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MSME Reg No: UDYAM-MH-18-0083617

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CIN: U74120MH2010PTC207869

## 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 + 2<sup>nd</sup> 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.



### Our Pan India Presence at :

- |              |          |             |             |
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| 📍 Aurangabad | 📍 Pune   | 📍 Indore    | 📍 Jaipur    |

### Regd. Office

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

☎️ +91 2247495919

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

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## Vastukala Consultants (I) Pvt. Ltd.

Valuation Report / Cosmos Bank / Chembur (East) Branch / Shri. Ganesh Badhru Chavan (013837/2310223) Page 2 of 19

Vastu/Mumbai/01/2025/013837/2310223

25/4-342-SOBS

Date: 25.01.2025

### VALUATION OPINION REPORT

The property bearing Residential Row House on Plot No. B-66, Ground Floor + Mezzanine + 2<sup>nd</sup> 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.

**Manoj  
Chalikwar**

**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

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2025.01.25 15:11:41 +05'30'

Auth. Sign.



#### Our Pan India Presence at :

📍 Nanded 📍 Thane 📍 Ahmedabad 📍 Delhi NCR  
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📍 Aurangabad 📍 Pune 📍 Indore 📍 Jaipur

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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	<b>Shri. Ganesh Badhru Chavan</b>														
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	<b>Address:</b> Residential Row House on Plot No. B-66, Ground Floor + Mezzanine + 2 <sup>nd</sup> Upper Floor, Sector – 14, Village - Kalamboli, Navi Mumbai, Taluka – Panvel, District – Raigad, PIN – 410 218, Maharashtra, India. <b>Contact Person:</b> 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														
	<b>LAND</b>															
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><b>Total Carpet Area</b></td> <td><b>2,254.00</b></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	<b>Total Carpet Area</b>	<b>2,254.00</b>
Floor	Carpet Area in Sq. Ft															
Ground	402.00															
Mezzanine Floor	405.00															
First	482.00															
Second	482.00															
Terrace Area	483.00															
<b>Total Carpet Area</b>	<b>2,254.00</b>															



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		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><b>Total Carpet Area</b></td> <td><b>867.00</b></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	<b>Total Carpet Area</b>	<b>867.00</b>
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															
<b>Total Carpet Area</b>	<b>867.00</b>															
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.														
	<b>IMPROVEMENTS</b>															
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	<b>RENTS</b>	
	(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.
	<b>SALES</b>	
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.
	<b>COST OF CONSTRUCTION</b>	
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.
	<b>Remark:</b> 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 + 2<sup>nd</sup> 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 25<sup>th</sup> January 2025**

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

**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.
<b>Value of property as on 25.01.2025</b>	<b>:</b>	<b>867.00 Sq. Ft. X ₹ 13,500.00 = ₹ 1,17,04,500.00</b>





**ANNEXURE TO FORM 0-1**

<b>Technical details</b>		<b>Main Building</b>
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









## 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)						
<a href="#" style="color: white; text-decoration: none;">⇐ Compare With Previous Year</a>						

Stamp Duty Ready Reckoner Market Value Rate for Residential Row House	86,200.00			
No Increase by Residential Row House Located on Ground Floor	-			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)</b>	<b>86,200.00</b>	<b>Sq. Mtr.</b>	<b>8,008.00</b>	<b>Sq. Ft.</b>
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%			
<b>Rate to be adopted after considering depreciation [B + (C x D)]</b>	<b>81,565.00</b>	<b>Sq. Mtr.</b>	<b>7,578.00</b>	<b>Sq. Ft.</b>

### 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** Buy | Enter Locality / Project / Society / Landmark | Post property

**₹88 Lac** @ 10,564 per sq. ft. **2BHK 2Baths**  
 Estimated EMI ₹70,285  
 Flat/Apartment for Sale

**DEEA STATUS** NOT AVAILABLE - Website: <https://maharashtra.gov.in/>

**Overview** | Society | Dealer Details | Price Trends | Registry Record | Society Reviews

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

**Area**  
Super Built up area 833 sq. ft. (77.94 sq. m.)

**Configuration**  
2 Bedrooms, 2 Bathrooms, 3+ Balconies

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

**Address**  
Neelidhi Amaranth  
Kalamboli, Navi Mumbai

**Floor Number**  
11<sup>th</sup> of 18 Floors

**Facing**  
East

**Overlooking**  
Main Road

**Property Age**  
5 to 10 Year Old

5 people viewed this property this week

**Places nearby**  
300, 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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## 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** Navi Mumbai Buy Rent Projects Agents Services Resources Intelligence Advertise with Sell or Rent Property

HOME Property in Navi Mumbai Houses in Navi Mumbai Houses in Kalamboli Studio Houses in Kalamboli Studio 250 Sq Ft. Independent House in Kalamboli

883 Views Compare Share

**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 Request for Call

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 Interiors Package  
 Professional Valuation Report in ₹999  
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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: Sale Building Type: Residential Property Type: Independent House City: Navi Mumbai

Enjoy ₹25,000 Off on Interior Services for a Limited Time.  
 • Lowest Prices Guaranteed  
 • 10-Year Warranty  
 • Timely Delivery Assurance  
 Get Offer

Save up to Hey there! We are here to help?



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## 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	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि.पन्वेल 2 दस्ता क्रमांक : 23946/2024 नोंदणी : Regn 63m
<b>गावाचे नाव : कळंबोली</b>		
(1) विलेखाचा प्रकार	अॅप्रीमेट टू सेल	
(2) मोबदला	4500000	
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपटाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2758400	
(4) भू-मापन पोर्टाहिस्सा व चरकमांक(असल्यास)	1) पालिकेचे नाव-रायगळदुतर वर्णन : दुतर माहिती: सब प्लॉट/ सब युनिट/ रो. हाऊस नंबर-17, श्री विनायक को ऑप ही सोसायटी लिमिटेड, प्लॉट नं. ए - 7, सेक्टर - 14, कळंबोली, ता.तुका-पन्वेल, जिल्हा-रायगळ, नवी मुंबई महाराष्ट्र पिन क्रमांक-410218, क्षेत्र 32.00 चौ. मी. रो हाऊस परिया. (( Plot Number : A-7 ; SECTOR NUMBER : 14 ; ))	
(5) क्षेत्रफळ	32.00 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अदिस असल्यास, प्रतिवादिचे नाव व पत्ता.	1) नाव -राकेश सावळाराम जाधव वय-39 पत्ता-प्लॉट नं. - माळा नं. - इमारतीचे नाव. रूम नंबर -16, श्री विनायक को ऑप ही सोसायटी लिमिटेड, प्लॉट नं. ए - 7, सेक्टर - 14, कळंबोली, ता.तुका-पन्वेल, जिल्हा-रायगळ, नवी मुंबई महाराष्ट्र, ब्लॉक नं. - रोड नं. - महाराष्ट्र, राईगाड(6:). पिन कोड -410218 पॅन नं. - AGIPJ9740Q	
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अदिस असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव -श्री गुलाम गैस खान सन ऑफ श्री मुस्ताक अहेमद खान - वय-49 पत्ता-प्लॉट नं. - माळा नं. - इमारतीचे नाव ई-सेक्टर- 8-क लिने , रूम नंबर-२६८, चिंता कॅम्प मुंबई, महाराष्ट्र- ब्लॉक नं. - रोड नं. - महाराष्ट्र, मुम्बई. पिन कोड -400088 पॅन नं.-AXRPFK6289P 2) नाव -मुस्तरीबानो गुलाम गैस 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.-B2MHPK0426P	
(9) दस्तऐवज करून दिल्याचा दिनांक	18/12/2024	
(10) दस्त नोंदणी केल्याचा दिनांक	18/12/2024	
(11) अनुक्रमांक, खंड व पृष्ठ	23946/2024	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	315000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) शेर		
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 SRC office.	<b>सूची क्र.2</b>	दुयम निबंधक सह दु.नि.पनवेल 3 दस्ता क्रमांक : 23069/2024 नोंदणी Regn.63m
<b>गावाचे नाव : कळंबोली</b>		
(1) विलेखाचा प्रकार	करारनामा	
(2) मीटरदल	4000000	
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी ठेवतो की पट्टेदार ते नमुद करावे	2758400	
(4) भू-मापन, पोटहिस्सा व घरकमांक (असल्यास)	1) पालिकेचे नाव-राजगडदुतर वर्णन ., इतर माहिती: रो हाऊस क्र. 17, अमृत को ऑप ही सो लि.प्लॉट क्र. बी- 53, सेक्टर- 14, कळंबोली, नवी मुंबई, ता- पनवेल, जि- राजगड, क्षेत्र- 32 चौ मी बिल्डअप., या मिळकतीचे., ( ( Plot Number : बी 53 ; SECTOR NUMBER : 14 ; ) )	
(5) क्षेत्रफळ	32 चौ मीटर	
(6) आकारणी किंवा जुळी ठेव्यात असेल तेव्हा		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा वक्रमनामा किंवा आदेश असल्यास, प्रतिकादिचे नाव व पत्ता.	1) नाव -सुनिल सुगतराव यादव - वय-48 पत्ता-प्लॉट नं - माळा नं - इमारतीचे नाव - , ब्लॉक नं - , रोड नं- ४, ए- १/१, गिताजली सी एच एस ली. से- १० कळंबोली, नवी मुंबई, महाराष्ट्र, राईगड-(३). पिन कोड -410218 पॅन नं.-ACAFY5642R 2) नाव -सविता सुनिल पाठव - वय-43 पत्ता-प्लॉट नं - माळा नं - इमारतीचे नाव - , ब्लॉक नं - , रोड नं- ४, ए- १/१, गिताजली सी एच एस ली. से- १० कळंबोली, नवी मुंबई, महाराष्ट्र, राईगड-(३). पिन कोड -410218 पॅन नं.-ADVPY9924H	
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा वक्रमनामा किंवा आदेश असल्यास, प्रतिकादिचे नाव व पत्ता	1) नाव -शकील अहमद खान - वय-37, पत्ता-प्लॉट नं - माळा नं - इमारतीचे नाव - , ब्लॉक नं - , रोड नं. रूम क्र. १७, पारिजात सोसायटी, से- १२, कळंबोली, नवी मुंबई, महाराष्ट्र, राईगड-(३). पिन कोड -410218 पॅन नं.-BFIPK1346F 2) नाव -अनीसुल बानो शकील अहमद खान - वय-36 पत्ता-प्लॉट नं - माळा नं - इमारतीचे नाव - , ब्लॉक नं - , रोड नं. रूम क्र. १७, पारिजात सोसायटी, से- १२, कळंबोली, नवी मुंबई, महाराष्ट्र, राईगड-(३). पिन कोड -410218 पॅन नं.-CXLPK7727A	
(9) दस्तऐवज करून दिल्याचा दिनांक	19/11/2024	
(10) दस्त नोंदणी केल्याचा दिनांक	19/11/2024	
(11) अनुक्रमांक, खंड व पृष्ठ	23069/2024	
(12) बाजारभावप्रमाणे मुद्रांक शुल्क	280000	
(13) बाजारभावप्रमाणे नोंदणी शुल्क	30000	
(14) शीरा		
मुद्रांकनासाठी विचारात घेतलेला तपशील :-		
मुद्रांक शुल्क आकारताम निवडलेला अनुबंध :-	(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 **25<sup>th</sup> 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.



Since 1989

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

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### DECLARATION OF PROFESSIONAL FEES CHARGED

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

### VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose as on day for **₹ 1,12,81,837.00 (Rupees One Crore Twelve Lakh Eighty One Thousand Eight Hundred Thirty Seven Only)**

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

**Manoj  
Chalikwar**

**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

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2025.01.25 15:12:08 +05'30'

Auth. Sign.



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