

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owners: **Smt. Seeta Raju Gaikwad, Mr. Swapnil Raju Gaikwad & Mr. Sunil Raju Gaikwad**

Name of Client / Proposed Purchaser: **Mr. Rushtam Munauvarali Raeen, Mr. Roshan Babu Munowar Ali Rain & Mrs. Rubi Bano Rain after married her name Mrs. Rubi Bano Roshan Babu Rain**

Residential Apartment No. A-2 / 441, Ground Floor, "**A-2 type Apartment Owners Association**", Plot No. 06,
Sector – 20, Turbhe, Village - Vashi, Taluka & District – Thane, Navi Mumbai, PIN - 400 705,
State – Maharashtra, Country – India.

Latitude Longitude - 19°04'40.0"N 73°00'57.4"E

Intended User:

Cosmos Bank

APMC Vashi Branch


C-1, Phase-II, APMC Masala Market, Sector -19, Vashi Navi Mumbai 400703,
State - Maharashtra, Country - India.

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BI-001, U/B Floor, BOOMERANG, Chandivali Farm Road,
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Vastukala Consultants (I) Pvt. Ltd.

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Valuation Report: Cosmos Bank / APMC Vashi Branch/ Mr. Rushtam Munauvarali Raeen & Others Page 2 of 21

Vastu/Mumbai/03/2025/014537/2310813
01/10-10-PRSH
Date: 01.03.2025

VALUATION OPINION REPORT

The property bearing Residential Apartment No. A-2 / 441, Ground Floor, **"A-2 type Apartment Owners Association"**, Plot No. 06, Sector – 20, Turbhe, Village - Vashi, Taluka & District – Thane, Navi Mumbai, PIN - 400 705, State – Maharashtra, Country – India belongs to Name of Owners: **Smt. Seeta Raju Gaikwad, Mr. Swapnil Raju Gaikwad & Mr. Sunil Raju Gaikwad**. Name of Client / Proposed Purchaser: **Mr. Rushtam Munauvarali Raeen, Mr. Roshan Babu Munowar Ali Rain & Mrs. Rubi Bano Rain** after married her name **Mrs. Rubi Bano Roshan Babu Rain**.

Boundaries of the property.

North	:	Residential Apartment No. A-2 / 440
South	:	Residential Apartment No. A-2 / 442 & Internal Road
East	:	Residential Apartment No. A-2 / 424
West	:	Residential Apartment No. A-2 / 422

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 ₹ **42,97,680.00 (Rupees Forty Two Lakh Ninety Seven Thousand Six Hundred Eighty Only)**.

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this valuation report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Encl. Valuation Report

Auth. Sign.





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Regd. Office

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

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Valuation Report of Residential Apartment No. A-2 / 441, Ground Floor, "A-2 type Apartment Owners Association", Plot No. 06, Sector – 20, Turbhe, Village - Vashi, Taluka & District – Thane, Navi Mumbai, PIN - 400 705, 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 01.03.2025 for Bank Loan Purpose
2	Date of inspection	25.02.2025
3	Name of the owner/ owners	Name of Owners: Smt. Seeta Raju Gaikwad, Mr. Swapnil Raju Gaikwad & Mr. Sunil Raju Gaikwad Name of Client / Proposed Purchaser: Mr. Rushtam Munauvarali Raeen, Mr. Roshan Babu Munowar Ali Rain & Mrs. Rubi Bano Rain after married her name Mrs. Rubi Bano Roshan Babu Rain
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Proposed Joint Ownership Details of share of ownership is not available
5	Brief description of the property	<u>Address:</u> Residential Apartment No. A-2 / 441, Ground Floor, "A-2 type Apartment Owners Association", Plot No. 06, Sector – 20, Turbhe, Village - Vashi, Taluka & District – Thane, Navi Mumbai, PIN - 400 705, State – Maharashtra, Country – India. <u>Contact Person:</u> Mr. Roshan Babu Munowar Ali Rain (Proposed Purchaser) Contact No. 9029449318
6	Location, street, ward no	Plot No. 06, Sector – 20, Turbhe, Village - Vashi, Taluka & District – Thane, Navi Mumbai, PIN - 400 705
	Survey/ Plot no. of land	Sector – 20
8	Is the property situated in residential/ commercial/ 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, Units, 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 Unit supported by documentary proof. Shape, dimension and physical features	Carpet area as per measurement is mentioned below: <table><tr><td>Floor</td><td>Carpet area (in Sq. Ft.)</td></tr><tr><td>Ground</td><td>199.00</td></tr><tr><td>1st Floor</td><td>245.00</td></tr><tr><td>2nd Floor</td><td>195.00</td></tr><tr><td>Total Area</td><td>639.00</td></tr></table> Built Up Area = 127.00 Sq. Ft. (Area as per CIDCO NOC Letter / Draft Agreement for Sale)	Floor	Carpet area (in Sq. Ft.)	Ground	199.00	1 st Floor	245.00	2 nd Floor	195.00	Total Area	639.00
Floor	Carpet area (in Sq. Ft.)											
Ground	199.00											
1 st Floor	245.00											
2 nd Floor	195.00											
Total Area	639.00											
13	Roads, Streets or lanes on which the land is abutting	Shantidoot Buddha Vihar Road, Plot No. 06, Sector – 20, Turbhe, Village - Vashi, Taluka & District – Thane, Navi Mumbai										
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	CIDCO As per Agreement										
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	Attached										

	separate sheet (The Annexure to this form may be used)		
24	Is the building owner occupied/ tenanted/ both?		Tenant Occupied
	If the property owner occupied, specify portion and extent of area under owner-occupation		Fully Occupied
25	What is the Floor Space Index permissible and Percentage actually utilized?		Floor Space Index permissible - As per NMMC norms Percentage actually utilized – Details not available
26	RENTS		
	(i)	Names of tenants/ lessees/ licensees, etc.	Mr. Arbaz Khan
	(ii)	Portions in their occupation	Fully Occupied
	(iii)	Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 10,000/- Present rental income per month
	(iv)	Gross amount received for the whole property	Details not available
27	Are any of the occupants related to, or close to business associates of the owner?		N.A.
28	Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details		N. A.
29	Give details of the water and electricity charges, If any, to be borne by the owner		N. A.
30	Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars		N. A.
31	If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?		N. A.
32	If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?		N. A.
33	Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?		N. A.
34	What is the amount of property tax? Who is to bear it? Give details with documentary proof		Information not available
35	Is the building insured? If so, give the policy 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		N. A.

	premises under any law relating to the control of rent?	
	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 Apartment 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 – 2005 (Approx.)
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.
	Remarks: <ol style="list-style-type: none"> 1. As per Document provided, the Plot Area = 19.86 Sq. M. & Built up Area = 11.80 Sq. M.(127.00 Sq. Ft.), As per site inspection, the total Carpet area is 639.00 Sq. Ft.. comprising of ground floor, extended 1st, 2nd Floor. We have taken total built up area as 11.80 Sq. M. only. As there is no documentary evidence for the ownership of this additional area, we are considering area as per documents only for the purpose of valuation. Hence to give proper weightage to the value of the property, Higher rate i.e. ₹ 34,500/- per Sq. ft. is considered. 2. As per Approved Plan issued by CIDCO in the year 1981, the building is of Ground floor only. But as per Site Inspection, the building is Ground + 2 upper floors. Copy of Revised Approved building plan, N.A. order, Construction permission, is not provided and not verified by us. It is recommended to obtain the same from the owner by the bank. 	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, APMC Vashi Branch to assess fair market value as on 01.03.2025 for Residential Apartment No. A-2 / 441, Ground Floor, "**A-2 type Apartment Owners Association**", Plot No. 06, Sector – 20, Turbhe, Village - Vashi, Taluka & District – Thane, Navi Mumbai, PIN - 400 705, State – Maharashtra, Country – India belongs to Name of Owners: **Smt. Seeta Raju Gaikwad, Mr. Swapnil Raju Gaikwad & Mr. Sunil**



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Raju Gaikwad. Name of Client / Proposed Purchaser: **Mr. Rushtam Munauvarali Raean, Mr. Roshan Babu Munowar Ali Rain & Mrs. Rubi Bano Rain after married her name Mrs. Rubi Bano Roshan Babu Rain.**

We are in receipt of the following documents:

1.	Copy of Draft Agreement for Sale dated February 2025 b/w Smt. Seeta Raju Gaikwad, Mr. Swapnil Raju Gaikwad & Mr. Sunil Raju Gaikwad (The Vendor) and Mr. Rushtam Munauvarali Raean, Mr. Roshan Babu Munowar Ali Rain & Mrs. Rubi Bano Rain after married her name Mrs. Rubi Bano Roshan Babu Rain (The Purchaser)
2.	Copy of Grant Permission to transfer & assign the leasehold rights in the name of Mr. Bhaskar Rupsingh dated 16.05.2005 issued by CIDCO
3.	Copy of Transfer of Apartment in the name of Mr. Raju Chandrakant Gaikwad dated 30.11.2009 issued by CIDCO
4.	Copy of Sale of Apartment in the name of Mr. Raju Chandrakant Gaikwad dated 20.11.2009 issued by CIDCO
5.	Copy of Death Certificate of Mr. Raju Chandrakant Gaikwad dated 13.01.2014 issued by NMMC
6.	Copy of Letter of Heirship dated 18.12.2019
7.	Copy of Application to transfer A-2, Room No. 441 in the name of Smt. Seeta Raju Gaikwad, Mr. Swapnil Raju Gaikwad & Mr. Sunil Raju Gaikwad dated 08.08.2019
8.	Copy of CIDCO NOC Letter for Additional / Remaining Construction Permission Dated 02.05.2012

LOCATION:

The said building is located at Plot No. 06, Sector – 20, Turbhe, Village - Vashi, Taluka & District – Thane, Navi Mumbai, PIN - 400 705. The property falls in Residential Zone. It is at a walking distance of 800 Mt. from Turbhe railway station.

Apartment:

The Apartment under reference is having Ground floor + 2 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 external condition of Apartment is good. The Apartment is used for residential purpose. No Lift is provided in the Apartment.

Residential Apartment:

The residential Apartment under reference is situated on the Ground floor + 2 Upper Floors.

Composition of Residential Apartment is as under:

Floor	Composition
Ground	1 Living Room + Kitchen + Bath + W.C.
First Floor	Living Room + Staircase
Second Floor	Bedroom + Bath + W.C. + Staircase

The residential Apartment is finished Vitrified flooring, Teak wood door frame with solid flush doors, Powdered Coated Aluminum sliding windows with MS Grills, Concealed Plumbing & Concealed electrification, Cement plastering.

Valuation as on 01st March 2025

The Built-Up Area of the Residential Apartment	:	127.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2005 (Approx.)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	20 Years
Cost of Construction	:	127.00 Sq. Ft. X ₹ 2,200.00 = ₹ 2,79,400.00
Depreciation $\{(100-10) \times 20\} / 60$:	30.00%
Amount of depreciation	:	₹ 83,820.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 53,500.00 per Sq. M. i.e. ₹ 4,970.00 per Sq. Ft.
Guideline rate (after deprecation)	:	₹ 45,380.00 per Sq. M. i.e. ₹ 4,216.00 per Sq. Ft.
Prevailing market rate	:	₹ 34,500.00 per Sq. Ft.
Value of property as on 01.03.2025	:	127.00 Sq. Ft. X ₹ 34,500.00 = ₹ 43,81,500.00

(Area of property x market rate of developed land & Residential premises as on 2024 - 25 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Depreciated fair value of the property as on 01.03.2025	:	₹ 43,81,500.00 - ₹ 83,820.00 = ₹ 42,97,680.00
Total Value of the property	:	₹ 42,97,680.00
The realizable value of the property	:	₹ 38,67,912.00
Distress value of the property	:	₹ 34,38,144.00
Insurable value of the property (127.00 X 2,200.00)	:	₹ 2,79,400.00
Guideline value of the property (127.00 X 4,216.00)	:	₹ 5,35,432.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Apartment No. A-2 / 441, Ground Floor, "A-2 type Apartment Owners Association", Plot No. 06, Sector – 20, Turbhe, Village - Vashi, Taluka & District – Thane, Navi Mumbai, PIN - 400 705, State – Maharashtra, Country – India. for this particular purpose at **₹ 42,97,680.00 (Rupees Forty Two Lakh Ninety Seven Thousand Six Hundred Eighty Only) as on 01st March 2025.**

NOTES

1. I, Manoj Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **01st March 2025** is **₹ 42,97,680.00 (Rupees Forty Two Lakh Ninety Seven Thousand Six Hundred Eighty 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

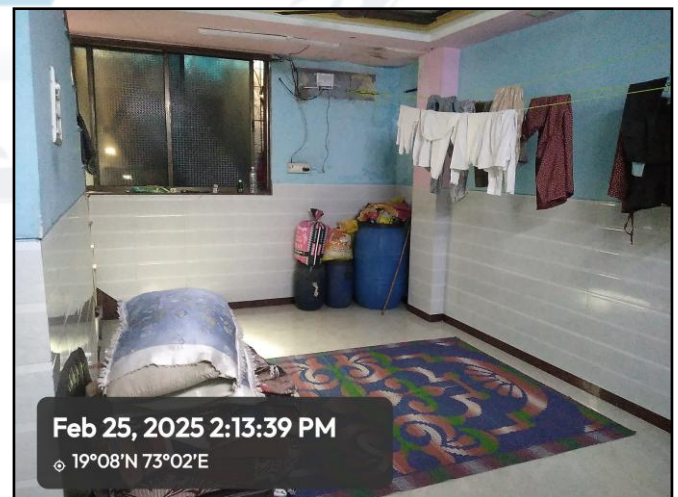
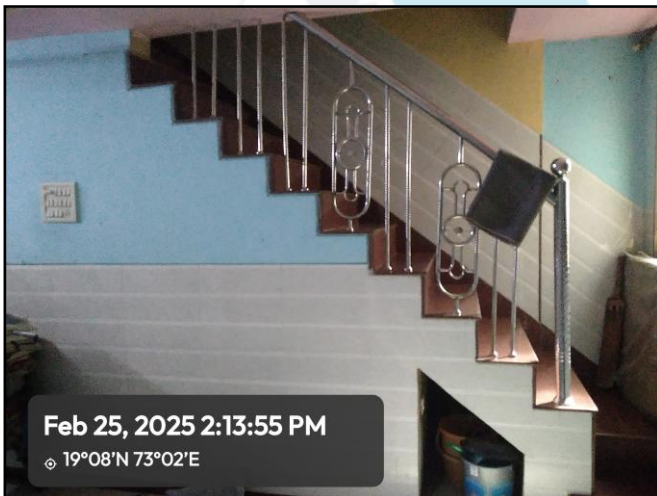
I hereby declare that

- (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:

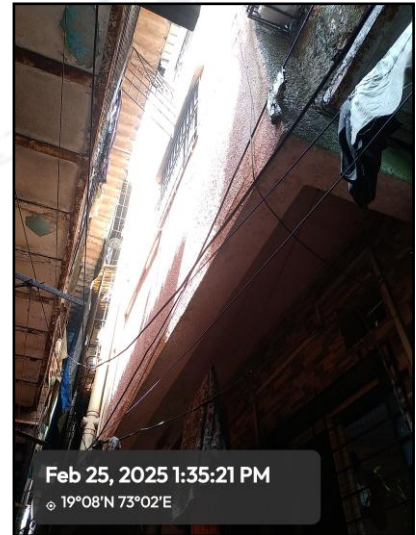
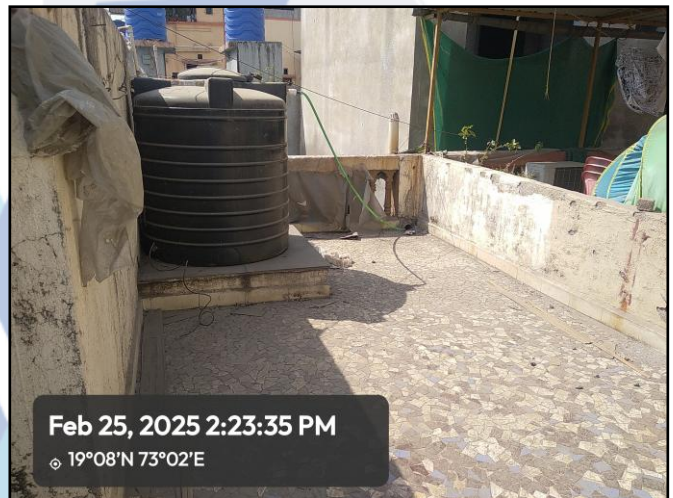
ANNEXURE TO FORM 0-1

Technical details		Main Building
1.	No. of floors and height of each floor	Ground floor + 2 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Apartment situated on Ground + 2 Upper Floors
3	Year of construction	Year of Completion – 2005 (Approx.)
4	Estimated future life	40 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 flush doors, Powdered Coated Aluminium sliding windows with MS Grills
10	Flooring	Vitrified flooring
11	Finishing	Cement plastering
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	Not Provided
18	No. of lifts and capacity	No Lift
19	Underground sump – capacity and type of construction	R.C.C tank
20	Over-head tank Location, capacity Type of construction	Black Infra Plastic Water 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

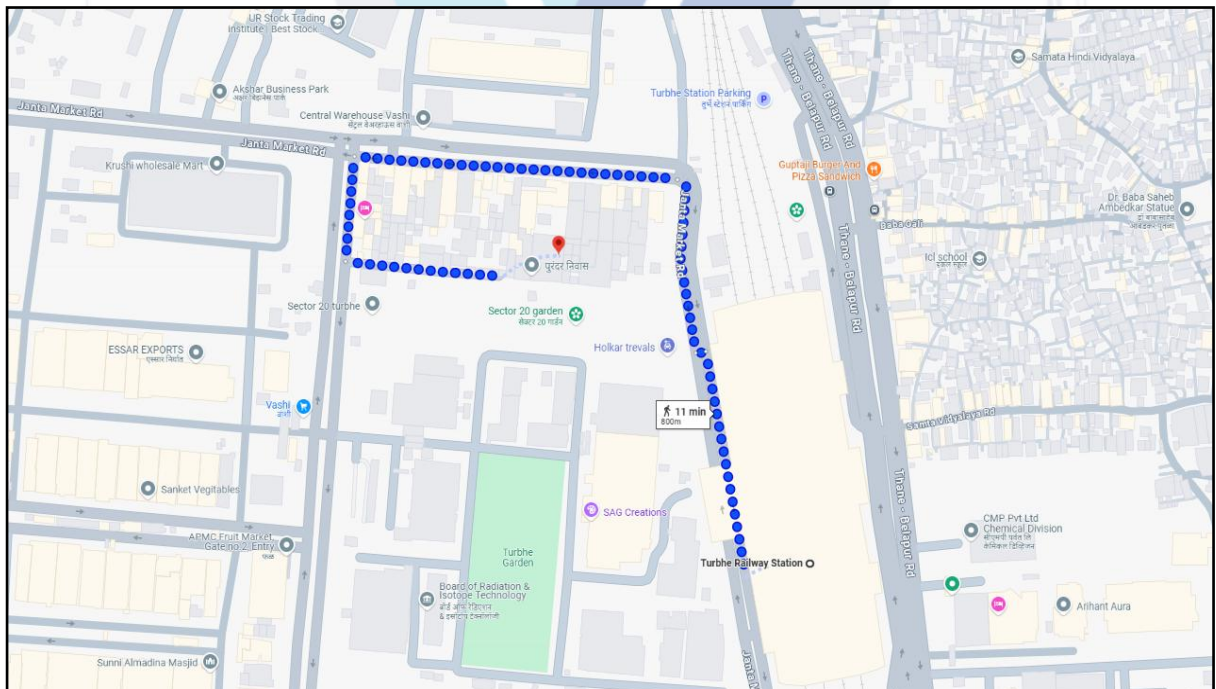


Actual Site Photographs



Route Map of the property


Site u/r



Latitude Longitude - 19°04'40.0"N 73°00'57.4"E

Note: The Blue line shows the route to site from nearest railway station (Turbhe – 800 Mt.)

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	5/168-वाशी नोड सेक्टर क्र. 22	33400	72500	96600	123600	96600	चौ. मीटर
SurveyNo	5/169-वाशी नोड तुर्गे गावठाण	12900	53500	61600	66900	61600	चौ. मीटर
SurveyNo	5/170-वाशी नोड सेक्टर क्र. 23	35200	72600	91900	116600	91900	चौ. मीटर
SurveyNo	5/171-वाशी नोड सेक्टर क्र. 24	42700	95300	109600	127200	109600	चौ. मीटर
SurveyNo	5/172-वाशी नोड सेक्टर क्र. 25 Central Warehousing Corp. Peripheral Road (300ml) Railway Geats Yard.	28400	67800	79600	101100	79600	चौ. मीटर

Stamp Duty Ready Reckoner Market Value Rate for Apartment	53,500.00			
Reduced by 0% on Apartment Located on Ground Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Reduced) (A)	53,500.00	Sq. Mt.	4,970.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	12,900.00			
The difference between land rate and building rate (A – B = C)	40,600.00			
Depreciation Percentage as per table (D) [100% - 20%] (Age of the Building – 20 Years)	80%			
Rate to be adopted after considering depreciation [B + (C x D)]	45,380.00	Sq. Mt.	4,216.00	Sq. Ft.

Building not having lift

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

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

Table – D: Depreciation Percentage Table

Completed Age of 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

Price Indicators

Property	Residential Apartment, Turbhe		
Source	Housing.com		
Floor	-		
	Carpet	Built Up	Saleable
Area	542.00	650.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	16,615.00	₹ 13,846.00	-

HOUSING.COM Buy in Navi Mumbai

Home / Navi Mumbai / Turbhe / Villa for Sale in Turbhe / 1 BHK Villa Last updated: Nov 16, 2024

1 BHK Villa ₹90.0 L EMI starts at ₹44.68 K
 Sector 21, Turbhe, Navi Mumbai ₹13.85 K/sq.ft

No Property Images Available

650 sq.ft Built Up Area ₹13.85 K/sq.ft Avg. Price 15 Year Old Age of property Ready to move Possession status Unfurnished Furnishing

OVERVIEW POPULAR PROPERTIES NEARBY AMENITIES RATINGS AND REVIEWS PRICE TRENDS LOCALITY CALCULATOR

Property Location
 Sector 21, Turbhe, Navi Mumbai

Around This Property

School Anjuman E Islam High School, Turbhe	1 min (0.1 km)	Hospital Mayuresh Hospital	1 min (0.3 km)
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Contact Seller
 Kavita Owner
 +9184258.....
 Please share your contact
 Name
 +91 Phone

Price Indicators

Property	Independent House, Turbhe		
Source	NOBROKER		
Floor	-		
	Carpet	Built Up	Saleable
Area	500.00	600.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	17,000.00	₹ 14,166.00	-

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1 BHK House For Sale In Turbhe

₹ 85 Lacs
Negotiable

₹ 48,717/Month
Estimated EMI

600
Sq.Ft

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1 Bedroom
No. of Bedroom

1 Bathroom
No. of Bathroom

2
Balcony

None
Parking

Oct 21, 2024
Posted On

Immediately
Possession

Independent House
Independent House/Villa

None
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](#)

[Commute Friendly](#)

Nearby: [SVC Bank](#) [Teen Taki](#) [MGM Hospital](#) [Balaji Movieplex](#) [Haware Infotech Park](#)

Overview

Age of Building 5-10 Years

Ownership Type Self Owned

Flooring Vitrified Tiles

Builtup Area 600 Sq.Ft

Activity On This Property

44 Unique Views

0 Shortlists

0 Contacted

Powered By: NBEstimate

Sales Instance

Property	Independent House, Turbhe Sector 20		
Source	Index II		
Floor	-		
	Carpet	Built Up	Saleable
Area	105.85	127.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹ 42,514.00	₹ 35,429.00	-

801875	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. ठाणे 3
06-05-2024		दस्त क्रमांक : 8018/2024
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोदणी : Regn:63m
गावाचे नाव : तुर्भे		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	4500000	
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	984120	
(4) भू. मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: नवी मुंबई मनपाइतर वर्णन : इतर माहिती: अपार्टमेंट न.ए-2/282, तळमजला. बिल्डिंग न.ए-2/282, प्लॉट न.6, सेक्टर-20 तुर्भे नवी मुंबई, क्षेत्र-11.80 चौ.मी बिल्टअप (Plot Number : 6 ; SECTOR NUMBER : 20 ;)	
(5) क्षेत्रफळ	11.80 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:-सिमा अनिल फदावे - - वय:-40 पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- अपार्टमेंट न.ए-2/282 सेक्टर-20 तुर्भे नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-CD FPP2291A	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-पन्नालाल रामसाबत गुप्ता - - वय:-44; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- एच न.११९५/०००५ आंबेडकर रोड दुर्गा मंदिर च्या पाठी मागे तुर्भे स्टोर नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-ALDPG8517G 2): नाव:-बबलू - - वय:-28; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- एच न.११९५/०००५ आंबेडकर रोड दुर्गा मंदिर च्या पाठी मागे तुर्भे स्टोर नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-CUCPB6044F	
(9) दस्तऐवज करून दिल्याचा दिनांक	15/04/2024	
(10) दस्त नोंदणी केल्याचा दिनांक	15/04/2024	
(11) अनुक्रमांक, खंड व पृष्ठ	8018/2024	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	270000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) शेर		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

Sales Instance

Property	Independent House, Turbhe Sector 20		
Source	Index II		
Floor	-		
	Carpet	Built Up	Saleable
Area	105.85	127.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹ 39,680.00	₹ 33,067.00	-

2063675 21-10-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		सूची क्र.2 दुष्यम निबंधक : सह दु.नि. ठाणे 3 दस्त क्रमांक : 20636/2024 नोंदणी : Regn:63m
गावाचे नाव : तुर्भे		
(1) विलेखाचा प्रकार	अभिहस्तांतरणपत्र	
(2) मोबदला	4200000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	984120	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:नवी मुंबई मनपाइतर वर्णन : इतर माहिती: झोन नं.5/166,अपार्टमेंट नं.ए-2/165,तळ मजला,बिल्डिंग नं.ए-2/165,प्लॉट नं.6,सेक्टर-20,तुर्भे,नवी मुंबई. क्षेत्रफळ.11.80 चौ. मी. बांधीव.((Plot Number : 6 ;))	
(5) क्षेत्रफळ	11.80 चौ.मीटर	
(6) आकारणी किंवा जुळी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-श्री.राधेश्याम बसावन कुर्मी वय:-42 पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: अपार्टमेंट नं.ए-२/१६५, सेक्टर-२०, तुर्भे, नवी मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-BFPPK0979F 2): नाव:-सौ.राधिका राधेश्याम कुर्मी वय:-43 पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: अपार्टमेंट नं.ए-२/१६५, सेक्टर-२०, तुर्भे, नवी मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-CLHPK0860N	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-श्री.सतीश हरिश्चंद्र कोकणे वय:-42; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: फ्लॅट नं.६०२, सन प्राईड को. ऑप. होसिंग सोसायटी लि, प्लॉट नं.२२, सेक्टर-२६, वाशी, नवी मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-ANOPK8379H	
(9) दस्तऐवज करून दिल्याचा दिनांक	04/10/2024	
(10) दस्त नोंदणी केल्याचा दिनांक	04/10/2024	
(11) अनुक्रमांक,खंड व पृष्ठ	20636/2024	
(12) बाजारभावप्रमाणे मुद्रांक शुल्क	252000	
(13) बाजारभावप्रमाणे नोंदणी शुल्क	30000	
(14) शेर		
मूल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

CIDCO NOC Letter for Additional / Remaining Construction Permission

सिडको / सवअ-वाशी / 2012 1702 दि. 2/5/2012

प्रति,
मा. नगर रचनाकार
नवी मुंबई महानगरपालिका,
1ला मजला, बेलापूर भवन,
सी.बी.डी नवी मुंबई 400 614

विषय: सदनिका क. अ-2/441, सेक्टर 20, तुर्भे/वाशी
यांचे वाढीव / उर्वरित बांधकामास परवानगी मिळणेबाबत
संदर्भ : श्री राजु चंदकांत गायकवाड यांचे दि. 2/5/2012 चे पत्र.

महोदय,

उपरोक्त विषयावरील सदनांमध्ये आपणास कळविण्यात येते की, सदनिका क. अ-2/441, सेक्टर 20, तुर्भे/वाशी यांचे वाढीव / उर्वरित बांधकामास नाहरकत दाखला मिळणेबाबतचे पत्र या कार्यालयास प्राप्त झाले आहे. सिडको जमिन मालक असल्यामुळे यास महामंडळाची तत्पत्ता: मान्यता आहे.

सदर सदनिका/दुकानाच्या क्षेत्रफळाची माहिती खालील प्रमाणे :-

1. बांधकाम क्षेत्रफळ 11.80 चौ.मी. एका सदनिकेसाठी
2. कंडोमीनियम / इमारतीच्या भूखंडाचे क्षेत्रफळ 19.86 चौ.मी.

सोबत जोडलेल्या कंडोमिनीयमचे/भूखंडाचे सिमांकन व क्षेत्रफळ नकाशा तपासून उपरोक्त सदनिकासाठी किती वाढीव / उर्वरित क्षेत्रफळ उपलब्ध होईल याचा तपशिल देण्यात यावा. आपणा कडून प्राप्त झालेल्या क्षेत्रफळ आदेशाचे नियमानुसार अतिरिक्त भाडेपट्टा आकारण्यात येईल.

USE UNDER RTI

आपणास विनंती करणेत येतो की, सदनांमध्ये महामंडळाचे अतिरिक्त भाडेपट्टा शुल्क भरल्यानंतर अंतिम नाहरकत दाखला अर्जदारास दिल्यानंतर बांधकाम प्रारंभ प्रमाण पत्र देण्यात यावे.

सोबत : कंडोमिनीयम/भूखंडाचा सिमांकन नकाशा/ विलेख(Deed)/करारनामा प्रत इ.
कागदपत्रे आपल्या माहिती व योग्य त्या कार्यवाहीस्तव जोडण्यात आले आहेत.

प्रत : श्री राजु चंदकांत गायकवाड
सदनिका क. अ-2/441,
सेक्टर 20, तुर्भे/वाशी, नवीमुंबई- 400705.

सहाय्यक महासह अधिकारी

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **01st March 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 neighbourhood 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 **₹ 42,97,680.00** (Rupees Forty Two Lakh Ninety Seven Thousand Six Hundred Eighty Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Auth. Sign.