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

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## 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, 17<sup>th</sup> 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.

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### Regd. Office

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

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## Vastukala Consultants (I) Pvt. Ltd.

Valuation Report: Cosmos Bank / Vashi Branch Sector 17 / Mr. Kanaiyalal P. Derashri (14185/2310443)

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Vastu/Mumbai/02/2025/14185/2310443  
07/12-93-PRV  
Date: 07.02.2025

### VALUATION OPINION REPORT

The property bearing Amalgamated Residential Flat No. 1702, 17<sup>th</sup> 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.

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

Auth. Sign.



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#### Regd. Office

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**Valuation Report of Residential Flat No. 1702, 17<sup>th</sup> 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 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 07.02.2025 for Banking Purpose
2	Date of inspection	05.02.2025
3	Name of the owner/ owners	<b>Mr. Kanaiyalal P. Derashri &amp; Mrs. Dina 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. 1702, 17 <sup>th</sup> 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.  <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. = 1633.00 (Area as per actual site measurement for Amalgamated Flat Nos. 1701 & 1702)  <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)
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?	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	<b>RENTS</b>	
	(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.
		<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 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>COST OF CONSTRUCTION</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> 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, 17<sup>th</sup> 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 + 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 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. 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 07<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 07.02.2025</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 07.02.2025</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>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 1702, 17<sup>th</sup> 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 **07<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 **07<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:

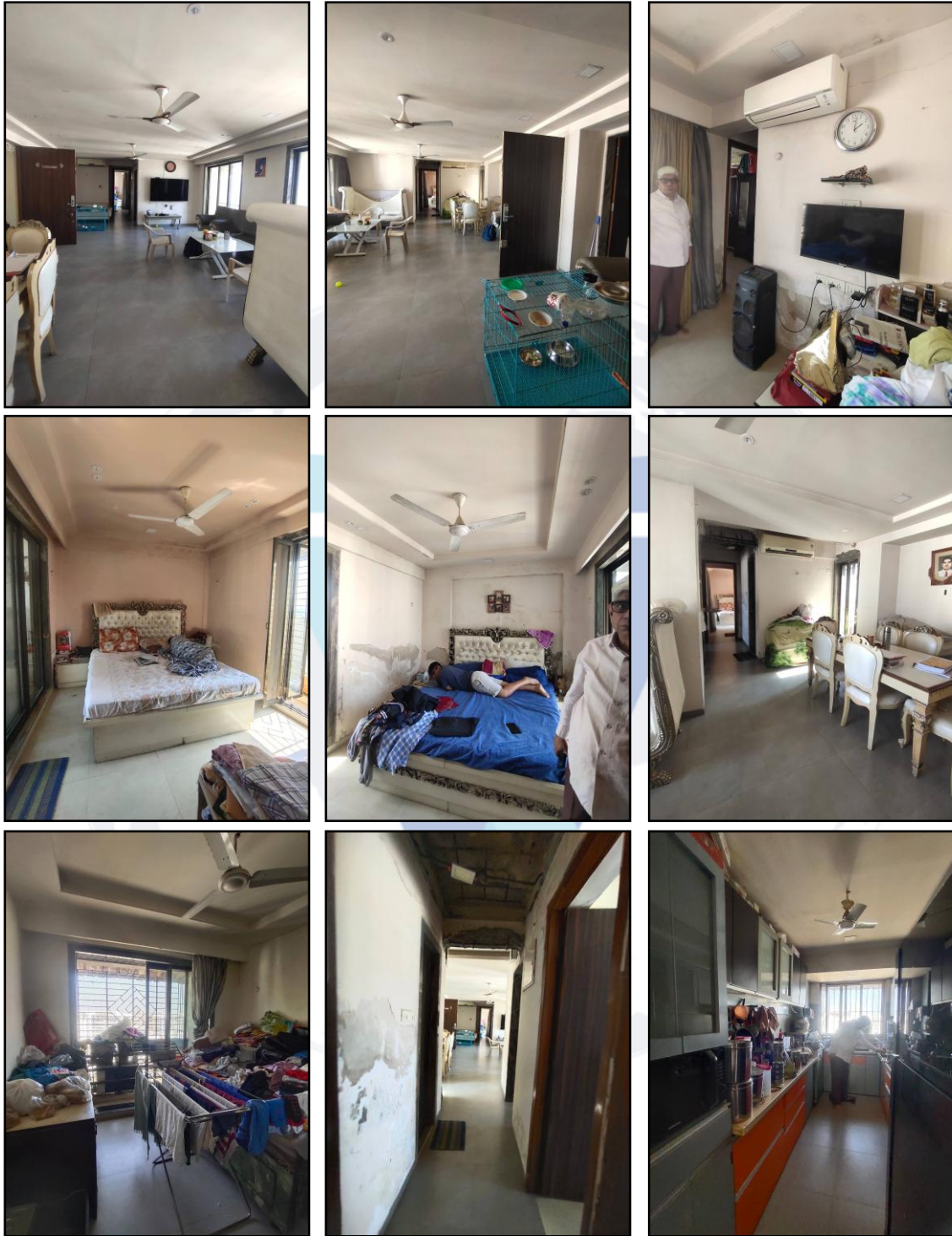
**ANNEXURE TO FORM 0-1****Technical details****Main Building**

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
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



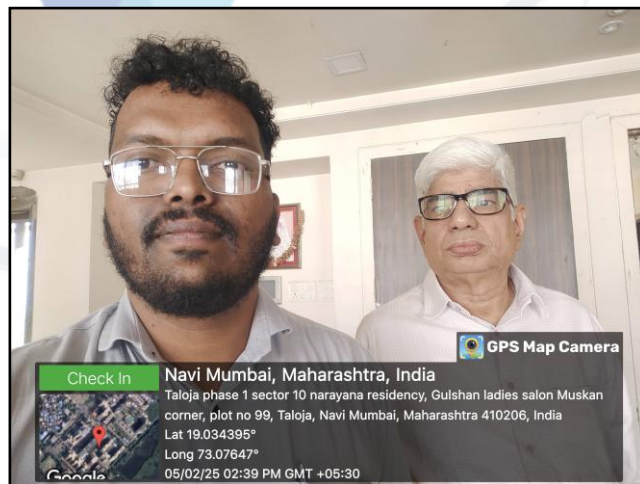
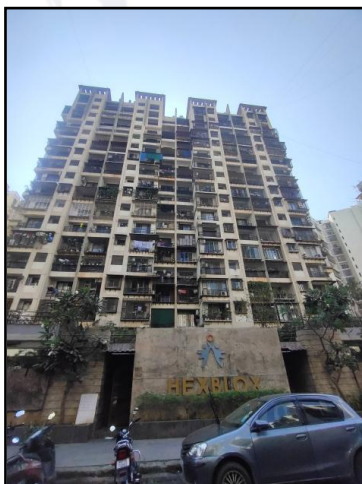
9	Doors and Windows		Teak wood door frame with solid flush door, Powder Coated Aluminium sliding windows
10	Flooring		Vitrified tiles flooring
11	Finishing		Cement plastering with POP finished
12	Roofing and terracing		R.C.C. Slab
13	Special architectural or decorative features, if any		No
14	(i)	Internal wiring – surface or conduit	Concealed electrification Concealed plumbing
	(ii)	Class of fittings: Superior/ Ordinary/ Poor.	
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





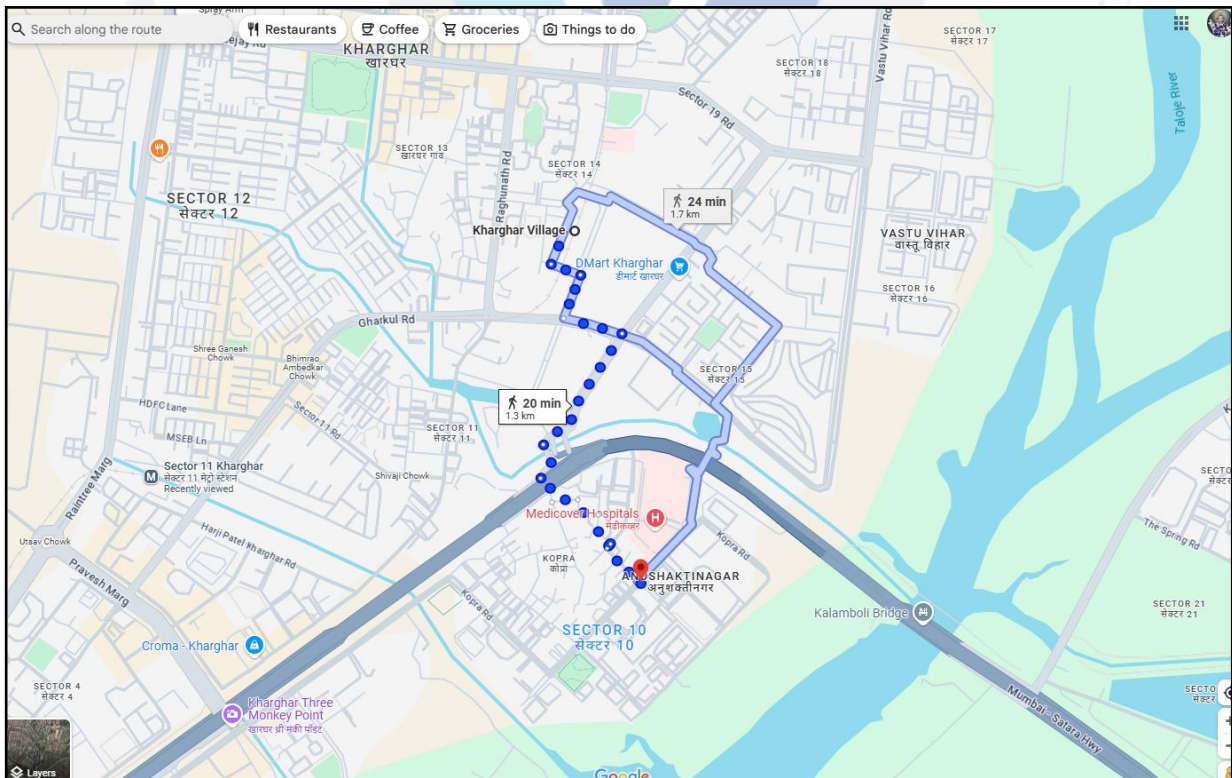
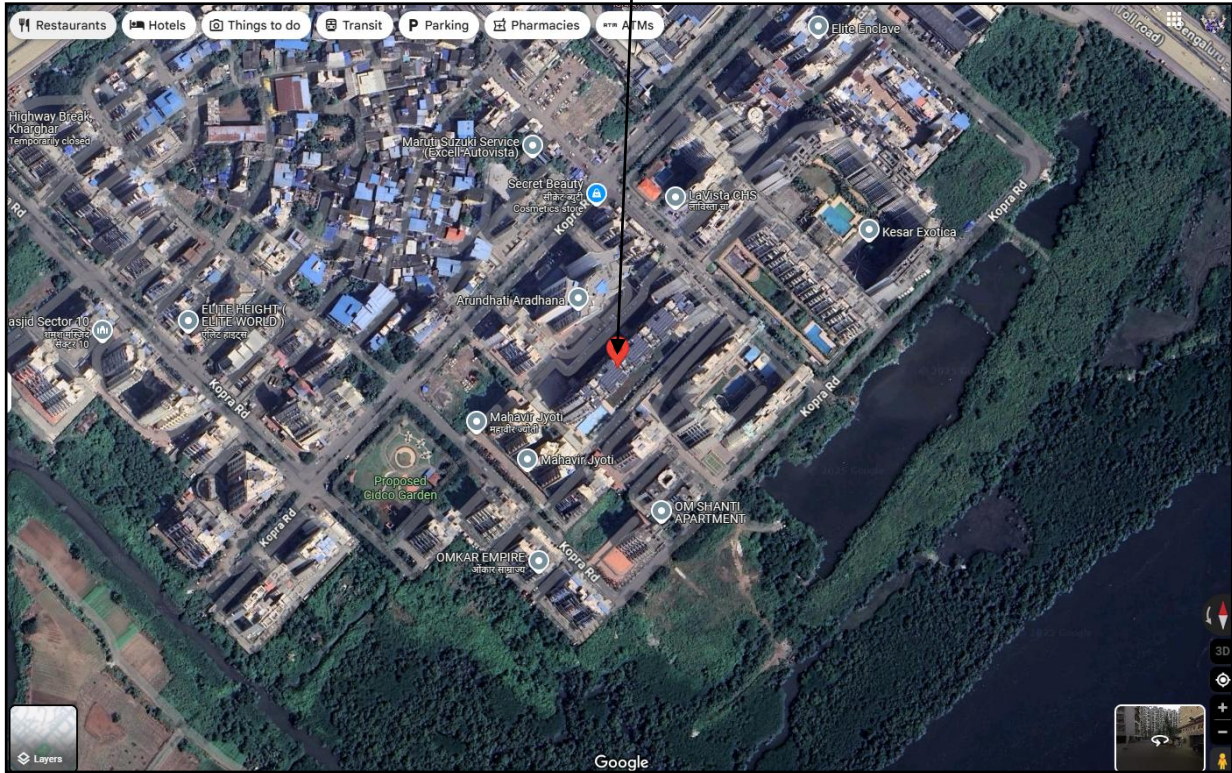
## Actual site photographs





# 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 )**

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Year:  Language:

Selected District:

Select Taluka:

Select Village:

Search By:  Survey No.  SubZones

Select	उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)
SurveyNo	3/15/8E -कळंबोली सिडको से.क्र.8E	27900	69300	79700	89900	79700	चौ. मीटर
SurveyNo	15अ/8-कामोठे सिडको से.क्र.8	27600	77600	86400	97000	86400	चौ. मीटर
SurveyNo	15अ/15-कामोठे सिडको से.क्र.15	23600	70800	81400	88700	81400	चौ. मीटर
SurveyNo	20/10-खारखर सिडको से.क्र.10 कोपरा 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 <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>	<b>Sq. Mtr.</b>	<b>11,108.00</b>	<b>Sq. Ft.</b>
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>	<b>Sq. Mtr.</b>	<b>10,075.00</b>	<b>Sq. Ft.</b>

### 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	-		
	<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 03-02-2025 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 : 682/2025 नोदणी : Regn:63m
<b>गावाचे नाव : खारघर</b>		
(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:-AIWBP2149R 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 जिल्हा रायगड, महाराष्ट्र, राईगाः(ः). 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	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	921.00	1,105.00	-
<b>Percentage</b>	-	20%	-
<b>Rate Per Sq. Ft.</b>	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 नोदणी : 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) दस्तावेज करुन 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)दस्तावेज करुन 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 हार्ड्स ,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 हार्ड्स ,प्लॉट नं. 25,सेक्टर 07,खारघर,तालुका पनवेल,जिल्हा रायगड , ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, राईगाड:(:). पिन कोड:-410210 पॅन नं:-AEBPK5648F	
(9) दस्तावेज करुन 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

🔍

Post property FREE
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Home > Property In Navi Mumbai > Flats for sale in Navi Mumbai > Flats for sale in Kharghar > 2 BHK Flats for sale in Kharghar

Posted on Jan 10, 2025 | Ready to move

₹ 1.55 Cr

@ 12,400 per sq.ft.

Estimated EMI ₹ 1,23,799

2BHK 2Baths

Flat/Apartment for Sale

in Armstrongs Hex Blox, Kharghar, Navi Mumbai

Contact Dealer FREE

Shortlist

RERA 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. (116.13 sq.m.)

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

+ Configuration

2 Bedrooms , 2 Bathrooms, 3 Balconies with Store Room

+ Price

₹ 1.55 Crore

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

Details

+ Address

Armstrongs Hex Blox

Kharghar, Navi Mumbai

+ Floor Number

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

+ Facing

East

+ Overlooking

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

+ Property Age

10+ Year Old

📍 **Places nearby** View All (50)

Sec-10, Kharghar, Navi Mumbai

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

**Why you should consider this property?**

---



## 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	-

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Resale

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

₹ 1.55 Crores  
Negotiable

₹ 88,837/Month  
Estimated EMI

1,150  
Sq.Ft

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Photos
Location

Shortlist

<p><b>2 Bedroom</b> No. of Bedroom</p>	<p><b>Sep 18, 2024</b> Posted On</p>
<p><b>2 Bathroom</b> No. of Bathroom</p>	<p><b>Immediately</b> Possession</p>
<p><b>3</b> Balcony</p>	<p><b>Arihant Aradhana, ...</b> Apartment</p>
<p><b>Car</b> Parking</p>	<p><b>Partial</b> Power Backup</p>

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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**

<p><b>Age of Building</b> &gt;10 Years</p>	<p><b>Ownership Type</b> Self Owned</p>
<p><b>Maintenance Charges</b> ₹3.5 Per Sq.Ft/M</p>	<p><b>Flooring</b> Vitrified Tiles</p>
<p><b>Builtup Area</b> 1,150 Sq.Ft</p>	<p><b>Carpet Area</b> 750 Sq.Ft</p>

**Activity On This Property**

🔍 169  
Unique Views

❤️ 0  
Shortlists

📞 0  
Contacted

Powered By: NBEstimate

**Similar Properties**

## 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	-

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**2 BHK Flat In Rosewood Heights For Sale In Ro...**

sector 10 Kharghar

₹ 1.65 Crores

Non-negotiable

₹ 94,568/Month

Estimated EMI

1,140

Sq.Ft

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Photos
Location

Shortlist

**2 Bedroom**

No. of Bedroom

**Dec 3, 2024**

Posted On

**2 Bathroom**

No. of Bathroom

**Immediately**

Possession

**NA**

Balcony

**Rosewood Heights**

Apartment

**Car**

Parking

**Full**

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** ₹5.7 Per Sq.Ft/M

**Flooring** NA

**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**

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### **DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE**

This exercise is to assess **Fair Market Value** of the property under reference as on **07<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 knowledgeable and for self interest assuming that neither is under undue duress”.*

Fundamental assumptions and conditions presumed in this definition are:

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

### **UNDER LYING ASSUMPTIONS**

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
2. The property is valued as though under responsible ownership.
3. It is assumed that the property is free of liens and encumbrances.
4. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.
5. There is no direct/ indirect interest in the property valued.
6. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.

**DECLARATION OF PROFESSIONAL FEES CHARGED**

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

**VALUATION OF THE PROPERTY PREMISES**

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose as on day for **₹ 1,71,62,360.00 (Rupees One Crore Seventy-One Lakh Sixty-Two Thousand Three Hundred Sixty Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

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

Auth. Sign.