

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Dr. Lata Dhavaal Derashri & Dr. Dhavaal Kanaiyalal Derashri**

Residential Flat No. 1701, 17<sup>th</sup> Floor, Tower E, Building No. Hex-5, "Hex Blox Co-op. Hsg. Soc. Ltd.,"  
Plot No. 269, Sector - 10, Kopra Kharghar, Taluka – Panvel, District – Raigad,  
Navi Mumbai – 410 210, State – Maharashtra, Country – India.

Latitude Longitude - 19°02'02.3"N 73°04'34.1"E

### Intended User:

**Cosmos Bank**

**Vashi Branch Sector 17**

Plot No. 74, Persepolis Premises, Sector 17, Vashi, Navi Mumbai,  
State – Maharashtra, Country – India.



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### Regd. Office

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

☎ +91 2247495919

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## Vastukala Consultants (I) Pvt. Ltd.

Valuation Report: Cosmos Bank / Vashi Branch Sector 17 / Dr. Lata Dhavaal Derashri Page 2 of 19

Vastu/Mumbai/02/2025/14150/2310464

08/16-114-PRV

Date: 08.02.2025

### VALUATION OPINION REPORT

The property bearing Amalgamated Residential Flat No. 1701, 17<sup>th</sup> Floor, Tower E, Building No. Hex-5, "Hex Blox Co-op. Hsg. Soc. Ltd.," Plot No. 269, Sector - 10, Kopra Kharghar, Taluka – Panvel, District – Raigad, Navi Mumbai – 410 210, State – Maharashtra, Country – India belongs to **Dr. Lata Dhavaal Derashri & Dr. Dhavaal Kanaiyalal Derashri.**

#### Boundaries of the property.

North : Internal Road  
South : Internal Road  
East : Building No. 6  
West : Mahavir Jyoti

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 ₹ 1,71,62,360.00 (Rupees One Crore Seventy-One Lakh Sixty-Two Thousand Three Hundred Sixty 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

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar,  
o=Vastukala Consultants (I) Pvt.  
Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2025.02.08 17:48:52 +05'30'

Auth. Sign.



**Manoj Chalikwar**  
Govt. Reg. Valuer  
Chartered Engineer (India)  
Reg. No. IBBI/RV/07/2018/10366  
Cosmos Bank Empanelment No.: HO/Credit/87/2022-23  
Encl: Valuation report



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**Valuation Report of Residential Flat No. 1701, 17<sup>th</sup> Floor, Tower E, Building No. Hex-5, "Hex Blox Co-op. Hsg. Soc. Ltd.," Plot No. 269, Sector - 10, Kopra Kharghar, Taluka – Panvel, District – Raigad, Navi Mumbai – 410 210, State – Maharashtra, Country – 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 08.02.2025 for Banking Purpose
2	Date of inspection	07.02.2025
3	Name of the owner/ owners	<b>Dr. Lata Dhavaal Derashri &amp; Dr. Dhavaal Kanaiyalal Derashri</b>
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership Details of ownership shares is not available
5	Brief description of the property	<b>Address:</b> Residential Flat No. 1701, 17 <sup>th</sup> Floor, Tower E, Building No. Hex-5, "Hex Blox Co-op. Hsg. Soc. Ltd.," Plot No. 269, Sector - 10, Kopra Kharghar, Taluka – Panvel, District – Raigad, Navi Mumbai – 410 210, State – Maharashtra, Country – India.  <b>Contact Person:</b> Mr. Kanaiyalal P. Derashri (Owner's Father) Contact No. 7666808010
6	Location, street, ward no	Plot No. 269, Sector - 10, Kopra Kharghar, Taluka – Panvel, District – Raigad, Navi Mumbai – 410 210
	Survey/ Plot no. of land	Plot No. 269, Sector - 10, Village - Kharghar
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, Flats, 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 Flat supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 813.00 (Area as per actual site measurement)  <b>Carpet Area in Sq. Ft. = 853.00</b> <b>(Area as per Agreement for Sale)</b>  Built Up Area in Sq. Ft. = 1,028.00 (Area as per Agreement for Sale)

		<b>All the above areas are within 4% of the Agreement for Sale Area. The above calculations and detailed measurements taken by us prove that the Agreement for Sale area is not exorbitantly inflated. Hence, valuation is prepared based on the Agreement for Sale area.</b>
13	Roads, Streets or lanes on which the land is abutting	Plot No. 269, Sector - 10, Kopra Kharghar, Taluka – Panvel, District – Raigad, Navi Mumbai – 410 210
14	If freehold or leasehold land	Lease 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?	Tenant Occupied – Mr. Samrat Mishra Occupied Since – Last 4 years
	If the property owner occupied, specify portion and extent of area under owner-occupation	N.A.

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	Tenant Occupied
	(ii) Portions in their occupation	Fully Occupied
	(iii) Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 30,500.00 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	N. A.
35	Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Information not available
36	Is any dispute between landlord and tenant regarding rent pending in a court of rent?	N. A.
37	Has any standard rent been fixed for the premises under any law relating to the control of rent?	N. A.
	<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	As per sub registrar of assurance records

	No., sale price and area of land sold.	
39	Land rate adopted in this valuation	N. A. as the property under consideration is a Residential Flat in a building. The rate is considered as composite rate.
40	If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.
	<b><i>COST OF CONSTRUCTION</i></b>	
41	Year of commencement of construction and year of completion	Year of Completion – 2010 (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>	

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Vashi Branch Sector 17 to assess fair market value as on 08.02.2025 for Residential Flat No. 1701, 17<sup>th</sup> Floor, Tower E, Building No. Hex-5, "Hex Blox Co-op. Hsg. Soc. Ltd.," Plot No. 269, Sector - 10, Kopra Kharghar, Taluka – Panvel, District – Raigad, Navi Mumbai – 410 210, State – Maharashtra, Country – India belongs to **Dr. Lata Dhavaal Derashri & Dr. Dhavaal Kanaiyalal Derashri.**

### We are in receipt of the following documents:

1	Copy of Agreement for Sale between Mr. Vajiulla M. Kanchwala & Mr. Asad Abdul Hasan Choudhary (The Transferors) AND Dr. Lata Dhavaal Derashri & Dr. Dhavaal Kanaiyalal Derashri (The Purchaser's) dated 28.09.2017.
2	Copy of Occupancy Certificate No. CIDCO / ATPO (BP) / 1535 dated 19.10.2010 issued by CIDCO.
3	Copy of Commencement Certificate No. CIDCO / ATPO / 659 dated 29.03.2007 issued by CIDCO.
4	Copy of Society No Objection Certificate dated 20.08.2017 in the name of Dr. Lata Dhavaal Derashri & Dr. Dhavaal Kanaiyalal Derashri issued by Hex Blox Co-op. Hsg. Soc. Ltd.
5	Copy of Car Parking Allotment Letter dated 04.12.2010 issued by M/s. Devisha Infrastructure Pvt. Ltd.

### LOCATION:

The said building is located at Plot No. 269, Sector - 10, Kopra Kharghar, Taluka – Panvel, District – Raigad, Navi Mumbai – 410 210. The property falls in Residential Zone. It is at a walking distance 1.3 Km. from Kharghar Village metro station.

### BUILDING:

The building under reference is having Ground + 1<sup>st</sup> (Podium) + 2<sup>nd</sup> to 17<sup>th</sup> Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" thick internal brick walls. The walls are having sand faced plaster from outside. The staircase is of R.C.C. with R.C.C. trades and risers with chequered tile floor finish. The building



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external condition is good. The building is used for Residential purpose. 17<sup>th</sup> Floor is having 2 Residential Flats. The building is having 2 lifts.

### **Residential Flat:**

The Residential Flat under reference is situated on the 17<sup>th</sup> Floor. The Composition of Flat is Living Room + 2 Bedrooms + Kids Room + Kitchen + Passage + 2 Toilets + Balcony Area. The Residential Flat is finished with Vitrified tiles flooring, Teak wood door frame with solid flush door, Powder Coated Aluminum sliding windows & concealed electrification & concealed plumbing.

### **Valuation as on 08<sup>th</sup> February 2025**

<b>Carpet Area of the Residential Flat</b>	<b>:</b>	<b>853.00 Sq. Ft.</b>
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### **Deduct Depreciation:**

Year of Construction of the building	:	Year of Completion – 2010 (As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2025	:	15 years
Cost of Construction	:	1,028.00 X 2,800.00 = ₹ 28,78,400.00
Depreciation $\{(100-10) \times 15 / 60\}$	:	22.50%
Amount of depreciation	:	₹ 6,47,640.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,19,570.00 per Sq. M. i.e., ₹ 11,108.00 per Sq. Ft.
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property (after depreciation)	:	₹ 1,08,445.00 per Sq. M. i.e., ₹ 10,075.00 per Sq. Ft.
Prevailing market rate	:	₹ 20,000.00 per Sq. Ft.
<b>Value of property as on 08.02.2025</b>	<b>:</b>	<b>853.00 Sq. Ft. X ₹ 20,000.00 = ₹ 1,70,60,000.00</b>

(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)

<b>Depreciated fair value of the property as on 08.02.2025</b>	<b>:</b>	<b>₹ 1,70,60,000.00 (-) ₹ 6,47,640.00 = ₹ 1,64,12,360.00</b>
<b>Car Parking</b>	<b>:</b>	<b>₹ 7,50,000.00</b>
<b>Total Value of the property</b>	<b>:</b>	<b>₹ 1,71,62,360.00</b>
<b>The realizable value of the property</b>	<b>:</b>	<b>₹ 1,54,46,124.00</b>
<b>Distress value of the property</b>	<b>:</b>	<b>₹ 1,37,29,888.00</b>
<b>Insurable value of the property (1,028.00 X 2,800.00)</b>	<b>:</b>	<b>₹ 28,78,400.00</b>
<b>Guideline value of the property (1,028.00 X 10,075.00)</b>	<b>:</b>	<b>₹ 1,03,57,100.00</b>



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Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 1701, 17<sup>th</sup> Floor, Tower E, Building No. Hex-5, "Hex Blox Co-op. Hsg. Soc. Ltd.," Plot No. 269, Sector - 10, Kopra Kharghar, Taluka – Panvel, District – Raigad; Navi Mumbai – 410 210, State – Maharashtra, Country – India. for this particular purpose at ₹ 1,71,62,360.00 (Rupees One Crore Seventy-One Lakh Sixty-Two Thousand Three Hundred Sixty Only) as on 08<sup>th</sup> February 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 08<sup>th</sup> February 2025 is ₹ 1,71,62,360.00 (Rupees One Crore Seventy-One Lakh Sixty-Two Thousand Three Hundred Sixty 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:

### **ANNEXURE TO FORM 0-1**

	<b>Technical details</b>	<b>Main Building</b>
1.	No. of floors and height of each floor	Ground + 1 <sup>st</sup> (Podium) + 2 <sup>nd</sup> to 17 <sup>th</sup> Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 17 <sup>th</sup> Floor
3.	Year of construction	Year of Completion – 2010 (As per Occupancy Certificate)
4.	Estimated future life	45 Years Subject to proper, preventive periodic maintenance & structural repairs



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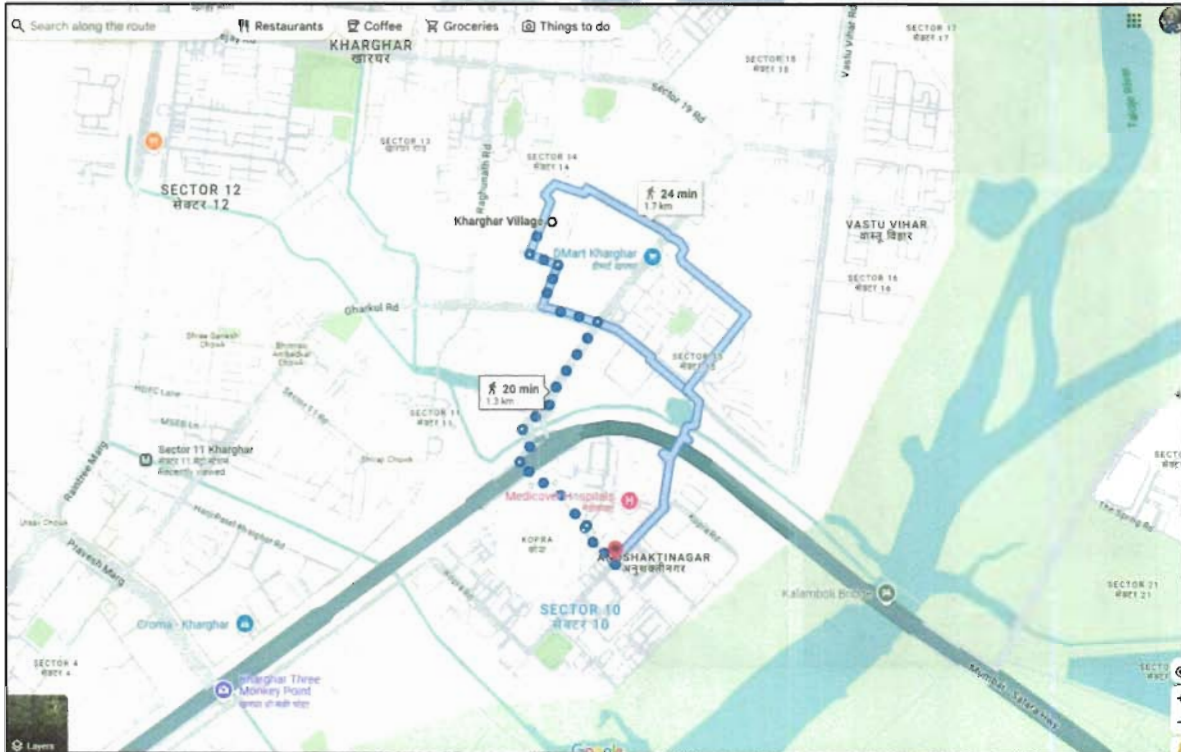
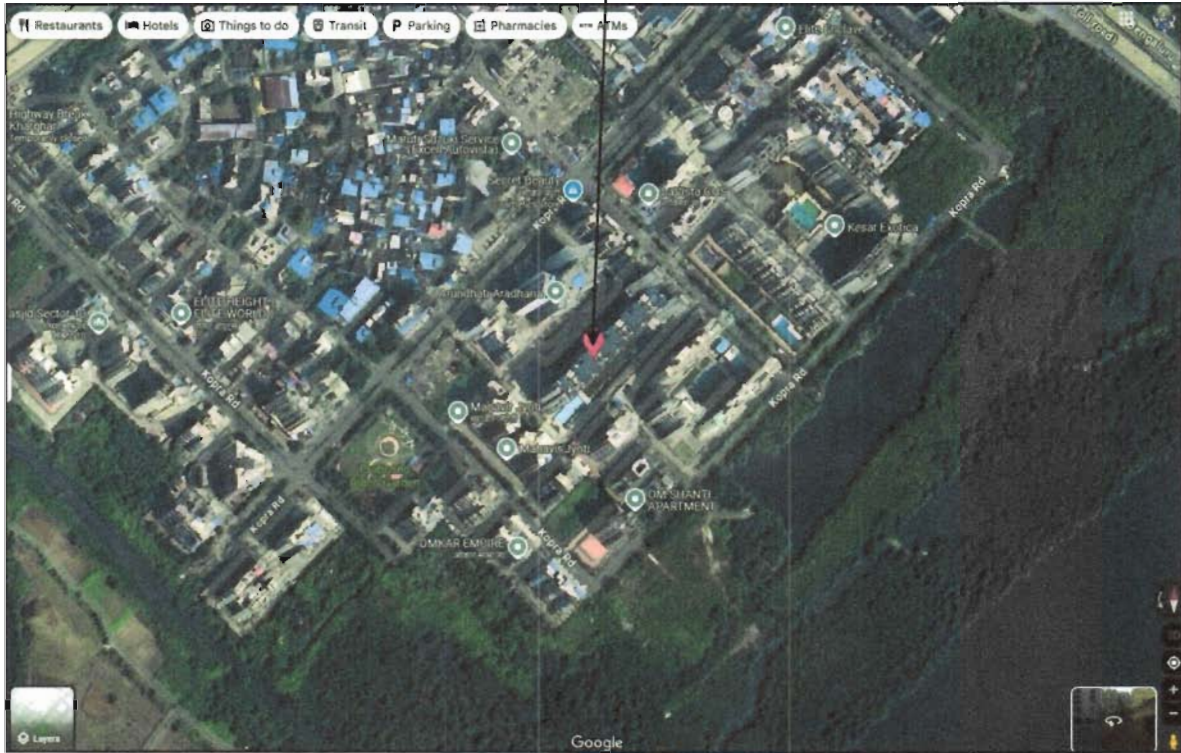
5	Type of construction- load bearing walls/RCC frame/ steel frame	R.C.C. Framed Structure
6	Type of foundations	R.C.C. Foundation
7	Walls	All external walls are 9" thick and partition walls are 6" thick.
8	Partitions	6" thick brick wall
9	Doors and Windows	Teak wood door frame with solid flush door, Powder Coated Aluminium sliding windows
10	Flooring	Vitrified tiles flooring
11	Finishing	Gement plastering with POP finished
12	Roofing and terracing	R.C.C. Slab
13	Special architectural or decorative features, if any	No
14	(i) Internal wiring – surface or conduit	Concealed electrification
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	Concealed plumbing
15	Sanitary installations	As per Requirement
	(i) No. of water closets	
	(ii) No. of lavatory basins	
	(iii) No. of urinals	
	(iv) No. of sink	
16	Class of fittings: Superior colored / superior white/ordinary.	Ordinary
17	Compound wall Height and length Type of construction	6'.0" High, R.C.C. column with B. B. masonry wall
18	No. of lifts and capacity	2 Lifts
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



## Route Map of the property

Site u/r



**Latitude Longitude - 19°02'02.3"N 73°04'34.1"E**

**Note:** The Blue line shows the route to site from nearest metro station (Kharghar – 1.3 Km.)



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## Ready Reckoner Rate

Home		Valuation Guidelines   User Manual					
Year	2024-2025	Language	English				
Selected District	Raigad						
Select Taluka	Panvel						
Select Village	Mauje: Panavel (Panvel Mahanagarपालिका)						
Search By	<input type="radio"/> Survey No. <input checked="" type="radio"/> SubZones						
Select	उपविभाग	सूची नमून	निवासी दरनिका	बीडिस	दुकाने	श्रीचोमिक	एकक (Rs./)
SurveyNo	3/15/8E -कळंबोली सिडको से.क्र.8E	27900	69300	79700	89900	79700	चौ. मीटर
SurveyNo	15अ/8-कामोटे सिडको से.क्र.8	27600	77600	86400	97000	86400	चौ. मीटर
SurveyNo	15अ/15-कामोटे सिडको से.क्र.15	23600	70800	81400	88700	81400	चौ. मीटर
SurveyNo	20/10-बारपर सिडको से.क्र.10 फोपरा गावठाण सह	45400	108700	125100	135800	125100	चौ. मीटर
SurveyNo	3/15/अ-कळंबोली गावठाण	17900	46900	54200	64200	54200	चौ. मीटर
... 22 23 24 25 26 27 28 29 30 31							

Stamp Duty Ready Reckoner Market Value Rate for Flat	1,08,700.00			
10% Increase by Flat Located on 17 <sup>th</sup> Floor	10,870.00			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)</b>	<b>1,19,570.00</b>	Sq. Mtr.	11,108.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	45,400.00			
The difference between land rate and building rate (A – B = C)	74,170.00			
Depreciation Percentage as per table (D) [100% - 15%] (Age of the Building – 15 Years)	85%			
<b>Rate to be adopted after considering depreciation [B + (C x D)]</b>	<b>1,08,445.00</b>	Sq. Mtr.	10,075.00	Sq. Ft.

### Multi-Storied building with Lift

For residential premises / Residential Flat / office on above floor in multistoried building, the rate mentioned in the ready reckoner will be increased as under:

	Location of Flat / Residential Flat 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 Flats located between 5 to 10 floors
c)	11 Floors to 20 Floors	Increase by 10% on Flats located between 11 to 20 floors
d)	21 Floors to 30 Floors	Increase by 15% on Flats located between 21 to 30 floors
e)	31 Floors and above	Increase by 20% on Flats located on 31 and above floors

**Table – D: Depreciation Percentage Table**

Completed Age of Building in Years	Value in percent after depreciation	
	R.C.C. Structure / other Pukka Structure	Cessed Building, Half or Semi – Pukka Structure & Kaccha Structure.
0 to 2 Years	100%	100%
Above 2 & up to 5 Years	95%	95%
Above 5 Years	After initial 5 year for every year 1% depreciation is to be considered. However maximum deduction available as per this shall be 70% of Market Value rate	After initial 5 year for every year 1.5% depreciation is to be considered. However maximum deduction available as per this shall be 85% of Market Value rate



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## Sales Instances

Property	Flat		
Source	Index II		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	1,081.00	1,298.00	-
<b>Percentage</b>	-	20%	-
<b>Rate Per Sq. Ft.</b>	18,958.00	₹ 15,798.00	-

682353	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि.पनवेल 2
03-02-2025		दस्त क्रमांक : 682/2025
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोंदणी : Regn:63m
<b>गावाचे नाव : खारघर</b>		
(1)वितेखाचा प्रकार	करारनामा	
(2)मोबदला	20500000	
(3) बाजारभावाभाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	13443472.5	
(4) भू-भाषण.पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पनवेल म.न.पा.इतर वर्णन :- इतर माहिती: विभाग क्रमांक. 20/10.दर- 108700/- प्रति चौ.मी.,सदनिका क्रमांक. 602,सहावा मजला,"लिथ" बिल्डिंग,बिल्डिंग नं. 4,"केसर एक्झोटीका को. ऑप. हौसिंग सोसायटी लि.",प्लॉट नं. 264,265 आणि 266,सेक्टर नं. 10,खारघर,नवी मुंबई,ता. पनवेल,जि. रायगड,क्षेत्रफळ :- 120.55 चौ.मी. बिल्ट-अप एरिया,सोबत कार पार्किंग स्पेस नं. 22,बैसमेट पार्किंग( ( Plot Number : 264, 265 & 266 ; SECTOR NUMBER : 10 ; ) )	
(5) क्षेत्रफळ	120.55 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या व्हाहिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-रोहित भाटिया - वय:-50 पत्ता:-प्लॉट नं. :- माळा नं. :- इमारतीचे नाव:- ब्लॉक नं. :- रोड नं. फ्लॉट नं. १००३. बिल्डिंग नं. ४८, एनआरआय सीवूड्स कॉम्प्लेक्स, फेज -२, सेक्टर नं. ५४,५६,५८, नेरुळ नवी मुंबई, ठाणे, महाराष्ट्र, THANE. पिन कोड:-400706 फॅन नं:-AIWPH2149R 2): नाव:-दीपाली भाटिया - वय:-49 पत्ता:-प्लॉट नं. :- माळा नं. :- इमारतीचे नाव:- ब्लॉक नं. :- रोड नं. फ्लॉट नं. १००३. बिल्डिंग नं. ४८, एनआरआय सीवूड्स कॉम्प्लेक्स, फेज -२, सेक्टर नं. ५४,५६,५८, नेरुळ नवी मुंबई, ठाणे, महाराष्ट्र, RAIGARH(MH). पिन कोड:-410206 फॅन नं:-ADBPJ2827N	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मुकुंद शमाला - वय:-49 पत्ता:-प्लॉट नं. :- माळा नं. :- इमारतीचे नाव:- ब्लॉक नं. :- रोड नं. फ्लॉट नं. ६०२, चौथा ब्लॉक, केसर एक्झोटीका, सेक्टर नं १०, ओबे खारघर, नवी मुंबई, तालुका पनवेल जिल्हा रायगड, महाराष्ट्र, राईगारह(ं). पिन कोड:-410210 फॅन नं:-AAMPD4345H	
(9) दस्तऐवज करून दिल्याचा दिनांक	06/01/2025	
(10)दस्त नोंदणी केल्याचा दिनांक	10/01/2025	
(11)अनुक्रमांक,खंड व पृष्ठ	682/2025	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1435000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	

## Sales Instances

Property	Flat		
Source	Index II		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	921.00	1,105.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	21,389.00	₹ 17,824.00	-

24236353 27-01-2025 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि.पनवेल 2 दस्त क्रमांक : 24236/2024 नोंदणी : Regn:63m
<b>गावाचे नाव : खारघर</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	19700000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	15203613.72	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पनवेल म.न.पा.इतर वर्णन ; इतर माहिती: विभाग क्र. 20/10 दर 108700/- प्रती चौ.मी.,सदनिका नं. 1201,बारावा मजला,ए-विंग,गॅलेक्सी नेबुला को-ऑप हौसिंग सोसायटी लि.,प्लॉट नं. 220 आणि 221,सेक्टर 10,खारघर,तालुका पनवेल,जिल्हा रायगड(क्षेत्रफळ 768 चौ.फुट कारपेट एरिया + 67 चौ.फुट फ्लॉवर बेड एरिया + 86 चौ.फुट डेक + 815 चौ.फुट टेरेस एरिया)( ( SECTOR NUMBER : 10 ; ) )	
(5) क्षेत्रफळ	768 चौ.फुट	
(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:-अनुराग लिमये - वय:-47 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: फ्लॉट नं. ए-1201,बारावा मजला,ए-विंग,गॅलेक्सी नेबुला,प्लॉट नं. 220 आणि 221, सेक्टर 10, खारघर,तालुका पनवेल,जिल्हा रायगड, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, राईगाड(ः). पिन कोड:-410210 पॅन नं:-ABWPL1455B	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-संजीव बांकेबेहारी खन्ना - वय:-60; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: ए-301,रवेची हाईट्स, प्लॉट नं. 25,सेक्टर 07,खारघर,तालुका पनवेल,जिल्हा रायगड, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, राईगाड(ः). पिन कोड:-410210 पॅन नं:-AAHPK5408R 2): नाव:-दीपा बी. खन्ना - वय:-56; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: ए-301,रवेची हाईट्स, प्लॉट नं. 25,सेक्टर 07,खारघर,तालुका पनवेल,जिल्हा रायगड, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, राईगाड(ः). पिन कोड:-410210 पॅन नं:-AEBPK5648F	
(9) दस्तऐवज करून दिल्याचा दिनांक	23/12/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	23/12/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	24236/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1379000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	

## Price Indicators

Property	Flat		
Source	99acres		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	800.00	960.00	-
<b>Percentage</b>	-	20%	-
<b>Rate Per Sq. Ft.</b>	19,375.00	₹ 16,146.00	-

99acres

Buy

+
-
Q

Post property
🔔
☰

Home > Mumbai > Kharghar > 2BHK 2Baths in Kharghar > 99acres for sale in Kharghar

Posted on Jan 10, 2025 | Ready to move

₹ 1.55 Cr

Estimated EMI ₹ 1.23 799

2BHK 2Baths

Flat/Apartment for Sale  
Armstrongs Hex Blox, Kharghar, Navi Mumbai


Contact Dealer FREE

Shortlist

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

Overview
Society
Dealer Details
Price Trends
Registry Record
Society Reviews >

Property (0)
Society (15)



Area

Super Built up area 1250 sq.ft. (16.11 sq.m)

Carpet area: 800 sq.ft. (74.32 sq.m)

Price

₹ 1.55 Crore

@ 12,400 per sq.ft. (Negotiable) [View Price Details](#)

Floor Number

5<sup>th</sup> of 18 Floors

Overlooking

Pool, Park/Garden, Club, Main Road, Others

Configuration

2 Bedrooms, 2 Bathrooms, 3 Balconies with Store Room

Address

Armstrongs Hex Blox  
Kharghar, Navi Mumbai

Facing

East

Property Age

10+ Year Old

**Places nearby**  
Sec-10, Kharghar, Navi Mumbai View All (50)

📍 Hanuman & Sani Temple
📍 Shiv Mandir Kharghar
📍 Ganpati Mandir
+ Medicity Hospital
+ Deshpande Children's Hospic

**Why you should consider this property?**

Send Feedback

## Price Indicators

Property	Flat		
Source	No Broker		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	750.00	900.00	-
<b>Percentage</b>	-	20%	-
<b>Rate Per Sq. Ft.</b>	20,667.00	17,222.00	-

**NOBROKER** | Buy Rent | Post Your Property | Sign up | Log in | Menu

**2 BHK Flat in Arihant Aradhana, Kharghar For ...** | ₹1.55 Crores | ₹88,837/Month | 1,150 Sq. Ft. | Need Home Loan? | Apply Loan

Resale | Kharghar Navi Mumbai | Negotiable | Estimated EMI |

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

Photos | Location | Shortlist

**2 Bedroom** | No. of Bedroom | **Sep 18, 2024** | Posted On

**2 Bathroom** | No. of Bathroom | **Immediately** | Possession

**3 Balcony** | **Arihant Aradhana, ...** | Apartment

**Car Parking** | **Partial** | 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: Federal Bank | Roadpali | B & J Superspeciality Hospital | Sector 11 Kharghar | Fun Square Cinema

**Overview**

Age of Building: >10 Years | Ownership Type: Self Owned

Maintenance Charges: ₹3.5 Per Sq.Ft/M | Flooring: Vitrified Tiles

Builtup Area: 1,150 Sq.Ft | Carpet Area: 750 Sq.Ft

Activity On This Property

169 Unique Views | 0 Shortlists | 0 Contacted | Powered By: NBEstimate

**Similar Properties**



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## Price Indicators

Property	Flat		
Source	No Broker		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	840.00	1008.00	-
<b>Percentage</b>	-	20%	-
<b>Rate Per Sq. Ft.</b>	19,643.00	₹ 16,369.00	-



[Post Your Property](#)
[Sign up](#)
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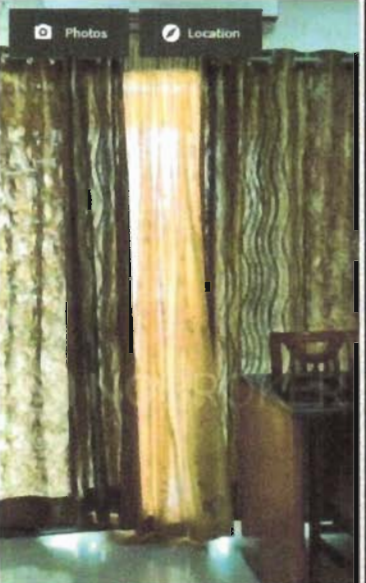
**2 BHK Flat In Rosewood Heights For Sale In Ro...**

₹ 1.65 Crores    ₹ 94,568/Month    1,140    Need Home Loan ?

Non-negotiable    Estimated EMI    Sq Ft    [Apply Loan](#)

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

Photos    Location



Shortlist

- 2 Bedroom**  
No of Bedroom
- 2 Bathroom**  
No of Bathroom
- NA**  
Sector
- Car**  
Parking

**Dec 3, 2024**  
Posted On

**Immediately**  
Possession

**Rosewood Heights**  
Apartment

**Full**  
Power Supply

[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: Federal Bank    Roadpali    B & J Superspeciality Hospital    Sector 11 Kharghar    Fun Square Cinema

**Activity On This Property**


Unique Views: 0    Shortlists: 0    Contacted: 0

Powered By: NBEstimate

**Similar Properties**

**Overview**

Age of Building	>10 Years	Ownership Type	Self Owned
Maintenance Charges	₹5.7 Per Sq.Ft/M	Flooring	NA
Builtup Area	1,140 Sq.Ft	Carpet Area	840 Sq.Ft




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VASTUKALA CONSULTANTS (I) PVT. LTD.  
Valuation, Appraisement, Auctions & Insurance Consultants  
Chartered Engineers (I) Ltd. London, England  
10741230 NH2010 PTC091009

### DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **08<sup>th</sup> February 2025**.

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 knowledgeably 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.



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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 **₹ 1,71,62,360.00 (Rupees One Crore Seventy-One Lakh Sixty-Two Thousand Three Hundred Sixty Only)**.

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

**Manoj  
Chalikwar**

**Director**

**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

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

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2025.02.08 17:49:15 +05'30'

Auth. Sign.



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