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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: **Mr. Kanaiyalal P. Derashri & Mrs. Dina Kanaiyalal Derashri**

Residential Flat No. 1702, 17th Floor, Tower F, Building No. Hex-6, "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.



Our Pan India Presence at :

- | | | | |
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Regd. Office

81-001, U/B Floor, BOOMERANG, Chandivali Farm Road,
Powai, Andheri East, **Mumbai:** 400072, (M.S), India

+91 2247495919

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VALUATION OPINION REPORT

The property bearing Amalgamated Residential Flat No. 1702, 17th Floor, Tower F, Building No. Hex-6, "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 **Mr. Kanaiyalal P. Derashri & Mrs. Dina Kanaiyalal Derashri.**

Boundaries of the property.

North : Internal Road
South : Internal Road
East : Building No. 5
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

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

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2025.02.07 17:17:24 +05'30'

Auth. Sign.



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📍 Aurangabad 📍 Pune 📍 Indore 📍 Jaipur

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Valuation Report of Residential Flat No. 1702, 17th Floor, Tower F, Building No. Hex-6, "**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 IMMÖVABLE 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 07.02.2025 for Banking Purpose
2	Date of inspection	05.02.2025
3	Name of the owner/ owners	Mr. Kanaiyalal P. Derashri & Mrs. Dina Kanaiyalal Derashri
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	Address: Residential Flat No. 1702, 17 th Floor, Tower F, Building No. Hex-6, " 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. Contact Person: 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
	LAND	
12	Area of Flat supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 1633.00 (Area as per actual site measurement for Amalgamated Flat Nos. 1701 & 1702) Carpet Area in Sq. Ft. = 853.00 (Area as per Agreement for Sale) Built Up Area in Sq. Ft. = 1,028.00

		(Area as per Agreement for Sale)
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.
	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?	Owner Occupied
	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	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	Owner Occupied

	(ii)	Portions in their occupation	Fully Occupied
	(iii)	Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 36,000.00 Expected 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.
		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 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.
		COST OF CONSTRUCTION	

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.
	Remark: As per site inspection, Flat Nos. 1701 & 1702 are internally amalgamated having Separate entrance door. The Said valuation is only for Flat No. 1701. Hence, we have considered area as Agreement of Flat No. 1702 for purpose of valuation.	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Vashi Branch Sector 17 to assess fair market value as on 07.02.2025 for Residential Flat No. 1702, 17th Floor, Tower F, Building No. Hex-6, "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 **Mr. Kanaiyalal P. Derashri & Mrs. Dina Kanaiyalal Derashri.**

We are in receipt of the following documents:

1	Copy of Agreement for Sale between Mr. Vajiulla M. Kanchwala (The Transferors) AND Mr. Kanaiyalal P. Derashri & Mrs. Dina Kanaiyalal Derashri (The Purchaser's) dated 12.07.2017.
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 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 metro station.

BUILDING:

The building under reference is having Ground + 1st (Podium) + 2nd to 17th 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 external condition is good. The building is used for Residential purpose. 17th Floor is having 2 Residential Flats. The building is having 2 lifts.

Residential Flat:

The Residential Flat under reference is situated on the 17th Floor. As per site inspection, Flat Nos. 1701 & 1702 are internally amalgamated having Separate entrance door. The Composition of Amalgamated Flat is Living Room + 4 Bedrooms + Study Room + Kitchen + Passage + 4 Toilets + Balcony Area + Dry 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.



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Valuation as on 07th February 2025

Carpet Area of the Residential Flat	:	853.00 Sq. Ft.
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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.
Value of property as on 07.02.2025	:	853.00 Sq. Ft. X ₹ 20,000.00 = ₹ 1,70,60,000.00

(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 07.02.2025	:	₹ 1,70,60,000.00 (-) ₹ 6,47,640.00 = ₹ 1,64,12,360.00
Car Parking	:	₹ 7,50,000.00
Total Value of the property	:	₹ 1,71,62,360.00
The realizable value of the property	:	₹ 1,54,46,124.00
Distress value of the property	:	₹ 1,37,29,888.00
Insurable value of the property (1,028.00 X 2,800.00)	:	₹ 28,78,400.00
Guideline value of the property (1,028.00 X 10,075.00)	:	₹ 1,03,57,100.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 1702, 17th Floor, Tower F, Building No. Hex-6, "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 07th February 2025.**



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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 **07th 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

	Technical details	Main Building
1.	No. of floors and height of each floor	Ground + 1 st (Podium) + 2 nd to 17 th 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 th 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
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



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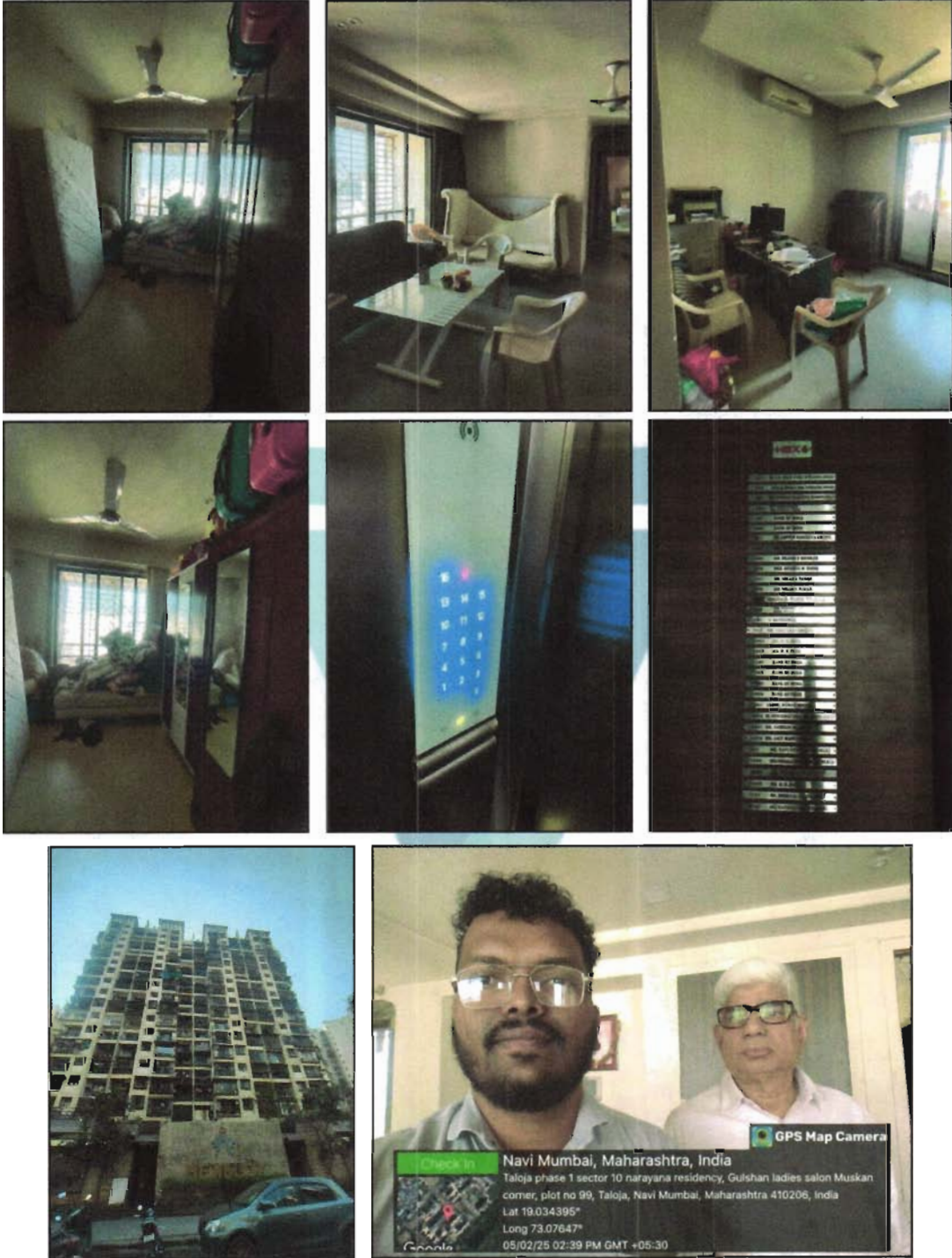


9	Doors and Windows		Teak wood door frame with solid flush door, Powder Coated Aluminium sliding windows
10	Flooring		Vitrified tiles flooring
11	Finishing		Cement plastering with POP finished
12	Roofing and terracing		R.C.C. Slab
13	Special architectural or decorative features, if any		No
14	(i)	Internal 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

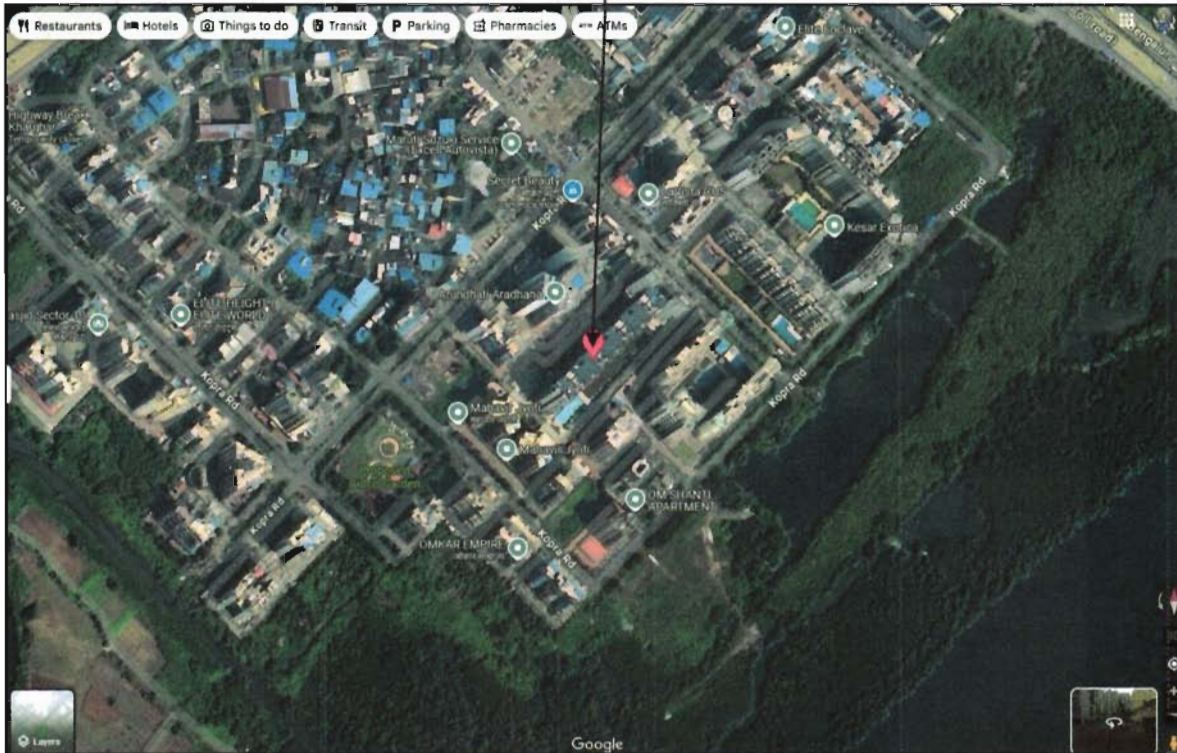


Actual site photographs



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

Department of Registration and Stamp Government of Maharashtra		नोंदणी व मुद्रांक विभाग महाराष्ट्र शासन					
Annual Statement of Rates Ver. 2.0 (बाजारमूल्य दर पत्रक आवृत्ती 2.0)							
Home		Valuation Guidelines User Manual					
Year	2024-2025	Language	English				
Select District	Raigad						
Select Taluka	Panvel						
Select Village	Mauje: Panavel (Panvel Mahanagarpalike)						
Search By	<input type="radio"/> Survey No.	<input checked="" type="radio"/> SubZones					
Select	उपविभाग	सुरती जमीन	निवासी दरमिका	बीडीय	दुकाने	बीडीयिक	एकक (Rs./)
SurveyNo	3/15/8E - कळंबोली सिविकी से.क.8E	27900	69300	79700	89900	79700	चौ. मीटर
SurveyNo	15अ/8-कामोडे सिविकी से.क.8	27600	77600	86400	97000	86400	चौ. मीटर
SurveyNo	15अ/15-कामोडे सिविकी से.क.15	23600	70800	81400	86700	81400	चौ. मीटर
SurveyNo	20/10-वारधर सिविकी से.क.10 कोषरा गावठाण सह	45400	108700	125100	135800	125100	चौ. मीटर
SurveyNo	3/15/अ-कळंबोली गावठाण	17900	46900	54200	64200	54200	चौ. मीटर

Stamp Duty Ready Reckoner Market Value Rate for Flat	1,08,700.00			
10% Increase by Flat Located on 17 th Floor	10,870.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	1,19,570.00	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%			
Rate to be adopted after considering depreciation [B + (C x D)]	1,08,445.00	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

Sales Instances

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

682353	सूची क्र.2	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
गावाचे नाव : खारघर		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	20500000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	13443472.5	
(4) भू-मापन,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. बिल्टअप एरिया,सोबत कार पार्किंग स्पेस नं. 22,बेसमेंट 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/लिहून 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 पॅन नं:-AIWPB2149R 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 पॅन नं:- ADBPJ2827N	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मुकुंद धमाला - वय:-49 पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- फ्लॉट नं. ६०२, चौथा ब्लॉक, केसर एक्झोटीका, सेक्टर नं १०, ओवे खारघर, नवी मुंबई, तालुका पनवेल जि. रायगड, महाराष्ट्र, राईगाड(ं). पिन कोड:-410210 पॅन 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	-		
	Carpet	Built Up	Saleable
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.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि.पनवेल 2 दस्त क्रमांक : 24236/2024 नोंदणी : Regn:63m
गावाचे नाव : खारघर		
(1) विलोखाचा 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 हार्ईट्स ,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 हार्ईट्स ,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	-		
	Carpet	Built Up	Saleable
Area	800.00	960.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	19,375.00	₹ 16,146.00	-

99acres
Post property FREE


₹ **1.55 Cr** @ 12,400 per sq.ft. **2BHK 2Baths**
 Estimated EMI ₹ 1,23,799
 Flat/Apartment for Sale
 - Armstrongs Hex Blox, Kharghar, Navi Mumbai

Contact Dealer FREE

Shortlist

REERA STATUS NOT AVAILABLE Website: <https://mahanara.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. (116.33 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**
5th 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 View All (50)

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

Why you should consider this property?



Since 1989

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Price Indicators

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

Pay Rent
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Menu

2 BHK Flat In Arihant Aradhana, Kharghar For ...
Resale
 Kharghar Navi Mumbai

₹ 1.55 Crores ₹ 88,837/Month 1,150 Sq Ft

Negotiable Estimated EMI Need Home Loan? Apply Loan

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

Photos
Location

+7

2 Bedroom
No. of Bedroom

2 Bathroom
No. of Bathroom

3
Balcony

Car
Parking

Sep 18, 2024
Posted On

Immediately
Possess On

Arihant Aradhana, ...
Apartment

Partial
Power Backup

Get Owner Details

Report what was not correct in this property

Listed by Broker
Sold Out

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

Maintenance Charges ₹3.5 Per Sq-Ft/M

Builtup Area 1,150 Sq-Ft

Ownership Type Self Owned

Flooring Vitrified Tiles

Carpet Area 750 Sq-Ft

Activity On This Property

169
Unique Views

0
Shortlists

0
Contacted

Powered By: NBEstimate

Similar Properties

Price Indicators

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

Post Your Property
Sign up
Login

2 BHK Flat in Rosewood Heights For Sale in Ro...
sector 10 Kharghar

₹ 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

Push Society
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 Backup

Get Owner Details
Report what was not correct in this property

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 ₹5.7 Per Sq.Ft/M	Flooring NR
Builtup Area 1,140 Sq.Ft	Carpet Area 840 Sq.Ft

Activity On This Property

0 Unique Views
 0 Shortlists
 0 Contacted

Powered By: NBEstimate

Similar Properties

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **07th 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.

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

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2025.02.07 17:17:40 +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



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