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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Proposed Purchasers: **Mr. Manan Chandresh Vora**

Name of Owners: **M/s. Panvelkar Infrastructures Pvt. Ltd.**

Residential Flat No. 104, 1st Floor, Building No. 2, "**Panvelkar Estate Oxford Phase I**", Near Mohan Willows,
MIDC Road, Village – Mankivali, Badlapur (East), Taluka – Ambarnath, District – Thane,
PIN Code – 421 503, State - Maharashtra, Country – India.

Latitude Longitude - 19°09'00.6"N 73°14'16.2"E

Intended User:

Cosmos Bank

Naupada Thane Branch

Kusumanjali Building, Opp. Deodhar Hospital, Gokhale Road, Naupada, Thane (West) – 400 602
State – Maharashtra, Country – India.

Thane : 101, 1st Floor, Beth Shalom, Near Civil Hospital, Thane (W) – 400601, (M.S.),INDIA
Email :thane@vastukala.co.in| Tel : 80978 82976 / 90216 25621

Our Pan India Presence at :

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Regd. Office

B1-001, U/B Floor, BOOMERANG, Chandivali Farm Road,
Powai, Andheri East, **Mumbai** :-400072, (M.S.), India

📞 **+91 2247495919**

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Vastu/Thane/05/2024/008568/2306257

09/17-117-PSRJ

Date: 09.05.2024

VALUATION OPINION REPORT

The property bearing Residential Flat No. 104, 1st Floor, Building No. 2, "Panvelkar Estate Oxford Phase I", Near Mohan Willows, MIDC Road, Village – Mankivali, Badlapur (East), Taluka – Ambarnath, District – Thane, PIN Code – 421 503, State - Maharashtra , Country – India belongs to **M/s. Panvelkar Infrastructures Pvt. Ltd.** Name of **Proposed Purchasers is Mr. Manan Chandresh Vora.**

Boundaries of the property.

North : Open Plot
South : Internal Road / Sarmilla Residency
East : Open Plot
West : Internal Road

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 **₹ 38,15,500.00 (Rupees Thirty-Eight Lakh Fifteen Thousand Five 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 valuation report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.



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

Auth. Sign.

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Email :thane@vastukala.co.in| Tel : 80978 82976 / 90216 25621

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Regd. Office

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Valuation Report of Residential Flat No. 104, 1st Floor, Building No. 2, "Panvelkar Estate Oxford Phase I", Near Mohan Willows, MIDC Road, Village – Mankivali, Badlapur (East), Taluka – Ambernath, District – Thane, PIN Code – 421 503, 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 09.05.2024 for Banking Purpose
2	Date of inspection	07.05.2024
3	Name of the owner/ owners	<u>Name of Proposed Purchasers:</u> Mr. Manan Chandresh Vora <u>Name of Owners:</u> M/s. Panvelkar Infrastructures Pvt. Ltd
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Sole Ownership
5	Brief description of the property	<u>Address:</u> Residential Flat No. 104, 1 st Floor, Building No. 2, "Panvelkar Estate Oxford Phase I", Near Mohan Willows, MIDC Road, Village – Mankivali, Badlapur (East), Taluka – Ambernath, District – Thane, PIN Code – 421 503, State - Maharashtra, Country – India. <u>Contact Person:</u> Mr. Mayur Dalvi (Builder Person) Contact No. 9096741909
6	Location, street, ward no	Near Mohan Willows, MIDC Road, Village – Mankivali, Badlapur (East), Taluka – Ambernath, District – Thane
	Survey/ Plot no. of land	Gut No. 45/2, 46/2, 47, 49/4, 49/9, 49/11, 49/12, 49/13, 49/14, 50 of Village - Mankivali
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.	Carpet Area in Sq. Ft. = 472.00 Balcony Area in Sq. Ft. = 36.00

	Shape, dimension and physical features	<p>Dry Balcony Area in Sq. Ft. = 13.00 Total Carpet Area in Sq. Ft. = 521.00 (Area as per Actual Site Measurement)</p> <p>Carpet Area in Sq. Ft. = 587.00 (Area as per Agreement for Sale)</p> <p>Built Up Area in Sq. Ft. = 646.00 (Carpet Area as per Agreement + 10%)</p> <p>All the above areas are within 12% of the Agreement for Sale Area. The above calculations and detail measurements taken by us prove that the Agreement for Sale are is not exorbitantly inflated. Hence, valuation is based on the Agreement for Sale area.</p>
13	Roads, Streets or lanes on which the land is abutting	Near Mohan Willows, MIDC Road, Village – Mankivali, Badlapur (East), Taluka – Ambemath, District – Thane
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	N.A.
	IMPROVEMENTS	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available
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?	Vacant
	If the property owner occupied, specify portion and extent of area under owner-occupation	N.A.
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per KBNP 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	₹ 8,000.00 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 Flat 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 – 2024 (As per RERA Certificate)
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.
45	Remarks:	

PART II- VALUATION**GENERAL:**

Under the instruction of Cosmos Bank, Naupada Thane Branch to assess fair market value as on 09.05.2024 for Residential Flat No. 104, 1st Floor, Building No. 2, "**Panvelkar Estate Oxford Phase I**", Near Mohan Willows, MIDC Road, Village – Mankivali, Badlapur (East), Taluka – Ambernath, District – Thane, PIN Code – 421 503, State - Maharashtra, Country – India belongs to **M/s. Panvelkar Infrastructures Pvt. Ltd.** Name of **Proposed Purchasers is Mr. Manan Chandresh Vora.**

We are in receipt of the following documents:

1	Copy of Draft Agreement for Sale between M/s. Panvelkar Infrastructures Pvt. Ltd. (the Promoters) AND Mr. Manan Chandresh Vora. (the Purchaser/s)
2	Copy of RERA Registration Certificate No. P51700018929 dated 28.11.2023 issued by Maharashtra Real Estate Regulatory Authority.
3	Copy of Commencement Certificate No. KBNP / NRV / BP / 9605 / 2017 – 2018 / Unik No. 170 dated 21.12.2017 issued by Kulgaon Badlapur Municipal Council.
4	Copy of Building Approved Plan No. KBNP / NRV / BP / 9605 - 170 dated 21.12.2017 issued by Kulgaon Badlapur Municipal Council.



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LOCATION:

The said building is located at Gut No. 45/2, 46/2, 47, 49/4, 49/9, 49/11, 49/12, 49/13, 49/14, 50 of Village - Mankivali, Badlapur (East), Taluka – Ambernath, District – Thane. The property falls in Residential Zone. It is at a travelling distance 3.8 Km. from Badlapur Railway Station.

BUILDING:

The building under reference is having Stilt + 15 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 building external condition is good. The building is used for residential purpose. 1st Floor is having 8 Residential Flat. The building is having 2 lifts.

Residential Flat:

The residential flat under reference is situated on the 1st Floor. It consists of 2 Bedrooms + Living Room + Kitchen + 2 Toilets + Passage + Balcony + Dry Balcony (i.e., 2 BHK + 2 Toilets). The residential flat is finished with Vitrified flooring, Teak wood door frame with flush door, Powder Coated Aluminum sliding windows & concealed electrification & concealed plumbing.

Valuation as on 09th May 2024

The Carpet Area of the Residential Flat	:	587.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2024 (As per RERA Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	New Construction
Cost of Construction	:	646.00 X 2,500.00 = ₹ 16,15,000.00
Depreciation	:	N.A. Building age is below 5 years
Amount of depreciation	:	N.A.
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 38,800.00 per Sq. M. i.e. ₹ 3,605.00 per Sq. Ft.
Prevailing market rate	:	₹ 6,500.00 per Sq. Ft.
Value of property as on 09.05.2024	:	₹ 587.00 Sq. Ft. X ₹ 6,500.00 = ₹ 38,15,500.00

(Area of property x market rate of developed land & Residential premises as on 2023 – 2024 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Total Value of the property	:	₹ 38,15,500.00
The realizable value of the property	:	₹ 34,33,950.00
Distress value of the property	:	₹ 30,52,400.00
Insurable value of the property (646.00 Sq. Ft. X ₹ 2,500.00)	:	₹ 16,15,000.00
Guideline value of the property (646.00 Sq. Ft. X ₹ 3,605.00)	:	₹ 23,28,830.00



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Taking into consideration above said facts, we can evaluate the value of Valuation Report Residential Flat No. 104, 1st Floor, Building No. 2, "**Panvelkar Estate Oxford Phase I**", Near Mohan Willows, MIDC Road, Village – Mankivali, Badlapur (East), Taluka – Ambarnath, District – Thane, PIN Code – 421 503, State - Maharashtra, Country – India for this particular purpose at **₹ 38,15,500.00 (Rupees Thirty Eight Lakh Fifteen Thousand Five Hundred Only)** as on **09th May 2024**.

NOTES

1. I, Manoj B. Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **09th May 2024** is **₹ 38,15,500.00 (Rupees Thirty Eight Lakh Fifteen Thousand Five Hundred 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 III- 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:

ANNEXURE TO FORM 0-1

	Technical details	Main Building
1.	No. of floors and height of each floor	Stilt + 15 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 1 st Floor
3	Year of construction	2024 (As per RERA Certificate)
4	Estimated future life	60 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



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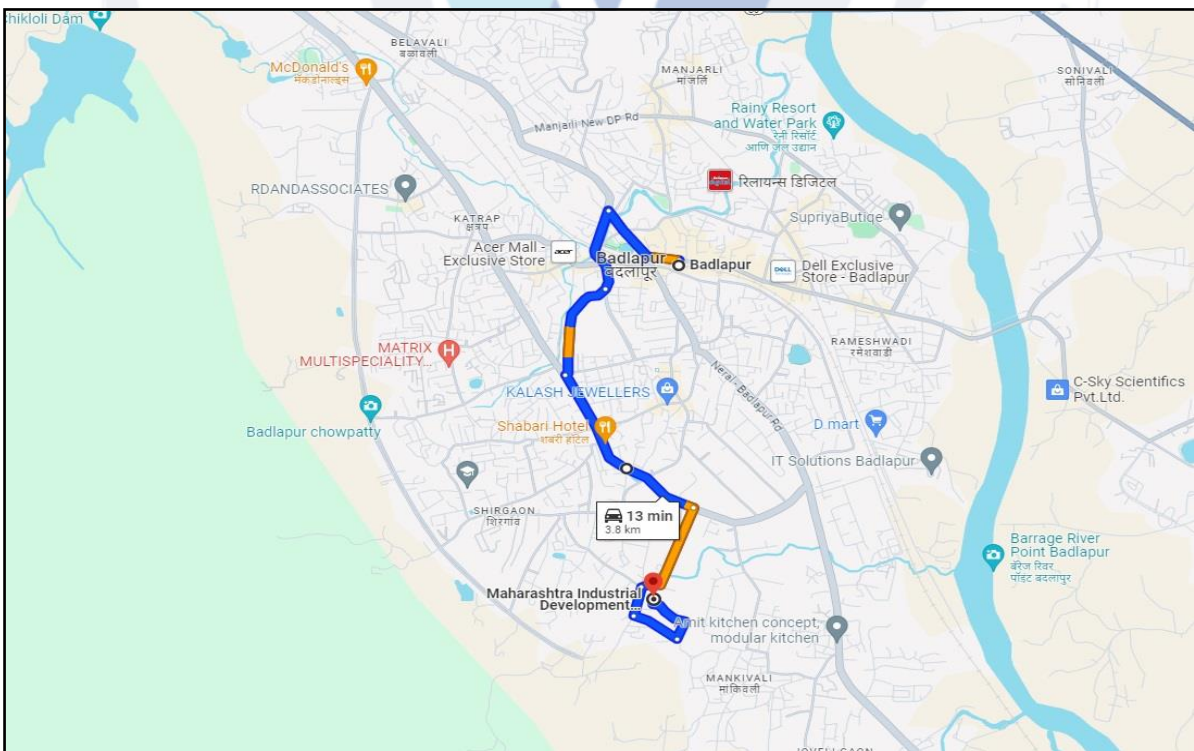
6	Type of foundations		R.C.C. Foundation
7	Walls		All external walls are 9" thick and partition walls are 6" thick.
8	Partitions		6" thick brick wall
9	Doors and Windows		Teak wood door frame with flush door, Powder Coated Aluminum sliding windows
10	Flooring		Vitrified tiles flooring
11	Finishing		Cement plastering, POP false ceiling
12	Roofing and terracing		R.C.C. Slab
13	Special architectural or decorative features, if any		No
14	(i)	Internal wiring – surface or conduit	Concealed electrification Concealed plumbing
	(ii)	Class of fittings: Superior/ Ordinary/ Poor.	
15	Sanitary installations		As per Requirement
	(i)	No. of water closets	
	(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		6'.0" High, R.C.C. column with B. B. masonry wall
18	No. of lifts and capacity		2 Lifts
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		May be provided as per requirement
22	Roads and paving within the compound approximate area and type of paving		Cement concrete 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°09'00.6"N 73°14'16.2"E

Note: The Blue line shows the route to site from nearest railway station (Badlapur – 3.8 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: Thane

Select Village: मीने [गांव] माणकिवली क्रमांक 11 (कुळगांव :)

Search By: Survey No. Location

Enter Survey No: 45 Search

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस दुकाने	औद्योगिक	एकक (Rs./)	Attribute
12/32-एफ एफ(3) कात्रप शिरगाव माणकिवली गावातील सर्व मिळकती -माणकिवली गावातील जमीनी	6630	38800	42000	48400	42000	चौ. मीटर सर्वेक्षण नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	38,800.00			
No Increase, Flat Located on 1 st Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	38,800.00	Sq. Mtr.	3,605.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)				
The difference between land rate and building rate				
Depreciation Percentage as per table				
Rate to be adopted after considering depreciation	-	-	-	-

Multi-Storied building with Lift

For residential premises / commercial unit / office on above floor in multistoried building, the rate mentioned in the ready reckoner will be increased as under:

	Location of Flat / Commercial Unit in the building	Rate
a)	On Ground to 4 Floors	No increase for all floors from ground to 4 floors
b)	5 Floors to 10 Floors	Increase by 5% on units located between 5 to 10 floors
c)	11 Floors to 20 Floors	Increase by 10% on units located between 11 to 20 floors
d)	21 Floors to 30 Floors	Increase by 15% on units located between 21 to 30 floors
e)	31 Floors and above	Increase by 20% on units located on 31 and above floors

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

99acres
Post property FREE

Home > Property in Thane Outskirts > Flats in Thane Outskirts > Flats in Badlapur > Flats in Badlapur East > 1 BHK Flats in Badlapur East > 20 to 25 Lakh

₹40 Lac @ 7,476 per sq.ft. | **1BHK 1Bath**

Estimated EMI ₹31,948 | Flat/Apartment for Sale

In Panvelkar Estate Oxford, Badlapur East, Thane

Posted on Mar 30, 2024 | Ready to move

Contact Owner FREE

Shortlist

RERA STATUS: REGISTERED | Registration No: P51700018929 | Website: <https://maharera.ti.mahaonline.gov.in/>

Overview
Society
Owner Details
Price Trends
Registry Record
Society Reviews >

Property (7)

Photos (1/7)

Area
Carpet area: 535 sq.ft. (49.7 sq.m.)

Price
₹40 Lac+ Govt Charges & Tax @ 7,476 per sq.ft. (Negotiable)

Floor Number
2nd of 7 Floors

Property Age
5 to 10 Year Old

Configuration
1 Bedroom, 1 Bathroom, 1 Balcony

Address
Panvelkar Estate Oxford
Badlapur East, Thane

Overlooking
Park/Garden, Main Road

Why should you consider this property?

Wheel Chair Friendly
Pet Friendly
Visitor Parking Available
Close to School
On-Call Maintenance Staff
Close to Hospital
Close to Market

Gated Society
Close to Railway Station
Overlooking Park/Garden

Transaction Type: Resale	Property Ownership: Freehold	Flooring: Vitrified	Furnishing: Unfurnished
Gated Community: Yes	Parking: Covered, 1 Open	WheelChair Friendly: Yes	Pet Friendly: Yes
Water Source: Municipal corporati...	Power Backup: None	Property Code: L70550324	

About Property

Address: F 202, Badlapur East, Thane

Railway station 3 km from the panvelkar estate

HOUSING.COM
Buy In Mumbai

Home / Thane / Beyond Thane / Badlapur East / Panvelkar Estate Oxford

Last updated: Apr 20, 2024

Panvelkar Estate Oxford RERA

By PANVELKAR GROUP

Mankivili Road, Mankivili, Badlapur West, Beyond Thane, Thane

Become the first to Rate

Contact Developer

Cover Image

SHARE SAVE

+ 11 more

1, 2 BHK Apartments Configurations

Dec, 2023 Possession Starts

7.40 K - ₹8.77 K/sq.ft Avg. Price

308.00 sq.ft. - 500.00 sq.ft. (Carpet Area) Sizes

Overview/Home

Highlights
Around This Project
More About Project
About Project
Recommended Properties >

Why Panvelkar Estate Oxford?

- Luxurious properties
- Peaceful surroundings
- Known for amenities like landscaped gardens, swimming pool, olympic size swimming pool, tree plantation
- Cineplex within close vicinity

Great choice! Most viewed project in this area

Contact Seller

Panvelkar group
Developer
+9198234.....

Please share your contact

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Sale Instance

279078	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. उल्हासनगर 2
02-03-2024		दस्त क्रमांक : 2790/2024
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोंदणी : Regn:63m
गावाचे नाव : माणकिवली		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	3050000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2083000	
(4) भू-मापन,घोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कुळगांव-बदलापूरइतर वर्णन ; इतर माहिती: , इतर माहिती: मौजे मानकिवली,1)गट नं. 45,हिस्सा नं. 2(पैकी),2)गट नं. 46,हिस्सा नं. 2,3)गट नं. 47,4)गट नं. 49,हिस्सा नं. 4,9,11,12,13,आणि 14,5)गट नं. 50,एकुण क्षेत्रफळ 46620 चौ. मी.,भुखंडामध्ये प्रोत्साहनात्मक तरतुदीनुसार एकुण अनुज्ञेय क्षेत्र 39029.56 चौ. मी. पैकी 33605.73 चौ. मी. यावरील पनवेलकर इस्टेट ऑक्सफोर्ड फेज I,बिल्डींग नं. 02,सहावा मजला,सदनिका क्र. 608,क्षेत्रफळ 46.47 चौ. मी. कारपेट.((GAT NUMBER : 45,46,47,49,50 ;))	
(5) क्षेत्रफळ	46.47 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:-मे. पनवेलकर इन्फ्रास्ट्रक्चर्स प्रा. लि. तर्फे डायरेक्टर श्री. राहुल विजय पनवेलकर यांचे तर्फे कबुली जबाबासाठी कुलमुखत्यार श्री. नितेश मनोहर शिंदे वय:-35 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: नंदी कमर्शियल कॉम्प्लेक्स, शिवधाम, डी एन एस बँके जवळ, अंबरनाथ पुर्व, तालुका अंबरनाथ, जिल्हा ठाणे. , ब्लॉक नं. -, रोड नं. -, . पिन कोड:-421501 पॅन नं:-AAFPC3290F	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मेसर्स रत्न प्रोप्रायटर्स अॅण्ड प्रोजेक्टस् प्रायव्हेट लिमिटेड तर्फे डायरेक्टर श्री. सनी गुरबक्ष जग्यासी वय:-36; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: 801, रतनदीप अपार्टमेंट, हरी किर्तन, दरबार रोड, सपना गार्डन, उल्हासनगर-3, जिल्हा ठाणे. , ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-421002 पॅन नं:-AADCR8661A	
(9) दस्तऐवज करून दिल्याचा दिनांक	27/02/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	27/02/2024	
(11)अनुक्रमांक, खंड व पृष्ठ	2790/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	183000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)चौरा		
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 the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.	

Sale Instance

142978 26-01-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. उत्हासनगर 2 दस्त क्रमांक : 1429/2022 नोंदणी : Regn:63m
गावाचे नाव : माणकिवली		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	3200000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1734000	
(4) भू-मापन,घोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कुळगांव-बदलापूरइतर वर्णन : , इतर माहिती: , इतर माहिती: मौजे मानकिवली,1)गट नं. 45,हिस्सा नं. 2(पैकी),2)गट नं. 46,हिस्सा नं. 2,3)गट नं. 47,4)गट नं. 49,हिस्सा नं. 4,9,11,12,13,आणि 14,5)गट नं. 50,एकुण क्षेत्रफळ 46620 चौ. मी.,भुखंडामध्ये प्रोत्साहनात्मक तरतुदीनुसार एकुण अनुज्ञेय क्षेत्र 39029.56 चौ. मी. पैकी 33605.73 चौ. मी. यावरील पनवेलकर इस्टेट ऑक्सफोर्ड फेज I,बिल्डींग नं. 02,नवा मजला,सदनिका क्र. 908,क्षेत्रफळ 46.47 चौ. मी. कारपेट.((GAT NUMBER : 45, 46, 47, 49, 50 ;))	
(5) क्षेत्रफळ	46.47 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:-मे. पनवेलकर इन्फ्रास्ट्रक्चर्स प्रा. लि. तर्फे डापरेक्टर श्री. राहुल विजय पनवेलकर यांचे तर्फे कबुली जबाबासाठी कुलमुखत्यार श्री. नितेश मनोहर शिंदे वय:-33 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: नंदी कमर्शियल कॉम्प्लेक्स, शिवधाम, डी एन एस बँके जवळ, अंबरनाथ पुर्व, तालुका अंबरनाथ, जिल्हा ठाणे., ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-421501 पॅन नं:-	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-राघवेंद्र बेजनाथ सिंह वय:-29; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: रुम नं. 100, सभा चंद यादव चाळ, कुर्ला हलाव पुल, मसरानी लेन, व्हिटीसी,कुर्ला पश्चिम, मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुंबई. पिन कोड:-400070 पॅन नं:-CUVPS2517R 2): नाव:-शीला राघवेंद्र सिंह वय:-30; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: रुम नं. 100, सभा चंद यादव चाळ, कुर्ला हलाव पुल, मसरानी लेन, व्हिटीसी,कुर्ला पश्चिम, मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुंबई. पिन कोड:-400070 पॅन नं:-IIQPS7492A	
(9) दस्तऐवज करून दिल्याचा दिनांक	27/01/2022	
(10)दस्त नोंदणी केल्याचा दिनांक	27/01/2022	
(11)अनुक्रमांक,खंड व पृष्ठ	1429/2022	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	192000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुत्यांकनासाठी 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 the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.	

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **09th May 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 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.

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 **₹ 38,15,500.00 (Rupees Thirty Eight Lakh Fifteen Thousand Five Hundred Only).**

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Auth. Sign.