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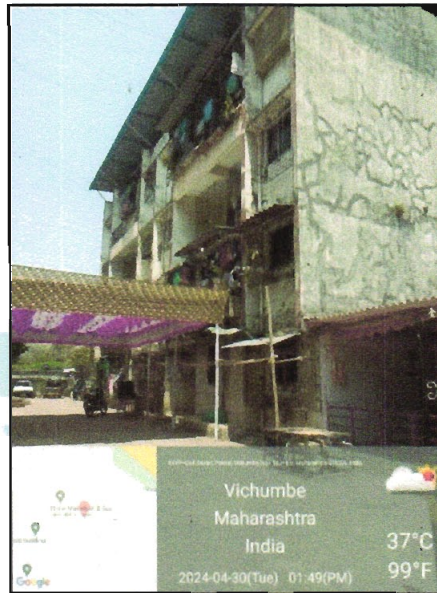
MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Sandesh B. Valhekar, Sandeep B. Valhekar & Balkrishna A. Valhekar**

Residential Flat No. 02, Ground Floor, "**Shree Krishna**", Shree Krishna – Om Sai Residency Co-op. Hsg. Soc. Ltd., Plot No. 7, 8 & 9, Gat No. 45 & 58, Hissa No. 2 & 0, Village – Devad – Vichumbe, New Panvel, Taluka – Panvel, District – Raigad, PIN Code – 410221, State - Maharashtra, Country – India.

Latitude Longitude - 18°59'36.1"N 73°08'07.7"E

Intended Users:

The Zoroastrian Co-operative Bank Ltd

Bandra West

Darvesh Royal, Master Vinayak Road (Perry Road), Bandra (West), Mumbai - 400050,
State - Maharashtra, Country - India



Our Pan India Presence at :

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

Regd. Office

BI-001, U/B Floor, BOOMERANG, Chandivali Farm Road, Powai, Andheri East, **Mumbai**: 400072, (M.S), India

☎️ **+91 2247495919**

✉️ **mumbai@vastukala.co.in**

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Page 2 of 16.

Vastu/Mumbai/05/2024/8450/2306237

08/18-97-PASK

Date: 08.05.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 02, Ground Floor, "Shree Krishna", Shree Krishna – Om Sai Residency Co-op. Hsg. Soc. Ltd., Plot No. 7, 8 & 9, Gat No. 45 & 58, Hissa No. 2 & 0, Village – Devad – Vichumbe, New Panvel, Taluka – Panvel, District – Raigad, PIN Code – 410 221, State – Maharashtra, Country – India belongs to **Sandesh B. Valhekar, Sandeep B. Valhekar & Balkrishna A. Valhekar.**

Boundaries of the property.

North	Mumbai Pune Express Highway
South	Road
East	Pushpa Narayan Complex
West	Om Sai Building

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and **Fair Market Value** for this particular purpose at **₹ 25,27,200.00 (Rupees Twenty Five Lakh Twenty Seven Thousand two Hundred 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 report.

Hence certified

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

**Sharadkumar
B. Chalikwar**
Director

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: 2024.05.08 17:30:49 +05'30'

Auth. Sign.



Sharadkumar B. Chalikwar
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09
Encl.: Valuation report



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- 📍 Aurangabad
- 📍 Pune
- 📍 Indore
- 📍 Jaipur

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VALUATION REPORT IN RESPECT OF IMMOVABLE PROPERTY

1	Date of Inspection	:	08.05.2024
2	Purpose of valuation	:	As per request from The Zoroastrian Co-operative Bank Ltd, Bandra West Branch, Fair Market Value of the property under reference for Banking purpose
3	Name and address of the Valuer	:	Sharadkumar B. Chalikwar Vastukala Consultants (I) Pvt. Ltd. B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai, Andheri (East), Mumbai – 400 072
4	List of Documents Handed Over to The Valuer : By The Bank	:	<ol style="list-style-type: none"> 1. Copy of Agreement for Sale dated 10.10.2012 b/w. Sitaram Krishna Adivarekar proprietor of Kartik Developers (Promoter) and Sandesh B. Valhekar, Sandeep B. Valhekar & Balkrishna A. Valhekar (Purchaser) 2. Copy of Society Share Certificate Document No. 058 dated 30.01.2022 in the name of Sandesh B. Valhekar, Sandeep B. Valhekar & Balkrishna A. Valhekar 3. Copy of Property Tax Receipt No. 2509 dated 16.06.2023 issued by Grampanchayat Devad 4. Copy of Society Maintenance Bill No. 407 dated 01.01.2024 5. Copy of Society Registration Certificate dated 05.04.2014 6. Copy of Builder Possession Letter dated 25.03.2013 issued by Kartik Developers
5	Details of enquiries made/ visited to government office for arriving fair market value.	:	Market analysis and as per sub-registrar value.
6	Factors for determining its market value.	:	Location, development of surrounding area, type of construction, construction specifications, age of building, condition of the premises & building, facilities provided and its prevailing market rate.
7	ANY CRITICAL ASPECTS ASSOCIATED WITH PROPERTY	:	No
8	Present/Expected Income from the property	:	₹ 5,500.00 Expected rental income per month
	Property Details	:	
9	Name(s) of the Owner	:	Sandesh B. Valhekar, Sandeep B. Valhekar & Balkrishna A. Valhekar
	Address	:	Residential Flat No. 02, Ground Floor, " Shree Krishna ", Shree Krishna – Om Sai Residency Co-op. Hsg. Soc. Ltd., Plot No. 7, 8 & 9, Gat No. 45 & 58, Hissa No. 2 & 0, Village – Devad – Vichumbe, New Panvel, Taluka – Panvel, District – Raigad, PIN Code – 410 221, State - Maharashtra, Country – India. Contact Person: Mr. Manish Kumar (Tenant)
10	If the property is under joint ownership/ co-ownership share of each such owner/ are the	:	Joint Ownership Details of share of ownership is not available

	share is undivided.		
11	Brief description of the property.	:	The property is a Residential Flat No. 02 is located on Ground Floor. The composition of flat is 1 Bedroom + Living Room + Kitchen + Bath + W.C. (i.e. 1 BHK flat). The property is at 2.6 Km. travelling distance from nearest railway station Panvel.
12	Location of the property (C.T.S. No., Survey No., Hissa No., Plot No., etc.).	:	Plot No. 7, 8 & 9, Gat No. 45 & 58, Hissa No. 2 & 0 of Village – Devad – Vichumbe, New Panvel
13	Boundaries	:	As on site As per documents
	North	:	Mumbai Pune Express Highway Gat No. 59
	South	:	Road Internal Layout Road
	East	:	Pushpa Narayan Complex Road
	West	:	Om Sai Building Internal Layout Road
14	Matching of Boundaries	:	-
15	Route map	:	Enclosed
16	Any specific identification marks	:	Near Grampanchayat Office Devad
17	Whether covered under Corporation/ Panchayat/ Municipality.	:	Grampanchayat Devad
18	Whether covered under any land ceiling of State/ Central Government.	:	No
19	Is the land freehold/ leasehold?	:	Free Hold
20	Are there any restrictive covenants in regard to use of Land? If so, attach a copy of the covenant.	:	As per Agreement
21	Type of the property	:	Residential
22	Year of acquisition/ purchase.	:	10.10.2012
23	Purchase value as per document	:	₹ 13,55,400.00
24	Whether the property is occupied by owner or tenant. If occupied by tenant since how long he is staying and the amount of rent being paid.	:	Tenant Occupied – Mr. Manish Kumar
25	Classification of the site	:	
	a. Population group	:	Semi - Urban
	b. High/ Middle/ Poor class	:	Middle Class
	c. Residential/ Non-Residential	:	Residential
	d. Development of surrounding area	:	Developing area
	e. Possibility of any threat to the property (Floods, calamities etc.).	:	No
26	Proximity of civic amenities (like school, hospital, bus stop, market etc.).	:	All Available near by
27	Level of the land (Plain, rock etc.)	:	Plain
28	Terrain of the Land.	:	Levelled

29	Shape of the land (Square/ rectangle etc.).	: Irregular
30	Type of use to which it can be put (for construction of house, factory etc.).	: Residential purpose
31	Whether the plot is under town planning approved layout?	: Information not Available
32	Whether the building is intermittent or corner?	: Corner
33	Whether any road facility is available?	: Yes
34	Type of road available	: B.T. Road
35	Front Width of the Road?	: 24.00 Mt.
36	Source of water & water potentiality.	: Municipal Water Supply
37	Type of Sewerage System.	: Connected to Municipal Sewerage System
38	Availability of power supply.	: Yes
39	Advantages of the site.	: Located in developing area
40	Disadvantages of the site.	: No
41	Give instances of sales of immovable property in the locality on a separate sheet, indicating the name & address of the property, registration No. sale price and area of land sold.	: As per Sub-Registrar of Assurance records
Valuation of the property:		
42	Total area of the Residential Flat	: Carpet Area in Sq. Ft. = 407.00 (Area as per actual site measurement) Carpet Area in Sq. Ft. = 351.00 (Area as per Agreement for Sale) Built up Area in Sq. Ft. = 421.00 (Carpet Area as per Agreement + 20%)
43	Prevailing market rate.	: ₹ 7,200.00 per Sq. Ft. rate on Carpet Area
44	Floor Rise Rate per Sq. Ft.	: ₹ 0.00
45	PLC Rate per Sq. Ft.	: ₹ 0.00
46	Total Rate per Sq. Ft.	: ₹ 7,200.00 per Sq. Ft.
47	Guideline rate obtained from the Stamp Duty Ready Reckoner.	: ₹ 52,800.00 per Sq. M. i.e. ₹ 4,905.00 per Sq. Ft.
	Guideline rate (After depreciation)	: ₹ 47,645.00 per Sq. M. i.e. ₹ 4,426.00 per Sq. Ft.
48	Value of the property	: ₹ 25,27,200.00
49	The realizable value of the property	: ₹ 22,74,480.00
50	Distress value of the property	: ₹ 20,21,760.00
51	Insurable value of the property	: ₹ 10,52,500.00
Technical details of the building:		

52	Type of building (Residential/ Commercial)	:	Residential
53	Year of construction.	:	2014 (Approx.)
54	Future life of the property.	:	50 years Subject to proper, preventive periodic maintenance and structural repairs.
55	No. of floors and height of each floor including basement.	:	Ground + 3 Upper Floors. Ground Floor is having 6 Residential Flats. No Lift is provided in the building
Type of construction			
56	(Load bearing/ R.C.C./ Steel framed)	:	R.C.C. Framed Structure
Condition of the building.			
57	External (excellent/ good/ normal/ poor)	:	Normal. Cracks, filling cracks were found at external wall of the building.
58	Internal (excellent/ good/ normal/ poor).	:	Normal
59	Whether the Residential Flat is constructed strictly according to the sanctioned plan, details of variations noticed if any and effect of the same on the valuation	:	Copy of Approved plan were not provided and not verified
Remarks:			
60	Specifications of Construction:		
sr.	Description	:	Ground Floor
a	Foundation	:	R.C.C. Foundation
b	Basement	:	No
c	Superstructure	:	R.C.C. frame work with 9-inch-thick B. B. Masonry for external walls.6-inch thick B.B. Masonry for internal walls
d	Joinery/Doors/Windows	:	Teak wood door framed with flush door, Aluminium Sliding windows
e	RCC Work	:	R.C.C. Framed Structure
f	Plastering	:	Cement Plastering
g	Flooring, Skirting	:	Vitrified tiles flooring
h	Kitchen Platform	:	Black Granite Kitchen Platform
i	Whether any proof course is provided?	:	Yes
j	Drainage	:	Connected to Municipal Sewerage System
k	Compound Wall(Height, length and type of construction)	:	5.6" Height
l	Electric Installation (Type of wire, Class of construction)	:	Casing Capping wiring
m	Plumbing Installation (No. of closets and wash basins etc.)	:	Concealed plumbing
n	Bore Well	:	Not Provided
o	Wardrobes, if any	:	No.

p	Development of open area	:	Open Car Parking, Cemented road in open spaces, etc.
Valuation of proposed construction/ additions/ renovation if any:			
61	SUMMARY OF VALUATION:	:	
	Part I Land	:	₹ 0.00
	Part II Building	:	₹ 25,27,200.00
	Part III Other amenities/ Miscellaneous	:	₹ 0.00
	Part IV Proposed construction	:	₹ 0.00
	TOTAL.	:	₹ 25,27,200.00
Calculation:			
1	Construction	:	
1.01	Built up Area of Residential Flat	:	421.00 Sq. Ft.
1.02	Rate per Sq. Ft.	:	₹ 2,500.00 per Sq. Ft.
1.03	Cost of Construction = (1.01x1.02)	:	₹ 10,52,500.00
2	Value of property	:	
2.01	Carpet Area of Residential Flat	:	351.00 Sq. Ft.
2.02	Rate per Sq. Ft.	:	₹ 7,200.00 per Sq. Ft.
2.03	Floor Rise Rate per Sq. Ft.	:	₹ 0.00
2.04	PLC Rate per Sq. Ft.	:	₹ 0.00
2.05	Total Rate per Sq. Ft.	:	₹ 7,200.00 per Sq. Ft.
2.06	Value of Residential Flat = (2.01x2.05)	:	₹ 25,27,200.00
3	The value of the property.	:	₹ 25,27,200.00
4	Remarks	:	As per Site Inspection, Actual Carpet Area 407.00 Sq. Ft is more than Carpet Area 351.00 Sq. Ft. mentioned in the documents. We have considered area mentioned in the documents.

I certify that,

I/ my authorized representative, has inspected the subject property on 30.04.2024. Mr. Manish Kumar (Tenant) has shown the property.

The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.

There is no direct/ indirect interest in the property valued.



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Actual site photographs



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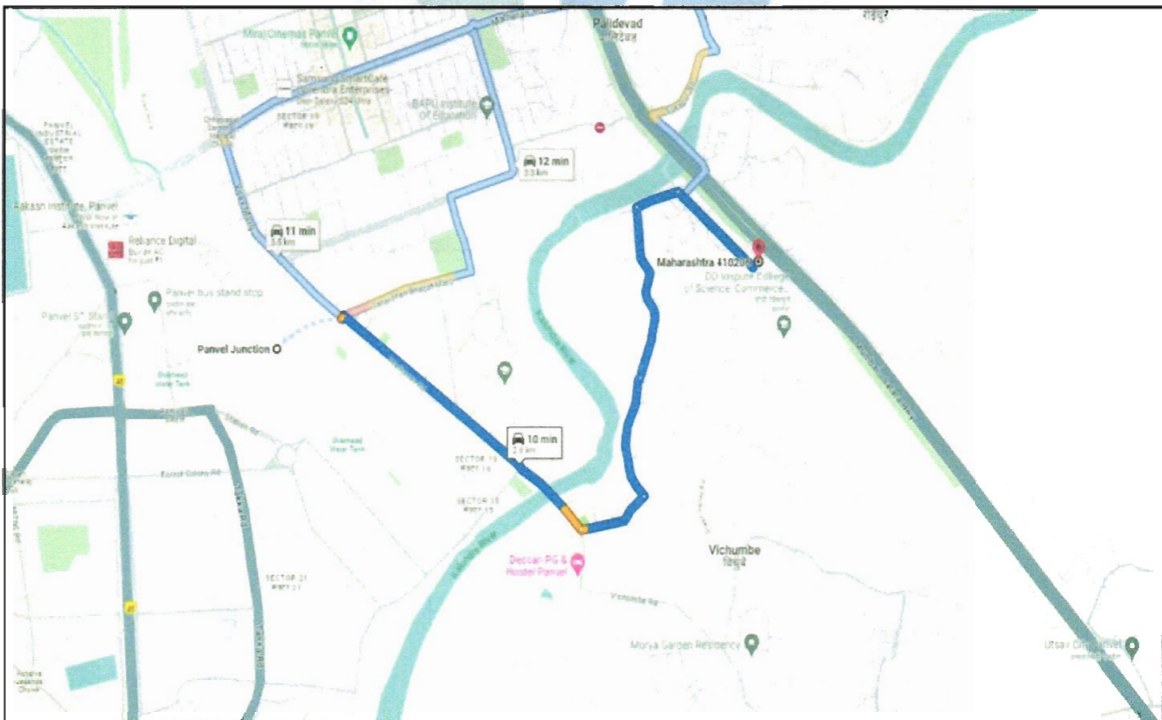
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Route Map of the property

Site,ulr



Latitude Longitude - 18°59'36.1"N 73°08'07.7"E

Note: The Blue line shows the route to site from nearest railway station (Panvel – 2.6 Km.)




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Ready Reckoner Rate



Department of Registration and Stamp
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: 2024-2025 Language: English

Selected District: Raigad

Select Taluka: Panvel

Select Village: Mouje : Devad - Vishesh Niyojan Prac

Search By: Survey No. SubZones

Select	उपविभाग	शुची जमीन	निवासी मदनिका	ऑफीस दुकाने	औद्योगिक एकक (Rs./)
SurveyNo	19/1 - वन विभागातील जमिनी	4074800	0	0	0
SurveyNo	19/2 - गावठाण व पाडे या मधील जमिनी	6110	50300	64400	70700
SurveyNo	19/3 - रहिवास व इतर तत्सम बापरातील विकसित जमिनी	4980	55300	67600	74200
SurveyNo	19/4 - रहिवास व इतर तत्सम बापरातील विकसनयम जमिनी	1250	52800	64400	70700
SurveyNo	19/5 - रहिवास व इतर तत्सम बापरातील महामार्ग सन्मुख विकसित जमिनी	5640	53900	64400	70700

12

Survey No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 61, 62, 63, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 101, 102, 103, 104, 105



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Price Indicator

99acres Buy Enter Locality / Project / Society / Landmark Post property Ready to move

Home > Property in Navi Mumbai > Flats in Navi Mumbai > Flats in Vichumbe > Flats in Devad > 1 BHK Flats in Devad > 20 to 25 Lakh

₹23 Lac @ 6,133 per sq.ft. **1BHK 1Bath** Contact Owner FREE
 Estimated EMI ₹18,370 Shortlist
 Flat/Apartment for Sale
 in Jai Mata Di, Devad, Vichumbe, Navi Mumbai

RERA STATUS NOT AVAILABLE Website: <https://maharera.t.ahaonline.gov.in/>

Overview Owner Details Price Trends Registry Record Recommendations Article >

Property (8)

Photos (1/8)

Area
 Built Up area: 505 sq.ft. (46.92 sq.m.)
 Carpet area: 375 sq.ft. (34.84 sq.m.)

Price
 ₹23 Lac
 @ 6,133 per sq.ft. (Negotiable)

Floor Number
 2nd of 4 Floors

Property Age
 0 to 1 Year Old

Configuration
 1 Bedroom . 1 Bathroom. 2 Balconies

Address
 Jai Mata Di
 Devad, Vichumbe, Navi Mumbai

Facing
 East

Places nearby 203, Devad, Vichumbe, Navi Mumbai View All (50)

K Mall **St George's Syro Catholic Malabar Church** **Syndicate bank ATM** **Chembur nagarik sahakari bank ATM** **Ind**

Why should you consider this property?

East Facing **Fresh Construction** **Close to Market** **Granite Flooring** **Close to Railway Station**

Transaction Type: Resale **Property Ownership: Co-operative S...** **Flooring: Granite**
 Width of facing road: 10.0 Feet **Water Source: Borewell/Tank, Mun...** **Power Backup: None**
 Furnishing: Unfurnished
 Property Code: G67064404
 www.99acres.com/G67064404



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Price Indicator

99acres
Buy ▾ Enter Locality / Project / Society / Landmark
Post property FREE

Home > Property in Navi Mumbai > Flats in Navi Mumbai > Flats in Vichumbe > Flats in Devad > 1 BHK Flats in Devad > 20 to 25 lakh

₹23.5 Lac

@ 7,833 per sq.ft

Estimated EMI ₹ 18,770

1BHK 2Baths


Flat/Apartment for Sale

in SSD SYMPHONY, Devad, Vichumbe, Navi Mumbai

RERA STATUS NOT AVAILABLE Website: <https://maharera.mahaonline.gov.in/>

[Overview](#) [Dealer Details](#) [Price Trends](#) [Registry Record](#) [Recommendations](#) [Article >](#)

Property (11)



+ Area

Built Up area: 460 sq.ft. (42.74 sq.m.)

Carpet area: 300 sq.ft. (27.87 sq.m.)

+ Price

₹23.5 Lac

@ 7,833 per sq.ft. (All inclusive, Negotiable)

[View Price Details](#)

Floor Number

1st of 4 Floors

Overlooking

Others

+ Configuration

1 Bedroom , 2 Bathrooms, 1 Balcony

+ Address

SSD SYMPHONY

Devad, Vichumbe, Navi Mumbai

Facing

North-East

Property Age


0 to 1 Year Old

Places nearby [View All \(50\)](#)

105, Devad, Vichumbe, Navi Mumbai

K Mall
 St George's Syro Catholic Malabar Church
 Syndicate bank ATM
 Chembur nagarik sahakari bank ATM
 Ind →

Why you should consider this property?




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Price Indicators

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2 BHK Flat In Pushpanarayan Complex ... | Loan Verified | ₹ 40 Lacs | ₹ 22,925/Month | 840 Sq Ft | Need Home Loan? | Apply Loan

Home: Flats for Sale in Mumbai / Flats for Sale in Vichumbe / 2bhk Flat for Sale in Vichumbe / Property Details

2 Bedroom | Apr 25, 2024 | Posted On

2 Bathroom | Jun 1, 2024 | Possession

3 | Pushpanarayan Co... | Apartment

Bike and Car | None | Power Backup

Get Owner Details

Report what was not correct in this property

Listed by Broker | Sold Out | Wrong Info

Price trends by NBEstimate | Check Now

Nearby: Miraj Cinema | Mukta Cinemas A2 | K-Mall | Bikaner Mithaiwala | Neelkanth Vishwa

Overview

Age of Building	5-10 Years	Ownership Type	Self Owned
Maintenance Charges	₹ 1.8 Per Sq.Ft/M	Flooring	Vitrified Tiles
Builtup Area	840 Sq.Ft	Carpet Area	511 Sq.Ft
Furnishing Status	Unfurnished Furnish Now	Facing	East
Floor	3/4	Parking	Bike And Car

Activity On This Property

18 Unique Views | 0 Shortlists | 1 Contacted

Powered By: NBEstimate

Similar Properties

2 BHK Flat in Jeevan D...
Mumbai - Pune Expressway

Sale Instances

5903353 30-03-2024 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि.पनवेल 2 दस्ता क्रमांक : 5903/2024 नोंदणी : Regn.63m
गावाचे नाव : विचुंबे		
(1)विलेखाचा प्रकार	सेल डीड	
(2)मोबदला	2500000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की घट्टेदार ते नमुद करावे)	2378604	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पनवेलइतर वर्णन : इतर माहिती: 7/4,दर - 52300/- सदनिका क्र. 102,डी - विंग,पहिला मजला,8 कुल होम्स को.ऑप.हौ.सो.ति.,गट नं. 8,हिस्सा नं. 0,विचुंबे(देवद),ता. पनवेल,जि. रायगड,चटई क्षेत्र 37.90 चौ.मी.((GAT NUMBER : गट नं. 8, हिस्सा नं. 0 ;))	
(5) क्षेत्रफळ	37.90 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्ताऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मनिषा रविंद्र सुपेकर - वय:-55 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: रूम नं. 33, सी - विंग, एस.नं. 30/5, आनंदवन रेसिडेन्सी, हिंगणे खुर्द, पुणे सिटी, पुणे, महाराष्ट्र, पुणे. पिन कोड:-411051 पॅन नं.-BJIPS7960K 2): नाव:-रविंद्र मन्मथ सुपेकर - वय:-60 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: रूम नं. 33, सी - विंग, एस.नं. 30/5, आनंदवन रेसिडेन्सी, हिंगणे खुर्द, पुणे सिटी, पुणे, महाराष्ट्र, पुणे. पिन कोड:-411051 पॅन नं.-AGPPS9639A	
(8)दस्ताऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अमर सिंह मीना - वय:-39; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: रूम नं. 103, डी - विंग, 8 कुल सोसायटी, देवद, ता. पनवेल, जि. रायगड, महाराष्ट्र, राईगाव(ः). पिन कोड:-410206 पॅन नं:-EDYPS6733K	
(9) दस्ताऐवज करून दिल्याचा दिनांक	20/03/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	20/03/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	5903/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	150000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	25000	
(14)घोरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess value of the property under reference for **Fair Market Value** purpose as on dated **08th May 2024**.

The term **Fair Market Value** is defined as

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

Fundamental assumptions and conditions presumed in this definition are:

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

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 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.
4. There is no direct/ indirect interest in the property valued.
5. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.



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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 demand 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 neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for this particular purpose at ₹ **25,27,200.00** (Rupees Twenty Five Lakh Twenty Seven Thousand two Hundred Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar

B. Chalikwar

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Digitally signed by Sharadkumar B.

Chalikwar

DN: cn=Sharadkumar B. Chalikwar,

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