales Instance

| | | | |
|------------------|-------------|-------------|----------|
| Property | Flat | | |
| Source | Index II | | |
| Floor | - | | |
| | Carpet | Built Up | Saleable |
| Area | 287.00 | 344.00 | - |
| Percentage | - | 20% | - |
| Rate Per Sq. Ft. | ₹ 15,017.00 | ₹ 12,529.00 | - |

| | | |
|---|--|---|
| 23069398 31-12-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office. | सूची क्र.2 | द्वयम निबंधक : सह दु.नि.पनवेल 3 दस्त क्रमांक : 23069/2024 नोदणी : Regn:63m |
| गावाचे नाव : कळंबोली | | |
| (1)विलेखाचा प्रकार | करारनामा | |
| (2)मोबदला | 4000000 | |
| (3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) | 2758400 | |
| (4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास) | 1) पालिकेचे नाव:रायगडइतर वर्णन : इतर माहिती: रो हाऊस क्र. 17,अमृत को ऑप हौ सो लि,प्लॉट क्र. बी- 53,सेक्टर- 14,कळंबोली,नवी मुंबई,ता- पनवेल. जि- रायगड.. क्षेत्र- 32 चौ मी बिल्टअप.. या मिळकतीचे..((Plot Number : बी 53 ; SECTOR NUMBER : 14 ;)) | |
| (5) क्षेत्रफळ | 32 चौ.मीटर | |
| (6)आकारणी किंवा जुळी देण्यात असेल तेव्हा. | | |
| (7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा नुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता. | 1): नाव:-सुनिल सुगतराव यादव - वय:-48 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: बी- ४, ए- १/१, गितांजली सी एच एस ली, से- १०, कळंबोली, नवी मुंबई, महाराष्ट्र, राईगाड:(ः). पिन कोड:-410218 पॅन नं:-ACAPY5542R 2): नाव:-सविता सुनिल यादव - वय:-43 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: बी- ४, ए- १/१, गितांजली सी एच एस ली, से- १०, कळंबोली, नवी मुंबई, महाराष्ट्र, राईगाड:(ः). पिन कोड:-410218 पॅन नं:-ADVPY9924H | |
| (8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा नुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता | 1): नाव:-शकील अहमद खान - वय:-37; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: रुम क्र. १७, पारिजात सोसायटी, से- १२, कळंबोली, नवी मुंबई, महाराष्ट्र, राईगाड:(ः). पिन कोड:-410218 पॅन नं:-BFIPK1346F 2): नाव:-अनीसुल बानो शकील अहमद खान - वय:-35; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: रुम क्र. १७, पारिजात सोसायटी, से- १२, कळंबोली, नवी मुंबई, महाराष्ट्र, राईगाड:(ः). पिन कोड:-410218 पॅन नं:-CXLPK7727A | |
| (9) दस्तऐवज करून दिल्याचा दिनांक | 19/11/2024 | |
| (10)दस्त नोदणी केल्याचा दिनांक | 19/11/2024 | |
| (11)अनुक्रमांक,खंड व पृष्ठ | 23069/2024 | |
| (12)बाजारभावाप्रमाणे मुद्रांक शुल्क | 280000 | |
| (13)बाजारभावाप्रमाणे नोदणी 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. | |

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **25th December 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 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.

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 ₹ 1,12,81,837.00 (Rupees One Crore Twelve Lakh Eighty One Thousand Eight Hundred Thirty Seven Only)

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Cosmos Emp. No. H.O./Credit/67/2019-20

Encl: Valuation report

Auth. Sign.



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