

# 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 Buyer (Bill to) <b>STATE BANK OF INDIA - HLST BKC</b> HOME LOAN SALES Project Approval Cell, Local Head Office, Synergy, 5th Floor, C-6, G Block, Bandra Kurla Complex, Bandra East, Mumbai 400 051 GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Invoice No. <b>PG-821/23-24</b> Delivery Note Reference No. & Date. Buyer's Order No. Dispatch Doc No. <b>31399 / 2300822</b> Dispatched through Terms of Delivery	Dated <b>27-May-23</b> Mode/Terms of Payment <b>AGAINT REPORT</b> Other References Dated Delivery Note Date Destination
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Sl No.	Particulars	HSN/SAC	GST Rate	Amount
1	<b>MASTER VALUATION</b>	<b>CGST SGST</b>	18 %	<b>10,500.00</b> <b>945.00</b> <b>945.00</b>
<b>Total</b>				<b>₹ 12,390.00</b>

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

**Indian Rupee Twelve Thousand Three Hundred Ninety Only**

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
	10,500.00	9%	945.00	9%	945.00	1,890.00
<b>Total</b>	<b>10,500.00</b>		<b>945.00</b>		<b>945.00</b>	<b>1,890.00</b>

Tax Amount (in words) : **Indian Rupee One Thousand Eight Hundred Ninety Only**

**Remarks:**

""Wise City RZ-02 & RZ-03"" , Proposed Plotted Development on Land Bearing Survey No. 57/1, 59/2, 59/3, 59/4, 59/5, 60/1, 60/1, 60/2/2, 60/3, 60/4, 62/2, 70/2, 70/3, 71/1, 71/3, 71/4, 71/4 of Intigrated Township Project (ITP) at Village - Wardoli, Taluka - Panvel, Dist.- Raigad, PIN Code – 410 206, State - Maharashtra, Country - India - M/s. Wadhwa Construction and Infrastructure Pvt. Ltd. (Project Valuation)

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

**Company's Bank Details**

Bank Name : **State Bank of India**  
 A/c No. : **32632562114**  
 Branch & IFS Code : **MIDC Andheri (E) & SBIN0007074**



UPI Virtual ID : vastukala@icici

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

*Rattul*  
 Authorised Signatory

This is a Computer Generated Invoice



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

An ISO 9001:2015 Certified Company

[www.vastukala.org](http://www.vastukala.org)



# MASTER VALUATION REPORT



## Details of the property under consideration:

### **Name of Project: "Wise City RZ-02 & RZ-03"**

"Wise City RZ-02 & RZ-03", Proposed Plotted Development on Land Bearing Survey No. 57/1, 59/2, 59/3, 59/4, 59/5, 60/1, 60/1, 60/2/2, 60/3, 60/4, 62/2, 70/2, 70/3, 71/1, 71/3, 71/4, 71/4 of Integrated Township Project (ITP) at Village - Wardoli, Taluka - Panvel, Dist.- Raigad, PIN Code – 410 206, State - Maharashtra, Country - India

**Latitude Longitude: 18°58'04.5"N 73°11'49.8"E**

## **Valuation Done for:** **State Bank of India**

Home Loans Sales, Project Approval Cell, Local Head Office, "Synergy",  
5th Floor, C-6, 'G' Block, Bandra Kurla Complex, Bandra (East),  
Mumbai – 400 051 State - Maharashtra, Country - India



### **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

## MASTER VALUATION REPORT OF "Wise City RZ-02 & RZ-03"

"Wise City RZ-02 & RZ-03", Proposed Plotted Development on Land Bearing Survey No. 57/1, 59/2, 59/3, 59/4, 59/5, 60/1, 60/1, 60/2/2, 60/3, 60/4, 62/2, 70/2, 70/3, 71/1, 71/3, 71/4, 71/4 of Integrated Township Project (ITP) at Village - Wardoli, Taluka - Panvel, Dist.- Raigad, PIN Code – 410 206, State - Maharashtra, Country - India

Latitude Longitude: 18°58'04.5"N 73°11'49.8"E

**NAME OF DEVELOPER: M/s. Wadhwa Construction and Infrastructure Pvt. Ltd.**

Pursuant to instructions from State Bank of India, Home Loan Sales, Project Approval Cell, BKC, Mumbai, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on 17<sup>th</sup> May 2023 for approval of Advance Processing Facility.

### 1. Location Details:

The property is situated at "Wise City RZ-02 & RZ-03", Proposed Plotted Development on Land Bearing Survey No. 57/1, 59/2, 59/3, 59/4, 59/5, 60/1, 60/1, 60/2/2, 60/3, 60/4, 62/2, 70/2, 70/3, 71/1, 71/3, 71/4, 71/4 of Integrated Township Project (ITP) at Village - Wardoli, Taluka - Panvel, Dist.- Raigad, PIN Code – 410 206, State - Maharashtra, Country - India. It is about 6.5 Km. travel distance from Neral Railway Station. Surface transport to the property is by buses, Auto, taxis & private vehicles. The property is in developing locality. The locality is middle class & developing

### 2. Developer Details:

Name of builder	M/s. Wadhwa Construction and Infrastructure Pvt. Ltd.	
Project Registration Number	Project	RERA Project Number
	Wise City - RZ-02	P52000048913
	Wise City - RZ-03	P52000048906
Register office address	M/s. Wadhwa Construction and Infrastructure Pvt. Ltd. Office No. 301, 3 <sup>rd</sup> Floor, "Platina", Plot No. C-59, G-Block, MMRDA Road, Above Ferrari Showroom, Bandra Kurla Complex (East), Mumbai, PIN Code - 400 098, State - Maharashtra, Country - India	
Contact Numbers	Contact Person : Gauri Bahl (Builder Person Mobile No. 7045224757)	
E – mail ID AND Website	<a href="mailto:gauni.bahl@thewadhwagroup.com">gauni.bahl@thewadhwagroup.com</a> <a href="http://www.thewadhwagroup.com">www.thewadhwagroup.com</a>	

### 3. Boundaries of the Property:

Direction	Particulars
On or towards North	Open Plot & Road
On or towards South	Open Plot
On or towards East	Open Plot
On or towards West	Open Plot & Road



### Our Pan India Presence at :

Mumbai Aurangabad Pune Rajkot  
Thane Nanded Indore Roipur  
Delhi/NCR Nashik Ahmedabad Jaipur

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



**Vastukala Consultants (I) Pvt. Ltd.**121, 1<sup>st</sup> Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai - 400 093

To,

**The Branch Manager,  
State Bank of India**Home Loans Sales, Project Approval Cell, Local Head Office, "Synergy",  
5th Floor, C-6, 'G' Block,  
Bandra Kurla Complex, Bandra (East),  
Mumbai – 400 051, State - Maharashtra, Country - India**VALUATION REPORT (IN RESPECT OF MASTER VALUATION REPORT)**

I	General	
1.	Purpose for which the valuation is made	: As per request from State Bank of India, Home Loans Sales, Project Approval Cell, BKC to assess fair market value of the property for bank loan purpose.
2.	a)	Date of inspection : 17.05.2023
	b)	Date on which the valuation is made : 27.05.2023
3.	List of documents produced for perusal	
	1.	Copy of Affidavit Cum Declaration of Mr. Manohar Chhabria, Director of promoter of the proposed project date 11.11.2022 (As per RERA Certificate)
	2.	Copy of Delaration About Commencment Certificate date 17.01.2023 issued by M/s. Wadhwa Construction and Infrastructure Pvt. Ltd. (As per RERA Certificate)
	3.	Copy of Architect's Certificate of Percentage of Completion of Work date 31.03.2023 issued by Arc. Ms. Devayani Khadilkar (As per RERA Certificate)
	4.	Copy of Engineer's Certificate for Quality Assurance date 31.03.2023 issued by Mr. Pragnesh Mehta As per RERA Certificate)
	5.	Copy of Certificate date 02.05.2023 issued by Adv. Manoj B. Kumbhare
	6.	Copy of Certificate of Title date 29.11.2018 issued by Adv. Law Point
	7.	Copy of Legal Title Report 28/2021 date 11.10.2022 issued by Adv. JPS Legal
	8.	Copy of MAHARERA Registration Certificate of Project No. P52000048913 issued by Maharashtra Real Estate Regulatory Authority date 24.01.2023. Last Modified date 16.05.2023 (RZ - 02)
	9.	Copy of MAHARERA Registration Certificate of Project No. P52000048906 issued by Maharashtra Real Estate Regulatory Authority date 24.01.2023. Last Modified date 16.05.2023 (RZ - 03)
	10.	Copy of Commencment Certificate No. CIDCO / Naina / Panvel / Vardoli / LT - 00594 / CC / 2023 / 0312 date 17.01.2023 Digitally signed by Abhijeet Ramesh Pawar issued by Assistant Planner CIDCO Ltd
	11.	Copy of Approved Plan No. CIDCO / Naina / Panvel / Vardoli / LT - 00594 / CC / 2023 / 0312 date 17.01.2023 Digitally signed by Abhijeet Ramesh Pawar issued by Assistant Planner CIDCO Ltd.
	<b>Approved upto:</b>	
	<b>Project</b>	<b>Plot Nos.</b>
	RZ -02	1 to 58
	RZ - 03	59 to 166
	<b>Number of Floors</b>	
	Open Plot	
	Open Plot	
	12.	Copy of 7/12 extract
	Project Name	: "Wise City RZ-02 & RZ-03", Proposed Plotted

	(with address & phone nos.)	Development on Land Bearing Survey No. 57/1, 59/2, 59/3, 59/4, 59/5, 60/1, 60/1, 60/2/2, 60/3, 60/4, 62/2, 70/2, 70/3, 71/1, 71/3, 71/4, 71/4 of Integrated Township Project (ITP) at Village - Wardoli, Taluka - Panvel, Dist.- Raigad, PIN Code - 410 206, State - Maharashtra, Country - India																										
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	<p><b>M/s. Wadhwa Construction and Infrastructure Pvt. Ltd.</b></p> <p><b>Address:</b> Office No. 301, 3<sup>rd</sup> Floor, "Platina", Plot No. C-59, G-Block, MMRDA Road, Above Ferrari Showroom, Bandra Kurla Complex (East), Mumbai, PIN Code - 400 098, State - Maharashtra, Country - India</p> <p><b>Contact Person :</b> Gauri Bahl (Builder' Person Mobile No. 7045224757)</p>																										
5.	Brief description of the property (Including Leasehold / freehold etc.)																											
<p><b>TYPE OF THE PROPOSED PLOTS:</b></p> <table border="1"> <thead> <tr> <th>Project</th> <th>Plot Nos.</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>RZ - 02</td> <td>1 to 58</td> <td>Open Plot</td> </tr> <tr> <td>RZ - 03</td> <td>59 to 166</td> <td>Open Plot</td> </tr> </tbody> </table> <p><b>LEVEL OF COMPLETEION:</b></p> <table border="1"> <thead> <tr> <th>Project</th> <th>Plot Nos.</th> <th>Present stage of Construction</th> <th>Percentage of work completion</th> </tr> </thead> <tbody> <tr> <td>RZ - 02</td> <td>1 to 58</td> <td rowspan="2">Open Plot</td> <td rowspan="2">0%</td> </tr> <tr> <td>RZ - 03</td> <td>59 to 166</td> </tr> </tbody> </table> <p><b>DATE OF COMPLETION &amp; FUTURE LIFE:</b> Expected completion date as informed by builder is <b>December- 2025 (As per MAHARERA Certificate - RZ-02 &amp; RZ -03)</b></p> <p>Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance &amp; Structural repairs.</p> <p><b>PROPOSED PROJECT AMENITIES:</b></p> <table border="1"> <tbody> <tr> <td>➤ Vitrified tiles flooring in all rooms</td> </tr> <tr> <td>➤ Granite Kitchen platform with Stainless Steel Sink</td> </tr> <tr> <td>➤ Powder coated aluminum sliding windows with M.S. Grills</td> </tr> <tr> <td>➤ Laminated wooden flush doors with Safety door</td> </tr> <tr> <td>➤ Concealed wiring</td> </tr> <tr> <td>➤ Concealed plumbing</td> </tr> <tr> <td>➤ Central Vista</td> </tr> </tbody> </table>			Project	Plot Nos.	Number of Floors	RZ - 02	1 to 58	Open Plot	RZ - 03	59 to 166	Open Plot	Project	Plot Nos.	Present stage of Construction	Percentage of work completion	RZ - 02	1 to 58	Open Plot	0%	RZ - 03	59 to 166	➤ Vitrified tiles flooring in all rooms	➤ Granite Kitchen platform with Stainless Steel Sink	➤ Powder coated aluminum sliding windows with M.S. Grills	➤ Laminated wooden flush doors with Safety door	➤ Concealed wiring	➤ Concealed plumbing	➤ Central Vista
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	<ul style="list-style-type: none"> <li>➤ Children's Play Area</li> <li>➤ Senior Citizen Area</li> <li>➤ Yoga Zone</li> <li>➤ Performance Area</li> <li>➤ Tree Plaza</li> <li>➤ Meditation Pavilion / Amphitheatre</li> <li>➤ Walking/Jogging Track</li> <li>➤ Multipurpose Court</li> <li>➤ Outdoor Gym</li> <li>➤ Island Café</li> <li>➤ Community Lawn</li> <li>➤ Pool</li> <li>➤ Walkway</li> </ul>	
6.	Location of property	:
	a) Plot No. / Survey No.	:
		: Survey No. 57/1, 59/2, 59/3, 59/4, 59/5, 60/1, 60/1, 60/2/2, 60/3, 60/4, 62/2, 70/2, 70/3, 71/1, 71/3, 71/4, 71/4
	b) Door No.	:
		: Not applicable
	c) C. T.S. No. / Village	:
		: Survey No. 57/1, 59/2, 59/3, 59/4, 59/5, 60/1, 60/1, 60/2/2, 60/3, 60/4, 62/2, 70/2, 70/3, 71/1, 71/3, 71/4, 71/4 at Village - Wardoli
	d) Ward / Taluka	:
		: Taluka - Panvel
	e) Mandal / District	:
		: Dist.- Raigad
7.	Postal address of the property	:
		: <b>"Wise City RZ-02 &amp; RZ-03"</b> , Proposed Plotted Development on Land Bearing Survey No. 57/1, 59/2, 59/3, 59/4, 59/5, 60/1, 60/1, 60/2/2, 60/3, 60/4, 62/2, 70/2, 70/3, 71/1, 71/3, 71/4, 71/4 of Integrated Township Project (ITP) at Village - Wardoli, Taluka - Panvel, Dist.- Raigad, PIN Code - 410 206, State - Maharashtra, Country - India
8.	City / Town	:
		: Village - Wardoli, Taluka - Panvel, Dist.- Raigad
	Residential area	:
		: Yes, Open Plot
	Commercial area	:
		: No
	Industrial area	:
		: No
9.	Classification of the area	:
	i) High / Middle / Poor	:
		: Middle Class
	ii) Urban / Semi Urban / Rural	:
		: Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality	:
		: CIDCO / Naina
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:
		: No
12.	In Case it is Agricultural land, any conversion to house site plots is contemplated	:
		: N.A.



13.	Boundaries of the property	As per Documents		As per Site	
		RZ - 02	RZ - 03		
	North	ITP Boundary-Private Land	18 M. Wide Road	Open Plot & Road	
	South	18 M. Wide Road	ITP Boundary-Private Plot	Open Plot	
	East	Private Property-NUSI	Future Development-ITP and Private Plot	Open Plot	
	West	Government Land	36m wide ITP Road	Open Plot & Road	
	Boundaries of the property	As per MAHARERA RZ - 02		As per MAHARERA RZ - 03	
		North	ITP Boundary-Private Land	18 M. Wide Road	
	South	18 M. Wide Road	ITP Boundary-Private Plot		
	East	Private Property-NUSI	Future Development-ITP and Private Plot		
	West	Government Land	36m wide ITP Road		
14.1	Dimensions of the site		N. A. as the land is irregular in shape		
			A As per the Deed	B Actuals	
	North	:	-	-	
	South	:	-	-	
	East	:	-	-	
	West	:	-	-	
14.2	Latitude, Longitude & Co-ordinates of property		: 18°58'04.5"N 73°11'49.8"E		
14.	Extent of the site		: Total Plot area – 43986.900 Sq. M. (As per Approved Layout plan) Plot area – 15157.242 Sq. M. (As per RERA Certificate - RZ-02) Plot area – 28829.657 Sq. M. (As per RERA Certificate -RZ0-3)		
15.	Extent of the site considered for Valuation (least of 14A& 14B)		: Total Plot area – 43986.900 Sq. M. (As per Approved Layout plan) Plot area – 15157.242 Sq. M. (As per RERA Certificate - RZ-02) Plot area – 28829.657 Sq. M. (As per RERA Certificate -RZ0-3)		
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.		: N.A. Building Construction work not yet started		
<b>II</b>	<b>CHARACTERSTICS OF THE SITE</b>				
1.	Classification of locality		: Middle class		









j) Any other comments by our empanelled valuers on authentic of approved plan	: No.
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**Specifications of construction (floor-wise) in respect of**

Sr. No.	Description	
1.	Foundation	: Proposed R.C.C. Footing
2.	Basement	: N.A. Building Construction work not yet started
3.	Superstructure	: Proposed as per IS Code requirements
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber	: Proposed
5.	RCC Works	: N.A. Building Construction work not yet started
6.	Plastering	: N.A. Building Construction work not yet started
7.	Flooring, Skirting, dado	: N.A. Building Construction work not yet started
8.	Special finish as marble, granite, wooden paneling, grills etc.	: N.A. Building Construction work not yet started
9.	Roofing including weather proof course	: N.A. Building Construction work not yet started
10.	Drainage	: Proposed
<b>2.</b>	<b>Compound Wall</b>	:
	Height	: N.A. Building Construction work not yet started
	Length	:
	Type of construction	:
<b>3.</b>	<b>Electrical installation</b>	: N.A. Building Construction work not yet started
	Type of wiring	:
	Class of fittings (superior / ordinary / poor)	:
	Number of light points	: N.A. Building Construction work not yet started
	Fan points	:
	Spare plug points	:
	Any other item	: -
<b>4.</b>	<b>Plumbing installation</b>	:
	a) No. of water closets and their type	:
	b) No. of wash basins	:
	c) No. of urinals	: N.A. Building Construction work not yet started
	d) No. of bath tubs	:
	e) Water meters, taps etc.	:
	f) Any other fixtures	:

**CONFIGURATION OF PROJECT AS PER Approved Plan No. CIDCO / Naina / Panvel / Vardoli / LT - 00594 / CC / 2023 / 0312 date 17.01.2023 Digitally signed by Abhijeet Ramesh Pawar issued by Assistant Planner CIDCO Ltd.:**

**1) RZ - 02:**

Sr. No.	Plot Nos.	Plot Area in Sq. M.	Rate per Sq. M. on Plot in ₹	Fair Market Value in ₹	Realizable Value in ₹
1	1	186.18	66500	1,23,80,970.00	1,17,61,922.00
2	2	112.50	66500	74,81,250.00	71,07,188.00

Sr. No.	Plot Nos.	Plot Area in Sq. M.	Rate per Sq. M. on Plot in ₹	Fair Market Value in ₹	Realizable Value in ₹
3	3	112.50	66500	74,81,250.00	71,07,188.00
4	4	112.50	66500	74,81,250.00	71,07,188.00
5	5	112.50	66500	74,81,250.00	71,07,188.00
6	6	112.50	66500	74,81,250.00	71,07,188.00
7	7	112.50	66500	74,81,250.00	71,07,188.00
8	8	135.59	66500	90,16,735.00	85,65,898.00
9	9	426.14	66500	2,83,38,310.00	2,69,21,395.00
10	10	154.35	66500	1,02,64,275.00	97,51,061.00
11	11	150.00	66500	99,75,000.00	94,76,250.00
12	12	150.00	66500	99,75,000.00	94,76,250.00
13	13	150.00	66500	99,75,000.00	94,76,250.00
14	14	150.00	66500	99,75,000.00	94,76,250.00
15	15	150.00	66500	99,75,000.00	94,76,250.00
16	16	263.95	66500	1,75,52,675.00	1,66,75,041.00
17	17	214.27	66500	1,42,48,955.00	1,35,36,507.00
18	18	160.74	66500	1,06,89,210.00	1,01,54,750.00
19	19	165.35	66500	1,09,95,775.00	1,04,45,986.00
20	20	172.61	66500	1,14,78,565.00	1,09,04,637.00
21	21	180.32	66500	1,19,91,280.00	1,13,91,716.00
22	22	198.99	66500	1,32,32,835.00	1,25,71,193.00
23	23	231.60	66500	1,54,01,400.00	1,46,31,330.00
24	24	243.54	66500	1,61,95,410.00	1,53,85,640.00
25	25	187.63	66500	1,24,77,395.00	1,18,53,525.00
26	26	112.50	66500	74,81,250.00	71,07,188.00
27	27	112.50	66500	74,81,250.00	71,07,188.00
28	28	112.50	66500	74,81,250.00	71,07,188.00
29	29	112.50	66500	74,81,250.00	71,07,188.00
30	30	112.50	66500	74,81,250.00	71,07,188.00
31	31	112.50	66500	74,81,250.00	71,07,188.00
32	32	112.50	66500	74,81,250.00	71,07,188.00
33	33	112.50	66500	74,81,250.00	71,07,188.00
34	34	178.22	66500	1,18,51,630.00	1,12,59,049.00
35	35	178.01	66500	1,18,37,665.00	1,12,45,782.00
36	36	231.82	66500	1,54,16,030.00	1,46,45,229.00
37	37	187.98	66500	1,25,00,670.00	1,18,75,637.00
38	38	112.50	66500	74,81,250.00	71,07,188.00



Sr. No.	Plot Nos.	Plot Area in Sq. M.	Rate per Sq. M. on Plot in ₹	Fair Market Value in ₹	Realizable Value in ₹
39	39	112.50	66500	74,81,250.00	71,07,188.00
40	40	112.50	66500	74,81,250.00	71,07,188.00
41	41	112.50	66500	74,81,250.00	71,07,188.00
42	42	112.50	66500	74,81,250.00	71,07,188.00
43	43	112.50	66500	74,81,250.00	71,07,188.00
44	44	112.50	66500	74,81,250.00	71,07,188.00
45	45	112.50	66500	74,81,250.00	71,07,188.00
46	46	112.50	66500	74,81,250.00	71,07,188.00
47	47	112.50	66500	74,81,250.00	71,07,188.00
48	48	112.50	66500	74,81,250.00	71,07,188.00
49	49	232.24	66500	1,54,43,960.00	1,46,71,762.00
50	50	216.00	66500	1,43,64,000.00	1,36,45,800.00
51	51	173.20	66500	1,15,17,800.00	1,09,41,910.00
52	52	123.75	66500	82,29,375.00	78,17,906.00
53	53	123.75	66500	82,29,375.00	78,17,906.00
54	54	123.75	66500	82,29,375.00	78,17,906.00
55	55	123.75	66500	82,29,375.00	78,17,906.00
56	56	123.75	66500	82,29,375.00	78,17,906.00
57	57	123.75	66500	82,29,375.00	78,17,906.00
58	58	211.02	66500	1,40,32,830.00	1,33,31,189.00
<b>Total</b>		<b>8835</b>		<b>58,75,10,875.00</b>	<b>55,81,35,345.00</b>

## 2) RZ - 03:

Sr. No.	Plot Nos.	Plot Area in Sq. M.	Rate per Sq. M. on Plot in ₹	Fair Market Value in ₹	Realizable Value in ₹
1	59	283.76	66500	1,88,70,040.00	1,79,26,538.00
2	60	148.80	66500	98,95,200.00	94,00,440.00
3	61	148.85	66500	98,98,525.00	94,03,599.00
4	62	148.80	66500	98,95,200.00	94,00,440.00
5	63	148.81	66500	98,95,865.00	94,01,072.00
6	64	148.89	66500	99,01,185.00	94,06,126.00
7	65	170.15	66500	1,13,14,975.00	1,07,49,226.00
8	66	170.21	66500	1,13,18,965.00	1,07,53,017.00
9	67	150.00	66500	99,75,000.00	94,76,250.00
10	68	150.00	66500	99,75,000.00	94,76,250.00
11	69	150.00	66500	99,75,000.00	94,76,250.00



Sr. No.	Plot Nos.	Plot Area in Sq. M.	Rate per Sq. M. on Plot in ₹	Fair Market Value in ₹	Realizable Value in ₹
12	70	150.00	66500	99,75,000.00	94,76,250.00
13	71	209.69	66500	1,39,44,385.00	1,32,47,166.00
14	72	150.79	66500	1,00,27,535.00	95,26,158.00
15	73	112.50	66500	74,81,250.00	71,07,188.00
16	74	112.50	66500	74,81,250.00	71,07,188.00
17	75	228.67	66500	1,52,06,555.00	1,44,46,227.00
18	76	341.98	66500	2,27,41,670.00	2,16,04,587.00
19	77	270.67	66500	1,79,99,555.00	1,70,99,577.00
20	78	183.04	66500	1,21,72,160.00	1,15,63,552.00
21	79	172.68	66500	1,14,83,220.00	1,09,09,059.00
22	80	149.75	66500	99,58,375.00	94,60,456.00
23	81	154.63	66500	1,02,82,895.00	97,68,750.00
24	82	199.74	66500	1,32,82,710.00	1,26,18,575.00
25	83	181.28	66500	1,20,55,120.00	1,14,52,364.00
26	84	243.89	66500	1,62,18,685.00	1,54,07,751.00
27	85	199.08	66500	1,32,38,820.00	1,25,76,879.00
28	86	182.25	66500	1,21,19,625.00	1,15,13,644.00
29	87	112.50	66500	74,81,250.00	71,07,188.00
30	88	112.50	66500	74,81,250.00	71,07,188.00
31	89	112.50	66500	74,81,250.00	71,07,188.00
32	90	112.50	66500	74,81,250.00	71,07,188.00
33	91	112.50	66500	74,81,250.00	71,07,188.00
34	92	112.50	66500	74,81,250.00	71,07,188.00
35	93	112.50	66500	74,81,250.00	71,07,188.00
36	94	112.50	66500	74,81,250.00	71,07,188.00
37	95	112.50	66500	74,81,250.00	71,07,188.00
38	96	112.50	66500	74,81,250.00	71,07,188.00
39	97	141.56	66500	94,13,740.00	89,43,053.00
40	98	188.07	66500	1,25,06,655.00	1,18,81,322.00
41	99	198.29	66500	1,31,86,285.00	1,25,26,971.00
42	100	184.54	66500	1,22,71,910.00	1,16,58,315.00
43	101	112.50	66500	74,81,250.00	71,07,188.00
44	102	112.50	66500	74,81,250.00	71,07,188.00
45	103	112.50	66500	74,81,250.00	71,07,188.00
46	104	112.50	66500	74,81,250.00	71,07,188.00
47	105	112.50	66500	74,81,250.00	71,07,188.00

Sr. No.	Plot Nos.	Plot Area in Sq. M.	Rate per Sq. M. on Plot in ₹	Fair Market Value in ₹	Realizable Value in ₹
48	106	112.50	66500	74,81,250.00	71,07,188.00
49	107	112.50	66500	74,81,250.00	71,07,188.00
50	108	112.50	66500	74,81,250.00	71,07,188.00
51	109	204.91	66500	1,36,26,515.00	1,29,45,189.00
52	110	227.72	66500	1,51,43,380.00	1,43,86,211.00
53	111	258.91	66500	1,72,17,515.00	1,63,56,639.00
54	112	149.80	66500	99,61,700.00	94,63,615.00
55	113	149.84	66500	99,64,360.00	94,66,142.00
56	114	149.84	66500	99,64,360.00	94,66,142.00
57	115	149.80	66500	99,61,700.00	94,63,615.00
58	116	163.74	66500	1,08,88,710.00	1,03,44,275.00
59	117	111.86	66500	74,38,690.00	70,66,756.00
60	118	111.86	66500	74,38,690.00	70,66,756.00
61	119	111.86	66500	74,38,690.00	70,66,756.00
62	120	111.86	66500	74,38,690.00	70,66,756.00
63	121	111.86	66500	74,38,690.00	70,66,756.00
64	122	111.86	66500	74,38,690.00	70,66,756.00
65	123	134.74	66500	89,60,210.00	85,12,200.00
66	124	356.27	66500	2,36,91,955.00	2,25,07,357.00
67	125	134.92	66500	89,72,180.00	85,23,571.00
68	126	112.50	66500	74,81,250.00	71,07,188.00
69	127	112.50	66500	74,81,250.00	71,07,188.00
70	128	112.50	66500	74,81,250.00	71,07,188.00
71	129	112.50	66500	74,81,250.00	71,07,188.00
72	130	112.50	66500	74,81,250.00	71,07,188.00
73	131	119.47	66500	79,44,755.00	75,47,517.00
74	132	190.26	66500	1,26,52,290.00	1,20,19,676.00
75	133	551.48	66500	3,66,73,420.00	3,48,39,749.00
76	134	135.00	66500	89,77,500.00	85,28,625.00
77	135	112.50	66500	74,81,250.00	71,07,188.00
78	136	112.50	66500	74,81,250.00	71,07,188.00
79	137	112.50	66500	74,81,250.00	71,07,188.00
80	138	112.50	66500	74,81,250.00	71,07,188.00
81	139	112.50	66500	74,81,250.00	71,07,188.00
82	140	112.50	66500	74,81,250.00	71,07,188.00
83	141	220.80	66500	1,46,83,200.00	1,39,49,040.00



Sr. No.	Plot Nos.	Plot Area in Sq. M.	Rate per Sq. M. on Plot in ₹	Fair Market Value in ₹	Realizable Value in ₹
84	142	213.62	66500	1,42,05,730.00	1,34,95,444.00
85	143	112.50	66500	74,81,250.00	71,07,188.00
86	144	112.50	66500	74,81,250.00	71,07,188.00
87	145	112.50	66500	74,81,250.00	71,07,188.00
88	146	112.50	66500	74,81,250.00	71,07,188.00
89	147	112.50	66500	74,81,250.00	71,07,188.00
90	148	112.50	66500	74,81,250.00	71,07,188.00
91	149	175.50	66500	1,16,70,750.00	1,10,87,213.00
92	150	175.50	66500	1,16,70,750.00	1,10,87,213.00
93	151	112.50	66500	74,81,250.00	71,07,188.00
94	152	112.50	66500	74,81,250.00	71,07,188.00
95	153	112.50	66500	74,81,250.00	71,07,188.00
96	154	112.50	66500	74,81,250.00	71,07,188.00
97	155	112.50	66500	74,81,250.00	71,07,188.00
98	156	112.50	66500	74,81,250.00	71,07,188.00
99	157	197.21	66500	1,31,14,465.00	1,24,58,742.00
100	158	190.30	66500	1,26,54,950.00	1,20,22,203.00
101	159	112.50	66500	74,81,250.00	71,07,188.00
102	160	112.50	66500	74,81,250.00	71,07,188.00
103	161	112.50	66500	74,81,250.00	71,07,188.00
104	162	112.50	66500	74,81,250.00	71,07,188.00
105	163	112.50	66500	74,81,250.00	71,07,188.00
106	164	112.50	66500	74,81,250.00	71,07,188.00
107	165	216.00	66500	1,43,64,000.00	1,36,45,800.00
108	166	463.38	66500	3,08,14,770.00	2,92,74,032.00
<b>Total</b>		<b>16662</b>		<b>1,10,79,92,410.00</b>	<b>1,05,25,92,822.00</b>

### Summary of the Project:

Project	Plot Nos.	Total Plot Area in Sq. M.	Value of Plot area in (₹)	Realizable Value in (₹)
RZ - 02	1 to 58	8835	58,75,10,875.00	55,81,35,345.00
RZ - 03	59 to 166	16662	1,10,79,92,410.00	1,05,25,92,822.00
<b>Total</b>		<b>25497</b>	<b>1,69,55,03,285.00</b>	<b>1,61,07,28,167.00</b>

Part - C (Extra Items)		Amount in ₹
1.	Portico	N.A. Building Construction work not yet started



2.	Ornamental front door	:	
3.	Sit out / Verandah with steel grills	:	
4.	Overhead water tank	:	
5.	Extra steel / collapsible gates	:	
	Total		

Part – D (Amenities)		:	Amount in ₹
1.	Wardrobes	:	N.A. Building Construction work not yet started
2.	Glazed tiles	:	
3.	Extra sinks and bath tub	:	
4.	Marble / ceramic tiles flooring	:	
5.	Interior decorations	:	
6.	Architectural elevation works	:	
7.	Paneling works	:	
8.	Aluminum works	:	
9.	Aluminum hand rails	:	
10.	False ceiling	:	
	Total		

Part – E (Miscellaneous)		:	Amount in ₹
1.	Separate toilet room	:	N.A. Building Construction work not yet started
2.	Separate lumber room	:	
3.	Separate water tank / sump	:	
4.	Trees, gardening	:	
	Total		

Part – F (Services)		:	Amount in ₹
1.	Water supply arrangements	:	N.A. Building Construction work not yet started
2.	Drainage arrangements	:	
3.	Compound wall	:	
4.	C.B. deposits, fittings etc.	:	
5.	Pavement	:	
	Total		

**Total abstract of the entire property**

Part – A	Land	:	As per table attached to the report
Part – B	Building	:	
	Land development	:	
Part – C	Compound wall	:	
Part - D	Amenities	:	
Part – E	Pavement	:	
Part – F	Services	:	
<b>Total Fair Market Value of Open Plot</b>		:	<b>As per table attached to the report</b>
<b>Total Realizable of Open Plot Value</b>		:	

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparable, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms,



condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a residential flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 60,0000 to ₹ 68,000.00 per Sq. M. (including GST & Infrastructure Charges) on Open Plot Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc. We estimate ₹ 66,500.00 per Sq. M. (including GST & Infrastructure Charges) on Open Plot for valuation.

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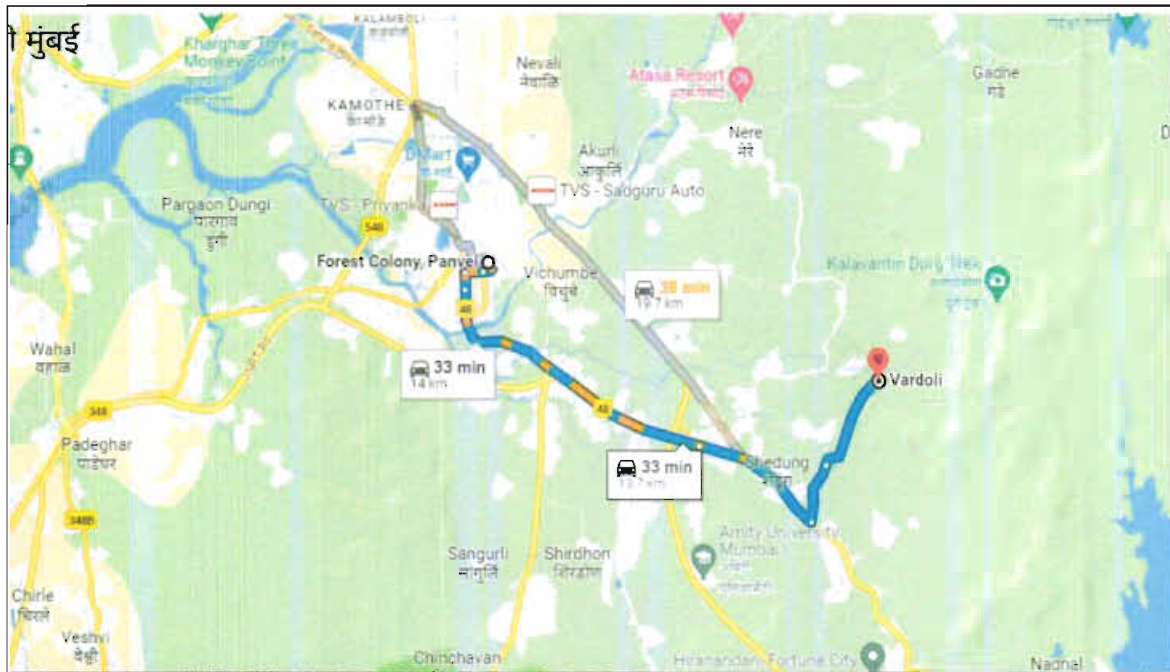
## Actual Site Photographs



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## Route Map of the property

Site  $\mu$ /r




**Latitude Longitude: 18°58'04.5"N 73°11'49.8"E**

**Note:** The Blue line shows the route to site from nearest Bus Stand (Panvel – 13.7 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: 2023/2024

Language: English

**Annual Statement of Rates**

Selected District:

Select Taluka:

Select Village:

Search By:  Survey No  Location

Select	अपविभाग	सूची क्रमील	विवासी सरनिका	कोठीर	दुकाने	बीचोनिक	एकप (रि.ए.)
SurveyNo	35/1-अने	1850530	0	0	0	0	इस्तर
SurveyNo	35/2-नाकशाप व बाहे	4880	28800	33100	39000	33100	बी. मीटर
SurveyNo	35/3-रहिसाल व इतर तत्सम बापराजील विकसित जमिनी	3690	27800	32000	34800	32000	बी. मीटर
SurveyNo	35/4/1-रहिसाल व इतर तत्सम बापराजील विकसित जमिनी	2772100	0	0	0	0	इस्तर
SurveyNo	35/4-रहिसाल व इतर तत्सम बापराजील विकसित जमिनी	1945	25800	29800	32400	29800	बी. मीटर

1/2

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## Price Indicator

### Wadhwa Wise City RZ 02 Plotted Development ♥

by Wadhwa Residency

📍 Parvel, Mumbai [\(show on map\)](#)

Plot	1,211 - 4,587 sq ft	₹ 79.47 L - ₹ 2.74 Cr
Plot	Builtup area <span style="color: #0070C0;">i</span>	Builder Price
		<a href="#">See inclusions</a>

Overview
Amenities
Gallery
Neighbourhood
Similar Projects

#### Overview

Dec'25	Launch	3.74 Acres
Possession Start Date	Status	Total Area
58	Jan'23	New
Total Launched plots	Launch Date	Availability

More about Wadhwa Wise City RZ 02 Plotted Development

HOUSING
🔍
📧

Home / Parvel, Mumbai / Showings / Wadhwa Wise City RZ 03 Plotted Development

### Wadhwa Wise City RZ 03 Plotted Development

by THE WADHWA GROUP

Wise City (T3) Parvel, Near Mumbai

₹85.0 L - 4.19 Cr | 5.20 K/sq.ft

EMI starts at: 42,20 ₹

[See More](#)

[Contact Developer](#)



Plots/Agriculture land Configuration

Dec. 2025 Possession Starts

6.00 K/sq.ft Avg. Price

1204.00 sq.ft. - 5956.00 sq.ft. (Plot Area) [View](#)

## Sales Instance

गावाचे नाव : बारटोली	
(1) किरायाचा प्रकार	करारनामा
(2) क्रमांक	11765847
(3) बाजार भाव (भाडेपट्ट्याच्या बाबतिलेवढ्याकरा आकारणी देतो की पट्ट्याचे ले मसुदा करावें)	1592539.2
(4) भू-मालक, पट्ट्याच्या व परतव्यापक (असल्यास)	<p>1) पालिकेची सात-रायगडद्वारे वर्णन : इतर माहिती विभाग क्रमांक 35/5, दर - 4880/- पती चौ मी मोजे - बारटोली, तालुका - पनवेल, जिल्हा रायगड, रायगडचायत हद्द - बारटोली येथील स्थित सर्व्हे</p> <p>गटक्रमांक-57.1, भाग-59.2, 59.3, 59.4, 59.5, 60.1, भाग-60.2, 1. भाग-60.3, भाग-60.4, भाग-60.2, भाग-71.2, भाग-71.3, भाग-71.4, भाग-71.5, 71.7, पनवेल - 410221 ह्या मिळकतीवर पस्तावित असणाऱ्या याईस मिटी आर ड्रेड. 03 प्लॉटिड डेव्हलपमेंट प्रोजेक्ट ह्या एकात्मिक नगर वसाहत प्रकल्पामधील फेज - 2 मधील प्लॉट क्रमांक आर ड्रेड 3-83 हा या पस्तुत दस्तावा विषय असून त्याचे एकूण क्षेत्रफळ - 181.3 चौरस मीटर एवढे आहे. पस्तुत दस्तावातील मिळकत ही विशेष वसाहत प्रकल्प तथा एकात्मिक नगर वसाहत प्रकल्पांतर्गत येत असल्या कारणाने महावापटू शासनाच्या नगर विकास खाते, संजालय द्वारे दिनांक 20/11/2018 रोजी जारी केलेल्या अधिसूचना क्रमांक टी पी.एस.1818/1349/प.क.229/18/20(4) तक्रि-13 अन्वये देय मुद्रांक शुल्कमध्ये 50% सूट अपेक्षित असल्या कारणाने तसेच महावापटू, जिल्हा परिषद व पंचायत समिती अधिनियम 1961 चे कलम 158 चे पोटकलम 1 अन्वये आणि नो. म. नि. व. म. रा. पुणे द्वारे दिनांक 18/02/2019 रोजी जारी केलेल्या पत्र क्रमांक का5 मुद्रांक 19/प.क.22/17/101/219 नुसार महावापटू मुद्रांक अधिनियमचे कलम 9-अ अन्वये जिल्हा परिषद कक्षमध्ये सूद्धा 50% सूट अपेक्षित असल्या कारणाने पस्तुत दस्तावर महावापटू मुद्रांक अधिनियम चे अनुच्छेद 25-ब नुसार देय असलेल्या मुद्रांक शुल्कत 50% सवलत घेउन एकूण 3%(2.5% मुळ मुद्रांक शुल्क + 0.5% जिल्हा परिषद करहत्तके मुद्रांक शुल्क भरण्यात आलेले आहे आणि इतर संपूर्ण माहिती दस्तात नमूद केल्याप्रमाणे (( Survey Number : 57.1 pt, 59.2, 59.3, 59.4, 59.5, 60.1 pt, 60.2.1 pt, 60.3 pt, 60.4 pt, 62.2 pt, 71.2A pt, 71.3 pt, 71.4 pt, 71.5, 71.7. : )</p>
(5) क्षेत्रफळ	181.3 चौ मीटर
(6) पालिकेचे ठरवलेले पसराचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास, प्रतिकाटिचे नाव व पत्ता	<p>रायगडचायत वय -30 पत्ता -प्लॉट नं. आरएस नं 301, साळा नं. इमारतीचे नाव -प्लॉट नं. घाळक नं. प्लॉट क्रमांक सा -39, बांधा -पुन. मुंबई, राठ नं. बांडा कुला कार्यालय, महाराष्ट्र, मुंबई. पिन कोड -400098 पिन नं. -AAACW50973</p> <p>2) नगर -वैजयंतील पॉपुलर डेव्हलपमेंट लिमिटेड तर्फे आद्यत्वाची म्हणून वापरा करंदुवनन अँड इन्फरस्ट्रक्चर डेव्हलपमेंट लिमिटेड तर्फे अधिपूत इस्तारकरी संचालक पी मनीषर राविका तर्फे क्यूलीनबाजारातील कुलमुख्यत्वाची क्षेत्रीय सायकलड वय -30 पत्ता -प्लॉट नं. 158, साळा नं. - इमारतीचे नाव - टाजी कॉर्पोरेट पार्क, बर्लिन नं. कलीन, साताक्रुस -पुणे मुंबई, रोड नं. सी. एस. टी. रोड, महाराष्ट्र, मुंबई. पिन कोड -400098 पिन नं. -AACCW4657X</p>
(8) दस्तावेजाचे करणारे पसराचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास, प्रतिकाटिचे नाव व पत्ता	<p>1) नाव -दिनायक संपुकर भोलसे - वय -43 पत्ता -प्लॉट नं -404, साळा नं. - इमारतीचे नाव - वृद्धावस्था.ए, बर्लिन नं. रायगडचायत मुंबई पुणे मुंबई, रोड नं. एच.टी.पी. रोड, महाराष्ट्र, मुंबई. पिन कोड -400081 पिन नं. -CVV9B1832M</p>
(9) दस्तावेजाचे करणारे दिनाचा दिनांक	21/04/2023
(10) दस्तावेजाचे केल्याचा दिनांक	24/04/2023
(11) अनुक्रमांक आठ ज पट्ट	6577/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	353000
(13) बाजारभावाप्रमाणे नोकरांकर	30000

## Sales Instance

8452/23	<b>सूची क्र.2</b>	दुय्यम निबंधक - सह दु.नि.पनवेल 5
24-05-2023		दस्ता क्रमांक - 8452/2023
Note:-Generated Through eSearch Module For original report please contact concern SRO office.		माहिती : Regn:68m
<b>गावाचे नाव : वारदोली</b>		
(1)सिलेखाचा प्रकार	करारनामा	
(2)सोबदना	7078622	
(3) बाळाभावाभावेपट्टाकारनामा माकतिसपट्टाकार आम्बाराणी देतो पी पट्टेदार (ने नमुद करावे)	1087020	
(4) भू-भाग,पॉटस्किमा व परकामा(असल्यास)	<p>1) पालिकेचे नाव-रायगडइतर वर्णन , इतर माहिती: विभाग क्रमांक 35/2,दर - 4880/- प्रती चौ. मी मोजे - वारदोली,तालुका - पनवेल,जिल्हा रायगड,शामपंचायत हद्द - वारदोली येथील स्थित सर्व्हे/मटक्रमांक-57.1,भाग,59.2,59.3,59.4,59.5,60.1,भाग,60.2,1.भाग,60.3,भाग,60.4,भाग,62.2,भाग,71.2ए,भाग,71.3,भाग,71.4,भाग,71.5,71.7, पनवेल - 410221 ह्या मिळकतीवर प्रस्तावित असणाऱ्या 'वाईस सिटी आर झोड. 03 प्लॉटिड डेव्हलपमेंट प्रोजेक्ट' ह्या एकात्मिक नगर वसाहत प्रकल्पामधील फेज - 2 मधील प्लॉट क्रमांक आर झोड.3-121 हा या प्रस्तुत दस्ताचा विषय असून त्याचे एकूण क्षेत्रफळ - 112.5 चौरस मीटर एवढे आहे. प्रस्तुत दस्तातील मिळकत ही विशेष वसाहत प्रकल्प तथा एकात्मिक नगर वसाहत प्रकल्पांतर्गत येत असल्या कारणाने महाराष्ट्र शासनाच्या नगर विकास खाते,मंत्रालय द्वारे दिनांक 20/11/2018 रोजी जारी केलेल्या अधिसूचना क्रमांक टी.पी.एस.1919/1349/प्र.क्र.229/18/20(4)नवि-13 अन्वये देय मुद्रांक शुल्कासद्वये 50% सूट अपेक्षित असल्या कारणाने तसेच महाराष्ट्र जिल्हा परिषद व पंचायत समिती अधिनियम 1961 चे कलम 159 चे पोटकलम 1 अन्वये आणि नो. म. नि. व. म. रा. पुणे द्वारे दिनांक 18/02/2019 रोजी जारी केलेल्या प्र क्रमांक का5 मुद्रांक19/प्र.क्र.20/17/101/219 नुसार महाराष्ट्र मुद्रांक अधिनियमचे कलम 9-अ अन्वये जिल्हा परिषद करामध्ये सुद्धा 50% सूट अपेक्षित असल्या कारणाने प्रस्तुत दस्तावर महाराष्ट्र मुद्रांक अधिनियम चे अनुच्छेद 25-ब नुसार देय असलेल्या मुद्रांक शुल्कात 50% सवलत घेउन एकूण 3%(2.5% मुळ मुद्रांक शुल्क + 0.5% जिल्हा परिषद कर)इतके मुद्रांक शुल्क भरण्यात आलेले आहे आणि इतर संपूर्ण माहिती दस्तात नमुद केल्याप्रमाणे (( Survey Number : 57.1.pt. 59.2, 59.3, 59.4, 59.5, 60.1.pt. 60.2.1.pt. 60.3.pt. 60.4.pt. 62.2.pt.71.2A.pt. 71.3.pt. 71.4.pt. 71.5, 71.7. ; ))</p>	
(5) क्षेत्रफळ	112.5 चौ मीटर	
(6)अम्बाराणी विन्या जुद्धे विणवाड,अदोळ,देवडा		
(7) दस्तऐवज करल देणा- या विद्दल देवणा-या पक्षकाराचे नाव किंवा दियाणी न्यायालयया दुय्यमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव वा पत्ता.	<p>1). नाव -बाधावा फॅक्टोरियल अँड इन्फ्रस्ट्रक्चर प्रायव्हेट लिमिटेड तर्फे अधिभूत हस्तांतरणको.संचालक श्री मनाहर ङडिया तर्फे कम्प्युटीजनामकरीता युवमुळन्यार श्री विठ्ठल शावकनाथ राय-30 पत्ता -'पॉट नं. ऑफिस नं 301, साळा नं. तिसरा मजला, इमारतीचे नाव -'पॉटोना, हार्बोर नं. 'पॉट क्रमांक नं - 59, बांदा - पुणे, मुंबई, राठ नं. बांदा कुली सर्व्हेकर, महाराष्ट्र, मुंबई. पिन कोड:-400098 पॅन नं.-AAACW50971</p> <p>2). नाव -वैजयंतेचल पॉपटोडल प्रायव्हेट लिमिटेड तर्फे आरखन्यारी म्हापुन बाधावा फॅक्टोरियल अँड इन्फ्रस्ट्रक्चर प्रायव्हेट लिमिटेड तर्फे अधिभूत हस्तांतरणको.संचालक श्री मनाहर ङडिया तर्फे कम्प्युटीजनामकरीता युवमुळन्यार श्री विठ्ठल शावकनाथ राय-30 पत्ता -'पॉट नं. 158, साळा नं. - इमारतीचे नाव, दानी कॉपीराट पार्क, हार्बोर नं. कशीना, मांतापुण -पुणे,मुंबई, राठ नं. सी. एस. टी. राठ, महाराष्ट्र, मुंबई. पिन कोड:-400098 पॅन नं.-AACCV46572</p>	
(8)दस्तऐवज करल देणा- या पक्षकाराचे व किंवा दियाणी न्यायालयया दुय्यमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव वा पत्ता	<p>1). नाव -जगदीश प्रसाद धर्माविया - - बघा-60, पत्ता -'पॉट नं. पॉट नं.05, साळा नं. - इमारतीचे नाव, राठ 28अपी अपार्टमेंट, हार्बोर नं. 'पॉट नं.500 सेक्टर-28 संजालकर बांधकाम निराडी पुणे, राठ नं. - , महाराष्ट्र, पुणे. पिन कोड:-411044 पॅन नं.-AAAPC2299A</p> <p>2). नाव -जयरा जगदीश धर्माविया - - बघा-58, पत्ता -'पॉट नं. पॉट नं.05, साळा नं. - इमारतीचे नाव, राठ 28अपी अपार्टमेंट, हार्बोर नं. 'पॉट नं.500 सेक्टर-28 संजालकर बांधकाम निराडी पुणे, राठ नं. - , महाराष्ट्र, पुणे. पिन कोड:-411044 पॅन नं.-ADAPC9994E</p>	
(9) दस्तऐवज करल दिनाचा दिनांक	21/05/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	21/05/2023	
(11)अनुक्रमांक, खंड व पुण्ड	8452/2023	
(12)बाळाभावाभावाणी मुद्रांक शुल्क	212400	
(13)बाळाभावाभावाणी नोंदणी शुल्क	30000	



## Sales Instance

8179129		<b>सूची क्र.2</b>	दृष्ट्यास लिखणक: सह दु.नि.पनवेल 5
24-05-2023			दस्तावेज क्रमांक: 8179/2023
Note:-Generated Through eSearch Module.For original report please contact concern SRO office.			सहस्री Regn:05m
<b>गावाचे नाव : वारदोली</b>			
(1)विशेषाण प्रकार	करारनामा		
(2)प्रमाणद्वारा	9734148		
(3) संज्ञा/भाषा/अक्षरपद्धत्याच्या बाबतिलिप्युदाहरण अक्षराणी देता की पद्धतदार ते स्पष्ट करावी	1450000		
(4) मू.संज्ञा,पारकिनास व पावनास(असणायस)	1) पालिकेची नाव रायगडदुतार वर्णान .. इतर माहिती: विभाग क्रमांक 35/2,दर - 4880/- पत्ती घां. मी मोजे - वारदोली,तालुका - पनवेल,जिल्हा रायगड,सामनघायत हद्द - वारदोली येथील स्थित सर्व्हे मदक्रमांक-57,1,भाग,59,2,59,3,59,4,59,5,60,1,भाग,60,2,1,भाग,60,3,भाग,60,4,भाग,62,2,भाग,71,2प,भाग,71,3,भाग,71,4,भाग,71,5,71,7, पनवेल - 410221 हया मिल्कलीवर प्रस्तावित असणान्या 'वार्डस सिटी आर झेड. 03 प्लॉटिड केव्हलपमेंट प्रोजेक्ट' हया एकतिभकृत नगर वसुहृत प्रकल्पामधील		
(5)पहल उल्लेख हद्द.			
(7) दस्तऐवज करार देणा- या विकृत देणारा-या पक्षकाराचे नाव किंवा दिवानी प्रत्येकावयाचा सुसंस्कृत मिला अदीस असणायस,पनिवर्तिये नाव स पदना	1) नाव-बाधास केंद्रकृतल ओळ इन्फ्रास्ट्रक्चर पारव्हेंट विमिटेड लॉके अतिकृत सुसंस्कृतली संस्थापक की इन्व्हेर (अधिकृत लॉके कर्तुलीकृतबाधकनील सुसंस्कृतलार की विक्रीत सायकनास वर-30 पदना.-पॉईट नं. 301, माला नं. विलसरा म्हाला, इतरादीये नाव- 'प्लेटीना, इवॉक नं. पॉईट इन्व्हेक जी - 59, बोटा - पुर्व, मुंबई, राड नं. बादा मुजी मॅटिंग्लेकर, महाराष्ट्र, मुंबई. विल नॉब-400098 पेल नं.-AAACW50677 2) नाव-वीरगुलास वीपीटीए पारव्हेंट विमिटेड लॉके अतिकृतली इन्व्हेर बाधास केंद्रकृतल ओळ इन्फ्रास्ट्रक्चर पारव्हेंट विमिटेड लॉके अतिकृत सुसंस्कृतली संस्थापक की इन्व्हेर (अधिकृत लॉके कर्तुलीकृतबाधकनील सुसंस्कृतलार की विक्रीत सायकनास वर-30 पदना.-पॉईट नं. 118, माला नं. - इतरादीये नाव- 'डानो मॅपीट डानो, इवॉक नं. पॉईट, म्हाला, पुर्व, मुंबई, राड नं. सी. एस. टी. पॅर. महाराष्ट्र, मुंबई. विल नॉब-400098 पेल नं.-AAACV46572		
(8)दस्तऐवज करार देणा- या पक्षकाराचे व किंवा दिवानी प्रत्येकावयाचा सुसंस्कृत मिला अदीस असणायस,पनिवर्तिये नाव स पदना	1) नाव- सिटी इन्व्हेक गप्पू - - वर-40/ पदना.-पॉईट नं. 8, माला नं. - इतरादीये नाव- 'सेवा विमटा अपार्टमेंट, इवॉक नं. 322,पानी विल, वाडे, मुंबई, राड नं. पानी विल राड, महाराष्ट्र, मुंबई. विल नॉब-400050 पेल नं.-AFEP50389Q 2) नाव- इन्व्हेक विलमुरार गप्पू - - वर-41/ पदना.-पॉईट नं. 8, माला नं. - इतरादीये नाव- 'सेवा विमटा अपार्टमेंट, इवॉक नं. 322,पानी विल, वाडे, मुंबई, राड नं. पानी विल राड, महाराष्ट्र, मुंबई. विल नॉब-400050 पेल नं.-AAEP57805E		
(9) दस्तऐवज करार दिवयाला दिनांक	18/05/2023		
(10)दस्ता मीदारी मेवयाला दिनांक	18/05/2023		
(11)अनुक्रमांक खंड न दुपक	8179/2023		
(12)संज्ञा/भाषा/अक्षराणी सुसंस्कृत मूलान	292100		
(13)संज्ञा/भाषा/अक्षराणी मीदारी मुलक	30000		

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## Sales Instance

गावाचे नाव : वारदोली	
(1) विक्रेत्याचा प्रकार	करारनामा
(2) लॉट/दस्ता	7191736
(3) सारनाम/भाडेपट्टा/बांधा बाबत/नियमप्रकार अन्वयेची देणे की पाहणे/दर व मसुदा क्रमांक	1087020
(4) मू.संपन.वाटविना व धरकमांक(असल्यास)	1) पालिकेचे नाव-रायगडइतर वर्णन , इतर माहिती: विभाग क्रमांक 35/2,दर - 4880/-, पती घौ. मी.मोजे - वारदोली,तालुका - पन्वेल,जिल्हा - रायगड,सामपंचायत हद्द - वारदोली येथील स्थित सव्हे/गट क्रमांक - 57,1,भाग,59,2,59,3,59,4,59,5,60,1,भाग,60,2,1,भाग,60,3,भाग,60,4,भाग,60,2,भाग,71,2A,भाग,71,3,भाग,71,4,भाग,71,5,71,7, पन्वेल - 410221 ह्या मिल्करीवर प्रस्तावित असणाऱ्या 'वाइस सिटी आर झेड, 03 प्लॉटिड इन्व्हलपमेंट प्रोजेक्ट' ह्या एकात्मिक नगर वसाहत प्रकल्पामधील फेज - 2 मधील प्लॉट क्रमांक आर.झेड.3-160 हा या प्रस्तुत दस्ताचा विषय असून त्याचे एकूण क्षेत्रफळ - 112.5 चौरस मीटर एवढे आहे. प्रस्तुत दस्तातील मिल्करी ही विशेष वसाहत प्रकल्प तथा एकात्मिक नगर वसाहत प्रकल्पांतर्गत येत असल्या कारणाने महाराष्ट्र शासनाच्या नगर विकास खाते संजालच द्वारे दिनांक 20/11/2018 रोजी जारी केलेल्या अधिसूचना क्रमांक टी पी एस 1818/1349/प्र.क्र.229/18/20(4)नवि-13 अन्वये देय मुद्रांक शुल्कासह 50% सुट अर्पित असल्या कारणाने तसेच महाराष्ट्र जिल्हा परिषद व पंचायत समिती अधिनियम 1961 चे कलम 158 चे पाठकलम 1 अन्वये आणि नो. म. नि. व. म. रा. पुणे द्वारे दिनांक 18/02/2019 रोजी जारी केलेल्या धर क्रमांक का5 मुद्रांक19/प्र क्र.22/17/101/219 नुसार महाराष्ट्र मुद्रांक अधिनियमचे कलम 9-अ अन्वये जिल्हा परिषद करामध्ये सुद्धा 50% सुट अर्पित असल्या कारणाने प्रस्तुत दस्तावर महाराष्ट्र मुद्रांक अधिनियमचे अनुच्छेद 25-ब नुसार देय असलेल्या मुद्रांक शुल्कास 50% सवलत घेऊन एकूण 3%(2.5% मुद्रांक शुल्क + 0.5% जिल्हा परिषद कर)इतके मुद्रांक शुल्क भरण्यात आलेले आहे आणि इतर संपूर्ण माहिती दस्तात समुदा केव्हापरभागे.(( Survey Number : 57,1.pt, 59,2, 59,3, 59,4, 59,5, 60,1.pt, 60,2,1.pt, 60,3.pt, 60,4.pt, 62,2.pt,71,2A.pt, 71,3.pt, 71,4.pt, 71,5, 71,7. ;))
(5) क्षेत्रफळ	112.5 चौ.मीटर
(7) दस्तऐवज करम देणे-या विकृत देवण-या पसकराचे नाव किंवा दिवाणी संपादनवाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1) नाव -वपवा कन्स्ट्रक्शन अँड इन्फ्रस्ट्रक्चर प्रायव्हेट लिमिटेड लॉक अडिक्शन हस्तांतरकरी संचालक श्री प्रमोद खडिवा लॉक कन्ट्रोलरबाबतच्या हुकुमनामाचा वी जिनेट गावकवाड वय-30 पत्ता -फॉर्ट नं. ऑफिस नं 301, साख नं. निराग असला, इमारतीचे नाव: फॉर्टीना, ब्लॉक नं. फॉर्ट क्रमांक नो - 59, बादा - पुणे, मुंबई, राठ नं. बादा क्रमांक वॉम्प्लेक्स, महाराष्ट्र, मुंबई. पिन कोड -400098 फोन नं.-AAACW50977 2) नाव -वैज्यास पावर्टींग प्रायव्हेट लिमिटेड लॉक अडिक्शनरी स्वतंत्र बांधक कन्स्ट्रक्शन अँड इन्फ्रस्ट्रक्चर प्रायव्हेट लिमिटेड लॉक अडिक्शन हस्तांतरकरी संचालक श्री प्रमोद खडिवा लॉक कन्ट्रोलरबाबतच्या हुकुमनामाचा वी जिनेट गावकवाड वय-30 पत्ता -फॉर्ट नं. 158, साख नं. - इमारतीचे नाव: टाणी कॉर्पोरेट पार्क, ब्लॉक नं. कधीना, सांडाकूप -पुणे,मुंबई, राठ नं. वी. एन. टी. राठ, महाराष्ट्र, MUMBAI पिन कोड-400098 फोन नं.-AACCV4657E
(8)दस्तऐवज करम देणे-या पसकराचे व किंवा दिवाणी संपादनवाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1) नाव -अमित असिस्टेन्स प्राईव्हेट लिमिटेड लॉक अडिक्शनरी स्वतंत्र बांधक कन्स्ट्रक्शन अँड इन्फ्रस्ट्रक्चर प्रायव्हेट लिमिटेड लॉक अडिक्शन हस्तांतरकरी संचालक श्री प्रमोद खडिवा लॉक कन्ट्रोलरबाबतच्या हुकुमनामाचा वी जिनेट गावकवाड वय-30 पत्ता -फॉर्ट नं. 03, साख नं. - इमारतीचे नाव: कलाबा सौधचरत, ब्लॉक नं. फॉर्ट 47 ए, सेक्टर 21, वारधर, लवी मुंबई, राठ नं. - महाराष्ट्र, महाराष्ट्र (0-3) पिन कोड -410010 फोन नं.-ANR292864E 2) नाव -अमितेन होथर प्राईव्हेट लिमिटेड लॉक अडिक्शनरी स्वतंत्र बांधक कन्स्ट्रक्शन अँड इन्फ्रस्ट्रक्चर प्रायव्हेट लिमिटेड लॉक अडिक्शन हस्तांतरकरी संचालक श्री प्रमोद खडिवा लॉक कन्ट्रोलरबाबतच्या हुकुमनामाचा वी जिनेट गावकवाड वय-30 पत्ता -फॉर्ट नं. 03, साख नं. - इमारतीचे नाव: कलाबा सौधचरत, ब्लॉक नं. फॉर्ट 47 ए, सेक्टर 21, वारधर, लवी मुंबई, राठ नं. - महाराष्ट्र, महाराष्ट्र (0-3) पिन कोड -410010 फोन नं.-AJQP54031K
(9) दस्तऐवज करम दिव्याचा दिनांक	25/04/2023
(10)दस्तऐवज नोंदणी केलेल्या दिनांक	28/04/2023
(11)अनुक्रमांक,खंड व पृष्ठ	7114/2023
(12)सारनाम/भाडेपट्टाचे मुद्रांक शुल्क	215800
(13)सारनाम/भाडेपट्टाचे नोंदणी शुल्क	30000
(14)वीर	

### Sales Instance

7897529 24-06-2023 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.		<b>सूची क्र.2</b>		दुपचाळ विभागक : सह दु.नि.पनवेल 5 दस्ता क्रमांक : 7897/2023 मोदणी : Regn.63m
<b>गावाचे नाव : वारदोरी</b>				
(1)विशेषाचा प्रकार	कुपणनामा			
(2)जम्बद्वला	9332148			
(3) मालम भाव(भाडेपट्टा/घाण्या वाढविल्यापट्टाकार आकारणी देणे की परतदान ते म्हणूट करावे)	1449400			
(4) मू.भावम.पट्टाक्रमा व	1) पालिकेचे नाव सध्यासहतर वर्णन - इतर साहित्यी. विभाग क्रमांक 35/5,दर - 4850/- प्रती चौ.मी मोजे - वारदोरी,ता.सुबा. - पनवेल,जिल्हा			
(7) दस्तऐवज करम देणा-या विकून ठेवणा-या पक्षांमार्फत साव किंवा दिवाणी न्यायालयाला दुरुमनासा किंवा अदालत असाण्यात प्रतिसादिते साव व पत्ता	1) नाव-राधिका कंस्ट्रक्शन अँड इन्फ्रास्ट्रक्चर प्रायव्हेट लिमिटेड तर्फे अधिकृत सरनाम्याकरी संवालय की अन्वयेर (अधिकृत तर्फे इन्फ्रीमनाम्याकरीत कुपणमुखात्यार की विवेद सावकवाळ बंध-30 पत्ता-पॉस्ट मं. अशिया मं 301, साळा मं. दिवस सावका, इमारतीचे नाव, पर्वटीना, सर्व्हे मं. पॉस्ट क्रमांक मी - 50, मॉड - पुणे, मुंबई, गंज मं. मॉड कुर्णे कॉम्प्लेक्स, म्हागावट, मुंबई. पिन कोड-400098 प्लॅन नं.-AAACTW50977 2) नाव-वेणुबाबाय रीट्रीटिंग प्रायव्हेट लिमिटेड तर्फे अधिकृत सरनाम्याकरी संवालय की अन्वयेर (अधिकृत तर्फे इन्फ्रीमनाम्याकरीत कुपणमुखात्यार की विवेद सावकवाळ बंध-30 पत्ता-पॉस्ट मं. 158, साळा मं. - इमारतीचे नाव, टाणी कॉर्पोरट घरे, सर्व्हे मं. कर्नाला, म्हागावट-पुणे मुंबई, गंज मं. मी.एम. टी. गंज, म्हागावट, मुंबई. पिन कोड-400088 प्लॅन नं.-AACCV46578			
(8)दस्तऐवज करम देणा-या पक्षांमार्फत व किंवा दिवाणी न्यायालयाला दुरुमनासा किंवा अदालत असाण्यात प्रतिसादिते साव व पत्ता	1) नाव-देवेंद्र सैकल -- बंध-58, पत्ता-पॉस्ट मं. एम-26, साळा मं. - इमारतीचे नाव, सॅलेश कॉमली, सर्व्हे मं. टांक पाटक जवळ,वेणुपूर,गजसपाल, गंज मं. - राजस्थान, कवठूर. पिन कोड-302015 प्लॅन नं.-ADCP9408008			
(9) दस्तऐवज करम दिवण्यात दिनांक	12/05/2023			
(10)दस्ता मोदणी कॅम्पवाचा दिनांक	12/05/2023			
(11)अनुक्रमांक.अस व पुणे	7897/2023			
(12)जाजारभावापत्ताची मुदतक शुल्क	280000			
(13)जाजारभावापत्ताची मोदणी शुल्क	30000			



## Sales Instance

2381529 24-05-2023 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.		सूची क्र.2	दस्तावेज क्रमांक: सह दु.नि.पनवेस 5 दस्तावेज क्रमांक: 8361/2023 लेंदणी: 112.5 Rign: 83m
<b>गावाचे नाव: वारदोली</b>			
(1) विक्रेत्याचा पत्ता	करारनामा		
(2) मालक	6885120		
(3) अ.आ.भा.व/मालकद्वारा पत्ता बदलित/पट्टाकारा अखत्यारी देणे की परवानगी देणे मसुदा क्रमांक	1087020		
(4) मसुदापत्र, पट्टाकारा व पट्टाकारा (अखत्यारी)	<p>1) पालिकेचे नाव रायगडद्वारा वर्णन : इतर माहिती: विभाग क्रमांक 35/2, 57 - 4880 - प्रती चौ. मी मोजे - वारदोली, तालुका - पनवेल, जिल्हा रायगड, वानपंचायत हद्द - वारदोली येथील विधान सभे/</p> <p>मालक क्रमांक-57,1,भाग,59,2,59,3,59,4,59,5,60,1,भाग,60,2,1,भाग,60,3,भाग,60,4,भाग,62,2,भाग,71,2,ए,भाग,71,3,भाग,71,4,भाग,71,5,71,7,पनवेल -410221 ह्या मालकीवर पत्ताकारा चाईस सिटी आर. झोड, 03 प्लॉटिंग डेव्हलपमेंट प्रोजेक्ट ह्या एकामिकृत नगर वसाहत प्रकल्पामधील फेज - 2 मधील प्लॉट क्रमांक आर झोड 3-143 हा या प्रस्तुत दस्तावेजा विषय असून त्याचे एकूण क्षेत्रफळ - 112.5 चौ.मीटर एवढे आहे. प्रस्तुत दस्तावेजाला मिळालेला ही विशेष वसाहत प्रकल्प तथा एकामिकृत नगर वसाहत प्रकल्पामधील येत असल्या कारणाने महाराष्ट्र शासनाच्या नगर विकास खाते मंत्रालय द्वारे दिनांक 20/11/2018 रोजी जारी केलेल्या अधिनियम क्रमांक टी पी एन 1818/1349/प.क.229/18/20(4) लवि-13 अन्वये देय मुद्रांक शुल्कासाठी 50% सुट अपेक्षित असल्या कारणाने तसेच महाराष्ट्र जिल्हा परिषद व पंचायत समिती अधिनियम 1961 चे कलम 158 चे पाठकलम 1 अन्वये आणि म. नि. व. म. या. पुणे द्वारे दिनांक 18/02/2019 रोजी जारी केलेल्या पत्र क्रमांक का.5/मुद्रांक/19/प.क.22/17/101/219 नुसार महाराष्ट्र मुद्रांक अधिनियमचे कलम 9-अ अन्वये जिल्हा परिषद करामतद्वारे सुद्धा 50% सुट अपेक्षित असल्या कारणाने प्रस्तुत दस्तावेज महाराष्ट्र मुद्रांक अधिनियम 1961 चे अन्वये देय असलेल्या मुद्रांक शुल्कात 50% सवलत घेऊन एकूण 3% (2.5% मूळ मुद्रांक शुल्क + 0.5% जिल्हा परिषद करामतद्वारे मुद्रांक शुल्क भरण्यात आलेले आहे आणि इतर संपूर्ण माहिती दस्तावेज नमुद केलेल्याप्रमाणे. ( ( Survey Number : 57,1.pt, 59,2, 59,3, 59,4, 59,5, 60,1.pt, 60,2.1.pt, 60,3.pt, 60,4.pt, 62,2.pt,71.2A.pt, 71.3.pt, 71.4.pt, 71,5, 71,7. : ) )</p>		
(5) क्षेत्रफळ	112.5 चौ.मीटर		
(6) अखत्यारी किंवा जुडी द्यावात असेल तेव्हा			
(7) दस्तावेज क्रमांक देणे- या विक्रेत्याचा पत्ता बदल किंवा विक्रेत्याच्या मालकाच्या मसुदापत्र किंवा अखत्यारी देणे मसुदापत्र किंवा अखत्यारी देणे मसुदापत्र	<p>1): नाव-वापरा कर्तृत्वकार व इतर माहिती विलिखित तसे अधिकृत दस्तावेजाकरी याचाच की मालक (अभियंता तसे कर्तृत्वकाराकरीला कुलमुद्राकार की विलिखित याचाच क्रमांक-30 पत्ता-पॉस्ट नं. अहमदाबाद नं 301, मालक नं. दिवाण अहमदाबाद, इतर माहितीचे नाव- पॉस्टींग, मालक नं. पॉस्ट क्रमांक सी - 59, बांध - पुणे, मुंबई, राठ नं. बांध मुंबई कॉम्प्लेक्स, महाराष्ट्र, मुंबई. पिन कोड-400088 पॅज नं.-AAACW50971</p> <p>2): नाव-कर्तृत्वकार विलिखित तसे अधिकृत दस्तावेजाकरी याचाच की मालक (अभियंता तसे कर्तृत्वकाराकरीला कुलमुद्राकार की विलिखित याचाच क्रमांक-30 पत्ता-पॉस्ट नं. 158, मालक नं. - इतर माहितीचे नाव- दाने कॉर्पोरेट पार्क, मालक नं. कर्नाटक, मालाकुल -पुणे मुंबई, राठ नं. सी. एम. टी. मंत्र. महाराष्ट्र, मुंबई. पिन कोड-400088 पॅज नं.-AACCV44578</p>		
(8) दस्तावेज क्रमांक देणे- या विक्रेत्याचा पत्ता बदल किंवा विक्रेत्याच्या मालकाच्या मसुदापत्र किंवा अखत्यारी देणे मसुदापत्र किंवा अखत्यारी देणे मसुदापत्र	<p>1): नाव-कर्तृत्वकार मालकी - - वा. -44, पत्ता-पॉस्ट नं. 204, मालक नं. - इतर माहितीचे नाव- सतकुटींग, मालक नं. पॉस्ट-19, कडवट-1/7, तुळशीबाबा चौक, मंगळ पर्वण, मंगळ मुंबई, राठ नं. - महाराष्ट्र, दाने. पिन कोड-400704 पॅज नं.-AP679M261624</p> <p>2): नाव-कर्तृत्वकार मालकी - - वा. -42, पत्ता-पॉस्ट नं. 204, मालक नं. - इतर माहितीचे नाव- सतकुटींग, मालक नं. पॉस्ट-19, कडवट-1/7, तुळशीबाबा चौक, मंगळ पर्वण, मंगळ मुंबई, राठ नं. - महाराष्ट्र, दाने. पिन कोड-400704 पॅज नं.-A7929M21258</p>		
(9) दस्तावेज क्रमांक देणे- या विक्रेत्याचा पत्ता बदल किंवा विक्रेत्याच्या मालकाच्या मसुदापत्र किंवा अखत्यारी देणे मसुदापत्र किंवा अखत्यारी देणे मसुदापत्र	20/05/2023		
(10) दस्तावेज क्रमांक देणे- या विक्रेत्याचा पत्ता बदल किंवा विक्रेत्याच्या मालकाच्या मसुदापत्र किंवा अखत्यारी देणे मसुदापत्र किंवा अखत्यारी देणे मसुदापत्र	20/05/2023		
(11) अखत्यारी देणे मसुदापत्र	8361/2023		
(12) मालकाच्या मालकी मुद्रांक शुल्क	206600		
(13) मालकाच्या मालकी लेंदणी शुल्क	30000		
(14) मालकाच्या मालकी लेंदणी शुल्क			

As a result of my appraisal and analysis, it is my considered opinion that the realizable Value of the above property in the prevailing condition with aforesaid specification is **(As per table attached to the report)**

Place : Mumbai

Date : 27.05.2023

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

**MANOJ  
BABURAO  
CHALIKWAR**

**Director**

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PVT. LTD., email=manoj@vastukala.com, c=IN, ou=VASTUKALA CONSULTANTS (I) PVT. LTD., email=manoj@vastukala.com, serial=111778612, c=IN, ou=VASTUKALA CONSULTANTS (I) PVT. LTD., email=manoj@vastukala.com, cn=MANOJ BABURAO CHALIKWAR  
Date: 2023.05.27 16:45:47 +05'30'

  
**Auth. Sign.**

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

SBI Empanelment No.: SME/TCC/2021-22/86/3

The undersigned has inspected the property detailed in the Valuation Report dated \_\_\_\_\_

on \_\_\_\_\_. We are satisfied that the fair and reasonable market value of the property is

₹ \_\_\_\_\_ (Rupees \_\_\_\_\_  
\_\_\_\_\_ only).

Date

Signature  
(Name & Designation of the Inspecting Official/s)

Countersigned  
(BRANCH MANAGER)

Enclosures	
Declaration-cum-undertaking from the valuer (Annexure- I)	Attached
Model code of conduct for valuer - (Annexure - II)	Attached

(Annexure-I)

**DECLARATION-CUM-UNDERTAKING**

I, Manoj Chalikwar son of Shri. Baburao Chalikwar do hereby solemnly affirm and state that:

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 27.05.2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. I/ my authorized representative have personally inspected the property on 17.05.2023. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty
- n. I have not been convicted of an offence connected with any proceeding under the





	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by <b>M/s. Wadhwa Construction and Infrastructure Pvt. Ltd.</b>
2.	Purpose of valuation and appointing authority	As per request from State Bank of India, Home Loans Sales, Project Approval Cell, BKC to assess fair market value of the property for bank loan purpose.
3.	Identity of the Valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Umang Patel – Valuation Engineer Prayush Parekh - Valuation Engineer Vinita Surve – Technical Manager
4.	Disclosure of Valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment - 17.05.2023 Valuation Date - 27.05.2023 Date of Report - 27.05.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 17.05.2023
7.	Nature and sources of the information used or relied upon;	Market Survey at the time of site visit Ready Reckoner rates / Circle rates Online search for Registered Transactions Online Price Indicators on real estate portals Enquiries with Real estate consultants Existing data of Valuation assignments carried out by us
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparative Method
9.	Restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	Major factors that were taken into account during the valuation;	Current market conditions, demand and supply position, industrial land size, location, sustained demand for industrial land, all round development of commercial and industrial application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached





### Property Title

Based on our discussion with the Client, we understand that the subject property is owned by **M/s. Wadhwa Construction and Infrastructure Pvt. Ltd.** For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

### Environmental Conditions

We have assumed that the subject property is not contaminated and is not adversely affected by any existing or proposed environmental law and any processes which are carried out on the property are regulated by environmental legislation and are properly licensed by the appropriate authorities.

### Town Planning

The permissible land use, zoning, achievable FSI, area statement adopted for purpose of this valuation is based on the information provided by the Client's representative and the same has been adopted for this valuation purpose. VCIPL has assumed the same to be correct and permissible. VCIPL has not validated the same from any authority.

### Area

Based on the information provided by the Client's representative, we understand that the subject property is a Building Under Construction work is in progress, contiguous and non-agricultural land parcel admeasuring as per table attached to the report.

### Condition & Repair

In the absence of any information to the contrary, we have assumed that there are no abnormal ground conditions, nor archaeological remains present which might adversely affect the current or future occupation, development or value of the property. The property is free from rat, infestation, structural or latent defect. No currently known deleterious or hazardous materials or suspect techniques will be used in the construction of or subsequent alteration or additions to the property and comments made in the property details do not purport to express an opinion about , or advise upon, the condition of uninspected parts and should not be taken as making an implied representation or statement about such parts

### Valuation Methodology

For the purpose of this valuation exercise, the valuation methodology used is Direct Comparison Approach Method and proposed Highest and Best Use model is used for analysing development potential.

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar



properties in an open and competitive market and is particularly useful in estimating the value of the land and properties that are typically traded on a unit basis.

In case of inadequate recent transaction activity in the subject micro-market, the appraiser would collate details of older transactions. Subsequently, the appraiser would analyse rental / capital value trends in the subject micro-market in order to calculate the percentage increase / decrease in values since the date of the identified transactions. This percentage would then be adopted to project the current value of the same.

Where reliance has been placed upon external sources of information in applying the valuation methodologies, unless otherwise specifically instructed by Client and/or stated in the valuation, VCIPL has not independently verified that information and VCIPL does not advise nor accept it as reliable. The person or entity to whom the report is addressed acknowledges and accepts the risk that if any of the unverified information in the valuation is incorrect, then this may have an effect on the valuation.

#### **Not a Structural Survey**

We state that this is a valuation report and not a structural survey

#### **Other**

All measurements, areas and ages quoted in our report are approximate

#### **Legal**

We have not made any allowances with respect to any existing or proposed local legislation relating to taxation on realization of the sale value of the subject property. VCIPL is not required to give testimony or to appear in court by reason of this appraisal report, with reference to the property in question, unless arrangement has been made thereof. Further, no legal advice on any aspects has been obtained for the purpose of this appraisal exercise

#### **Property specific assumptions**

Based on inputs received from the client and site visit conducted, we understand that the subject property is currently Building Under Construction work is in progress, contiguous and non-agricultural land parcel admeasuring area as per table attached to the report.

### ***ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS***

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.

**(Annexure - II)****MODEL CODE OF CONDUCT FOR VALUERS****Integrity and Fairness**

1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.

**Professional Competence and Due Care**

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.
8. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations / guidelines and techniques.
9. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
10. A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

**Independence and Disclosure of Interest**

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.
14. A valuer shall maintain complete independence in his/its professional relationships and shall



conduct the valuation independent of external influences.

15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his / its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.
18. As an independent valuer, the valuer shall not charge success fee.
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

#### **Confidentiality**

20. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his / its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

#### **Information Management**

21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his /its decisions and actions.
22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organisation with which he/it is registered or any other statutory regulatory body.
23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organisation with which he/it is registered, or any other statutory regulatory body.
24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

#### **Gifts and hospitality:**

25. A valuer or his / its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.

Explanation: For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).

26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself / itself, or to obtain or retain an advantage in the conduct of profession for himself / itself.

### Remuneration and Costs.

27. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.
28. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

### Occupation, employability and restrictions.

29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.
30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

### Miscellaneous

31. A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.
32. A valuer shall follow this code as amended or revised from time to time.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO  
CHALIKWAR

Director

**Manoj B. Chalikwar**

Registered Valuer  
Chartered Engineer (India)  
Reg. No. CAT-I-F-1763  
SBI Empanelment No.: SME/TCC/2021-22/86/3

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PVT. LTD., ou=INDIA,  
c=IN, email=MANOJ.BABURAO@VASTUKALA.COM, postalCode=560001,  
serialNumber=1, uid=MANOJ BABURAO, cn=MANOJ BABURAO  
Date: 2023.02.27 18:00:28 +05'30'

Auth. Sign.



Think Innovate.Create

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