



MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "Kenisha Resort Residences"

"Kenisha Resort Residences", Resort & Tourist Home on Survey No. 64/B/1 at Village – Pawsalwadi,
Near Jambhulpada, Off Khopoli Pali Road, Taluka – Sudhagad, Dist. – Raigad, PIN Code – 410 205,
State - Maharashtra, Country - India

Latitude Longitude: 18°40'15.4"N 73°19'12.2"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



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- Regd. Office :** B1-001, U/B Floor, Boomerang,
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Mumbai - 400 072, (M.S.), INDIA
- TeleFax : +91 22 28371325/24
- mumbai@vastukala.org

MASTER VALUATION REPORT OF "Kenisha Resort Residences"

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Near Jambhulpada, Off Khopoli Pali Road, Taluka – Sudhagad, Dist. – Raigad, PIN Code – 410 205,
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Latitude Longitude: 18°40'15.4"N 73°19'12.2"E

NAME OF DEVELOPER: M/s. Kpin Real Estate Ventures

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 **03rd January 2024** for approval of Advance Processing Facility.

1. Location Details:

The property is situated at **"Kenisha Resort Residences"**, Resort & Tourist Home on Survey No. 64/B/1 at Village – Pawsalwadi, Near Jambhulpada, Off Khopoli Pali Road, Taluka – Sudhagad, Dist. – Raigad, PIN Code – 410 205, State - Maharashtra, Country - India. It is about 3.3 Km. travel distance from Jambhulpada ST Stand. 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. Kpin Real Estate Ventures	
Project Registration Number	Project	RERA Project Number
	Kenisha Resort Residences	P52000051843
Register office address	M/s. Kpin Real Estate Ventures Address: Office No. 1204/A, "Oberoi Woods Tower - A", Off Western Express Highway, Goregaon (East), Mumbai, Pin Code - 400 063, State - Maharashtra, Country – India	
Contact Numbers	Contact Person : Mr. Kunal Kumthekar (Builder Person- Mobile No. 9820063821 / 7738391821)	
E – mail ID AND Website	marketing@kenisharesortresidences.com marketing@kenishaholidayhomes.in www.kenishaholiday.com	

3. Boundaries of the Property:

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



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Vastukala Consultants (I) Pvt. Ltd.B1-001, U/B Floor, **Boomerang**, Chandivali Farm Road, Powai, Andheri (East), Mumbai – 400 072

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	: 03.01.2024									
	b)	Date on which the valuation is made	: 19.01.2024									
3.	List of documents produced for perusal											
	1.	Copy of Deed of Partnership date 09.03.2013 b/w. Mr. Kunal Avinash Kumthekar (the Party of the First Part) AND Mrs. Padmaja Kunal Kumthekar (the Party of the Second Part) under name and style of M/s. Kpin Real Estate Ventures										
	2.	Copy of Title Certificate date 24.05.2023 issued by Adv. Chinmay Vaidya										
	3.	Copy of Search Report date 25.04.2023 issued by Adv. Sanjay Shaha										
	4.	Copy of Declaration about Commencement Certificate date 07.06.2021 issued by Maharashtra Real Estate Regulatory Authority										
	5.	Copy of Architect's Certificate date 01.10.2023 issued by Ar. Rohan J. Ranade (RERA Certificate)										
	6.	Copy of Affidavit Cum Declaration of Mr. Kunal A. Kumthekar duly authorized by the promoter M/s. Kpin Real Estate Ventures of the proposed project Kenisha Resort Residences date 25.05.2023										
	7.	Copy of CA Certificate date 06.10.2023 issued by CA. Maitra & Chopra										
	8.	Copy of Engineer's Certificate date 01.10.2023 issued by Er. Sanket Radi (RERA Certificate)										
	9.	Copy of MAHARERA Registration Certificate of Project No. P52000051843 issued by Maharashtra Real Estate Regulatory Authority date 07.07.2023. Last Modified date 16.01.2024										
	10.	Copy of N.A. Order Cum Commencement Certificate No. Mhasa / LNA1 (B) / Tokan No. 16063 / 07 / 2022 date 16.05.2023 issued by Director Officer Raigad, Alibaug										
	11.	Copy of Approved Plan No. Mhasa / LNA1 / S.R. 16063 / 07 / 2022 date 16.05.2023 issued by Assistant Director Town Planning Raigad, Alibaug										
		Approved upto:										
		<table border="1"> <thead> <tr> <th>Type</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>PA & PB</td> <td>Ground Floor</td> </tr> <tr> <td>R14 to R26</td> <td>Ground Floor</td> </tr> <tr> <td>Q1A & Q14A</td> <td rowspan="3">Lower Ground + Ground Floor</td> </tr> <tr> <td>Q1B to Q6B</td> </tr> <tr> <td>Q8B to Q13B</td> </tr> </tbody> </table>	Type	Number of Floors	PA & PB	Ground Floor	R14 to R26	Ground Floor	Q1A & Q14A	Lower Ground + Ground Floor	Q1B to Q6B	Q8B to Q13B
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Q8B to Q13B												
	12.	Copy of 7/12 Extract date 08.08.2023										

Project Name (with address & phone nos.)	: "Kenisha Resort Residences" , Resort & Tourist Home on Survey No. 64/B/1 at Village – Pawsalwadi, Near Jambhulpada, Off Khopoli Pali Road, Taluka – Sudhagad, Dist. – Raigad, PIN Code – 410 205, 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)	: M/s. Kpin Real Estate Ventures Address: Office No. 1204/A, "Oberoi Woods" , Off Western Express Highway, Goregaon (East), Mumbai, Pin Code - 400 063, State - Maharashtra, Country – India																																		
5. Brief description of the property (Including Leasehold / freehold etc.)	:																																		
<p>About "Kenisha Resort Residences" Project: Kenisha Resort Residences is a beautiful voyage expressed by inspired minds. Conceptualized with a simple purpose of letting you slow down, unwind and connect you with yourself, it brings to you a Weekend Home planned with a spirit of its own. A community of people who have achieved a lot in their profession or in their individual pursuit but still very grounded with their strong value system, love for nature and respect for each other. Kenisha Resort Residences is a beautiful voyage expressed by inspired minds. Conceptualized with a simple purpose of letting you slow down, unwind and connect you with yourself, it brings to you a Weekend Home planned with a spirit of its own. A community of people who have achieved a lot in their profession or in their individual pursuit but still very grounded with their strong value system, love for nature and respect for each other.</p> <p>TYPE OF THE BUILDING</p> <table border="1" data-bbox="284 1188 1137 1474"> <thead> <tr> <th>Type</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>P (PA)</td> <td>Proposed Ground Floor</td> </tr> <tr> <td>P (PB)</td> <td>Proposed Ground Floor</td> </tr> <tr> <td>R (R14 to R26)</td> <td>Proposed Ground Floor</td> </tr> <tr> <td>QA (Q1A to Q14A)</td> <td>Proposed Lower Ground + Ground Floor</td> </tr> <tr> <td>QB (Q1B to Q6B)</td> <td rowspan="2">Proposed Lower Ground + Ground Floor</td> </tr> <tr> <td>QB (Q8B to Q13B)</td> </tr> </tbody> </table> <p>LEVEL OF COMPLETEION:</p> <table border="1" data-bbox="284 1551 1393 1868"> <thead> <tr> <th>Type</th> <th>Present stage of Construction</th> <th>Percentage of work completion</th> </tr> </thead> <tbody> <tr> <td>PA & PB</td> <td>Foundation work is in progress</td> <td>05%</td> </tr> <tr> <td>R14 to R19</td> <td>Work not yet started</td> <td>0%</td> </tr> <tr> <td>R20 to R26</td> <td>RCC work is in progress</td> <td>12%</td> </tr> <tr> <td>Q1 & Q2</td> <td>RCC work is in progress</td> <td>12%</td> </tr> <tr> <td>Q3 to Q7</td> <td>Final finishing work is in progress</td> <td>80%</td> </tr> <tr> <td>Q8 & Q14</td> <td>Work not yet started</td> <td>0%</td> </tr> </tbody> </table> <p>DATE OF COMPLETION & FUTURE LIFE: Expected completion date as informed by builder is December - 2026 (As per MAHARERA Certificate)</p>		Type	Number of Floors	P (PA)	Proposed Ground Floor	P (PB)	Proposed Ground Floor	R (R14 to R26)	Proposed Ground Floor	QA (Q1A to Q14A)	Proposed Lower Ground + Ground Floor	QB (Q1B to Q6B)	Proposed Lower Ground + Ground Floor	QB (Q8B to Q13B)	Type	Present stage of Construction	Percentage of work completion	PA & PB	Foundation work is in progress	05%	R14 to R19	Work not yet started	0%	R20 to R26	RCC work is in progress	12%	Q1 & Q2	RCC work is in progress	12%	Q3 to Q7	Final finishing work is in progress	80%	Q8 & Q14	Work not yet started	0%
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Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance & Structural repairs.		
PROPOSED PROJECT AMENITIES:		
➤ 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		
➤ Garden		
➤ Swimming Pool		
➤ Banquet Facility		
➤ Spa		
➤ Indoor Games		
➤ GYM & Yoga Lawn		
➤ Club House		
➤ Conference Hall		
➤ Table Tennis		
6.	Location of property	:
	a) Plot No. / Survey No.	: Survey No. 64/B/1
	b) Door No.	: Not applicable
	c) C. T.S. No. / Village	: Survey No. 64/B/1, Village – Pawsalwadi
	d) Ward / Taluka	: Taluka – Sudhagad
	e) Mandal / District	: Dist.- Raigad
7.	Postal address of the property	: "Kenisha Resort Residences" , Resort & Tourist Home on Survey No. 64/B/1 at Village – Pawsalwadi, Near Jambhulpada, Off Khopoli Pali Road, Taluka – Sudhagad, Dist. – Raigad, PIN Code – 410 205, State - Maharashtra, Country - India
8.	City / Town	: Sudhagad, Pawsalwadi
	Residential area	: Yes
	Commercial area	: No
	Industrial area	: No
9.	Classification of the area	:
	i) High / Middle / Poor	: Middle Class
	ii) Urban / Semi Urban / Rural	: Semi Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality	: Assistant Director Town Planning Raigad, Alibaug Village - Pawsalwadi
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 MAHARERA	As per Site
	North	65 & Road	65, 66, 6 2 Jambhulpada Faiyan Road	Road & Open Plot
	South	Survey No. 64A	Survey No. 64A	Open Plot
	East	Survey No. 71	Survey No. 71	Road & Open Plot
	West	Survey No. 66	Survey No. 66	Open Plot
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°40'15.4"N 73°19'12.2"E	
14.	Extent of the site		: Total Plot area - 40718.00 Sq. M. (As per Approved Plan) Plot area – 9902.45 Sq. M. (As per RERA Certificate) Structure - As per table attached to the report	
15.	Extent of the site considered for Valuation (least of 14A& 14B)		: Total Plot area - 40718.00 Sq. M. (As per Approved Plan) Plot area – 9902.45 Sq. M. (As per RERA Certificate) Structure - As per table attached to the report	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.		: N.A. Building Construction work is in progress	
II	CHARACTERSTICS OF THE SITE			
1.	Classification of locality		: Middle class	
2.	Development of surrounding areas		: Normal	
3.	Possibility of frequent flooding/ sub-merging		: No	
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.		: All available near by	
5.	Level of land with topographical conditions		: Plain	
6.	Shape of land		: Irregular	
7.	Type of use to which it can be put		: For residential purpose	
8.	Any usage restriction		: Residential	
9.	Is plot in town planning approved layout?		: Copy of Approved Plan No. Mhasa / LNA1 / S.R. 16063 / 07 / 2022 date 16.05.2023 issued by Assistant Director Town Planing Raigad, Alibaug Approved upto:	
			Type	Number of Floors

			PA & PB	Ground Floor																		
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			Q1A to Q14A	Lower Ground + Ground floor																		
			Q1B to Q6B																			
			Q8B to Q13B																			
10.	Corner plot or intermittent plot?	:	Intermittent																			
11.	Road facilities	:	Yes																			
12.	Type of road available at present	:	B. T. Road																			
13.	Width of road – is it below 20 ft. or more than 20 ft.	:	12.00 M. Wide Internal Road																			
14.	Is it a Land – Locked land?	:	No																			
15.	Water potentiality	:	Municipal Water supply																			
16.	Underground sewerage system	:	Connected to Municipal sewer																			
17.	Is Power supply is available in the site	:	Yes																			
18.	Advantages of the site	:	Located in developing area																			
19.	Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc.(Distance from sea-cost / tidal level must be incorporated)	:	No																			
Part – A (Valuation of land)																						
1	Size of plot	:	Total Plot area - 40718.00 Sq. M. (As per Approved Plan) Plot area – 9902.45 Sq. M. (As per RERA Certificate)																			
	North & South	:	-																			
	East & West	:	-																			
2	Total extent of the plot	:	As per table attached to the report																			
3	Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	As per table attached to the report Details of recent transactions/online listings are attached with the report.																			
4	Guideline rate obtained from the Register's Office (an evidence thereof to be enclosed)	:	₹ 1,110.00 per Sq. M. for Land ₹ 22,400.00 per Sq. M. for Residential																			
5	Assessed / adopted rate of valuation	:	As per table attached to the report																			
6	Estimated value of land	:	<table border="1"> <thead> <tr> <th colspan="3">As per Approved Plan</th> </tr> <tr> <th>Total Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> </thead> <tbody> <tr> <td>40718</td> <td>1110.00</td> <td>4,51,96,980.00</td> </tr> <tr> <th colspan="3">As per RERA Certificate</th> </tr> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> <tr> <td>9902.45</td> <td>1110.00</td> <td>1,09,91,720.00</td> </tr> </tbody> </table>		As per Approved Plan			Total Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	40718	1110.00	4,51,96,980.00	As per RERA Certificate			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	9902.45	1110.00	1,09,91,720.00
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Part – B (Valuation of Building)																						
1	Technical details of the building	:																				
	a) Type of Building (Residential / Commercial /	:	Proposed Residential Bungalow																			

	Industrial)												
b)	Type of construction (Load bearing / RCC / Steel Framed)	:	N.A. Building Construction work is in progress										
c)	Year of construction	:	N.A. Building Construction work is in progress										
d)	Number of floors and height of each floor including basement, if any	:											
	Type		Number of Floors										
	P (PA)		Proposed Ground Floor										
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	QB (Q8B to Q13B)												
e)	Plinth area floor-wise	:	As per table attached to the report										
f)	Condition of the building	:											
i)	Exterior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress										
ii)	Interior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress										
g)	Date of issue and validity of layout of approved map	:	Copy of Approved Plan No. Mhasa / LNA1 / S.R. 16063 / 07 / 2022 date 16.05.2023 issued by Assistant Director Town Planing Raigad, Alibaug										
h)	Approved map / plan issuing authority	:	issued by Assistant Director Town Planing Raigad, Alibaug Approved upto:										
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Q8B to Q13B													
i)	Whether genuineness or authenticity of approved map / plan is verified	:	Yes										
j)	Any other comments by our empanelled valuers on authentic of approved plan	:	No.										

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 is in progress
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 is in progress



6.	Plastering	:	N.A. Building Construction work is in progress
7.	Flooring, Skirting, dado	:	N.A. Building Construction work is in progress
8.	Special finish as marble, granite, wooden paneling, grills etc.	:	N.A. Building Construction work is in progress
9.	Roofing including weather proof course	:	N.A. Building Construction work is in progress
10.	Drainage	:	Proposed
2.	Compound Wall	:	
	Height	:	N.A. Building Construction work is in progress
	Length	:	
	Type of construction	:	
3.	Electrical installation	:	N.A. Building Construction work is in progress
	Type of wiring	:	
	Class of fittings (superior / ordinary / poor)	:	
	Number of light points	:	N.A. Building Construction work is in progress
	Fan points	:	
	Spare plug points	:	
	Any other item	:	-
4.	Plumbing installation	:	
	a) No. of water closets and their type	:	
	b) No. of wash basins	:	
	c) No. of urinals	:	
	d) No. of bath tubs	:	N.A. Building Construction work is in progress
	e) Water meters, taps etc.	:	
	f) Any other fixtures	:	

CONFIGURATION OF PROJECT AS PER DEVELOPER'S INFORMATION:**1) Type – PA & PB:**

Sr. No.	Bungalow No.	Floor	Comp.	As per RERA Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	As per Approved Built up Area in Sq. M.	Built up Area in Sq. Ft.	Rate per Sq. Ft. on Carpet Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of Bungalow (Including GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	P1A	Ground	2 BHK	99.39	1070	111.59	1201	6800	72,74,871	80,02,358	20000	26,42,540
2	P2A	Ground	2 BHK	99.39	1070	111.59	1201	6800	72,74,871	80,02,358	20000	26,42,540
3	P3A	Ground	2 BHK	99.39	1070	111.59	1201	6800	72,74,871	80,02,358	20000	26,42,540
4	P1B	Ground	2 BHK	99.39	1070	111.05	1195	6800	72,74,871	80,02,358	20000	26,29,753
5	P2B	Ground	2 BHK	99.39	1070	111.05	1195	6800	72,74,871	80,02,358	20000	26,29,753
6	P3B	Ground	2 BHK	99.39	1070	111.05	1195	6800	72,74,871	80,02,358	20000	26,29,753
Total				596.34	6419	667.92	7189		4,36,49,226	4,80,14,148		1,58,16,880

2) Type – R14 to R26:

Sr. No.	Bungalow No.	Floor	Comp.	As per Builder Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Built up Area in Sq. M.	Built up Area in Sq. Ft.	Rate per Sq. Ft. on Carpet Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of Bungalow (including GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	R14	Ground	1 RM	29.26	315	31.15	335	7500	23,62,500	25,98,750	6500	7,37,657
2	R15	Ground	1 RM	29.26	315	31.15	335	7500	23,62,500	25,98,750	6500	7,37,657
3	R16	Ground	1 RM	29.26	315	31.15	335	7500	23,62,500	25,98,750	6500	7,37,657
4	R17	Ground	1 RM	29.26	315	31.15	335	7500	23,62,500	25,98,750	6500	7,37,657
5	R18	Ground	1 RM	29.26	315	31.15	335	7500	23,62,500	25,98,750	6500	7,37,657
6	R19	Ground	1 RM	29.26	315	31.15	335	7500	23,62,500	25,98,750	6500	7,37,657
7	R20	Ground	1 RM	29.26	315	31.15	335	7500	23,62,500	25,98,750	6500	7,37,657
8	R21	Ground	1 RM	29.26	315	31.15	335	7500	23,62,500	25,98,750	6500	7,37,657
9	R22	Ground	1 RM	29.26	315	31.15	335	7500	23,62,500	25,98,750	6500	7,37,657
10	R23	Ground	1 RM	29.26	315	31.15	335	7500	23,62,500	25,98,750	6500	7,37,657
11	R24	Ground	1 RM	29.26	315	31.15	335	7500	23,62,500	25,98,750	6500	7,37,657
12	R25	Ground	1 RM	29.26	315	31.15	335	7500	23,62,500	25,98,750	6500	7,37,657
13	R26	Ground	1 RM	29.26	315	31.15	335	7500	23,62,500	25,98,750	6500	7,37,657
Total				380.38	4095.00	405	4880		3,07,12,500	3,37,83,750		95,89,540

3) Type – QA:

Sr. No.	Bungalow No.	Comp.	As per RERA Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	As per Approved Plan Built up Area in Sq. M.	Built up Area in Sq. Ft.	Rate per Sq. Ft. on Carpet Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of Bungalow (including GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	Q1A	3 BHK	150.09	1616	179	1927	6800	1,09,85,868	1,20,84,454	30000	42,38,863
2	Q2A	3 BHK	150.09	1616	179	1927	6800	1,09,85,868	1,20,84,454	30000	42,38,863
3	Q3A	3 BHK	150.09	1616	179	1927	6800	1,09,85,868	1,20,84,454	30000	42,38,863
4	Q4A	3 BHK	150.09	1616	179	1927	6800	1,09,85,868	1,20,84,454	30000	42,38,863
5	Q5A	3 BHK	150.09	1616	179	1927	6800	1,09,85,868	1,20,84,454	30000	42,38,863
6	Q6A	3 BHK	150.09	1616	179	1927	6800	1,09,85,868	1,20,84,454	30000	42,38,863
7	Q7A	3 BHK	150.09	1616	179	1927	6800	1,09,85,868	1,20,84,454	30000	42,38,863
8	Q8A	3 BHK	150.09	1616	179	1927	6800	1,09,85,868	1,20,84,454	30000	42,38,863
9	Q9A	3 BHK	150.09	1616	179	1927	6800	1,09,85,868	1,20,84,454	30000	42,38,863
10	Q10A	3 BHK	150.09	1616	179	1927	6800	1,09,85,868	1,20,84,454	30000	42,38,863
11	Q11A	3 BHK	150.09	1616	179	1927	6800	1,09,85,868	1,20,84,454	30000	42,38,863
12	Q12A	3 BHK	150.09	1616	179	1927	6800	1,09,85,868	1,20,84,454	30000	42,38,863
13	Q13A	3 BHK	150.09	1616	179	1927	6800	1,09,85,868	1,20,84,454	30000	42,38,863
14	Q14A	3 BHK	150.09	1616	179	1927	6800	1,09,85,868	1,20,84,454	30000	42,38,863
Total			2101	22618	2506	26975		15,38,02,146	16,91,82,356		5,93,44,085



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4) Type – QB:

Sr. No.	Bungalow No.	Comp.	As per RERA Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	As per Approved Plan Built up Area in Sq. M.	Built up Area in Sq. Ft.	Rate per Sq. Ft. on Carpet Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of Bungalow (Including GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	Q1B	3 BHK	150.09	1616	178	1916	6800	1,09,85,868	1,20,84,454	30000	42,15,182
2	Q2B	3 BHK	150.09	1616	178	1916	6800	1,09,85,868	1,20,84,454	30000	42,15,182
3	Q3B	3 BHK	150.09	1616	178	1916	6800	1,09,85,868	1,20,84,454	30000	42,15,182
4	Q4B	3 BHK	150.09	1616	178	1916	6800	1,09,85,868	1,20,84,454	30000	42,15,182
5	Q5B	3 BHK	150.09	1616	178	1916	6800	1,09,85,868	1,20,84,454	30000	42,15,182
6	Q6B	3 BHK	150.09	1616	178	1916	6800	1,09,85,868	1,20,84,454	30000	42,15,182
7	Q8B	3 BHK	150.09	1616	178	1916	6800	1,09,85,868	1,20,84,454	30000	42,15,182
8	Q9B	3 BHK	150.09	1616	178	1916	6800	1,09,85,868	1,20,84,454	30000	42,15,182
9	Q10B	3 BHK	150.09	1616	178	1916	6800	1,09,85,868	1,20,84,454	30000	42,15,182
10	Q11B	3 BHK	150.09	1616	178	1916	6800	1,09,85,868	1,20,84,454	30000	42,15,182
11	Q12B	3 BHK	150.09	1616	178	1916	6800	1,09,85,868	1,20,84,454	30000	42,15,182
12	Q13B	3 BHK	150.09	1616	178	1916	6800	1,09,85,868	1,20,84,454	30000	42,15,182
Total			1801	19387	2136	22992		13,18,30,411	14,50,13,448		5,05,82,189

Summary of the Project:

Type	Total Number of Bungalow	Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value After Completion in ₹
PA & PB	6	6419	7189	4,36,49,226.00	4,80,14,148.00
R14 to R26	13	4095	4880	3,07,12,500.00	3,37,83,750.00
Q1A to Q14A	14	22618	26975	15,38,02,146.00	16,91,82,356.00
Q1B to Q6B	12	19387	22992	13,18,30,411.00	14,50,13,448.00
Q8B to Q13B					
Total	45	52519	62036	35,99,94,283.00	39,59,93,702.00

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	35,99,94,283.00
Final Realizable Value After Completion in ₹	39,59,93,702.00
Cost of Construction (Total Built up area x Rate) 62036 Sq. Ft. x ₹ 2200.00	13,64,79,200.00

Part – C (Extra Items)	Amount in ₹
1. Portico	N.A. Building Construction work is in progress
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 is in progress
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 is in progress
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	:	
Realizable Value / Fair Market Value as on date in ₹		:	₹ 35,99,94,283.00
Final Realizable Value After Completion in ₹		:	₹ 39,59,93,702.00

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 Bungalow, where there are typically many comparables available to analyze. As the property is a Residential Bungalow, 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 ₹ 6,500.00 to ₹ 8,000.00 per Sq. Ft. on Carpet area 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 Bungalow, all round development of commercial and residential application in the locality etc. We estimate ₹ 6,800.00 per Sq. Ft. (Type -P & Type -Q) & ₹ 7,500.00 per Sq. Ft.(Type – R) on Carpet Area for valuation.



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Actual Site Photographs



Actual Site Photographs

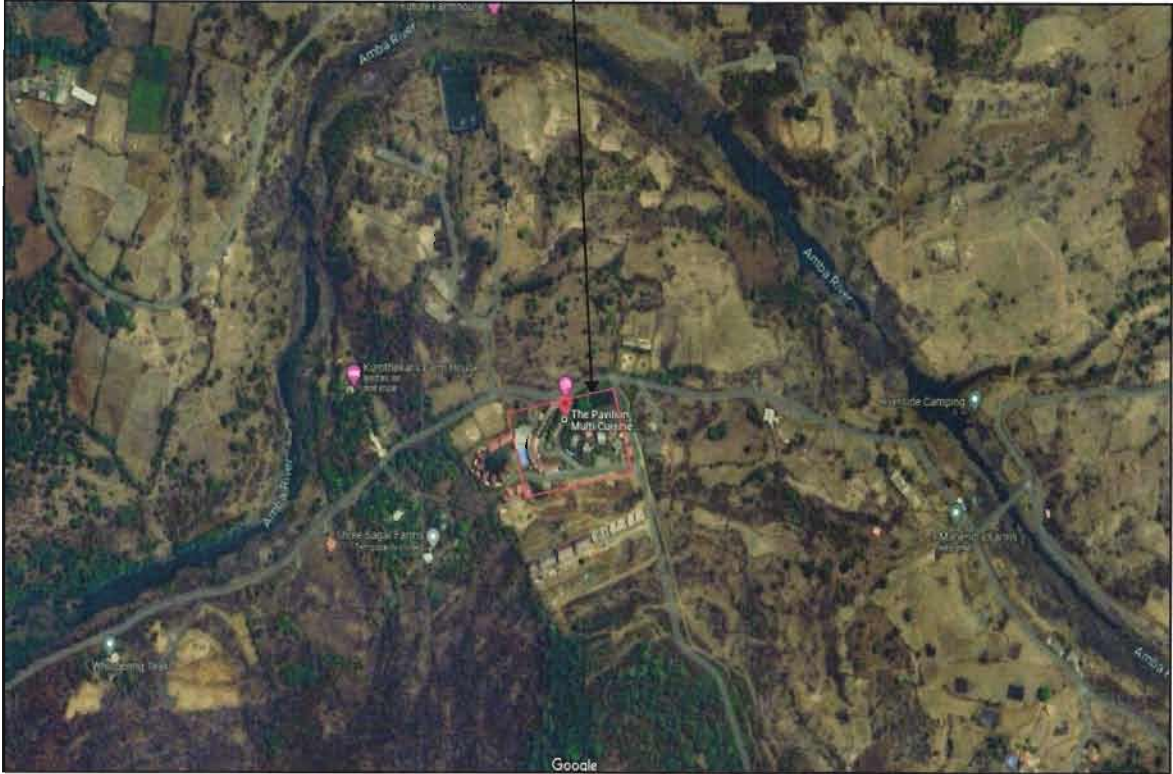


Actual Site Photographs



Route Map of the property

Site u/r



Latitude Longitude: 18°40'15.4"N 73°19'12.2"E



Note: The Blue line shows the route to site from nearest ST Stand (Jambhulpada – 3.3 Km.)



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Government of Maharashtra
नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन


Annual Statement of Rates Ver. 2.0 (बाजारमूल्य दर पत्रक आवृत्ती 2.0)

Home
Valuation Guidelines | User Manual

Year: 2023-2024 | Language: English



Selected District: Raigad

Select Taluka: Sudhagarh

Select Village: Pavasatwadi

Vibhag Number: 4

Assesment Type	Assesment Range	Rate Rs/-	Unit
विरासत शेत जमीन	0-1.25	393100	हेक्टर
विरासत शेत जमीन	1.26-2.50	736600	हेक्टर
विरासत शेत जमीन	2.51-5.00	984400	हेक्टर
विरासत शेत जमीन	5.01-7.50	1158300	हेक्टर
विरासत शेत जमीन	7.51-10.00	1403900	हेक्टर
विरासत शेत जमीन	10.01-12.50	1525800	हेक्टर
विरासत शेत जमीन	12.51-ज्या पुढे	1810100	हेक्टर
खुली जमीन	0-0	1110	चौरस मीटर


Department of Registration and Stamp
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नोंदणी व मुद्रांक विभाग
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Year: 2023-2024 | Language: English

Selected District: Raigad

Select Taluka: Sudhagarh

Select Village: Pavasatwadi

Vibhag Number: 4

Assesment Type	Assesment Range	Rate Rs/-	Unit
खुली जमीन	0-0	1330	चौरस मीटर
निकासी	0-0.00	22400	चौरस मीटर
रुकणे	0-0	26800	चौरस मीटर
कालविकरे	0-0	24200	चौरस मीटर
हस्तकेदरीन कनिची	0-0	1280	चौरस मीटर
औद्योगिक विनयंश्री कनिची	0-0.00	1030	चौरस मीटर

Sales Instance

2615465 18-01-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुयम निबंधक : दु.नि. सुधागड दस्ता क्रमांक : 2615/2023 नोंदणी : Regn:63m
गावाचे नाव : पावसाळवाडी		
(1)विलेखाचा प्रकार	विक्री करारनामा	
(2)मौबदला	10863063	
(3) बाजारभाव भाडेपट्ट्याच्या बाबतिलगतकार अक्षरपट्टी देतो की पट्टेदार ते नमूद करावे)	5698000	
(4) भू-मापन,पोटहिस्ता व परक्रमांक(असल्यास)	1) पालिकेचे नाव:रायगडइतर वर्णन : इतर माहिती: भौजे पावसाळवाडी ता सुधागड जि रायगड यु ग्रा पंचायत माणगांव बु येथील बिनशेती मिळकत 64/ब/1 64/ब/2 मथिल केनिशा रेसोर्ट निवासस्थान मथिल सदनिका नं. क्यू3 अ क्षेत्र 1616 चौ. फुट (कारपेट)हा या विक्री कराराचा विषय आहे.((MILKAT NUMBER : 64/ब/1 64/ब/2 ;))	
(5) क्षेत्रफळ	1616 चौ.फूट	
(6)आकारणी किंवा जुडी देण्यात असलेले तेंका.		
(7) दस्तऐवज करून देणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-कुणाल अविनाश कुमठेकर वय:-56 पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं. , रोड नं. :-1204, ओबेरॉय बुल्डिंग, गोरगाव पूर्व, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400063 पिन नं:-AAKPK0839P 2): नाव:-पद्मजा कुणाल कुमठेकर वय:-57 पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं. , रोड नं. :-1204, ओबेरॉय बुल्डिंग, गोरगाव पूर्व, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400063 पिन नं:-AADPK4547P 3): नाव:-केपिन रिअल इस्टेट च्या वतीने कुणाल अविनाश कुमठेकर वय:-56 पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं. , रोड नं. :-1204, ओबेरॉय बुल्डिंग, गोरगाव पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400063 पिन नं:-AAPFK5792G 4): नाव:-केपिन रिअल इस्टेट च्या वतीने पद्मजा कुणाल कुमठेकर वय:-57 पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं. , रोड नं. :-1204, ओबेरॉय बुल्डिंग, गोरगाव पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400063 पिन नं:-AAPFK5792G	
(8)दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-आशिष सुरेश फडके वय:-53; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं. , रोड नं. सर्वे नं. 20/2, प्लॉट क्र. आर 7, फ्लॅट क्रमांक 601,तारा टॉवर्स अपार्टमेंट, सिटी प्राइड मल्टिप्लेक्स जवळ,कोथरूड, माजी सैनिक वसाहत,पुणे, महाराष्ट्र, पुणे. पिन कोड:-411038 पिन नं:-ACZPP2292G 2): नाव:-वृंदा आशिष फडके वय:-51; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं. , रोड नं. सर्वे नं. 20/2, प्लॉट क्र. आर 7, फ्लॅट क्रमांक 601,तारा टॉवर्स अपार्टमेंट, सिटी प्राइड मल्टिप्लेक्स जवळ,कोथरूड, माजी सैनिक वसाहत,पुणे, महाराष्ट्र, PUNE. पिन कोड:-411038 पिन नं:-AFXPP2091J 3): नाव:-अदिती आशिष फडके वय:-25; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं. , रोड नं. सर्वे नं. 20/2, प्लॉट क्र. आर 7, फ्लॅट क्रमांक 601,तारा टॉवर्स अपार्टमेंट, सिटी प्राइड मल्टिप्लेक्स जवळ,कोथरूड, माजी सैनिक वसाहत,पुणे, महाराष्ट्र, पुणे. पिन कोड:-411038 पिन नं:-CZPP4510C 4): नाव:-वर्षा आशिष फडके वय:-22; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं. , रोड नं. सर्वे नं. 20/2, प्लॉट क्र. आर 7, फ्लॅट क्रमांक 601,तारा टॉवर्स अपार्टमेंट, सिटी प्राइड मल्टिप्लेक्स जवळ,कोथरूड, माजी सैनिक वसाहत,पुणे, महाराष्ट्र, पुणे. पिन कोड:-411038 पिन नं:-EFQPP2446E	
(9) दस्तऐवज करून दिल्याचा दिनांक	09/11/2023	
(10)दस्त नोंदणी केलेल्या दिनांक	09/11/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	2615/2023	
(12)बाजारभावमागणे मुद्रांक शुल्क	545200	
(13)बाजारभावमागणे नोंदणी शुल्क	30000	

Sales Instance

गावाचे नाव : पावसाळवाडी	
(1) विलेखाचा प्रकार	विक्री करारनामा
(2) मोबदला	10863063
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतिलेख/पट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे.	5698000
(4) भू-मापन, पोटहिसा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव-रायगड इतर वर्णन : इतर माहिती: मौजे पावसाळवाडी ता सुधागड जि रायगड पु प्रा पंचायत माणगाव बु वेधील बिनशेती मिळकत 64/ब/1 64/ब/2 मधील केनिशा रेसोर्ट निवासस्थान माथिल सदनिका नं. क्यू 3 बी क्षेत्र 1616 चौ. फुट. (कारपेट) हा या विक्री कराराचा विषय आहे (MILKAT NUMBER : 64/ब/1 64/ब/2 :)
(5) क्षेत्रफळ	1616 चौ.फूट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या दिवशी ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी माल्यालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिकादिवे नाव व पत्ता.	1): नाव-कुणाल अविनाश कुमठेकर वय-56 पता-प्लॉट नं. - भाळा नं. - इमारतीचे नाव - , ब्लॉक नं. - , रोड नं. - 1204, ओबेरॉय बुइस, गोरगाव पूर्व, मुंबई, महाराष्ट्र, मुंबई. पिन कोड-400063 पॅन नं.-AAKPK0839P 2): नाव-पद्मजा कुणाल कुमठेकर वय-57 पता-प्लॉट नं. - भाळा नं. - इमारतीचे नाव - , ब्लॉक नं. - , रोड नं. - 1204, ओबेरॉय बुइस, गोरगाव पूर्व, मुंबई, महाराष्ट्र, मुंबई. पिन कोड-400063 पॅन नं.-AADPK4547P 3): नाव-केपिन रिअल इस्टेट व्हा वतीने कुणाल अविनाश कुमठेकर वय-56 पता-प्लॉट नं. - भाळा नं. - इमारतीचे नाव - , ब्लॉक नं. - , रोड नं. - 1204, ओबेरॉय बुइस, गोरगाव पूर्व, मुंबई, महाराष्ट्र, मुंबई. पिन कोड-400063 पॅन नं.-AAPK5792G 4): नाव-केपिन रिअल इस्टेट व्हा वतीने पद्मजा कुणाल कुमठेकर वय-57 पता-प्लॉट नं. - भाळा नं. - इमारतीचे नाव - , ब्लॉक नं. - , रोड नं. - 1204, ओबेरॉय बुइस, गोरगाव पूर्व, मुंबई, महाराष्ट्र, मुंबई. पिन कोड-400063 पॅन नं.-AAPK5792G
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी माल्यालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिकादिवे नाव व पत्ता.	1): नाव-गणेश जनार्दन पै वय-56 पता-प्लॉट नं. - भाळा नं. - इमारतीचे नाव - , ब्लॉक नं. - , रोड नं. - 1304, आकृती एलिंगन्स, 90 फीट रोड, गव्हाण वाडा, मुहुड पूर्व, मुंबई, महाराष्ट्र, मुंबई. पिन कोड-400081 पॅन नं.-AARPP3156F 2): नाव-साबी गणेश पै वय-52 पता-प्लॉट नं. - भाळा नं. - इमारतीचे नाव - , ब्लॉक नं. - , रोड नं. - 1304, आकृती एलिंगन्स, 90 फीट रोड, गव्हाण वाडा, मुहुड पूर्व, मुंबई, महाराष्ट्र, मुंबई. पिन कोड-400081 पॅन नं.-AUGPP6348G
(9) दस्तऐवज करून दिल्याचा दिनांक	09/11/2023
(10) दस्त नोंदणी केल्याचा दिनांक	09/11/2023
(11) अनुक्रमिक, खंड व पृष्ठ	2616/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	543200
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	



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Sales Instance

2031465	सूची क्र.2	दुयम निबंधक : दु.नि. सुधागड
18-01-2024		दस्त क्रमांक : 2031/2023
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोंदणी :
		Regn:63m
गावाचे नाव : पावसाळवाडी		
(1)विलेखाचा प्रकार	विक्री करारनामा	
(2)मोबदला	10000000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	7401000	
(4) भू.मापन,फोटोहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:रायगडइतर वर्णन : इतर माहिती: मौजे पावसाळवाडी ता सुधागड जि रायगड घु ग्रा पंचायत माणगांव बु येथील बिनशेती मिळकत 64/ब/1 व 64/ब/2 मधील केनिशा रेसोर्ट होम मधील सदनिका नं. क्यु 4 अ क्षेत्र 1616 चौ.फुट .(कारपेट)व क्यु 4-ब क्षेत्र 1616 चौ.फुट .(कारपेट)हा या विक्री कराराचा विषय आहे.(MILKAT NUMBER : 64/ब/1 व 64/ब/2 ;)	
(5) क्षेत्रफळ	3232 चौ.फूट	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देण्यास लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1) नाव:-कुणाल अविनाश कुमठेकर वय:-56 पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव:- , ब्लॉक नं. - , रोड नं. -अ -1204, ओबेरॉय वुड्स, गोरगाव पूर्व, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400063 पॅन नं:-AAKPK0839P 2) नाव:-पद्मजा कुणाल कुमठेकर वय:-57 पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव:- , ब्लॉक नं. - , रोड नं. -अ -1204, ओबेरॉय वुड्स, गोरगाव पूर्व, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400063 पॅन नं:-AABPK4547P 3) नाव:-केपीन रिअल इस्टेट व्हॅन्स च्या वतीने कुणाल अविनाश कुमठेकर वय:-56 पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव:- , ब्लॉक नं. - , रोड नं. -अ -1204, ओबेरॉय वुड्स, गोरगाव पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400063 पॅन नं:-AAKPK0839P 4) नाव:-केपीन रिअल इस्टेट व्हॅन्स च्या वतीने पद्मजा कुणाल कुमठेकर वय:-57 पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव:- , ब्लॉक नं. - , रोड नं. -अ -1204, ओबेरॉय वुड्स, गोरगाव पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400063 पॅन नं:-AAPFK5792G	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1) नाव:-संजय तुळसियो वाधवा वय:-49, पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव:- , ब्लॉक नं. - , रोड नं. -एच 802, ग्रेट ईस्टर्न गार्डन्स एलबीएस मार्ग, कांजूरमार्ग पश्चिम मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400083 पॅन नं:-AAFPW8459G 2) नाव:-भव्या संजय वाधवा वय:-48, पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव:- , ब्लॉक नं. - , रोड नं. -एच 802, ग्रेट ईस्टर्न गार्डन्स एलबीएस मार्ग, कांजूरमार्ग पश्चिम मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400083 पॅन नं:-AAXPW0619C	
(9) दस्तऐवज करून दिल्याचा दिनांक	28/08/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	28/08/2023	
(11)अनुक्रमांक.खंड व पृष्ठ	2031/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	500000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		



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Price Indicators Projects nearby Locality


Raigad
BUY RENT PROJECTS AGENTS SERVICES
Post Property
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Home > Raigad > Pali > House & Villas > 3 BHK > 3 BHK House & Villas 20000 Sq.ft.



3 BHK House & Villa 3150 Sq.ft. for Sale in Pali, Raigad

Pali, Raigad - View Map

3 Beds

₹ 1.65 Cr. ₹ 825/Sq.ft.

ENQUIRY NOW GET PHONE NO.

Property Overview

Location Pali, Raigad	Bedrooms 3 BHK	Built Up Area 3150 Sq.ft.	Plot/Land Area 20000 Sq.ft.	Carpet Area 2850 Sq.ft.
Super Area 20000 Sq.ft.	Ownership Builder	Sale Type New	Type House & Villas	Property on Floor Ground
Status Under Construction	Sale Type New	Ownership Builder		
Property on Floor Ground	Total Floors 2			

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Agent / +91-90402xxxx

Please share your contact info I am

Individual Agent

Name


Email Address

+91 - Mobile Number


Message
I am interested in this property.

I agree to be contacted thru call, Whatsapp, sms & email by RealEstateIndia and other advertisers for similar properties.

SUBMIT


Raigad
BUY RENT PROJECTS AGENTS SERVICES
Post Property
Sign In / Join Free

Home > Raigad > Sudhagad > House & Villas > 3 BHK > 3 BHK House & Villas 2800 Sq.ft.



3 BHK House & Villa 2800 Sq.ft. for Sale in Sudhagad, Raigad

Sudhagad, Raigad, Maharashtra - View Map

3 Beds

₹ 1.50 Cr. ₹ 536/Sq.ft.

ENQUIRY NOW GET PHONE NO.

Property Overview

Location Sudhagad, Raigad, Maharashtra	Bedrooms 3 BHK	Built Up Area 3360 Sq.ft.	Type House & Villas	Project & Society Class & Country Villas
--	--------------------------	-------------------------------------	-----------------------------------	--

Project & Society
Class & Country Villas

ENQUIRY NOW

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Please share your contact info I am

Individual Agent

Name

Email Address

+91 - Mobile Number

Message
I am interested in this property.

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SUBMIT

Price Indicators Projects nearby Locality

REI RealEstateIndia | Raigad | BUY | RENT | PROJECTS | AGENTS | SERVICES | Post Property (FREE) | Sign In / Join Free

Home > Raigad > Sudhagad > 2 BHK House & Villa 1200 Sq.ft. for Sale in Sudhagad, Raigad

6 more

2 BHK House & Villa 1200 Sq.ft. for Sale in Sudhagad, Raigad

Sudhagad, Raigad - View Map

2 Beds | 2 Baths | 2 Balcony | 1200 Sq.ft

₹ 50 Lac | ₹ 500/Sq.ft

[ENQUIRY NOW](#) | [GET PHONE NO.](#)

Property Overview

Location Sudhagad, Raigad	Bedroom 2 BHK	Bathroom 2 Baths	Built-up Area 1200 Sq.ft.	Carpet Area 1200 Sq.ft.
Super Area 10000 Sq.ft.	Ownership Individual	Sale Type New	Type House & Villas	Total Floors 2
Status Ready to Move	Sale Type New	Ownership Individual		
Total Floors 2				

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Please share your contact info

Name: _____
 Email Address: _____
 Mobile Number: +91 - _____
 I am interested in this property

I agree to be contacted thru call, WhatsApp, sms & e-mail by RealEstateIndia and other advertisers for similar properties

HOUSING24 | Raigad | Search | Filter

SPONSORED PROJECT

₹40.0 L
Residential Plot
Sudhagad, Raigad
10000 Sq.ft
10000 Sq.ft

[Interested](#)

La Tim Vasudha

₹24.5 L - 1.14 Cr
2BHK Villa of 1200 Sq.ft

[Contact Developer](#)

1 RK, 1, 2, 3 BHK Villa, Studio...
Comparisons

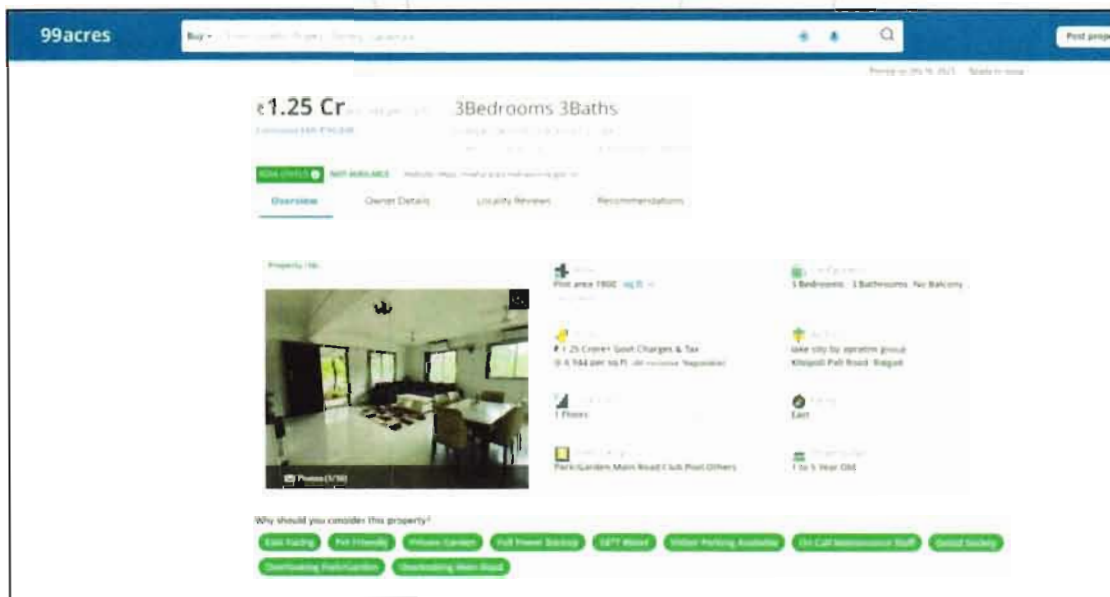
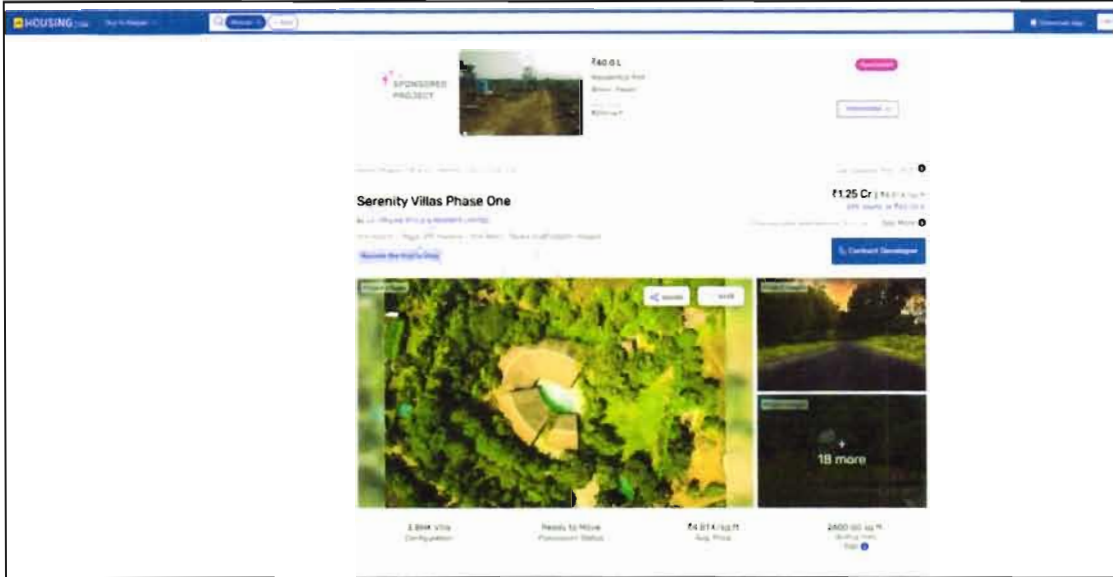
Jul 2018
Possession Starts

Price on request
Avg. Price

600.00 sq.ft - 2400.00 sq.ft
Built-up Area
BHK



Price Indicators Projects nearby Locality



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 : 19.01.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj
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 Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.01.19 15:09:43 +05'30'

Auth. Sign.

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)

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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 19.01.2024 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 03.01.2024. 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 Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- o. My PAN Card number as applicable is AERPC9086P
- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- r. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- s. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable. The valuation report is submitted in the prescribed format of the bank.
- t. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V - A signed copy of same to be taken and kept along with this declaration)
- u. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- v. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- w. I am the Director of the company, who is competent to sign this valuation report.
- x. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- y. Further, I hereby provide the following information.

	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by M/s. Kpin Real Estate Ventures
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 Rajesh Ghadi – 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 - 03.01.2024 Valuation Date - 19.01.2024 Date of Report - 19.01.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 03.01.2024
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

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **19th January 2024** and does not take into account any unforeseeable developments which could impact the same in the future.

Our Investigations

We are not engaged to carry out all possible investigations in relation to the subject property. Where in our report we identify certain limitations to our investigations, this is to enable the reliant party to instruct further investigations where considered appropriate or where we recommend as necessary prior to reliance. Vastukala Consultants India Pvt. Ltd. (VCIPL) is not liable for any loss occasioned by a decision not to conduct further investigations

Assumptions

Assumptions are a necessary part of undertaking valuations. VCIPL adopts assumptions for the purpose of providing valuation advise because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

Information Supplied by Others

The appraisal is based on the information provided by the client. The same has been assumed to be correct and has been used for appraisal exercise. Where it is stated in the report that another party has supplied information to VCIPL, this information is believed to be reliable but VCIPL can accept no responsibility if this should prove not to be so.

Future Matters

To the extent that the valuation includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based on the information known to VCIPL at the date of this document. VCIPL does not warrant that such statements are accurate or correct.

Map and Plans

Any sketch, plan or map in this report is included to assist the reader while visualising the property and assume no responsibility in connection with such matters.

Site Details

Based on inputs received from Client's representative and site visit conducted, we understand that the subject property is currently a Building Under Construction work is in progress contiguous and non-agricultural land parcel admeasuring as per table attached to the report and in the name **M/s. Kpin Real Estate Ventures**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.



Property Title

Based on our discussion with the Client, we understand that the subject property is owned by **M/s. Kpin Real Estate Ventures**. 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
Chalikwar**
Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.01.19 15:10:05 +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



Vastukala Consultants (I) Pvt. Ltd.
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