

Handwritten notes at top left corner.

CIVIL BENCH

43501

ULWA - 25

VASANT V. PALANDE

VEDIKA V. PALANDE

Handwritten signature: Sultana Qasbi Hoshdar

HL - 2, 12 LACS

CIF NO - 72259667178
72259667258

SBPAC NO - 62504738488

NRB - 8879857475 VEDIKA - 2879049114

HL - 62507329530

Large handwritten number 62 in a circle



KHALID B. SHAIKH

B.Com., L.L.B

Advocate High Court & Tax Consultant

NL-2/1/A-1, Plot No. 1, Sector 9, Nerul,
Navi Mumbai - 400 706.

(O) : 022 27713179 (M) : 98207 49646

E-mail : khalid.595@rediffmail.com

Flat NO-02
Bldg NO B-2
Siddhivinayak Garden
CHH Diva Smt Road
Diva East,
Thane-400612

Matrix Medical
Ashray Park

VASANT VISHWA PALANDE

UJWE R 21928 00025

HTL 62507 329 530

Col 300 923 61375

16



महाराष्ट्र शासन

महसूल व वनविभाग

जिल्हाधिकारी व जिल्हादंडाधिकारी कार्यालय, रायगड अलिबाग
हिराकोट तलावाजवळ, ता.अलिबाग, जि.रायगड ४०२ २०१

दुरध्वनी क्र. ०२१४१/२२२११८ फॅक्स क्र. ०२१४१/२२७४५१, Email: dcraigad@gmail.com

(गृह शाखः)

क्र.गृह/एमएजी-१/सरफेसी/प्रलंबित अर्ज/२०२३

दि. 31/०७/२०२३

प्रति,

STATE BANK OF INDIA

At-RASMEC Panvel (२१११७) Sharda Terrace, Plot No.६५,

Sector ११, Opp. K. Star Hotel, CBD Belapur, New Mumbai-४००६१४.



विषय :- सेक्युरिटायझेशन अॅण्ड रिकन्स्ट्रक्शन ऑफ असेटस् अॅण्ड एन्फोर्समेंट ऑफ
सेक्युरिटी इंटरेस्ट अॅक्ट २००२ अन्वये दाखल अर्जाबाबत अर्ज क्रमांक ५२९/२०२३

STATE BANK OF INDIA

V/s

Mr.Vasant Vishwas Palande & Others.

संदर्भ :- १. आपला दि.०६/०२/२०२३ रोजीचा अर्ज.
२. या कार्यालयाकडील पत्र क्र.गृह/एमएजी-१/सरफेसी/प्रलंबितअर्ज/२०२३,
दि.२८/०३/२०२३ रोजीचे अर्ज.

सेक्युरिटायझेशन अॅण्ड रिकन्स्ट्रक्शन ऑफ फिनान्शियल असेटस् अॅण्ड एन्फोर्समेंट ऑफ सेक्युरिटी
इंटरेस्ट अॅक्ट २००२ मधील कलम १४ अंतर्गत आपण या कार्यालयाकडे केलेला अर्ज कागदपत्रांच्या पूर्ततेवर /
प्रतिज्ञापत्र सादर करण्यावर या कार्यालयाकडे प्रलंबित आहे. प्रकरणी आढळून आलेल्या त्रुटीची /कागदपत्रांची पूर्तता
करणेबाबत आपणांस दि.२८/०३/२०२३ रोजी कळविले आहे. तथापि, अद्यापपर्यंत आपण सदर त्रुटीची / कागदपत्रांची
पूर्तता या कार्यालयाकडे केलेली नाही.

सेक्युरिटायझेशन अॅण्ड रिकन्स्ट्रक्शन ऑफ फिनान्शियल असेटस् अॅण्ड एन्फोर्समेंट ऑफ सेक्युरिटी
इंटरेस्ट अॅक्ट २००२ मधील कलम १४ अंतर्गत प्रलंबित असलेल्या अर्जाचा जलदगतीने निपटारा करण्याचे आहे.

तरी प्रस्तुत सरफेसी अर्ज प्रकरणामध्ये अद्याप आपण आवश्यक त्या कागदपत्रांची पूर्तता केलेली नाही
तरी सदर प्रकरणी आपणास स्वारस्य दिसून येत नसल्याने कागदपत्रांअभावी आपला विषयांकीत संदर्भिय अर्ज या
कार्यालयाकडून निकाली ठेवण्यात येत आहे.

(सदेश शिर्के)

अपर जिल्हादंडाधिकारी

Sr.No. PRE SANCTION INSPECTION SHEET (BUILDER / SITE / PROPERTY VISIT)
OF VISIT
Name of the applicant Particulars Observation of Dy Manager

Page 1 of 1

0

इतर पावती

Original/Duplicate

rsday,23 March 2017 11:35 AM

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 664

दिनांक: 23/03/2017

वाचे नाव: उरण

स्तऐवजाचा अनुक्रमांक: उरन-0-2017

स्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अॅड. ठाकुर टी. राजपाल

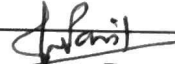
वर्णन शोध अर्ज क्र. 231/2017, मौजे द्रोणागिरी उरण, ता. उरण, जि. रायगड येथिल प्लॉट नं. 201, दुसरा मजला, स्टार होम्स, प्लॉट नं. 91A, सेक्टर 52, सन 1988 ते 2017

शोध व निरीक्षणे

रु. 750.00

एकूण:

रु. 750.00


Sub Registrar Uran
दुय्यम निबंधक उरण

1); देयकाचा प्रकार: eChallan रक्कम: रु.750/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH009620662201617E दिनांक: 21/03/2017

बँकेचे नाव व पत्ता:

phones

91 (22) 2882 6937

91 (22) 2882 5635

Mob 9869003273 /9833599876

Fax 91(22) 2882 5635

Email aarchconsultants@gmail.com

S. D. Thakare

Aarch Consultants & Valuers

B E Hons [Bom], A M I E , A I V

Govt. Reg. Valuers, Architectural, Engineering

Interior, Enviro, Repairs & Project Consultants

Off 1, Shree Chamunda Apt., Liberty Garden, Cross Rd No. 2, Opp. Mehta Estate, Malad [West] Mumbai :- 400 064

SBH Belapur Branch / Vasant Vishwas Palande / 18685

Date: 23/03/2017.

BILL

To,
The Manager
State Bank of Hyderabad,
RASMECCC,
Belapur Branch.

Subject: Bill for submission of valuation report of **Flat No. 201 on 2nd Floor, In Under Construction Building Known as "STAR HOMES", Situated at Plot No. 91A, Sector 52 of Village Uran, Next to Prajapati Villa, Dronagiri, Navi Mumbai, Taluka Uran, District Raigad.**

**In case of: - Mr. Vasant Vishwas Palande. (Purchaser)
Mrs. Vedika Palande. (Purchaser)**


For my taking instructions, & inspection of the above Said Flat and submitting the valuation report as required by you.

1) My Lump -Sum Fees for submission of report.	Rs. 1,500/-
2) Add Service Tax 15%	Rs. 225/-
3) Travelling & out of pocket & photography expenses.	Nil

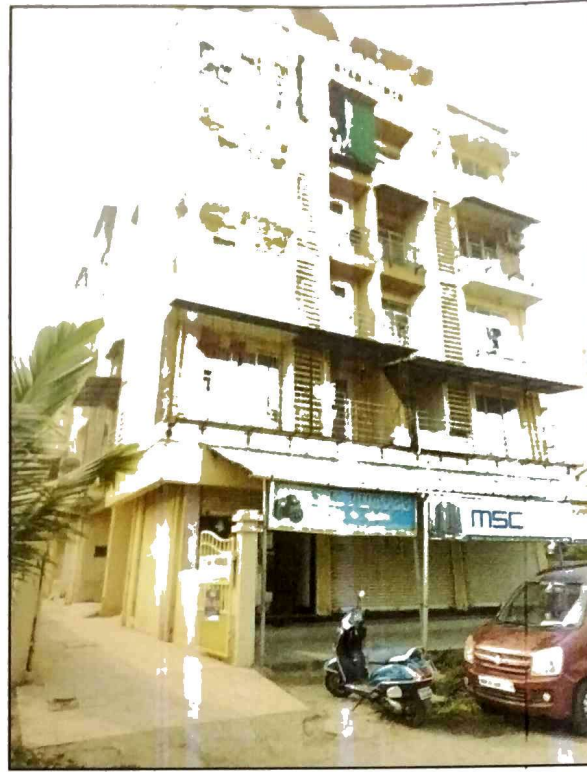
Rupees One Thousand Seven Hundred Twenty Five Only

Rs. 1,725/-

PAN No. AAAPT2729D
S.T. Reg. No. AAAPT2729DSD002


(S. D. Thakare)
Govt. Regd. Valuers.
Reg. No. CAT/II 249.

SBI A/c. No. 10378814121



Details of the property under consideration:

Name of Owner: **Mr. Vasant Vishwas Palande & Mrs. Vedika Vasant Palande.**

Residential Flat No. 201, 2nd Floor, "**Star Homes**", Plot No. 91A, Sector No. 52, Dronagiri, Village Uran, Navi Mumbai, Pin Code – 400 702, State – Maharashtra, Country – India.

Think, pro, act, win

Latitude Longitude: 18°52'07.2"N 72°57'57.5"E

Valuation Prepared for: **State Bank of India**

RASMECCC Panvel Branch

Shop No 5, Ground Floor, Sharda Terrace, Plot No 65, Sector - 11, CBD Belapur, Navi Mumbai,
Taluka & District - Thane, 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, Akruti Central Road, MIDC, Andheri (E), **Mumbai - 400 093, (M.S.), INDIA**

📞 TeleFax : +91 22 28371325/24

✉️ mumbai@vastukala.org

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 201, 2nd Floor, "Star Homes", Plot No. 91A, Sector No. 52, Dronagiri, Village Uran, Navi Mumbai, Pin Code – 400 702, State – Maharashtra, Country – India belongs to **Mr. Vasant Vishwas Palande & Mrs. Vedika Vasant Palande.**

Boundaries of the property.

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

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for SARFAESI Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 purpose at **₹ 17,19,576.00 (Rupees Seventeen Lakh Nineteen Thousand Five Hundred Seventy Six Only).**

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

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
B. Chalikwar
Digitally signed by Sharadkumar B.
Chalikwar
DN: cn=Sharadkumar B Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org,
c=IN
Date: 2023.01.31 16:47:27 +05:30

C.M.D.

Auth. Sign

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

SBI Empanelment No.: SME/TCC/2021-22/85/13

Encl: Valuation report.



Vastukala Consultants (I) Pvt. Ltd.
121, 1st Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai - 400 045

To
The Branch Manager,
State Bank of India
RASMECCC Panvel Branch
Shop No 5, Ground Floor, Sharda Terrace,
Plot No 65, Sector - 11, CBD Belapur, Navi Mumbai,
Taluka & District - Thane, State - Maharashtra, Country - India

VALUATION REPORT (IN RESPECT OF FLAT)

I General		
1	Purpose for which the valuation is made	: As per the request from State Bank of RASMECCC Panvel Branch to assess fair market value of the property for SARFAESI Securitisation Reconstruction of Financial Assets and Enforcement Security Interest Act, 2002 purpose.
2	a) Date of inspection	:
	b) Date on which the valuation is made	: 30.01.2023
3	List of documents produced for perusal	: 31.01.2023
		1. Copy of Agreement for Sale dated 03.03.2017. 2. Copy of Commencement Certificate No. CIDCO / BP-12571 / ATPO (NM & K) / 2016 / 1583 dated 02.02.2016 issued by CIDCO.
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)	: Mr. Vasant Vishwas Palande & Mrs. Vedika Vasant Palande. Address: Residential Flat No. 201, 2 nd Floor, "Star Homes", Plot No. 91A, Sector No. 52, Dronagiri, Village Uran, Navi Mumbai, Pin Code - 400 702, State - Maharashtra, Country - India.
5	Brief description of the property (Including Leasehold / freehold etc.)	: Joint Ownership Details of Ownership shares not available. The property is a residential Flat No. 201 is located on 2 nd Floor. At the time of visit, internal visit was not done. As per sale plan attached to the agreement, The composition of flat is Living Room + Kitchen + Toilet. (i.e. 1 RK + Toilet). The property is at 3.9 Km. travelling distance from nearest railway station Dronagiri
6	Location of property	:
	a) Plot No. / Survey No.	: Plot No. 91A, Sector No. 52 of Village Uran
	b) Door No.	: Residential Flat No. 201
	c) C. T.S. No. / Village	: Village - Uran
	d) Ward / Taluka	: Taluka - Panvel
	e) Mandal / District	: District - Raigad

Valuation Report Prepared For SBI RA	
f)	Date of issue approved man
g)	Approved m
h)	Whether approved
i)	Any other values
7	Postal address

8.	City / T
	Resid
	Com
	Indu
9.	Ch
	i)
10.	
11	

	Assessment No	:	Details not available
	Tax paid in the name of.	:	Details not available
	Tax amount.	:	Details not available
5	Electricity Service connection No.:	:	Details not available
	Meter Card is in the name of:	:	Details not available
6	How is the maintenance of the flat?	:	Good
7	Sale Deed executed in the name of	:	Mr. Vasant Vishwas Palande & Mrs. Vedika Vasant Palande.
8	What is the undivided area of land as per Sale Deed?	:	Details not available
9	What is the plinth area of the flat?	:	Total Built Up Area in Sq. Ft. = 342.00 (Area as per Agreement for Sale)
10	What is the floor space index (app.)	:	As per CIDCO norms
11	What is the Carpet Area of the flat?	:	Carpet Area in Sq. Ft. = 249.00 Flowerbed Area in Sq. Ft. = 43.00 (Area as per Agreement for Sale)
12	Is it Posh / I Class / Medium / Ordinary?	:	Middle Class
13	Is it being used for Residential or Commercial purpose?	:	Residential purpose
14	Is it Owner-occupied or let out?	:	Vacant / Internal visit was not allowed
15	If rented, what is the monthly rent?	:	₹ 3,500.00 Expected rental income per month
IV	MARKETABILITY	:	
1	How is the marketability?	:	Good
2	What are the factors favouring for an extra Potential Value?	:	Located in developing area
3	Any negative factors are observed which affect the market value in general?	:	No
V	Rate	:	
1	After analyzing the comparable sale instances, what is the composite rate for a similar flat with same specifications in the adjoining locality? - (Along with details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 4,200.00 to ₹ 6,200.00 per Sq. Ft. on Built up Area
2	Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the flat under comparison (give details).	:	₹ 5,200.00 per Sq. Ft.
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,300.00 per Sq. Ft.
	II. Land + others	:	₹ 2,900.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 51,500.00 per Sq. M. i.e. ₹ 4,784.00 per Sq. Ft.
	Guideline rate (after depreciation)	:	₹ 49,660.00 per Sq. M.



Vastukala Consultants (I) Pvt. Ltd.

Think Innovate Create

An ISO 9001:2015 Certified Company

www.vastukala.org



The above table and soft copies of I I Ks if any, is being sent to your mail IDs by email.

Yours faithfully,