

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mrs. Vidya Santosh Jagadale**

Residential Flat No. 507, 5th Floor, "Sai Pride", Plot No. 5, Sector – 1, Pushpak Vadghar, Karanjade, Navi Mumbai – 410 206, Taluka – Panvel, District – Raigad, State – Maharashtra, Country – India.

Latitude Longitude - 18°58'39.3"N 73°05'37.3"E

Valuation Prepared for:

Cosmos Bank

Naupada Thane Branch

Kusumanjali Building, Opp. Deodhar Hospital, Gokhale Road, Naupada, Thane (West) – 400 602
State – Maharashtra, Country – India.



Thane : 101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) - 400 601, (M.S.), INDIA
E-mail : thane@vastukala.org, Tel. : 80978 82976 / 90216 25621

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Thane **Nanded** **Indore** **Raipur**
Delhi NCR **Nashik** **Ahmedabad** **Jaipur**

Regd. Office : 121, 1st Floor, Ackruti Star, Central Road, MIDC, Andheri (E), **Mumbai** - 400 093, (M.S.), INDIA
TeleFax : +91 22 28371325/24
✉ mumbai@vastukala.org

VALUATION OPINION REPORT

The property bearing Residential Flat No. 507, 5th Floor, "**Sai Pride**", Plot No. 5, Sector – 1, Pushpak Vadghar, Karanjade, Navi Mumbai – 410 206, Taluka – Panvel, District – Raigad, State – Maharashtra, Country – India belongs to **Mrs. Vidya Santosh Jagadale**.

Boundaries of the property.

North : Internal Road
South : Residential Building
East : Open Plot
West : Open Plot

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose for **₹ 24,26,500.00 (Rupees Twenty Four Lakh Twenty Six Thousand Five Hundred 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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Valuation Report of Residential Flat No. 507, 5th Floor, "Sai Pride", Plot No. 5, Sector – 1, Pushpak Vadghar, Karanjade, Navi Mumbai – 410 206, Taluka – Panvel, District – Raigad, 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 20.03.2023 for Bank Loan Purpose
2	Date of inspection	18.03.2023
3	Name of the owner/ owners	Mrs. Vidya Santosh Jagadale
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Sole Ownership
5	Brief description of the property	Address: Residential Flat No. 507, 5 th Floor, " Sai Pride ", Plot No. 5, Sector – 1, Pushpak Vadghar, Karanjade, Navi Mumbai – 410 206, Taluka – Panvel, District – Raigad, State – Maharashtra, Country – India. Contact Person: Mr. Santosh Jagadale (Owner's Husband) Contact No. 7666434996
6	Location, street, ward no	Plot No. 5, Sector – 1, Pushpak Vadghar, Karanjade, Navi Mumbai
	Survey/ Plot no. of land	Plot No. 5, Sector – 1 of Village – Vadghar
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 in Sq. Ft. = 180.00 Flowerbed Area in Sq. Ft. = 55.00 Total Carpet Area in Sq. Ft. = 235.00 (Area as per Actual Site Measurement) Carpet Area in Sq. Ft. = 144.00 Enclosed Balcony Area in Sq. Ft. = 67.00 Total Carpet Area in Sq. Ft. = 211.00

		(Area as per Index II) Built Up Area in Sq. Ft. = 232.00 (Total Capet Area + 10%)
13	Roads, Streets or lanes on which the land is abutting	Plot No. 5, Sector – 1, Pushpak Vadghar, Karanjade, Navi Mumbai – 410 206.
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. (R)
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?	Vacant
	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	N.A.
	(ii)	Portions in their occupation	N.A.
	(iii)	Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 5,000.00 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. (R)
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. Create
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	N. A.

	up on, the basis of arriving at the land rate	
	COST OF CONSTRUCTION	
41	Year of commencement of construction and year of completion	Year of Completion – 2022 (As per site 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, Actual Total Carpet area 235.00 Sq. Ft. (Including flowered area) is more than Total Carpet area 211.00 Sq. Ft. (Including balcony area) mentioned in the documents provided to us. We have considered area mentioned in the documents..	

PART II- VALUATION**GENERAL:**

Under the instruction of Cosmos Bank, Naupada Thane Branch to assess fair market value as on 20.03.2023 for Residential Flat No. 507, 5th Floor, "Sai Pride", Plot No. 5, Sector – 1, Pushpak Vadghar, Karanjade, Navi Mumbai – 410 206, Taluka – Panvel, District – Raigad, State – Maharashtra, Country – India belongs to **Mrs. Vidya Santosh Jagadale**.

We are in receipt of the following documents:

1	Copy of Index II Registration No. 16278 dated 05.11.2019 (3 pages from documents) Between Guru Sai Developers (the Transferor) and Mrs. Vidya Santosh Jagadale (the Transferer).
2	Copy of RERA Registration Certificate No. P52000021961 dated 08.09.2021. (Downloaded from RERA site)
3	Copy of Commencement Certificate No. CIDCO / BP-16061 / TPO (NM & K) / 2018 / 3580 dated 16.01.2019 issued by CIDCO. (Downloaded from RERA site)
4	Copy of Occupancy Completion Certificate No. CIDCO / BP-16061 / TPO (NM & K) / 2018 / 9205 dated 20.04.2022 issued by CIDCO
5	Copy of Approved Plan Vide No. CIDCO / BP-16061 / TPO (NM & K) / 2018 / 3580 dated 16.01.2019 issued by CIDCO. (Downloaded from RERA site)

LOCATION:

The said building is located at Plot No. 5, Sector – 1, Pushpak Vadghar, Karanjade, Navi Mumbai. The property falls in Residential Zone. It is at a travelling distance 3.7 Km. from Panvel Junction railway station.

BUILDING:

The building under reference is having (Part) Ground + (Part) Stilt + 6 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 building is used for residential purpose. 5th Floor is having 7 Residential Flat. The building is having 1 Lift.

Residential Flat:

The residential flat under reference is situated on the 5th Floor. It consists of Living Room + Kitchen + Toilet + Balcony (i.e., **1RK with Toilet**). The residential flat is finished with Vitrified tiles flooring, Teak wood door frame with flush shutters, Powder Coated Aluminum sliding windows, Concealed electrification & Concealed plumbing etc.

Valuation as on 20th March 2023

The Total Carpet Area of the Residential Flat	:	211.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2022 (As per site information)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	1 Year
Cost of Construction	:	232.00 X 2,600.00 = ₹ 6,03,200.00
Depreciation $\{(100-10) \times 1 / 60\}$:	N.A., as the property age is below 5 years.
Amount of depreciation	:	-
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 51,870.00 per Sq. M. i.e. ₹ 4,819.00 per Sq. Ft.
Guideline rate (after depreciate)	:	N.A., as the property age is below 5 years.
Prevailing market rate	:	₹ 11,500.00 per Sq. Ft.
Value of property as on 20.03.2023	:	211.00 Sq. Ft. X ₹ 11,500.00 = ₹ 24,26,500.00

(Area of property x market rate of developed land & Residential premises as on 2022 - 23 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Depreciated fair value of the property as on 20.03.2023	:	₹ 24,26,500.00
Total Value of the property	:	₹ 24,26,500.00
The realizable value of the property	:	₹ 21,83,850.00
Distress value of the property	:	₹ 19,41,200.00
Insurable value of the property (232 X 2,600.00)	:	₹ 6,03,200.00
Guideline value of the property (232 X 4,819.00)	:	₹ 11,18,008.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 507, 5th Floor, "Sai Pride", Plot No. 5, Sector – 1, Pushpak Vadghar, Karanjade, Navi Mumbai – 410 206, Taluka – Panvel, District – Raigad, State – Maharashtra, Country – India for this particular purpose at **₹ 24,26,500.00 (Rupees Twenty Four Lakh Twenty Six Thousand Five Hundred Only)** as on **20th March 2023**.

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 **20th March 2023 is ₹ 24,26,500.00 (Rupees Twenty Four Lakh Twenty Six Thousand Five Hundred 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

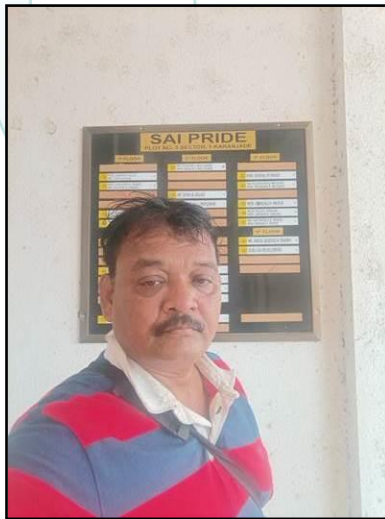
- (a) The information furnished in part I is true and correct to the best of my knowledge and belief;
- (b) I have no direct or indirect interest in the property valued:

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ANNEXURE TO FORM 0-1

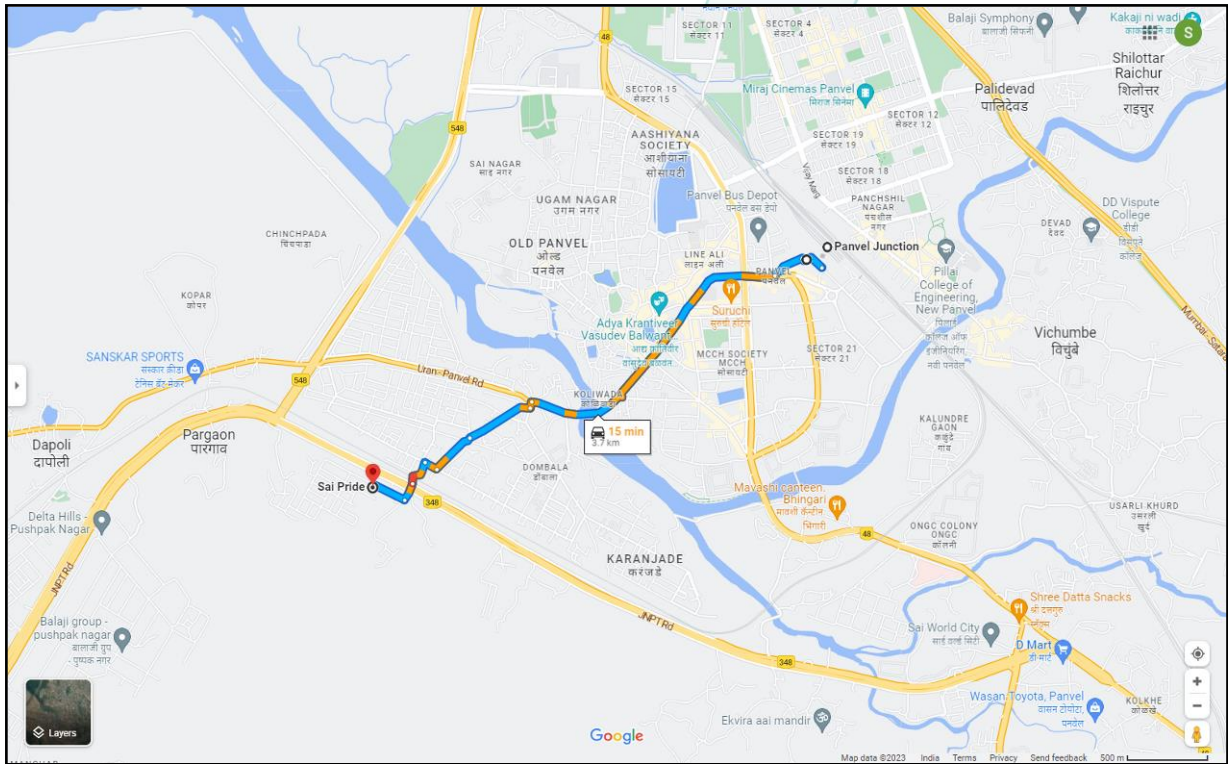
Technical details		Main Building
1.	No. of floors and height of each floor	(Part) Ground + (Part) Stilt + 6 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 5 th Floor
3	Year of construction	2022 (As per Occupancy Certificate)
4	Estimated future life	59 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 shutters, Powder Coated Aluminum sliding windows
10	Flooring	Vitrified tiles 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	1 Lift
19	Underground sump – capacity and type of construction	R.C.C tank
20	Over-head tank Location, capacity Type of construction	R.C.C tank on terrace
21	Pumps- no. and their horse power	May be provided as per requirement
22	Roads and paving within the compound approximate area and type of paving	Cement concrete in open spaces, etc.
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	Connected to Municipal Sewerage System

Actual site photographs



Route Map of the property

Site u/r



Latitude Longitude - 18°58'39.3"N 73°05'37.3"E

Note: The Blue line shows the route to site from nearest railway station (Panvel Junction – 3.7 Km.)

Ready Reckoner Rate

Department of Registration & Stamps Government of Maharashtra		नोंदणी व मुद्रांक विभाग महाराष्ट्र शासन	
नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन बाजारमूल्य दर पत्रक			
Home	Valuation Rules	User Manual	Close Feedback
Year 20222023	Annual Statement of Rates		Language English
Selected District	रायगड		
Select Taluka	पनवेल		
Select Village	वडचर		
Vibhag Number	6		
Assessment Type	Assessment Range	Rate Rs/-	
हृदयवेचरील जमिनी	0-0.00	4950	
गावठागातील मिळकती	0-0.00	5680	
अंधा-फळबाग	0-0.00	0	
कानु-फळबाग	0-0.00	0	
नारळ-फळबाग	0-0.00	0	
केळी-फळबाग	0-0.00	0	
सदनिका	0-0.00	49400	
दुकाने	0-0.00	68500	
		1 2 3 4	

Stamp Duty Ready Reckoner Market Value Rate for Flat	49,400.00			
Increase by 5% on Flat Located on 5 th Floor	2,470.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	51,870.00	Sq. Mtr.	4,819.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	00.00			
The difference between land rate and building rate (A – B = C)	00.00			
Depreciation Percentage as per table (D) [100% - 1%] (Age of the Building – 1 Years)	00%			
Rate to be adopted after considering depreciation [B + (C x D)]	00.00	Sq. Mtr.	00.00	Sq. Ft.

Multi-Storied building with Lift

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

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

Price Indicators

Mangalmurti Residency

By MANGALMURTI BUILDCON
Plot No 191 At Vadghar (C), Karanjade, Navi Mumbai

₹30 L | ₹7.50 K/sq.ft
EMI starts at ₹15,89 K
All Inclusive

1 BHK Apartment Configuration | Jun, 2023 Possession Starts | ₹7.50 K/sq.ft Avg. Price | 253.00 sq.ft. (Carpet Area) Size

Why Mangalmurti Residency?

- 3 open side properties
- Peaceful surroundings
- Equipped with amenities like landscaped gardens, swimming pool, olympic size swimming pool, tree plantation
- Easily reachable schools, malls, hospitals, educational institutes, restaurants, banks, cineplex

Shree Ambika Aangan

By AMBIKA BUILDERS AND DEVELOPERS
Plot No. 150 At Vadghar, Panvel, Navi Mumbai

₹25.0 L - 38.0 L | ₹13.91 K/sq.ft
EMI starts at ₹13,24 K
Price excludes maintenance, floor rise cost, stamp. See More

1 RK, 1 BHK Apartments Configurations | Dec, 2022 Possession Starts | ₹13.91 K/sq.ft Avg. Price | 180.00 sq.ft - 324.00 sq.ft. (Carpet Area) Sizes

Shree Ambika Aangan Overview

Project Area 0.1 Acres	Start 180.00 sq.ft - 324.00 sq.ft	Project Size 1 Building - 20 units
Launch Date Sep, 2020	Avg. Price ₹13.91 K/sq.ft	Possession Starts Dec, 2022
Configurations 1 RK, 1 BHK Apartments		Rera Id PS2000026513

Sales Instance

2756528 20-03-2023 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि.पनवेल 4 दस्त क्रमांक : 2756/2023 नोदणी : Regn:63m
गावाचे नाव : वडघर		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	2800000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1679500	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:रायगडइतर वर्णन : , इतर माहिती: विभाग क्र. 6,दर - 49400/-सदनिका नं.303,तिसरा मजला,सार्थक होम्स,प्लॉट नं. 214,सेक्टर - 1,वडघर(पुष्पक),नवी मुंबई,ता.पनवेल,जि.रायगड,चर्टई क्षेत्र 26.457 चौ.मी.,इन्क्लोज बाल्कनी क्षेत्र 3.720 चौ.मी. व नॅचरल टेरेस क्षेत्र 2.933 चौ.मी.((Plot Number : 214 ;))	
(5) क्षेत्रफळ	26.457 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे सार्थक बिल्डकॉन तर्फे भागीदार गौरव संतोष मुनोथ - वय:-36 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. शॉप नं.3, फिनिक्स रेसिडेन्सी,प्लॉट नं.64, सेक्टर - 20, खारघर,नवी मुंबई, महाराष्ट्र, राईगार्(े). पिन कोड:-410210 पॅन नं:-ADPFS3193N 2): नाव:-मान्यता देणार- महादेव नागा भगत यांच्या तर्फे अखत्यारी मे सार्थक बिल्डकॉन तर्फे भागीदार गौरव संतोष मुनोथ - वय:-36 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. मु. वरचे ओवळे,पो.पारगांव,ता.पनवेल,जि.रायगड, महाराष्ट्र, राईगार्(े). पिन कोड:-410206 पॅन नं:-BBRFB4343N	
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मंथन प्रकाश नाईक - वय:-25; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. बी - 2002, खाप्रीदेव को.ऑप.हौ.सो.,जी.डी.आंबेडकर स्टीर, आंबेडकर नगर जवळ, परेल गांव, परेल, मुंबई, महाराष्ट्र, मुम्बई पिन कोड:-400012 पॅन नं:-BCXPN9355B 2): नाव:-प्रकाश हरी नाईक - वय:-52; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. बी - 2002, खाप्रीदेव को.ऑप.हौ.सो.,जी.डी.आंबेडकर स्टीर, आंबेडकर नगर जवळ, परेल गांव, परेल, मुंबई, महाराष्ट्र, मुम्बई पिन कोड:-400012 पॅन नं:-AFTPN7670M	
(9) दस्तऐवज करुन दिल्याचा दिनांक	02/03/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	02/03/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	2756/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	168000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	28000	

Sales Instance

19398529 05-01-2023 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र. २	दुय्यम निबंधक :सह दु.नि.पनवेल 5 दस्तावेज क्रमांक.:19398/2022 नोंदणी: Regn:63m
गाव: वडघर		
(1)दस्तावेज प्रकार	करारनामा	
(2)मोबदला	3300000	
(3)वाजारभाव (भाडेपट्ट्याच्या बाबतीतपट्टेकार आकारणी देतो कि पट्टेदार ते नमूद करावे)	1922796.2	
(4) भूमापन ,पोटहिस्सा व धारक्रमांक (असल्यास)	, इतर माहिती: विभाग क्र-6,दर-49400/-प्रती चौ.मी. सदनिका क्र 106 पहिला मजला गंगा निवास भूखंड क्र 106 सेक्टर आर 3 वडघर ता पनवेल जि रायगड क्षेत्र 30.23 चौ मी कारपेट + 5.670 चौ मी ए पी एरियारायगड	
(5)क्षेत्रफळ	30.23चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7)दस्तावेज करून देणाऱ्या / लिहून ठेवणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) मान्यता देणार मे सिरवी इन्फ्रा तर्फे भागीदार कमलकिशोर चेनारामजी चौधरी . . 42 प्लॉट नं. , माळा नं. , इमारतीचे नाव. शॉप क्र 5 तुलसी हाइट भूखंड क्र 25 सेक्टर 22 कामोठे, ब्लॉक नं. , रोड नं. , महाराष्ट्र, गझातू(०:). 410206 AEHFS1537B 2) मान्यता देणार मे सिरवी इन्फ्रा तर्फे भागीदार राम सुखेसिंह . . 66 प्लॉट नं. , माळा नं. , इमारतीचे नाव. शॉप क्र 5 तुलसी हाइट भूखंड क्र 25 सेक्टर 22 कामोठे, ब्लॉक नं. , रोड नं. , महाराष्ट्र, गझातू(०:). 410206 AEHFS1537B 3) मे सिरवी इन्फ्रा तर्फे भागीदार कमलकिशोर चेनारामजी चौधरी . . 42 प्लॉट नं. , माळा नं. , इमारतीचे नाव. शॉप क्र 5 तुलसी हाइट भूखंड क्र 25 सेक्टर 22 कामोठे, ब्लॉक नं. , रोड नं. , महाराष्ट्र, गझातू(०:). 410206 AEHFS1537B 4) मे सिरवी इन्फ्रा तर्फे भागीदार राम सुखेसिंह . . 66 प्लॉट नं. , माळा नं. , इमारतीचे नाव. शॉप क्र 5 तुलसी हाइट भूखंड क्र 25 सेक्टर 22 कामोठे, ब्लॉक नं. , रोड नं. , महाराष्ट्र, गझातू(०:). 410206 AEHFS1537B	
(8)दस्तावेज करून घेणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	2) सुवर्णा दत्तात्रेय पवार उर्फ सुवर्णा सागर गावडे . . 31 प्लॉट नं. , माळा नं. , इमारतीचे नाव: मु पो. गुणवरे जिल्हा परिषद् शाळ जवळ गुणवरे ता फलटन जि सातारा सातारा 415523., ब्लॉक नं. , रोड नं. , महाराष्ट्र, SATARA. 415523 DESPP1067K 1) सागर विधास गावडे . . 33 प्लॉट नं. , माळा नं. , इमारतीचे नाव: मु पो. गुणवरे जिल्हा परिषद् शाळ जवळ गुणवरे ता फलटन जि सातारा सातारा 415523, ब्लॉक नं. , रोड नं. , महाराष्ट्र, सातारा. 415523 BESP8683Q	
(9)दस्तावेज करून दिल्याचा दिनांक	02/12/2022	
(10)दस्त नोंदणी केल्याचा दिनांक	02/12/2022	
(11)अनुक्रमांक, खंड व पृष्ठ	19398/2022	
(12)वाजारभावाप्रमाणे मुद्रांक शुल्क	198000	
(13)वाजारभावाप्रमाणे नोंदणी शुल्क	100	

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **20th March 2023**.

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 ₹ **24,26,500.00 (Rupees Twenty Four Lakh Twenty Six Thousand Five Hundred Only)**.

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

Director

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

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