

## PROFORMA INVOICE

<b>Vastukala Consultants (I) Pvt Ltd</b> Ackruti Star, 1st Floor, 121, Central Road, MIDC, Andheri (E), Mumbai - 400 093 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org	Invoice No. <b>PG-562/23-24</b>	Dated <b>11-May-23</b>
Buyer (Bill to) <b>COSMOS BANK - VILEPARLE EAST</b> Vile Parle (East) Branch Pratik Evenue, Ground Floor, Opp. Shivsagar Hotel, Nehru Road, Vile Parle (East), Mumbai - 400 057, GSTIN/UIN : 27AAAAAT0742K1ZH State Name : Maharashtra, Code : 27	Delivery Note Reference No. & Date. Buyer's Order No. Dispatch Doc No. Dispatched through Terms of Delivery	Mode/Terms of Payment <b>AGAINST REPORT</b> Other References Dated Delivery Note Date Destination

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	<b>VALUATION FEE</b> <i>(Technical Inspection and Certification Services)</i>	997224	18 %	<b>4,000.00</b>
	<b>CGST</b>			<b>360.00</b>
	<b>SGST</b>			<b>360.00</b>
	<b>Total</b>			<b>₹ 4,720.00</b>

Amount Chargeable (in words) E. & O.E

**Indian Rupee Four Thousand Seven Hundred Twenty Only**

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	4,000.00	9%	360.00	9%	360.00	720.00
<b>Total</b>	<b>4,000.00</b>		<b>360.00</b>		<b>360.00</b>	<b>720.00</b>

Tax Amount (in words) : **Indian Rupee Seven Hundred Twenty Only**

Company's Bank Details  
 Bank Name : The Cosmos Co-Operative Bank Ltd  
 A/c No. : 0171001022668  
 Branch & IFS Code : Vileparle & COSB0000017



UPI Virtual ID : Vastukala@icici

**Remarks:**

Smt. Manisha Nikheel Kelkar - Residential Flat No. 202,  
 2nd Floor, Wing - F, "Bluebell Building No. 3",  
 Rasayani Gardens, Phase I, Village Chambharli, Taluka  
 - Khalapur, District - Raigad, Pin - 410 222, State -  
 Maharashtra, Country - India.

Company's PAN : **AADCV4303R**

**Declaration**

NOTE - AS PER MSME RULES INVOICE NEED TO  
 BE CLEARED WITHIN 45 DAYS OR INTEREST  
 CHARGES APPLICABLE AS PER THE RULE.  
 MSME Registration No. - 27222201137

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

*Ratool*  
 Authorized Signatory

This is a Computer Generated Invoice



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

An ISO 9001:2015 Certified Company

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## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Smt. Manisha Nikheel Kelkar**

Residential Flat No. 202, 2<sup>nd</sup> Floor, Wing – F, "**Bluebell Building No. 3**", Rasayani Gardens, Phase I,  
Village Chambharli, Taluka – Khalapur, District – Raigad, Pin – 410 222,  
State – Maharashtra, Country – India.

Latitude Longitude - 18°53'42.8"N 73°11'30.4"E

Think Valuation Done for: Create

**Cosmos Bank**



**Vile Parle (East) Branch**

Pratik Evenue, Ground Floor, Opp. Shivsagar Hotel, Nehru Road, Vile Parle (East), Mumbai – 400 057,  
State – Maharashtra, Country – India.



#### Our Pan India Presence at :

- |   |  |   |  |
|---|--|---|--|
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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](mailto:mumbai@vastukala.org)



## VALUATION OPINION REPORT

The property bearing Residential Flat No. 202, 2<sup>nd</sup> Floor, Wing – F, "Bluebell Building No. 3", Rasayani Gardens, Phase I, Village Chambharli, Taluka – Khalapur, District – Raigad, Pin – 410 222, State – Maharashtra, Country – India belongs to **Smt. Manisha Nikheel Kelkar**.

Boundaries of the property.

North	:	Garden
South	:	Cosmos Building
East	:	Internal Road
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 **₹ 29,03,250.00 (Rupees Twenty Nine Lakh Three Thousand Two Hundred Fifty Only)**.

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

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO  
CHALIKWAR

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

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=RAIGAD, ou=VILE PARLE (EAST) BRANCH, ou=MANISHA NIKHEEL KELKAR, ou=202, ou=2ND FLOOR, ou=WING F, ou=BLUEBELL BUILDING NO. 3, ou=RASAYANI GARDENS, ou=CHAMBHARLI, ou=VILAGE, ou=KHALAPUR, ou=TALUKA, ou=RAIGAD, ou=DISTRICT, ou=RAIGAD, ou=MAHARASHTRA, ou=INDIA, ou=410222, email=manojbaburaochalikwar@vastukala.com, serialNumber=1, cn=MANOJ BABURAO CHALIKWAR  
Date: 2023.05.12 10:00:00 +05'30'

Auth. Sign.



www.vastukala.org

### Our Pan India Presence at :

- |           |            |           |        |
|-----------|------------|-----------|--------|
| Mumbai    | Aurangabad | Pune      | Rajkot |
| 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 Report of Residential Flat No. 202, 2<sup>nd</sup> Floor, Wing – F, "Bluebell Building No. 3", Rasayani Gardens,  
Phase I, Village Chambharli, Taluka – Khalapur, District – Raigad, Pin – 410 222,  
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 12.05.2023 for Bank Loan Purpose
2	Date of inspection	11.05.2023
3	Name of the owner/ owners	<b>Smt. Manisha Nikheel Kelkar</b>
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	<b>Address:</b> Residential Flat No. 202, 2 <sup>nd</sup> Floor, Wing – F, "Bluebell Building No. 3", Rasayani Gardens, Phase I, Village Chambharli, Taluka – Khalapur, District – Raigad, Pin – 410 222, State – Maharashtra, Country – India.  <b>Contact Person:</b> Mr. Jay (Tenant)
6	Location, street, ward no	Rasayani Gardens, Phase I, Village Chambharli, Taluka – Khalapur, District – Raigad
	Survey/ Plot no. of land	Survey No. 16 & 15 of Village – Chambharli
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
	<b>LAND</b>	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 341.00 Flowerbed Area in Sq. Ft. = 19.00 Total Carpet Area in Sq. Ft. = 360.00 (Area as per Actual Site Measurement)  <b>Carpet Area in Sq. Ft. = 395.00</b> <b>(Area as per Agreement for Sale)</b>

		Built Up Area in Sq. Ft. = 435.00 (Carpet Area + 10%)
13	Roads, Streets or lanes on which the land is abutting	Rasayani Gardens, Phase I, Village Chambharli, Taluka – Khalapur, District – Raigad, Pin – 410 222.
14	If freehold or leasehold land	Free hold
15	If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease. (i) Initial Premium (ii) Ground Rent payable per annum (iii) Unearned increased payable to the Lessor in the event of sale or transfer	N. A.
16	Is there any restriction covenant in regard to use of land? If so, attach a copy of the covenant.	As per documents
17	Are there any agreements of easements? If so, attach a copy of the covenant	Information not available
18	Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so, give Particulars.	Information not available
19	Has any contribution been made towards development or is any demand for such contribution still outstanding?	Information not available
20	Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date of the notification.	No
21	Attach a dimensioned site plan	N.A.
	<b>IMPROVEMENTS</b>	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available
23	Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)	Attached
24	Is the building owner occupied/ tenanted/ both?	Tenant Occupied
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per local norms Percentage actually utilized – Details not available
26	<b>RENTS</b>	
	(i) Names of tenants/ lessees/ licensees, etc	Mr. Jay (Tenant)

	(ii)	Portions in their occupation	Fully
	(iii)	Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 6,000.00 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	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 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 upon, 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 – 2018 (As per part occupancy certificate)
42	What was the method of construction, by contract/By employing Labour directly/ both?	N. A.
43	For items of work done on contract, produce copies of agreements	N. A.
44	For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof.	N. A.
<b>Remark:</b>		

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Vile Parle (East) Branch to assess fair market value as on 12.05.2023 for Residential Flat No. 202, 2<sup>nd</sup> Floor, Wing – F, "Bluebell Building No. 3", Rasayani Gardens, Phase I, Village Chambharli, Taluka – Khalapur, District – Raigad, Pin – 410 222, State – Maharashtra, Country – India belongs to **Smt. Manisha Nikheel Kelkar**.

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

1	Copy of Agreement for sale dated 13.10.2017 Between M/s. Thalia Labha Home Private Limited Formerly known as Labh Buildtech Private Limited (the Promoters) and Smt. Manisha Nikheel Kelkar (the Allottee).
2	Copy of Commencement Certificate No. MSRDC / SPA / Chambharli / Khalapur / BP-03 / CC / 2017 / 268 dated 27.03.2017 issued by Maharashtra State Road Development Corporation Ltd. (MSRDC-SPA)
3	Copy of Part Occupancy Certificate No. MSRDC / SPA / Chambharli / Khalapur / BP-126 / Part OC / 2018 / 753 dated 13.08.2018 issued by Maharashtra State Road Development Corporation Ltd. (MSRDC-SPA).

### LOCATION:

The said building is located at Survey No. 16 & 15 of Village – Chambharli, Mumbai. The property falls in Residential Zone. It is at a travelling distance 16.1 Km. from Karjat Junction railway station.

### BUILDING:

The building under reference is having (Part) Ground + (Part) Stilt + 4 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 external condition is good. The building is used for residential purpose. 2<sup>nd</sup> Floor is having 3 Residential Flat. 1 Lift provided in the building.

### Residential Flat:

The residential flat under reference is situated on the 2<sup>nd</sup> Floor. It consists of 1 Bedroom + Living Room + Kitchen + WC & Bath + Passage. (i.e., **1 BHK + WC & Bath**). The residential flat is finished with Vitrified flooring, Teak wood door frame with flush shutters, Powder Coated Aluminum sliding windows & Concealed electrification & Concealed plumbing etc.

**Valuation as on 12<sup>th</sup> May 2023**

<b>The Carpet Area of the Residential Flat</b>	<b>:</b>	<b>395.00 Sq. Ft.</b>
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**Deduct Depreciation:**

Year of Construction of the building	:	2018 (As per part occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2022	:	5 Years
Cost of Construction	:	435.00 X 2,500.00 = ₹ 10,87,500.00
Depreciation $\{(100-10) \times 5 / 60\}$	:	N.A., as the property age is 5 years
Amount of depreciation	:	
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 28,700.00 per Sq. M. i.e., ₹ 2,666.00 per Sq. Ft.
Guideline rate obtained from the Stamp Duty Ready Reckoner (after depreciate)	:	N.A., as the property age is 5 years
Prevailing market rate	:	₹ 7,350.00 per Sq. Ft.
<b>Value of property as on 12.05.2023</b>	<b>:</b>	<b>395.00 Sq. Ft. X ₹ 7,350.00 = ₹ 29,03,250.00</b>

(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)

<b>Depreciated fair value of the property as on 12.05.2023</b>	<b>:</b>	<b>₹ 29,03,250.00</b>
<b>Total Value of the property</b>	<b>:</b>	<b>₹ 29,03,250.00</b>
<b>The realizable value of the property</b>	<b>:</b>	<b>₹ 26,12,925.00</b>
<b>Distress value of the property</b>	<b>:</b>	<b>₹ 23,22,600.00</b>
<b>Insurable value of the property (435.00 X 2,500.00)</b>	<b>:</b>	<b>₹ 10,87,500.00</b>
<b>Guideline value of the property (435.00 X 2,666.00)</b>	<b>:</b>	<b>₹ 11,59,710.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 202, 2<sup>nd</sup> Floor, Wing – F, "Bluebell Building No. 3", Rasayani Gardens, Phase I, Village Chambharli, Taluka – Khalapur, District – Raigad, Pin – 410 222, State – Maharashtra, Country – India for this particular purpose at **₹ 29,03,250.00 (Rupees Twenty Nine Lakh Three Thousand Two Hundred Fifty Only)** as on **12<sup>th</sup> May 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 **12<sup>th</sup> May 2023 is ₹ 29,03,250.00 (Rupees Twenty Nine Lakh Three Thousand Two Hundred Fifty 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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**Vastukala Consultants (I) Pvt. Ltd.**  
An ISO 9001:2015 Certified Company [www.vastukala.org](http://www.vastukala.org)

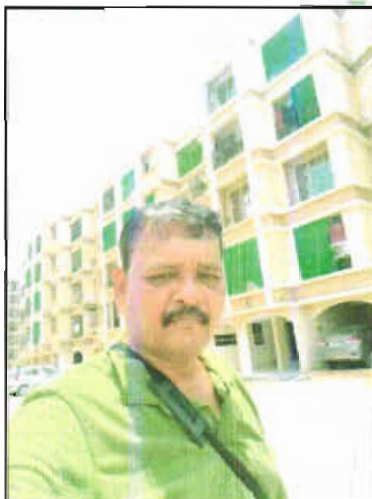


## ANNEXURE TO FORM 0-1

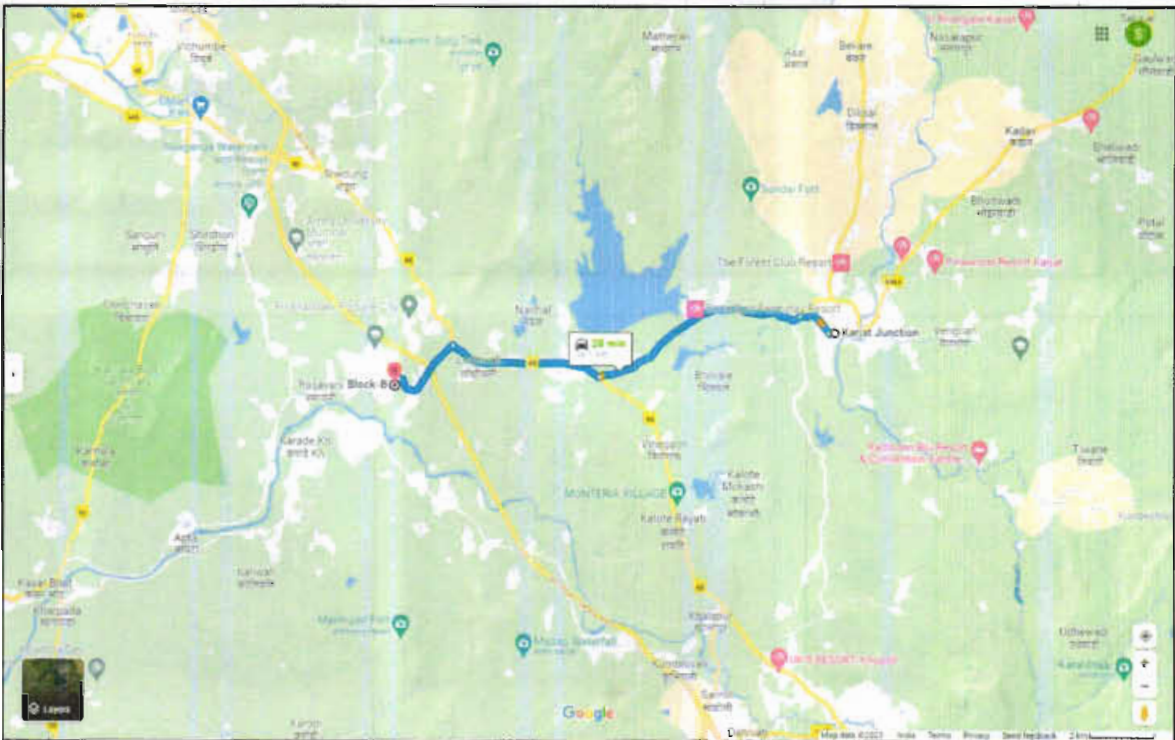
Technical details		Main Building
1.	No. of floors and height of each floor	(Part) Ground + (Part) Stilt + 4 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 2 <sup>nd</sup> Floor
3.	Year of construction	2018 (Asper part occupancy certificate)
4.	Estimated future life	55 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, 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	Yes
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 provided
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°53'42.8"N 73°11'30.4"E**


**Note:** The Blue line shows the route to site from nearest railway station (Karjat Junction – 16.1 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  
2023/2024
*Annual Statement of Rates*
Language  
English

Selected District: रायगड

Select Taluka: धासापुर

Select Village: चांभारी

Vibhag Number: 7

Assessment Type	Assessment Range	Rate Rs/-
हायवेवरीस जमिनी	0-0.00	8110
गावठाणातील पिळकती	0-0.00	5280
झोडा-फळबाग	0-0.00	0
कासु-फळबाग	0-0.00	0
तारक-फळबाग	0-0.00	0
केळी-फळबाग	0-0.00	0
मदनिका	0-0.00	28700
दुकाने	0-0.00	40200
		1 2 3 4

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## Price Indicators

**99acres** Buy - Estate Locality / Property Details / Landmark

**₹29 Lac** 1BHK 2Baths

Estimated EMI ₹22,164

**NEAR SOCIETY** **NOT AVAILABLE** [View more properties near this locality](#)

Overview | Owner Details | Price Trends | Registry Record | Explore Locality | Recome

**Places nearby**  
Rauyan, Rauyan, Navi Mumbai, Mumbai

Ganesh Temple | Ganpati Mandir | Hdfc ATM | Al Shifa Multi Speciality Hospital | Advanced Key Physiotherapy

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**2 BHK Flat in Chakra Ambe Srushti For Sale in Ganeshnagar**

₹28 Lac | ₹18,048/Month | 500 sq ft

2 BHK/2BHK | 2 BHK/2BHK | 2 BHK/2BHK

Chakra Ambe Srushti

**Overview**

Age of Building	3-4 Year	Ownership Type	Self Owned
Home Loan Charges	2% Per Sq.Ft.	Flooring	AC
Bedrooms	2/2	Carpeting (Sq. Ft.)	Fully Painted
Living	2/2	Pool	NA

**Activity On This Property**

Similar Properties

More 2 BHK Properties for Sale in Ganeshnagar

## Sales Instance

1482462 29/04/2023 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुयम निबंधक . दु.नि. खालापूर दस्त क्रमांक . 1482/2023 नोंदणी . Regn 63m
<b>गावाचे नाव : चांभार्ली</b>		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	3600000	
(3) बाजारभाव भाडेपट्टा याचा बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	1359749	
(4) भू-मापन पोटहिस्सा व धर क्रमांक(असल्यास)	1) पालिकेचे नाव:रायगडइतर वर्णन : इतर माहिती : इतर माहिती: सदनािका नंबर 405, चौथा मजला, डी विंग,बिल्डिंग नंबर 2, कॉसमॉस, वृन्दावन फ्लोरा रसायनी गार्डन, फेज 1 व 2, सर्व्हे नंबर / हिस्सा नंबर 15/ 0,16 0,17/1 ए 17/2, मौजे चांभार्ली, तालुका खालापूर, जिल्हा रायगड, क्षेत्र 37.862 चौ. मी. कारपेट व एन्क्लोज बाल्कनी 4.73 चौ. मी. (रेरा नंबर पी52000023257)( ( Survey Number : 15,16,17/1 ए आणि 17.2 : ) )	
(5) क्षेत्रफळ	37.862 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-सदिय शंकर पाटील वय -40 पत्ता -प्लॉट नं . माळा नं . इमारतीचे नाव . ब्लॉक नं . रोड नं रा बोरीवली, पो. पाताळगंगा, ता. खालापूर, जि. रायगड, महाराष्ट्र, सर्व्हे नं. पिन कोड -410220 पॅन नं -BAVFP7941R 2) नाव-नीता सदिय पाटील वय -35 पत्ता -प्लॉट नं . माळा नं . इमारतीचे नाव . ब्लॉक नं . रोड नं रा बोरीवली, पो. पाताळगंगा, ता. खालापूर, जि. रायगड, महाराष्ट्र, सर्व्हे नं. पिन कोड -410220 पॅन नं -BAVFP79383	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव-सुमंत अशोक जोशी वय -43, पत्ता -प्लॉट नं . माळा नं . इमारतीचे नाव . ब्लॉक नं 17/5/1, अलोक पोली कॉलनी, खानवेल रोड, राखोली, दादरा आणि नगर हावेली, रोड नं . डाडरा & नगर हवेली, डाडरा & नगर हवेली. पिन कोड -396240 पॅन नं -AGWPR8593K 2) नाव-श्रेया सुमंत जोशी वय -33, पत्ता -प्लॉट नं . माळा नं . इमारतीचे नाव . ब्लॉक नं 17/5/1, अलोक पोली कॉलनी, खानवेल रोड, राखोली, दादरा आणि नगर हावेली, रोड नं . डाडरा & नगर हवेली, डाडरा & नगर हवेली. पिन कोड -396240 पॅन नं -	
(9) दस्तऐवज करून दिल्याचा दिनांक	29/03/2023	
(10) दस्त नोंदणी केल्याचा दिनांक	29/03/2023	
(11) अनुक्रमीक खंड व पृष्ठ	1482/2023	
(12) बाजारभावप्रमाणे मुद्रांक शुल्क	216000	
(13) बाजारभावप्रमाणे नोंदणी शुल्क	30000	
(14) शेर		
मुल्यांकनासाठी विचारात घेतलेला तपशील -		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद -	(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.	

## Sales Instance

1765462 29/04/2023 Note: -Generated Through eSearch Module. For original report please contact concern SRO office	<b>सूची क्र.2</b>	दुयम निबंधक दु.नि. खालापूर दस्त क्रमांक: 1765/2023 नोंदणी Regn:63m
<b>गावाचे नाव : चांभार्ली</b>		
(1) विलेखावा प्रकार	करारनामा	
(2) मोबदला	2200000	
(3) बाजारभावाभाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	981138.2	
(4) भू-मापन, पोटहिस्सा व धरक्रमांक(असल्यास)	1) पालिकेचे नाव: रायगड इतर वर्णन : इतर माहिती: इतर माहिती: सदनिका नंबर 504, पाचवा मजला, डी विंग, बिल्डिंग नंबर 2, कॉसमॉस, वृन्दावन फ्लोरा रसायनी गार्डन, फेज 1 व 2, सर्व्हे नंबर / हिस्सा नंबर 15/ 0, 16/ 0, 17/ 1 ए, 17/ 2, मौजे चांभार्ली, तालुका खालापूर, जिल्हा रायगड, क्षेत्र 26.779 चौ. मी. कारपेट व एन्क्लोज बाल्कनी 4.73 चौ. मी. (सेरा नंबर पी52000023789) ( Survey Number : 15.16.17/1 ए आणि 17/2 : )	
(5) क्षेत्रफळ	26.779 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 -मे. महालक्ष्मी डेव्हलपर्स तर्फे भागीदार भावेश मनसुखलाल गांगर तर्फे अखत्यारी ऋषिकेश महादेव गुळे वय-24 पत्ता-प्लॉट नं. , माळा नं. , इमारतीचे नाव , ब्लॉक नं. 203, व्यापार भवन ए पी एम सी मार्केट, वाशी, नवी मुंबई, रोड नं. महाराष्ट्र, ठाणे पिन कोड -400703 पॅन नं -AARFPM8597R 2) नाव -मे. महालक्ष्मी डेव्हलपर्स तर्फे भागीदार राकेश राजकुमार अग्रवाल तर्फे अखत्यारी ऋषिकेश महादेव गुळे वय-24 पत्ता-प्लॉट नं. , माळा नं. , इमारतीचे नाव , ब्लॉक नं. 203, व्यापार भवन, ए पी एम सी मार्केट, वाशी, नवी मुंबई, रोड नं. महाराष्ट्र, ठाणे पिन कोड -400703 पॅन नं -AARFPM8597R	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1) नाव -अशोक कुमार पाल वय-35, पत्ता -प्लॉट नं. , माळा नं. , इमारतीचे नाव , ब्लॉक नं. एल.आय.जी - 2, रूम नंबर डी/10, फायर ब्रीगेड जवळ, सेक्टर नंबर 2 ई, कळंबोली, ता. पनवेल, जि. रायगड, रोड नं. , महाराष्ट्र, राईगड ( ) पिन कोड -410218 पॅन नं -CNZPF8962I 2) नाव -सुनिता देवी वय -27, पत्ता -प्लॉट नं. , माळा नं. , इमारतीचे नाव , ब्लॉक नं. एल.आय.जी - 2, रूम नंबर डी/10, फायर ब्रीगेड जवळ, सेक्टर नंबर 2 ई, कळंबोली, ता. पनवेल, जि. रायगड, रोड नं. , महाराष्ट्र, राईगड ( ) पिन कोड -410218 पॅन नं -BQNPDI2556R	
(9) दस्तऐवज करून दिल्याचा दिनांक	13/04/2023	
(10) दस्त नोंदणी केल्याचा दिनांक	13/04/2023	
(11) अनुक्रमांक, खड व पृष्ठ	1765/2023	
(12) बाजारभावाप्रमाणे मुद्राक शुल्क	132000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	22000	
(14) सेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील -		
मुद्राक शुल्क आकारताना निवडलेला अनुच्छेद -	(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.	



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## Sales Instance

1053462 29/04/2023 Note -Generated Through eSearch Module.For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक . दु.नि. खालापूर दस्त क्रमांक 1053-2023 नोंदणी Regn 63m
<b>गावाचे नाव : चांभार्ली</b>		
(1) विलेखाचा प्रकार	सेल डीड	
(2) मोबदला	2350000	
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	1240657.95	
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: रायगड इतर वर्णन : इतर माहिती: इतर माहिती: सदनिका नंबर 603. सहावा मजला. डी विंग. बिल्डिंग नंबर 2. कॉसमॉस. वृन्दावन फ्लोरा रसायनी गार्डन. फेज 1 व 2. सर्व्हे नंबर / हिस्सा नंबर 15/ 0.16 0.17/ 1 ए. 17 2. मोजे चांभार्ली. तालुका खालापूर. जिल्हा रायगड. क्षेत्र 29.304 चौ. मी. कारपेट व एन्क्लोज बाल्कनी 5.01 चौ. मी. (रेरा नंबर पी52000012120)(दस्त क्रमांक 3362/2022 मु शु 87600/- नो फी 14600/- वसुल)(दस्त क्रमांक 4517/2022 मु. शु. 68.500/- व नोंदणी फी वसुल)( Survey Number : 15.16.17/1ए आणि 17/2 ; )	
(5) क्षेत्रफळ	29.304 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 - वृत्ती दीपक मनचंदा तर्फे अखत्यारी देविदास दामु मिसाळ वय -29 पत्ता - प्लॉट नं. , माळा नं. इमारतीचे नाव , ब्लॉक नं. मु. तळवली, माजगाव, ता. खालापूर, जि. रायगड, रोड नं. , महाराष्ट्र, राईगाव(०३) पिन कोड -410220 पॅन नं. -ASIPM1113G	
(8) दस्तऐवज करून देणा. या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव - रविंद्र प्रभाकर मालकर वय -44, पत्ता - प्लॉट नं. , माळा नं. , इमारतीचे नाव , ब्लॉक नं. मु. तळवली, माजगाव, ता. खालापूर, जि. रायगड, रोड नं. , महाराष्ट्र, राईगाव(०३) पिन कोड -410220 पॅन नं. -ASIPM1113G 2) नाव - रोहिणी रविंद्र मालकर वय -37, पत्ता - प्लॉट नं. , माळा नं. , इमारतीचे नाव , ब्लॉक नं. मु. तळवली, माजगाव, ता. खालापूर, जि. रायगड, रोड नं. , महाराष्ट्र, राईगाव(०३) पिन कोड -410220 पॅन नं. -E3RFPM6567B	
(9) दस्तऐवज करून दिल्याचा दिनांक	28/02/2023	
(10) दस्त नोंदणी केल्याचा दिनांक	28/02/2023	
(11) अनुक्रमांक, खंड व पृष्ठ	1053/2023	
(12) बाजारभावप्रमाणे मुद्रांक शुल्क	1000	
(13) बाजारभावप्रमाणे नोंदणी शुल्क	100	
(14) धोरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील :-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.	

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

This exercise is to assess **Fair Market Value** of the property under reference as on **12<sup>th</sup> May 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 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.

