

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Shri. Atmaram Dhondu Padave**

Residential Flat No. 206, 2nd Floor, B Wing, Building Type No. C-5, "**New Samir Co-op. Hsg. Soc. Ltd.**",
Patankar Complex, Nallasopara (West), Taluka – Vasai, District – Palghar, PIN - 401203,
State - Maharashtra, Country - India

Latitude Longitude: 19°24'53.0"N 72°48'58.8"E

Valuation Done for:
Janseva Sahakari Bank
Andheri West Branch

Jeevan Sangam CHS, JP Road, Near Aazad Nagar Metro Station, Opp. Jali Masjid, Nr. Bhavans College,
Andheri (West), Mumbai - 400058, State - Maharashtra, Country - India.

Vastukala Consultants (I) Pvt. Ltd.
Mumbai • Delhi NCR • Aurangabad • Nanded • Indore • Pune
Raipur • Jaipur • Ahmedabad • Rajkot • Thane • Nashik

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 206, 2nd Floor, B Wing, Building Type No. C-5, “**New Samir Co-op. Hsg. Soc. Ltd.**”, Patankar Complex, Nallasopara (West), Taluka – Vasai, District – Palghar, PIN – 401203, State - Maharashtra, Country – India belongs to **Shri. Atmaram Dhondu Padave**.

Boundaries of the property.

North : Maitry Arcade CHSL
South : New Ketki CHSL
East : Akshay Hotel / ST Depot Road
West : Internal Road / Anjalika Heights

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 Fair Market Value for this particular purpose at **₹ 21,29,400.00 (Rupees Twenty One Lakh Twenty Nine Thousand Four 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.**

C.M.D.

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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



Vastukala Consultants (I) Pvt. Ltd.

121, 1st Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai - 400 093

VALUATION REPORT (IN RESPECT OF FLAT)

I		General	
1.	Purpose for which the valuation is made	:	To assess Fair Market value of the property for Bank Loan Purpose.
2.	a) Date of inspection	:	05.02.2022
	b) Date on which the valuation is Made	:	08.02.2022
3.	List of documents produced for perusal	:	i) Copy of Agreement for Sale dated 20.01.2004. ii) Copy of Part Occupancy Certificate No. CIDCO / VVSR / BP-306 / W / 269 dated 29.05.1998 issued by CIDCO. iii) Electricity Bill Consumer No. 001681483906 dated 10.01.2022 issued by MSEDCL.
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)	:	Shri. Atmaram Dhondu Padave Address: Residential Flat No. 206, 2 nd Floor, B Wing, Building Type No. C-5, "New Samir Co-op. Hsg. Soc. Ltd.", Patankar Complex, Nallasopara (West), Taluka – Vasai, District – Palghar, PIN – 401203, State - Maharashtra, Country – India Contact Person : Shri. Atmaram Dhondu Padave (Owner) Contact No. : 9892118266 Sole Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is a Residential flat is located on 2 nd floor. The composition of flat is 1 Bedroom + Living Room + Kitchen + WC & Bath (i.e. 1BHK Flat). The property is at 650 Mt. distances from nearest railway station Nallasopara.
6.	Location of property	:	
	a) Plot No. / Survey No.	:	Survey Nos. 74 & 75, Hissa No. 1 of Village Nilemore
	b) Door No.	:	Residential Flat No. 206
	c) C.T.S. No. / Village	:	Survey Nos. 74 & 75, Hissa No. 1 of Village Nilemore
	d) Ward / Taluka	:	Taluka – Vasai
	e) Mandal / District	:	District – Palghar
	f) Date of issue and validity of layout of approved map / plan	:	As Occupancy Certificate is available, we assumed that the construction is as per Sanction Plan.
	g) Approved map / plan issuing authority	:	
	h) Whether genuineness or authenticity of approved map/ plan is verified	:	
	i) Any other comments by our empanelled valuers on authentic of approved plan	:	N.A.
7.	Postal address of the property	:	Residential Flat No. 206, 2 nd Floor, B Wing, Building Type No. C-5, "New Samir Co-op. Hsg. Soc. Ltd.",



		Patankar Complex, Nallasopara (West), Taluka – Vasai, District – Palghar, PIN – 401203, State - Maharashtra, Country – India	
8.	City / Town	:	City – Vasai
	Residential area	:	Yes
	Commercial area	:	No
	Industrial area	:	No
9.	Classification of the area	:	
	i) High / Middle / Poor	:	Middle Class
	ii) Urban / Semi Urban / Rural	:	Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Village – Nile More CIDCO
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No
12.	Boundaries of the property		As per site As per documents
	North	:	Maitry Arcade CHSL Details not available
	South	:	New Ketki CHSL Details not available
	East	:	Akshay Hotel / ST Depot Road Details not available
	West	:	Internal Road / Anjalika Heights Details not available
13	Dimensions of the site		N. A. as property under consideration is a flat in an apartment building.
			A B
			As per the Deed Actuals
	North	:	- -
	South	:	- -
	East	:	- -
	West	:	- -
14.	Extent of the site	:	Carpet Area in Sq. Ft. = 314.00 (Area as per actual site measurement) Built up Area in Sq. Ft. = 338.00 (Area as per Agreement for Sale)
14.1	Latitude, Longitude & Co-ordinates of flat	:	19°24'53.0"N 72°48'58.8"E
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	Built up Area in Sq. Ft. = 338.00 (Area as per Agreement for Sale)
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Owner Occupied
II	APARTMENT BUILDING		
1.	Nature of the Apartment	:	Residential
2.	Location	:	
	C.T.S. No.	:	Survey Nos. 74 & 75, Hissa No. 1 of Village Nilemore
	Block No.	:	-
	Ward No.	:	-
	Village / Municipality / Corporation	:	Village – Nile More



		CIDCO
	Door No., Street or Road (Pin Code)	: Residential Flat No. 206
3.	Description of the locality Residential / Commercial / Mixed	: Residential
4.	Year of Construction	: 1998 (As per Occupancy Certificate)
5.	Number of Floors	: Ground + 3 rd upper floors.
6.	Type of Structure	: R.C.C. Framed Structure
7.	Number of Dwelling units in the building	: 4 Flats on 2 nd Floor
8.	Quality of Construction	: Normal
9.	Appearance of the Building	: Normal
10.	Maintenance of the Building	: Normal
11.	Facilities Available	:
	Lift	: No
	Protected Water Supply	: Municipal Water supply
	Underground Sewerage	: Connected to Municipal Sewerage System
	Car parking - Open / Covered	: Open Car Parking
	Is Compound wall existing?	: Yes
	Is pavement laid around the Building	: Yes

III	FLAT	
1	The floor in which the flat is situated	: 2 nd Floor
2	Door No. of the flat	: Residential Flat No. 206
3	Specifications of the flat	:
	Roof	: R.C.C. Slab
	Flooring	: Spartex tiles flooring
	Doors	: Teak Wood door frame with Flush doors with ms safety door
	Windows	: Alluminum sliding windows
	Fittings	: Concealed plumbing with C.P. fittings. Electrical wiring with Concealed.
	Finishing	: Cement Plastering
4	House Tax	:
	Assessment No.	: Details not available
	Tax paid in the name of :	: Details not available
	Tax amount :	: Details not available
5	Electricity Service connection No. :	: Electricity Bill Consumer No. 001681483906
	Meter Card is in the name of :	: Shri. Atmaram Dhondu Padave
6	How is the maintenance of the flat?	: Good
7	Sale Deed executed in the name of	: Shri. Atmaram Dhondu Padave
8	What is the undivided area of land as per Sale Deed?	: Details not available
9	What is the plinth area of the flat?	: Built up Area in Sq. Ft. = 338.00 (Area as per Agreement for Sale)
10	What is the floor space index (app.)	: As per local norms
11	What is the Carpet Area of the flat?	: Carpet Area in Sq. Ft. = 314.00 (Area as per actual site measurement)
12	Is it Posh / I Class / Medium / Ordinary?	: Medium
13	Is it being used for Residential or Commercial purpose?	: Residential purpose
14	Is it Owner-occupied or let out?	: Owner Occupied



15	If rented, what is the monthly rent?	:	₹ 4,500.00 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 developed 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)	:	₹ 5,500.00 to ₹ 6,500.00 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).	:	₹ 6,300.00 per Sq. Ft. on Built up Area
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,400.00 per Sq. Ft.
	II. Land + others	:	₹ 3,900.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office	:	₹ 46,000.00 per Sq. M. i.e. ₹ 4,273.00 per Sq. Ft.
4a	Guideline rate after depreciation	:	₹ 35,950.00 per Sq. M. i.e. ₹ 3,340.00 per Sq. Ft.
5	Age of the building	:	24 years
6	Life of the building estimated	:	36 years Subject to proper, preventive periodic maintenance & structural repairs.

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the flat (incl. car parking, if provided)	338.00 Sq. Ft.	6,300.00	21,29,400.00
2	Total Fair Market Value of the Property			21,29,400.00
3	Realizable value of the property			19,16,460.00
4	Distress value of the property			17,03,520.00
5	Insurable value of the property (338.00 X 2,400.00)			8,11,200.00
6	Guideline value of the property (338.00 X 3,340.00)			11,28,920.00



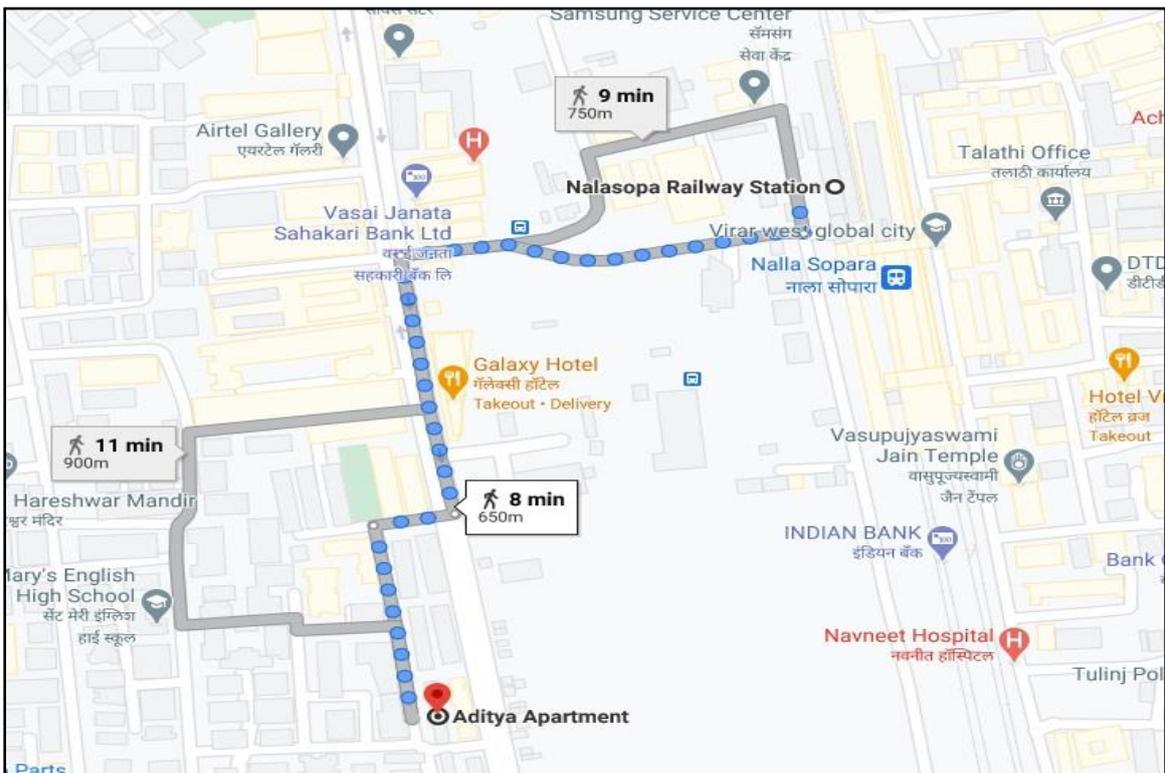
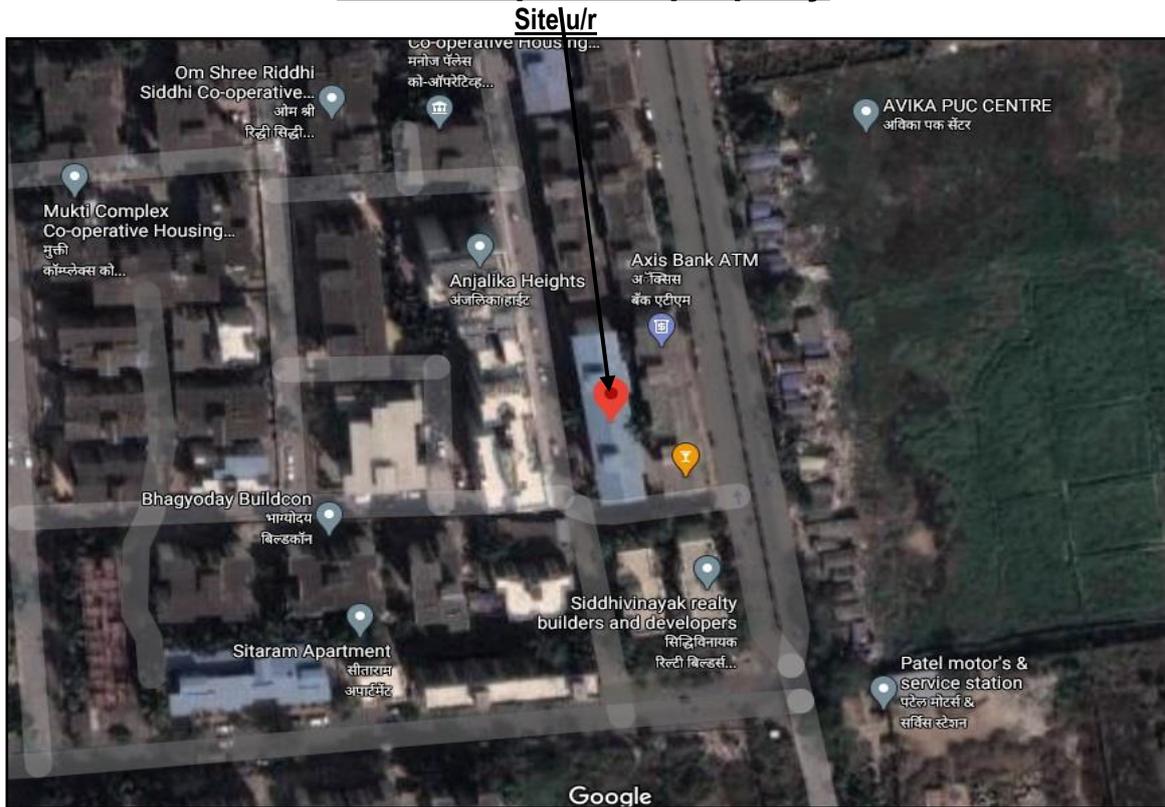
The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a residential flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 5,500.00 to ₹ 6,500.00 per Sq. Ft. on Built up Area. Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc. We estimate ₹ 6,300.00 per Sq. Ft. for valuation.



Actual site photographs



Route Map of the property



Latitude Longitude: 19°24'53.0"N 72°48'58.8"E

Note: The Blue line shows the route to site from nearest railway station (Nallasopara – 650Mt.)



Ready Reckoner

**Department of Registration & Stamps**
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
वाजारमूल्य दर पत्रक

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Year: 20212022

Selected District: पालघर

Select Taluka: वसई

Select Village: मौजे (गांव) निळमोरे

Search By: Survey No Location

Enter Survey No: 74

Annual Statement of Rates

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
2- रहिवास व इतर तत्सम अनुज्ञेय वापरातील जमिनी	12500	46000	51100	62000	51100	चौ. मीटर	सर्व्हे नंबर

Language: English



Price Indicators

My Bookings | Pay Rent | [Post Your Property](#) | [Sign Up](#)

1 BHK Flat For Sale In Sai Laxmi Chs In Nalasopara West
Chedda Nagar, Near Hanuman Mandir

₹ 25 Lacs
Negotiable

₹ 14,328/Month
Estimated EMI

460
Sq.Ft

Need Home Loan?
[Apply Loan](#)

Home / Mumbai / Nalasopara west / 1bhk / Property Details

1 Bedroom <small>No. of Bedroom</small>	Dec 21, 2021 <small>Posted On</small>
1 Bathroom <small>No. of Bathroom</small>	Immediately <small>Possession</small>
NA <small>Balcony</small>	Sai Laxmi Chs <small>Apartment</small>
Bike and Car <small>Parking</small>	None <small>Power Backup</small>

[Get Owner Details](#)

Report what was not correct in this property

Listed by Broker
Sold Out
Wrong Info

Nearby: [Miraj Cinemas Fun Fiesta](#) | [DMart](#) | [Domino's Pizza](#) | [Sahakari Bhandar](#) | [Vrindavan Gardens](#)

[Overview](#)
[Activity On This Property](#)

My Bookings | Pay Rent | [Post Your Property](#) | [Sign Up](#)

1 BHK Flat For Sale In Mangal Plaza Cooperative Socie...
hanuman nagar Loan Verified

₹ 23 Lacs
Negotiable

₹ 13,182/Month
Estimated EMI

380
Sq.Ft

Need Home Loan?
[Apply Loan](#)

Home / Mumbai / Mangal plaza cooperative housing society ltd / 1bhk / Property Details

1 Bedroom <small>No. of Bedroom</small>	Dec 18, 2021 <small>Posted On</small>
1 Bathroom <small>No. of Bathroom</small>	Immediately <small>Possession</small>
1 <small>Balcony</small>	Mangal Plaza Coopr... <small>Apartment</small>
Bike and Car <small>Parking</small>	None <small>Power Backup</small>

[Get Owner Details](#)

Report what was not correct in this property

Listed by Broker
Sold Out
Wrong Info

Nearby: [Miraj Cinemas Fun Fiesta](#) | [DMart](#) | [Domino's Pizza](#) | [Sahakari Bhandar](#) | [Vrindavan Gardens](#)

[Overview](#)
[Activity On This Property](#)



Price Indicators

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List Property

Home / Mumbai / Nalasopara West / 1 BHK Apartment

Last updated: Jan 10, 2022

1 BHK Apartment

Agarwal Krish Garden, Lakshmben Chedda Nagar, Nalasopara West, Mumbai

₹30.0 L

EMI starts at ₹15.89 K

₹5.61 K/sq.ft

Contact Seller

Bedroom

Bedroom

Balcony

+
4 more

535 sq.ft
Build Up Area

₹5.61 K/sq.ft
Avg. Price

7 Year Old
Age of property

Ready to move
Possession status

Middle of 4 floors

Semi Furnished
Furnishing

OVERVIEW
FURNISHINGS
SOCIETY AMENITIES
PROJECT Q&A
LOCALITY
RATINGS AND REVIEWS
CALCULATOR

HOUSING.COM
Buy in Mumbai

+ Add

Download App
List Property

Home / Mumbai / Nalasopara West / 1 BHK Apartment

Last updated: Feb 2, 2022

1 BHK Apartment

Vini Heights Phase 1, Lakshmben Chedda Nagar, Nalasopara West, Mumbai

₹30.0 L

EMI starts at ₹15.89 K

₹6.00 K/sq.ft

Contact Seller

Hall

Bathroom

Bathroom

+
10 more

500 sq.ft
Build Up Area

₹6.00 K/sq.ft
Avg. Price

8 Year Old
Age of property

Ready to move
Possession status

Lower of 7 floors

East facing
Facing

Semi Furnished
Furnishing

OVERVIEW
FURNISHINGS
SOCIETY AMENITIES
PROJECT Q&A
LOCALITY
RATINGS AND REVIEWS
CALCULATOR



Sale Instance

08/02/2022, 17:13

https://freesearchigrservice.maharashtra.gov.in/isaritaHTMLReportSuchiKramank2_RegLive.aspx

3678533	सूची क्र.2	दुय्यम निबंधक : सह दु.नि.वसई 4
08-02-2022		दस्त क्रमांक : 3678/2021
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोंदणी : Regn:63m
गावाचे नाव : निळेमोरे		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	2100000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1958000	
(4) भू.मापन.पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पालघरइतर वर्णन :सदनिका नं: ए/303, माळा नं: तिसरा मजला, इमारतीचे नाव: न्यु समीर को-ऑप.हौ.सो. लि., इतर माहिती: सदनिकेचे क्षेत्र 337.5 चौ.फुट कारपेट म्हणजेच 31.35 चौ.मी. कारपेट,गाव मौजे आचोळे येथील स. नं. 90,आणि गाव मौजे निळेमोरे येथील स. नं. 74 व 75,विभाग क्र. 7.((Survey Number : 74, 75, 90 ;))	
(5) क्षेत्रफळ	31.35 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:-किशोर शंकर बिरवाडकर वय:-55 पत्ता:-प्लॉट नं: फ्लॉट नं. 1003, माळा नं: दहावा मजला, इमारतीचे नाव: एकता को-ऑप.हौ.सो. लि., ब्लॉक नं: -, रोड नं: मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400011 पॅन नं:-AKOPB3357P	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मंगेश पांडुरंग आंग्रे वय:-44; पत्ता:-प्लॉट नं: रुम नं. 02, माळा नं: -, इमारतीचे नाव: सिद्धी विनायक चाळ, ब्लॉक नं: -, रोड नं: साडी कम्पाउंड, संतोष भवन, नालासोपारा पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-401209 पॅन नं:-APHPA6459H 2): नाव:-मनिषा मंगेश आंग्रे वय:-39; पत्ता:-प्लॉट नं: रुम नं. 02, माळा नं: -, इमारतीचे नाव: सिद्धी विनायक चाळ, ब्लॉक नं: -, रोड नं: साडी कम्पाउंड, संतोष भवन, नालासोपारा पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-401209 पॅन नं:-AYZPA7540E	
(9) दस्तऐवज करून दिल्याचा दिनांक	31/03/2021	
(10)दस्त नोंदणी केल्याचा दिनांक	31/03/2021	
(11)अनुक्रमांक,खंड व पृष्ठ	3678/2021	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	84000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	21000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-:		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

https://freesearchigrservice.maharashtra.gov.in/isaritaHTMLReportSuchiKramank2_RegLive.aspx

1/2



Sale Instance

08/02/2022, 17:12

https://freesearchigrservice.maharashtra.gov.in/isaritaHTMLReportSuchiKramank2_RegLive.aspx

5115350 08-02-2022 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि.वसई 3 दस्त क्रमांक : 5115/2021 नोंदणी : Regn:63m
गावाचे नाव : निळेमोरे		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	2150000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1731000	
(4) भू:मापन.पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पालघरइतर वर्णन :सदनिका नं: 207,बी विंग, माळा नं: दुसरा मजला, इमारतीचे नाव: न्यु समिर को-ऑप. हौ. सो. लि., ब्लॉक नं: बिल्डींग टाईप नं. सी/5, रोड : निळेमोरे, इतर माहिती: गाव मौजे निळेमोरे येथील सर्वे नं. 74,75,गाव मौजे आचोळे येथील सर्वे नं. 90,विभाग क्र. 2((Survey Number : 74, 75 ;))	
(5) क्षेत्रफळ	37.63 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मनिषा विजय देवधर वय:-68 पत्ता:-प्लॉट नं: रुम नं. 5, माळा नं: पहिला मजला, इमारतीचे नाव: श्री विहार बिल्डींग, ब्लॉक नं: -, रोड नं: पहिली क्रॉस लेन, 13 लिबर्टी गार्डन हौसिंग कॉलनी, मालाड प, महाराष्ट्र, मुंबई. पिन कोड:-400064 पॅन नं:-AIPD0939Q 2): नाव:-हर्षवर्धन विजय देवधर वय:-42 पत्ता:-प्लॉट नं: रुम नं. 5, माळा नं: पहिला मजला, इमारतीचे नाव: श्री विहार बिल्डींग, ब्लॉक नं: -, रोड नं: पहिली क्रॉस लेन, 13 लिबर्टी गार्डन हौसिंग कॉलनी, मालाड प, महाराष्ट्र, मुंबई. पिन कोड:-400064 पॅन नं:-AFXP8284P	
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-आत्माराम धोंडु पाडावे वय:-47; पत्ता:-प्लॉट नं: बी/206, माळा नं: -, इमारतीचे नाव: न्यु समिर अपार्टमेंट, ब्लॉक नं: -, रोड नं: चक्रधर नगर, एस. टी. डेपो रोड, पाटणकर कॉम्प्लेक्स, नालासोपारा प, महाराष्ट्र, ठाणे. पिन कोड:-401203 पॅन नं:-AIYPP6283C 2): नाव:-प्रतिक्षा आत्माराम पाडावे वय:-40; पत्ता:-प्लॉट नं: बी/206, माळा नं: -, इमारतीचे नाव: न्यु समिर अपार्टमेंट, ब्लॉक नं: -, रोड नं: चक्रधर नगर, एस. टी. डेपो रोड, पाटणकर कॉम्प्लेक्स, नालासोपारा प, महाराष्ट्र, ठाणे. पिन कोड:-401203 पॅन नं:-BMMPP2821D	
(9) दस्तऐवज करुन दिल्याचा दिनांक	23/03/2021	
(10)दस्त नोंदणी केल्याचा दिनांक	23/03/2021	
(11)अनुक्रमांक,खंड व पृष्ठ	5115/2021	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	86000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	21500	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-:		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-:	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

https://freesearchigrservice.maharashtra.gov.in/isaritaHTMLReportSuchiKramank2_RegLive.aspx

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As a result of my appraisal and analysis, it is my considered opinion that the **Fair Market Value** of the above property in the prevailing condition with aforesaid specifications is **₹ 21,29,400.00 (Rupees Twenty One Lakh Twenty Nine Thousand Four Hundred Only)**.

Sr.	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by Shri. Atmaram Dhondu Padave from Shri. Chandrashekhar Bhikaji Patole vide Agreement for Sale dated 20.01.2004.
2.	Purpose of valuation and appointing authority	As per the request from Janseva Sahakari Andheri (West) Branch to assess Fair Market value of the property for Banking purpose
3.	Identity of the valuer and any other experts involved in the valuation;	Sharadkumar B. Chalikwar – Regd. Valuer Manoj B. Chalikwar – Regd. Valuer Adarsh Gupta – Valuation Engineer Vaishali Sarmalkar – Technical Manager Shyam Kajvilkar – Technical Officer
4.	Disclosure of valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment – 05.02.2022 Valuation Date – 08.02.2022 Date of Report – 08.02.2022
6.	Inspections and/or investigations undertaken;	Physical Inspection done on 05.02.2022
7.	Nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> • Market Survey at the time of site visit • Ready Reckoner rates / Circle rates • Online search for Registered Transactions • Online Price Indicators on real estate portals • Enquiries with Real estate consultants • Existing data of Valuation assignments carried out by us
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparison Method
9.	Restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any



		third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	Major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Residential Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached



Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **08th February 2022** and does not take into account any unforeseeable developments which could impact the same in the future.

Our Investigations

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

Assumptions

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

Information Supplied by Others

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

Future Matters

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

Map and Plans

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

Site Details

Based on inputs received from Client and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **Built up Area in Sq. Ft. = 338.00** in the name of **Shri. Atmaram Dhondu Padave**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.



Property Title

Based on our discussion with the Client, we understand that the subject property is owned by **Shri. Atmaram Dhondu Padave**. For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

Environmental Conditions

We have assumed that the subject property is not contaminated and is not adversely affected by any existing or proposed environmental law and any processes which are carried out on the property are regulated by environmental legislation and are properly licensed by the appropriate authorities.

Area

Based on the information provided by the Client, we understand that the Residential Flat, admeasuring **Built up Area in Sq. Ft. = 338.00.**

Condition & Repair

In the absence of any information to the contrary, we have assumed that there are no abnormal ground conditions, nor archaeological remains present which might adversely affect the current or future occupation, development or value of the property. The property is free from rat, infestation, structural or latent defect. No currently known deleterious or hazardous materials or suspect techniques will be used in the construction of or subsequent alteration or additions to the property and comments made in the property details do not purport to express an opinion about , or advise upon, the condition of uninspected parts and should not be taken as making an implied representation or statement about such parts

Valuation Methodology

For the purpose of this valuation exercise, the valuation methodology used is Direct Comparison Approach / Method and proposed Current use / Existing use premise is considered for this assignment.

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar properties in an open and competitive market and is particularly useful in estimating the value of the flat and properties that are typically traded on a unit basis.

In case of inadequate recent transaction activity in the subject micro-market, the appraiser would collate details of older transactions. Subsequently, the appraiser would analyse rental / capital value trends in the



subject micro-market in order to calculate the percentage increase / decrease in values since the date of the identified transactions. This percentage would then be adopted to project the current value of the same.

Where reliance has been placed upon external sources of information in applying the valuation methodologies, unless otherwise specifically instructed by Client and/or stated in the valuation, VCIPL has not independently verified that information and VCIPL does not advise nor accept it as reliable. The person or entity to whom the report is addressed acknowledges and accepts the risk that if any of the unverified information in the valuation is incorrect, then this may have an effect on the valuation.

Not a Structural Survey

We state that this is a valuation report and not a structural survey

Other

All measurements, areas and ages quoted in our report are approximate

Legal

We have not made any allowances with respect to any existing or proposed local legislation relating to taxation on realization of the sale value of the subject property. VCIPL is not required to give testimony or to appear in court by reason of this appraisal report, with reference to the property in question, unless arrangement has been made thereof. Further, no legal advice on any aspects has been obtained for the purpose of this appraisal exercise

Property specific assumptions

Based on inputs received from the client and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **Built up Area in Sq. Ft. = 338.00**

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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



DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **08th February 2022**.

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.

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 Fair Market value for this particular purpose at **₹ 21,29,400.00 (Rupees Twenty One Lakh Twenty Nine Thousand Four Hundred Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

C.M.D.

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

