

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Mehbub Chand Shaikh & Mrs. Ruksana Mehboob Shaikh**

Residential Tenement No. 3, Ground Floor, Building No. 45, Type – MIG-II(KL-5)/S-I, "**Vishal Apartment Owner's Association**", Plot No. 3E / 06, Sector – 3E, Village – Kalamboli, Navi Mumbai, Taluka – Panvel, District – Raigad, PIN – 410 218, State – Maharashtra, Country – India.

Latitude Longitude - 19°01'38.7"N 73°06'11.6"E

Valuation Prepared for:

Cosmos Bank




Mulund (East) Branch

Ground + 1st Floor of Shop No. 2, 1st Floor of Shop No. 1, "Romell Vasanti", Vasanti Vihar Co-op. Hsg. Soc. Ltd., Navghar Road, Mulund (East), Mumbai – 400 081, State – Maharashtra, Country – India.



Our Pan India Presence at :

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

Vastu/Mumbai/01/2024/6471/2304627
23/19-329-PRSK
Date: 23.01.2024

VALUATION OPINION REPORT

The property bearing Residential Tenement No. 3, Ground Floor, Building No. 45, Type – MIG-II(KL-5)/S-I, “**Vishal Apartment Owner’s Association**”, Plot No. 3E / 06, Sector – 3E, Village – Kalamboli, Navi Mumbai, Taluka – Panvel, District – Raigad, PIN – 410 218, State – Maharashtra, Country – India belongs to **Mr. Mehbub Chand Shaikh & Mrs. Ruksana Mehbub Shaikh**.

Boundaries of the property.

North : Internal Road & Building No. 44
South : Building No. 46
East : Old Sudhagad High School Play Ground
West : Society Office

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose for **₹ 42,97,387.00 (Rupees Forty Two Lakhs Ninety Seven Thousand Three Hundred Eighty Seven Only)**.

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

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj
Chalikwar

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Encl. Valuation Report

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.01.24 10:15:23 +05'30'

Auth. Sign.



Our Pan India Presence at :

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

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

Residential Tenement No. 3, Ground Floor, Building No. 45, Type – MIG-II(KL-5)/S-I, “Vishal Apartment Owner’s Association”, Plot No. 3E / 06, Sector – 3E, Village – Kalamboli, Navi Mumbai,
Taluka – Panvel, District – Raigad, PIN – 410 218,
State – Maharashtra, Country – India.

Form 0-1

(See Rule 8 D)

REPORT OF VALUATION OF IMMOVABLE PROPERTY (OTHER THAN AGRICULTURAL LANDS, PLANTATIONS, FORESTS, MINES AND QUARRIES)

GENERAL:

1	Purpose for which the valuation is made	To assess the Fair Market Value as on 23.01.2024 for Bank Loan Purpose
2	Date of inspection	22.01.2024
3	Name of the owner/ owners	Mr. Mehbub Chand Shaikh & Mrs. Ruksana Mehboob Shaikh
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership Details of ownership share is not available
5	Brief description of the property	Address: Residential Tenement No. 3, Ground Floor, Building No. 45, Type – MIG-II(KL-5)/S-I, “Vishal Apartment Owner’s Association”, Plot No. 3E / 06, Sector – 3E, Village – Kalamboli, Navi Mumbai, Taluka – Panvel, District – Raigad, PIN – 410 218, State – Maharashtra, Country – India. Contact Person: Mr. Mehbub Chand Shaikh (Owner) Contact No.: 9224883102
6	Location, street, ward no	Plot No. 3E / 06, Sector – 3E, Village – Kalamboli, Navi Mumbai, Taluka – Panvel, District – Raigad, PIN – 410 218
	Survey/ Plot no. of land	Plot No. 3E / 06, Sector – 3E, Gat No. 437 / 254, 243, 242 of Village - Kalamboli
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Residential Area
9	Classification of locality-high class/ middle class/poor class	Middle Class
10	Proximity to civic amenities like schools, Hospitals, Units, market, cinemas etc.	All the amenities are available in the vicinity
11	Means and proximity to surface communication by which the locality is served	Served by Buses, Taxies, Auto and Private cars
	LAND	

12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Area as per site measurement area as under:										
		<table border="1"> <thead> <tr> <th>Particulars</th> <th>Carpet Area in Sq. Ft.</th> </tr> </thead> <tbody> <tr> <td>Actual Carpet Area</td> <td>260.00</td> </tr> <tr> <td>Addition Area (not mentioned in the Agreement)</td> <td></td> </tr> <tr> <td>Carpet Area</td> <td>260.00</td> </tr> <tr> <td>Open Space Area</td> <td>204.00</td> </tr> <tr> <td>Total Addition Area</td> <td>464.00</td> </tr> </tbody> </table>	Particulars	Carpet Area in Sq. Ft.	Actual Carpet Area	260.00	Addition Area (not mentioned in the Agreement)		Carpet Area	260.00	Open Space Area	204.00
Particulars	Carpet Area in Sq. Ft.											
Actual Carpet Area	260.00											
Addition Area (not mentioned in the Agreement)												
Carpet Area	260.00											
Open Space Area	204.00											
Total Addition Area	464.00											
		<p>Carpet Area in Sq. Ft. = 263.00 (Area as per Approved Plan)</p> <p>Built-up Area in Sq. Ft. = 357.00 (Area as per Agreement for Sale & Approved Plan)</p>										
13	Roads, Streets or lanes on which the land is abutting	Plot No. 3E / 06, Sector – 3E, Village – Kalamboli, Navi Mumbai, Taluka – Panvel, District – Raigad, PIN – 410 218										
14	If freehold or leasehold land	Free hold										
15	If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease. (i) Initial Premium (ii) Ground Rent payable per annum (iii) Unearned increased payable to the Lessor in the event of sale or transfer	N. A.										
16	Is there any restriction covenant in regard to use of land? If so, attach a copy of the covenant.	As per documents										
17	Are there any agreements of easements? If so, attach a copy of the covenant	Information not available										
18	Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so, give Particulars.	Information not available										
19	Has any contribution been made towards development or is any demand for such contribution still outstanding?	Information not available										
20	Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date of the notification.	No										
21	Attach a dimensioned site plan	Yes										
	IMPROVEMENTS											
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Copy of Building Approved Plan dated 18.10.1985 issued by CIDCO.										
23	Furnish technical details of the building on a	Attached										

	separate sheet (The Annexure to this form may be used)	
24	Is the building owner occupied/ tenanted/ both?	Seller Occupied
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible – As per CIDCO norms Percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	N.A.
	(ii) Portions in their occupation	N.A.
	(iii) Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 9,000.00 Expected rental income per month
	(iv) Gross amount received for the whole property	N.A.
27	Are any of the occupants related to, or close to business associates of the owner?	Information not available
28	Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details	N. A.
29	Give details of the water and electricity charges, If any, to be borne by the owner	N. A.
30	Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	N. A.
31	If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
32	If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
33	Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?	N. A.
34	What is the amount of property tax? Who is to bear it? Give details with documentary proof	Information not available
35	Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Information not available
36	Is any dispute between landlord and tenant regarding rent pending in a court of rent?	N. A.
37	Has any standard rent been fixed for the	N. A.

	premises under any law relating to the control of rent?	
	SALES	
38	Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.	As per sub registrar of assurance records
39	Land rate adopted in this valuation	N. A. as the property under consideration is a Residential Tenement in a building. The rate is considered as composite rate.
40	If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.
	COST OF CONSTRUCTION	
41	Year of commencement of construction and year of completion	Year of Completion - 1985 (Approx.)
42	What was the method of construction, by contract/By employing Labour directly/ both?	N. A.
43	For items of work done on contract, produce copies of agreements	N. A.
44	For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof.	N. A.
	Remark: 1. <i>As per Site Inspection, Actual Carpet area of the flat is 260.00 Sq. Ft. & Total Addition Area is 464.00 which is not mentioned in the agreement for sale.</i> 2. <i>Legal documents of Addition Area & Open Space Area not provided; hence we have not considered for valuation. For the purpose of valuation, we have considered the Built-Up area as per Agreement for Sale.</i> 3. <i>As per Approved Plan, the composition of Tenement is having Living Room + Kitchen + 1 Bedroom + WC + Bath but as per site inspection, it is Living Room + Kitchen + 2 Bedrooms + 2 WC + 2 Bath + Open Space Area.</i> 4. <i>Addition FSI Area Statement Occupancy & Commencement Certificate not provided for our verification.</i> 5. <i>The flat under valuation is averagely maintained. At some places plaster is pulled out.</i>	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Mulund (East) Branch to assess fair market value as on 23.01.2024 for Residential Tenement No. 3, Ground Floor, Building No. 45, Type – MIG-II(KL-5)/S-I, “Vishal Apartment Owner's Association”, Plot No. 3E / 06, Sector – 3E, Village – Kalamboli, Navi Mumbai, Taluka – Panvel, District – Raigad, PIN – 410 218, State – Maharashtra, Country – India belongs **Mr. Mehbub Chand Shaikh & Mrs. Ruksana Mehboob Shaikh.**

We are in receipt of the following documents:

1	Copy of Agreement for Sale (4 Pages from Documents) dated 29.12.2023 between Mr. Mohin Abdul Aziz Kazi (The Vendor) AND Mr. Mehbub Chand Shaikh & Mrs. Ruksana Mehboob Shaikh (The Purchaser's).
2	Copy of CIDCO Allotment Letter Ref. No. CIDCO / MM / KLM / OP / MIG – II (KL-5) / S – I dated 16/01/1986 issued by CIDCO.
3	Copy of Building Approved Plan dated 18.10.1985 issued by CIDCO
4	Copy of Electricity Bill Consumer No. 028652737732 dated 06.01.2024 in the name of Mr. Mohin Abdul Aziz Kazi issued by MSEDCL.

LOCATION:

The said building is located on Plot No. 3E / 06, Sector – 3E, Gat No. 437 / 254, 243, 242 of Village - Kalamboli Taluka - Panvel, District - Raigad. The property falls in Residential Zone. It is at a travelling distance of 3.5 Km. from Khandeshwar railway station.

BUILDING:

The building under reference is having Ground + 3 upper floors. It is a R.C.C. framed structure with 9" thick external walls and 6" thick internal brick walls. The walls are having sand faced plaster from outside. The staircase is of R.C.C. with R.C.C. trades and risers with chequered tile floor finish. The external condition of building is normal. The building is used for residential purpose. Ground Floor is having 4 Residential Tenements. The building having no Lift.

Residential Tenement:

The residential Tenement under reference is situated on the Ground floor. As per Approved Plan, the composition of Tenement is having Living Room + Kitchen + 1 Bedroom + WC + Bath but as per site inspection, it is Living Room + Kitchen + 2 Bedrooms + 2 WC + 2 Bath + Open Space Area. (i.e., **2 BHK + 2 WC + 2 Bath**). The residential Tenement is finished with Vitrified tiles flooring, Teak wood door frame with solid flush door, Powder Coated Aluminum sliding windows, Casing Capping electrification & Concealed & Open plumbing etc. The flat under valuation is averagely maintained. At some places plaster is pulled out.

Valuation as on 23rd January 2024

The Built-Up Area of the Residential Tenement	:	357.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	1985 (Approx.)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	39 Years
Cost of Construction	:	357.00 X 2,500.00 = ₹ 8,92,500.00
Depreciation $\{(100-10) \times 39 / 60\}$:	58.50%
Amount of depreciation	:	5,22,113.00

Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 77,600.00 per Sq. M. i.e., ₹ 7,209.00 per Sq. Ft.
Guideline rate (After Depreciation)	:	₹ 59,309.00 per Sq. M. i.e., ₹ 5,510.00 per Sq. Ft.
Prevailing market rate	:	₹ 13,500.00 per Sq. Ft.
Value of property as on 23.01.2024	:	357.00 Sq. Ft. X ₹ 13,500.00 = ₹ 48,19,500.00

(Area of property x market rate of developed land & Commercial premises as on 2023 - 24 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Depreciated fair value of the property as on 23.01.2024	:	₹ 48,19,500.00 - ₹ 5,22,113.00 = ₹ 42,97,387.00
Total Value of the property	:	₹ 42,97,387.00
The realizable value of the property	:	₹ 38,67,648.00
Distress value of the property	:	₹ 34,37,910.00
Insurable value of the property	:	₹ 8,92,500.00
Guideline value of the property	:	₹ 25,77,096.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Tenement No. 3, Ground Floor, Building No. 45, Type – MIG-II(KL-5)/S-I, “Vishal Apartment Owner's Association”, Plot No. 3E / 06, Sector – 3E, Village – Kalamboli, Navi Mumbai, Taluka – Panvel, District – Raigad, PIN – 410 218, State – Maharashtra, Country – India for this particular purpose at **₹ 42,97,387.00 (Rupees Forty Two Lakhs Ninety Seven Thousand Three Hundred Eighty Seven Only)**.

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NOTES

1. I, Manoj Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **23rd January 2024 is ₹ 42,97,387.00 (Rupees Forty Two Lakhs Ninety Seven Thousand Three Hundred Eighty Seven Only)**. Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.
2. This valuation is done on the basis of information, which the valuer has obtained by information provided by the client about the premises and location of the surrounding area and also prevailing rates in the surrounding area, and further subject to document as mentioned in valuation report.
3. This valuer should not be held responsible for authentication of documents, clear title and other such related matters. For that purpose Latest Legal Opinion should be sought.

PART II- DECLARATION

I hereby declare that

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

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ANNEXURE TO FORM 0-1

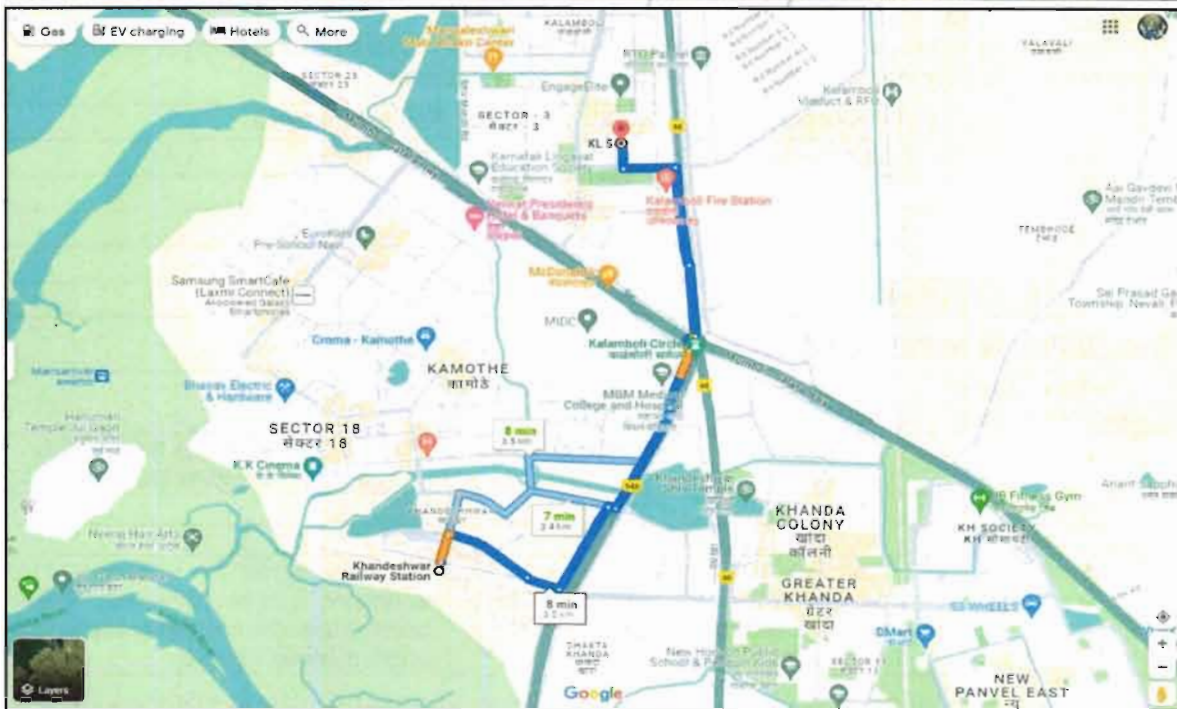
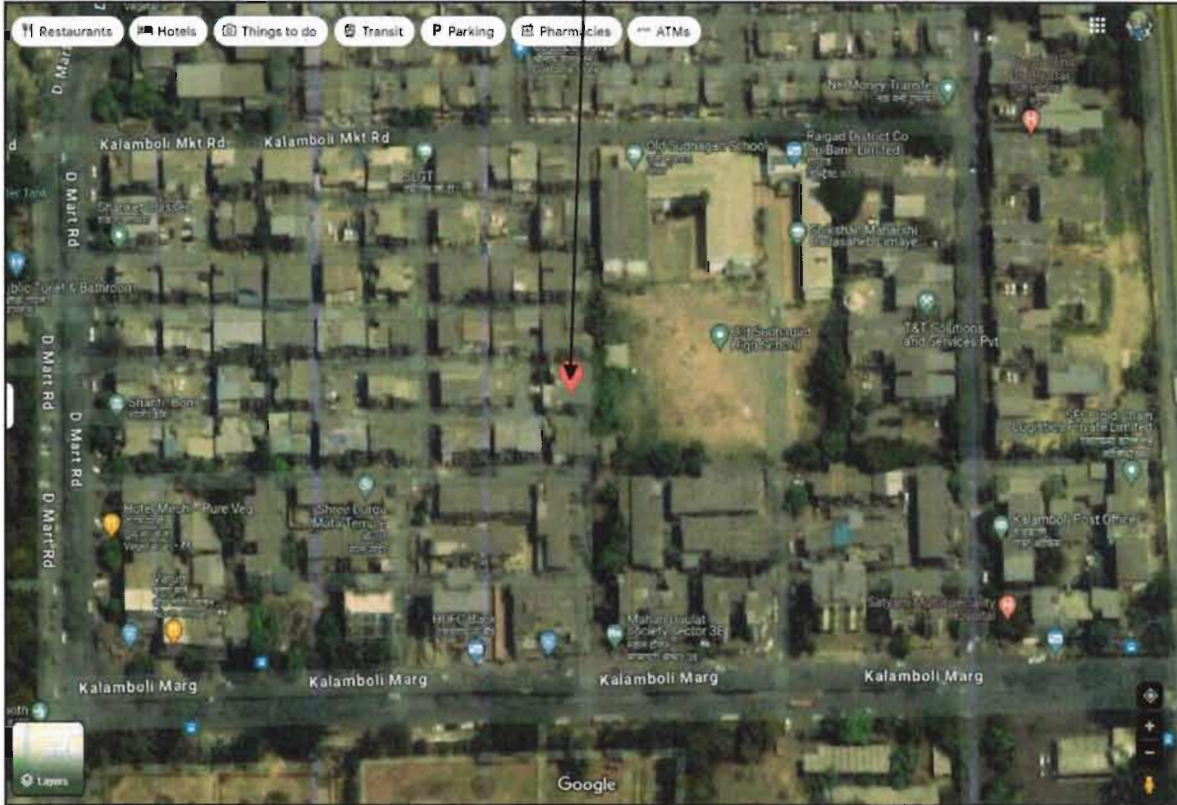
Technical details		Main Building
1.	No. of floors and height of each floor	Ground + 3 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Tenement situated on Ground Floor
3.	Year of construction	1985 (Approx.)
4.	Estimated future life	21 Years Subject to proper, preventive periodic maintenance & structural repairs
5.	Type of construction- load bearing walls/RCC frame/ steel frame	R.C.C. Framed Structure
6.	Type of foundations	R.C.C. Foundation
7.	Walls	All external walls are 9" thick and partition walls are 6" thick.
8.	Partitions	6" thick brick wall
9.	Doors and Windows	Teak wood door frame with flush shutters
10.	Flooring	Vitrified tiles flooring
11.	Finishing	Cement plastering
12.	Roofing and terracing	R.C.C. slab
13.	Special architectural or decorative features, if any	No
14.	(i) Internal wiring – surface or conduit	Casing Capping electrification & Concealed & Open plumbing
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	
15.	Sanitary installations	
	(i) No. of water closets	N.A.
	(ii) No. of lavatory basins	
	(iii) No. of urinals	
(iv) No. of sink		
16.	Class of fittings: Superior colored / superior white/ordinary.	Ordinary
17.	Compound wall Height and length Type of construction	Not Provided
18.	No. of lifts and capacity	No lift
19.	Underground sump – capacity and type of construction	R.C.C tank
20.	Over-head tank Location, capacity Type of construction	R.C.C tank on terrace
21.	Pumps- no. and their horse power	As per requirement
22.	Roads and paving within the compound approximate area and type of paving	Chequered tiles in open spaces, etc.
23.	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	Connected to Municipal Sewerage System

Actual site photographs



Route Map of the property

Site u/r



Latitude Longitude - 19°01'38.7"N 73°06'11.6"E

Note: The Blue line shows the route to site from nearest railway station (Khandeshwar – 3.5 Km.)

Ready Reckoner Rate

Department of Registration & Stamps
Government Of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन

Location Details

Select Type: Development Agreement Tenant Occupied Other

Division Name: **Kokan**

District Name: **रायगड** Taluka Name: **पनवेल** Village/Zone Name: **पनवेल (पनवेल पा)**

Attribute: **इतर** SubZone Name: **3/16/3E - कळवाणी सिव्हरक**

Mahapalika Area: **A Class Palika**

Open Land	Residence	Office	Shop	Industry	Unit
30700	77600	89200	97100	89200	Square Meter

Stamp Duty Ready Reckoner Market Value Rate for Tenement	77,600.00			
No Reduced by Tenement Located on Ground Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Reduced) (A)	77,600.00	Sq. Mtr.	7,209.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	30,700.00			
The difference between land rate and building rate (A – B = C)	46,900.00			
Depreciation Percentage as per table (D) [100% - 39%] (Age of the Building – 39 Years)	61%			
Rate to be adopted after considering depreciation [B + (C x D)]	59,309.00	Sq. Mtr.	5,510.00	Sq. Ft.

Building not having lift

The following table gives the valuation of residential building / flat / commercial unit / office in such building on above floor where there is no lift. Depending upon the floor, ready reckoner rates will be reduced.

	Floor on which flat is Located	Rate to be adopted
a)	Ground Floor / Stilt / Floor	100%
b)	First Floor	95%
c)	Second Floor	90%
d)	Third Floor	85%
e)	Fourth Floor and above	80%

Table – D: Depreciation Percentage Table

Completed Age of Building in Years	Value in percent after depreciation	
	R.C.C. Structure / other Pukka Structure	Cessed Building, Half or Semi – Pukka Structure & Kaccha Structure.
0 to 2 Years	100%	100%
Above 2 & up to 5 Years	95%	95%
Above 5 Years	After initial 5 year for every year 1% depreciation is to be considered. However maximum deduction available as per this shall be 70% of Market Value rate	After initial 5 year for every year 1.5% depreciation is to be considered. However maximum deduction available as per this shall be 85% of Market Value rate

Price Indicators

NOBROKER Flat For Property

1 BHK Flat In Sadguru Planet For Sale In Parveel
Sadguru Planet

₹ 45 Lacs Non-negotiable ₹ 37,254/Month Estimated EM - 650 Sq.Ft

Home / Flats for Sale in Mumbai / Flats for Sale in Kurla / 1BHK Flat for Sale in Kurla / Property Details

Photos Location

1 Bedroom 1000 Sq.Ft Nov 15, 2023
2 Bathroom 1000 Sq.Ft Tracked On
4 Sq.Ft Tracked On
Car Tracked On

Nov 15, 2023
Tracked On
Immediately
Tracked On
Sadguru Planet
Kurla
Full
Tracked On

Get Owner Details

Price trends by NBEstimate

Report what was not correct in this property

Listed by Broker Sold Out Wrong Info

Nearest: McDonald's C-Pharm Solutions Domino's Pizza Balance Fresh Kamathe Police Station

Overview

Age of Building	2-3 Years	Ownership Type	Self Owned
Maintenance Charges	₹ 2.3 Per Sq.Ft/M	Flooring	Marbled Tiles
Buildup Area	650 Sq.Ft	Carpet Area	325 Sq.Ft

Activity On This Property

7 View More 0 Bookmark

Similar Properties

NOBROKER Flat For Property

1 BHK Flat In Om Shree Apartment Chs Ltd Ghansoli For Sale In Parveel
2-1/2 RT Road Near Vastu & Astrology Hospital

₹ 74 Lacs Non-negotiable ₹ 42,410/Month Estimated EM - 645 Sq.Ft

Home / Flats for Sale in Mumbai / Flats for Sale in Kurla / 1BHK Flat for Sale in Kurla / Property Details

Photos Location

1 Bedroom 1000 Sq.Ft Jan 20, 2024
1 Bathroom 1000 Sq.Ft Tracked On
3 Sq.Ft Tracked On
Bike Tracked On

Jan 20, 2024
Tracked On
Immediately
Tracked On
Om Shree Apartment
Kurla
Full
Tracked On

Get Owner Details

Price trends by NBEstimate

Report what was not correct in this property

Listed by Broker Sold Out Wrong Info

Nearest: McDonald's Domino's Pizza Balance Fresh The Village Kamathe Police Station

Overview

Age of Building	5-10 Years	Ownership Type	Self Owned
Maintenance Charges	₹ 3.1 Per Sq.Ft/M	Flooring	BB
Buildup Area	645 Sq.Ft	Carpet Area	440 Sq.Ft

Activity On This Property

8 View More 0 Bookmark 12 0

Similar Properties

Sales Instance

गावाचे नाव : कळंबोली	
1/23/24, 10.54 AM	freesearchrgiservice maharashtra.gov.in/saritaHTMLReportSuchiKramank2_RegLive.aspx
168398	सूची क्र.2
23-01-2024	दुय्यम निबंधक : सह दु.नि.पनवेल 3
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	दस्त क्रमांक : 168/2024
	नोंदणी :
	Regn:63m
गावाचे नाव : कळंबोली	
(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	4450000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2577096
(4) भू.मापन.पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पनवेल म.न.पा.इतर वर्णन : , इतर माहिती: विभाग क्र. 3/15/3ई दर 77600/- प्रती चौ.मी अपार्टमेंट नं. के एल -5/48/06,पहिला मजला,प्लॉट नं. 3ई/6,सेक्टर 3ई,कळंबोली,नवी मुंबई,ता. पनवेल,जि. रायगड. क्षेत्र 33.21 चौ. मी बिल्टअप((Plot Number : 3E/6 ; SECTOR NUMBER : 3E ;))
(5) क्षेत्रफळ	33.21 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा.या/लिहून ठेवणा.या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास.प्रतिवादिचे नाव व पत्ता.	1): नाव:-अविनाश नारायण साळुंखे -- वय:-56 पत्ता:-प्लॉट नं. -. माळा नं. -. इमारतीचे नाव: -. ब्लॉक नं: अपार्टमेंट नं. के एल - 5/48/6. प्लॉट नं 3ई/6. सेक्टर 3ई. कळंबोली, नवी मुंबई , रोड नं. :. महाराष्ट्र, राईगाड(ं:). पिन कोड:-410218 पॅन नं:-CBLPS6832C
(8)दस्तऐवज करून घेणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास.प्रतिवादिचे नाव व पत्ता	1): नाव:-राहुल चंचल गोगुली -- वय:-27; पत्ता:-प्लॉट नं. -. माळा नं. -. इमारतीचे नाव: -. ब्लॉक नं: घर नं.23, गणेश पाटील चाळ, कळंबोली, नवी मुंबई , रोड नं. :. महाराष्ट्र, राईगाड(ं:). पिन कोड:-410218 पॅन नं:-CLVPG2304P 2): नाव:-रोहित चंचल गोगुली -- वय:-24; पत्ता:-प्लॉट नं. -. माळा नं. -. इमारतीचे नाव: -. ब्लॉक नं: घर नं.23, गणेश पाटील चाळ, कळंबोली, नवी मुंबई , रोड नं. :. महाराष्ट्र, राईगाड(ं:). पिन कोड:-410218 पॅन नं:-DCUPG2513K 3): नाव:-सुकांती चंचल गोगुली -- वय:-44; पत्ता:-प्लॉट नं. -. माळा नं. -. इमारतीचे नाव: -. ब्लॉक नं: घर नं.23, गणेश पाटील चाळ, कळंबोली, नवी मुंबई , रोड नं. :. महाराष्ट्र, राईगाड(ं:). पिन कोड:-410218 पॅन नं:-CBNPG6033M
(9) दस्तऐवज करून दिल्याचा दिनांक	03/01/2024
(10)दस्त नोंदणी केल्याचा दिनांक	03/01/2024
(11)अनुक्रमांक.खंड व पृष्ठ	168/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	311500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per
https://freesearchrgiservice.maharashtra.gov.in/saritaHTMLReportSuchiKramank2_RegLive.aspx	
1/2	

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **23rd January 2024**.

The term Value is defined as

"The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeable and for self interest assuming that neither is under undue duress".

Fundamental assumptions and conditions presumed in this definition are:

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

UNDER LYING ASSUMPTIONS

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
2. The property is valued as though under responsible ownership.
3. It is assumed that the property is free of liens and encumbrances.
4. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.
5. There is no direct/ indirect interest in the property valued.
6. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.

DECLARATION OF PROFESSIONAL FEES CHARGED

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose as on day for ₹ **42,97,387.00 (Rupees Forty Two Lakhs Ninety Seven Thousand Three Hundred Eighty Seven Only).**

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj
Chalikwar

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.01.24 10:15:47 +05'30'

Auth. Sign.

Think.Innovate.Create