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MSME Reg No: UDYAM-MH-18-0083617

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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 Owner: **Mr. Vinod Ransingh Tamrakar & Mrs. Sucheta Vinod Tamrakar**

Residential Flat No. 904, 9<sup>th</sup> Floor, "Saryu", Neelkanth Valley II, CTS No. 2754, Survey No. 41, Vihari (Khopoli)  
Taluka - Khalapur, District - Raigad, PIN - 410 203, State - Maharashtra, Country - India.

Latitude Longitude - 18°47'20.2"N 73°20'59.5"E

### Intended User:

**Cosmos Bank**

**Mulund (East) Branch**

Ground + 1<sup>st</sup> Floor of Shop No. 2, 1<sup>st</sup> 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,  
Powai, Andheri East, Mumbai: 400072, (M.S.), India

+91 22 47495919

[mumbai@vastukala.co.in](mailto:mumbai@vastukala.co.in)

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## Vastukala Consultants (I) Pvt. Ltd.

Valuation Report Prepared For: Cosmos Bank / Mulund (East) Branch / Mr. Vinod Ransingh Tamrakar (8811/2306554) Page 2 of 17

Vastu/Mumbai/05/2024/8811/2306554

31/23-414-JAVS

Date: 31.05.2024

### VALUATION OPINION REPORT

The property bearing Residential Flat No. 904, 9<sup>th</sup> Floor, "Saryu", Neelkanth Valley II, CTS No. 2754, Survey No. 41, Vihari (Khopoli), Taluka - Khalapur, District - Raigad, PIN - 410 203, State - Maharashtra, Country - India belongs to **Mr. Vinod Ransingh Tamrakar & Mrs, Sucheta Vinod Tamrakar.**

Boundaries of the property.

North : Road  
South : Open Land  
East : Road / Open Land  
West : Open Land

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 **₹ 34,02,000.00 (Rupees Thirty Four Lakhs Two Thousand 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**

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.06.01 10:42:47 +05'30'

**Auth. Sign.**



**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

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Valuation Report of Residential Flat No. 904, 9th Floor, "Saryu", Neelkanth Valley II2, CTS No. 2754, Survey No. 41, Vihari (Khopoli), Taluka - Khalapur, District - Raigad, PIN - 410 203, 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 31.05.2024 for Bank Loan Purpose
2	Date of inspection	28.05.2024
3	Name of the owner/ owners	<b>Mr. Vinod Ransingh Tamrakar &amp; Mrs. Sucheta Vinod Tamrakar</b>
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	<b>Address:</b> Residential Flat No. 904, 9 <sup>th</sup> Floor, "Saryu", Neelkanth Valley II, CTS No. 2754, Survey No. 41, Vihari (Khopoli), Taluka - Khalapur, District - Raigad, PIN - 410 203, State - Maharashtra, Country - India.  <b>Contact Person:</b> Ms. Megha Sharma (Tenant) Contact No.: 9209273299
6	Location, street, ward no	Vihari (Khopoli), Taluka - Khalapur, District - Raigad
7	Survey/ Plot no. of land	CTS No. 2754C, Survey No. 41
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
	<b>LAND</b>	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 502.00 Balcony Area in Sq. Ft. = 93.00 Covered Terrace Area in Sq. Ft. = 27.00 Total Carpet Area in Sq. Ft. = 622.00 (Area as per Actual Site Measurement)  <b>Carpet Area in Sq. Ft. = 428.00</b>



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		<b>Terrace Area in Sq. Ft. = 58.00</b> <b>Total Area in Sq. Ft. = 486.00</b> <b>(Area as per Agreement for Sale)</b>  Built-up Area in Sq. Ft. = 535.00 (Carpet Area + 10%)
13	Roads, Streets or lanes on which the land is abutting	Vihari (Khopoli), Taluka - Khalapur, District - Raigad
14	If freehold or leasehold land	Freehold
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.
	<b>IMPROVEMENTS</b>	
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 separate sheet (The Annexure to this form may be used)	Attached
24	Is the building owner occupied/ tenanted/ both?	Tenant Occupied
	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 KMC norms Percentage actually utilized – Details not available
26	<b>RENTS</b>	
	(i) Names of tenants/ lessees/ licensees, etc	Ms. Megha Sharma
	(ii) Portions in their occupation	Entire Flat
	(iii) Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 12,000.00 Present rental income per month
	(iv) Gross amount received for the whole property	Information not available
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	Information not available
29	Give details of the water and electricity charges, if any, to be borne by the owner	Information not available
30	Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	Information not available
31	If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	Information not available
32	If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	Information not available
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?	Information not available
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 law?	Information not available
37	Has any standard rent been fixed for the premises under any law relating to the control of rent?	Information not available
	<b>SALES</b>	
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.

<b>COST OF CONSTRUCTION</b>		
41	Year of commencement of construction and year of completion	Year of Completion – 2021 (As per Building Completion 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.
<p><b>Remark:</b> As per Site Inspection, Actual Total Carpet area 622.00 Sq. Ft (Including terrace Area) is more than Carpet area 486.00 Sq. Ft. mentioned in the documents provided to us. We have considered area mentioned in the documents. Hence, to give proper weightage to the value of the property, higher rate is considered</p>		

**PART II- VALUATION****GENERAL:**

Under the instruction of Cosmos Bank, Mulund (East) Branch to assess fair market value as on 31.05.2024 for Residential Flat No. 904, 9<sup>th</sup> Floor, "Saryu", Neelkanth Valley II, CTS No. 2754, Survey No. 41, Vihari (Khopoli), Taluka - Khalapur, District - Raigad, PIN - 410 203, State - Maharashtra, Country - India belongs to **Mr. Vinod Ransingh Tamrakar & Mrs. Sucheta Vinod Tamrakar.**

**We are in receipt of the following documents:**

1	Copy of Agreement for Sale dated 09.05.2022 between M/s. Neelkanth Properties (the Promoter) AND Mr. Vinod Ransingh Tamrakar & Mrs. Sucheta Vinod Tamrakar (the Allottee).
2	Copy of Full Occupancy Certificate No. CBRKC/FO/2022/APL/00115 dated 22.07.2022 issued by Khopoli Municipal Council.
3	Copy of Full Occupancy Certificate No. KMC/TP/BP/2109/ dated 08.09.2021 issued by Khopoli Municipal Council.
4	Copy of Commencement Certificate No. KMC / BV / BP / 3674 dated 24.12.2018 issued by Khopoli Municipal Council.

**LOCATION:**

The said building is located at CTS No. 2754, Survey No. 41 of Vihari (Khopoli), Taluka - Khalapur, District - Raigad. The property falls in Residential Zone. It is at a travelling distance 650m. from Khopoli railway station.

**BUILDING:**

The building under reference is having Stilt + 12 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 building is used for residential purpose. 9<sup>th</sup> Floor is having 4 Residential Flats. The building is having 2 Lifts.



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**Residential Flat:**

The residential flat under reference is situated on the 9<sup>th</sup> Floor. It consists of Living + Dining Area + Kitchen + 2 Bedrooms + 2 Toilets + Passage + Open Balcony + Covered Terrace Area (i.e., **2BHK with 2 Toilets**). The residential flat is finished with Vitrified tiles flooring, Teak wood door frame with flush shutters, Powder coated Aluminum sliding windows, Concealed electrification & plumbing etc.

**Valuation as on 31<sup>st</sup> May 2024**

The Carpet Area of the Residential Flat	:	486.00 Sq. Ft.
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**Deduct Depreciation:**

Year of Construction of the building	:	2021 (As per Building Completion Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	03 Years
Cost of Construction	:	535.00 X 2,600.00 = 13,91,000.00
Depreciation {(100-10) X 03 / 60}	:	N.A. the building age is below 5 years
Amount of depreciation	:	N.A.
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 40,950.00 per Sq. M. i.e. ₹ 3,804.00 per Sq. Ft.
Guideline rate (after depreciate)	:	N.A. the building age is below 5 years
Prevailing market rate	:	₹ 7,000.00 per Sq. Ft.
<b>Value of property as on 31.05.2024</b>	:	<b>486.00 Sq. Ft. X ₹ 7,000.00 = ₹ 34,02,000.00</b>

(Area of property x market rate of developed land & Residential premises as on 2024 - 25 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Depreciated fair value of the property as on 31.05.2024	:	₹ 34,02,000.00
Total Value of the property	:	₹ 34,02,000.00
The realizable value of the property	:	₹ 30,61,800.00
Distress value of the property	:	₹ 27,21,600.00
Insurable value of the property (535.00 X 2,600.00)	:	₹ 13,91,000.00
Guideline value of the property (535.00 X 3,804.00)	:	₹ 20,35,140.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 904, 9th Floor, "Saryu", Neelkanth Valley II, CTS No. 2754, Survey No. 41, Vihari (Khopoli), Taluka - Khalapur, District - Raigad, PIN - 410 203, State - Maharashtra, Country - India for this particular purpose at **₹ 34,02,000.00 (Rupees Thirty Four Lakhs Two Thousand Only)** as on 31<sup>st</sup> May 2024.



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**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 **31<sup>st</sup> May 2024 is ₹ 34,02,000.00 (Rupees Thirty Four Lakhs Two Thousand 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**

	<b>Technical details</b>	<b>Main Building</b>
1.	No. of floors and height of each floor	Stilt + 12 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 9 <sup>th</sup> Floor
3.	Year of construction	2021 (As per Building Completion Certificate)
4.	Estimated future life	57 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



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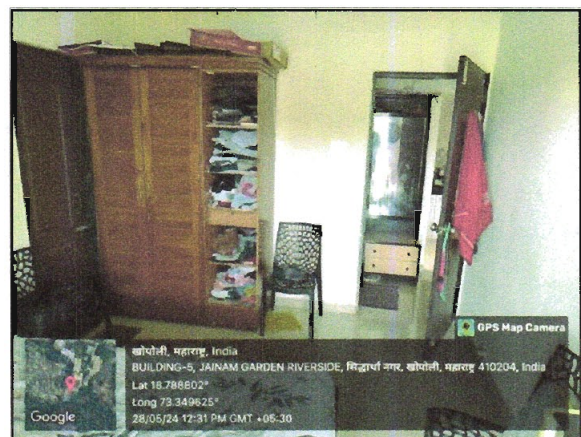
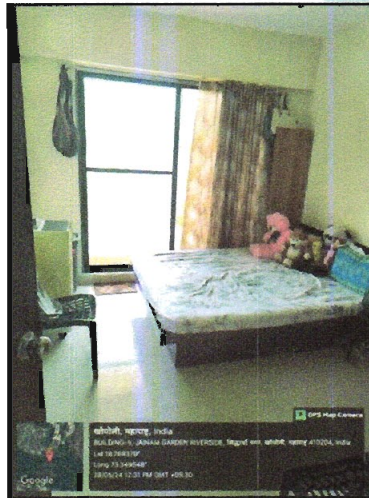
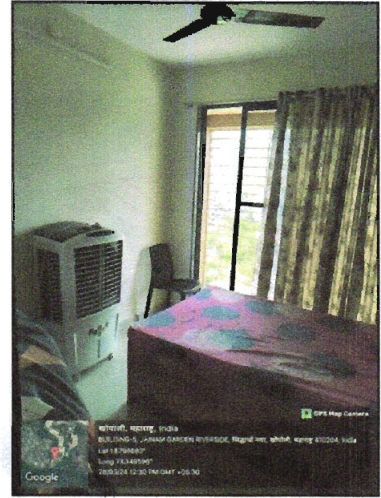
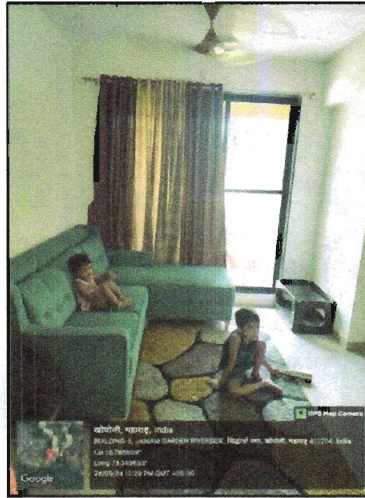
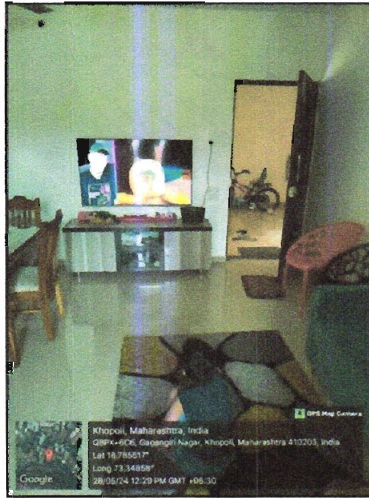
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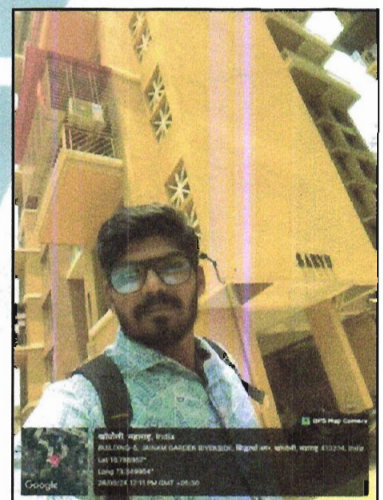
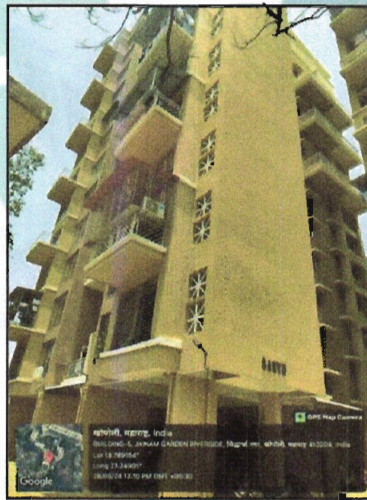
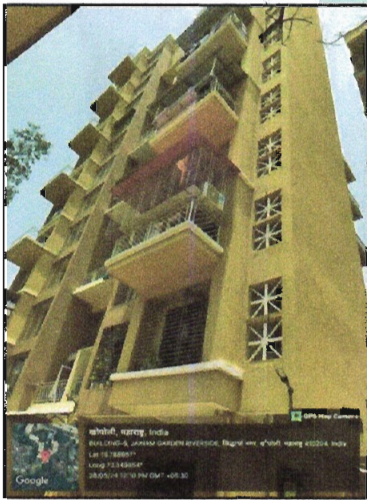
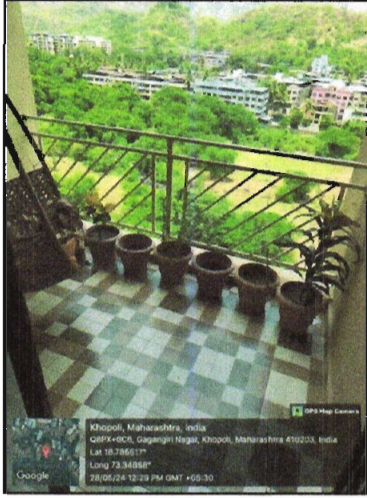


9	Doors and Windows	Teak wood door frame with flush shutters, Powder coated Aluminum sliding windows
10	Flooring	Vitrified tiles flooring
11	Finishing	Cement plastering
12	Roofing and terracing	R.C.C. Slab
13	Special architectural or decorative features, if any	No
14	(i) Internal wiring – surface or conduit	Concealed electrification & 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	Existing
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

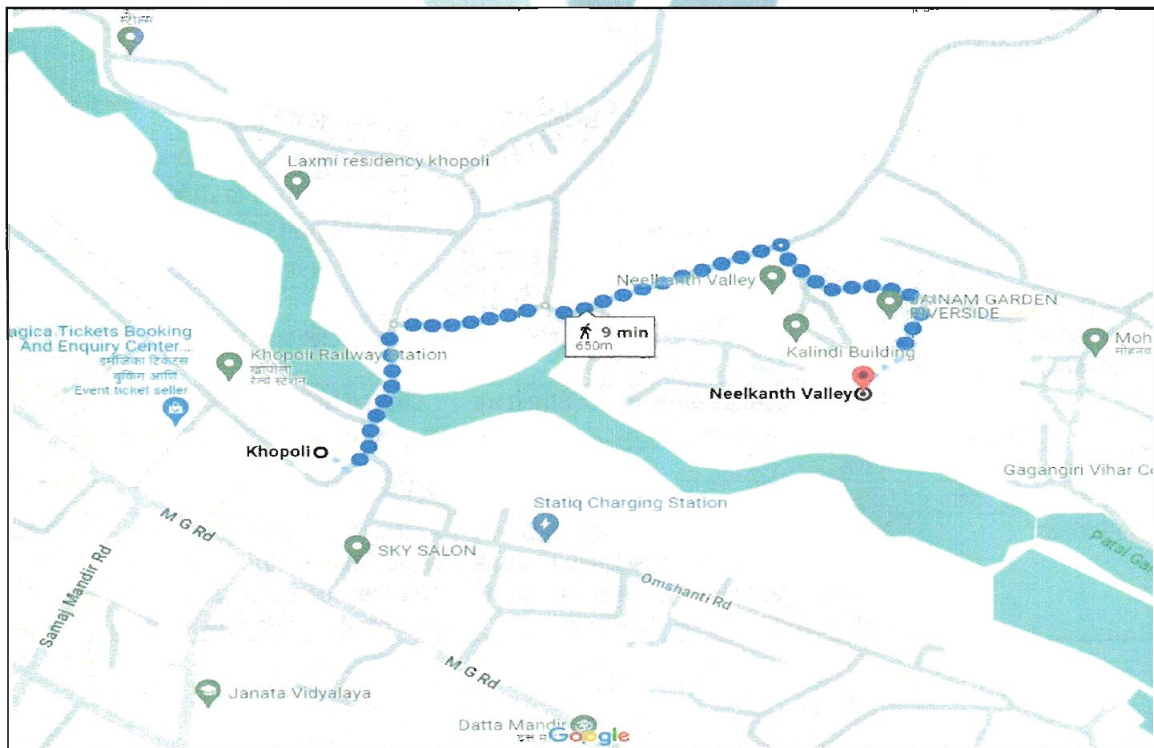
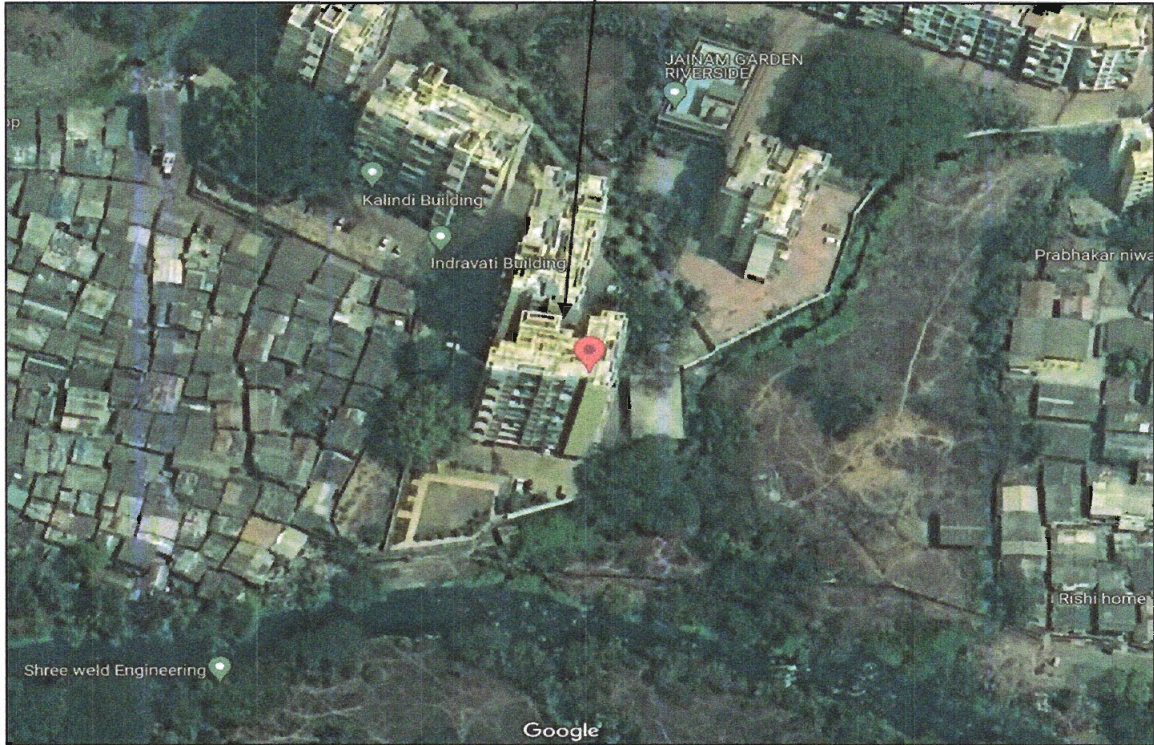


### Actual site photographs



## Route Map of the property

Site u/r



**Latitude Longitude - 18°47'20.2"N 73°20'59.5"E**

**Note:** The Blue line shows the route to site from nearest railway station (Khopoli – 650m.)



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## Ready Reckoner Rate

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

**नोंदणी व मुद्रांक विभाग**  
महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन  
बाजारमूल्य दर पत्रक

Home
Valuation Rules
User Manual
Class
Feedback

**Annual Statement of Rates**

Year: 2024/2025 Language: English

Selected District: रायगड  
 Select Taluka: बालापुर  
 Select Village: मोठे : खोपोली खोपोली नगरपालिका  
 Search By:  Survey No  Location

Select	उपविभाग	सूची क्रमीन	निवासी सदनिका	जॉडीस	पुकाचे	जोचोमिक	एकक (Rs./)
SurveyNo	4/10-मोठे -देवलाड क्रं 4 मुज्यदर विभाग नं 7	8140	39000	44800	48800	44800	चौ. मीटर
SurveyNo	4/11-मोठे -देवलाड क्रं 4 मुज्यदर विभाग नं 8	7900	29300	35200	41900	35200	चौ. मीटर
SurveyNo	4/7-मोठे -देवलाड क्रं 4 मुज्यदर विभाग नं 3	8890	38200	51900	55100	51900	चौ. मीटर
SurveyNo	4/8-मोठे -देवलाड क्रं 4 मुज्यदर विभाग नं 5	10080	35600	48300	49200	48300	चौ. मीटर
SurveyNo	4/9-मोठे -देवलाड क्रं 4 मुज्यदर विभाग नं 6	8140	30200	40200	41900	40200	चौ. मीटर

1 2 3 4 5 6 7 8 9 10 ...

Stamp Duty Ready Reckoner Market Value Rate for Flat	39,000.00			
5% Increase on Flat Located on 9 <sup>th</sup> Floor	1,950.00			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Reduced) (A)</b>	<b>40,950.00</b>	Sq. Mt.	3,804.00	Sq. Ft.

### 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

HOUSING.COM Buy in Raigad

Khopoli X + Add

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Home / Navi Mumbai / Khopoli / Neelkanth Valley II

Last updated: Oct 28, 2022

### Neelkanth Valley II

By NEELKANTH PROPERTIES

Khopoli, Navi Mumbai

★ 4.2 Write a Review

Project images

SHARE SAVE

237.00 sq.ft - 436.00 sq.ft. (Carpet Area) Sizes

1.2 BHK Apartments Configurations

Ready to Move Possession Status

Price on request Avg. Price

Contact Developer

magicbricks Buy Rent Sell Home Loans

Login Post Property

Home > Property for Sale in Navi Mumbai > Flats for Sale in Navi Mumbai > Flats for Sale in Khopoli > 1 BHK Flats for Sale in Khopoli > 425 Sq.ft

Posted on: Nov 07, 23 Property ID: 67701577

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Contact Owner PRATIK +91-9900000000 Get Phone No.

Download Brochure

1 BHK Flat For Sale in Neelkanth Valley, Khopoli, Navi Mumbai

1 Bed 2 Baths 1 Balcony Semi-Furnished

Super Built-Up Area 425 sqft ₹5,647/sqft

Floor 6 (Out of 7 Floors)

Facing North - West

Developer Neelkanth Properties Project Neelkanth Valley

Transaction Type Resale Status Ready to Move

Furnished Status Semi-Furnished Age Of Construction Less than 5 years

Contact Owner Get Phone No. Last contact made 2 days ago




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## Sale Instance

2/25/2021	Index-8	
25/02/2021	सूची क्र.2	दुपयन विभागक : दु.नि. बालापुर दफत क्रमांक : 1353/2021 नोंदणी : Ragn:63m
दादाचे नाव : <b>विहारी</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)नोंदवता	3100000	
(3) बाबाराभावापट्टावाच्या बाबतितपट्टाकार आकारणी वेतो की पट्टेदार हे मसुद करावे	2926500	
(4) भू-मान,पीटहिल्ला व परकमोक(असल्यास)	1) घातिलेचे माव:रायगड इतर बर्लीन ; इतर माहिती: ; इतर माहिती: घटनिका क्र 603 महाबा मबला,ए-बिंग,अलकनंदा,नीलकंठ व्हीवी सी एच एम सी,एनटी सीटीएस नं 2754 बी,अर्बे नं. 41,विहारी(बोमोपी),रा. बालापुर,वि. रायगड क्षेत्र 69.33ची मी काररेट +6.31 ची मी टरेस ( Survey Number : 41. )	
(5) क्षेत्रफल	1) 69.33 चौ.मीटर	
(6)आकारणी किंवा जुही देण्यात असेल तेव्हा.		
(7) दस्तऐवज काल वेला-या/सिद्ध ठेवणा-या पत्रकारणे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा हुकुमनामा किंवा अदेश अस्तप्याव,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मै नीलकंठ संपुर्ण मसुद आरीदार घातिले हुवंत पोचनी -- बच:-36; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, प्लॉट नं. :-5/1/4 , सेक्टर 1 वाडी, वडी मुंबई, महाराष्ट्र, इ।पे. पिन कोड:-400703 प्लॉट नं:-AAFN1820F	
(8)दस्तऐवज काल वेला-या पत्रकारणे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अदेश अस्तप्याव,प्रतिवादिचे नाव व पत्ता	1): नाव:-माया रमेश पटेल. - बच:-56; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, प्लॉट नं. :-5/1/4 , सेक्टर 1 वाडी, वडी मुंबई, महाराष्ट्र, इ।पे. पिन कोड:-400053 प्लॉट नं:-AAPP8071E 2): नाव:-रमेश विनायक शेटे. - बच:-60; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, प्लॉट नं. :-5/1/4 , सेक्टर 1 वाडी, वडी मुंबई, महाराष्ट्र, इ।पे. पिन कोड:-400053 प्लॉट नं:-AACPP7969D	
(9) दस्तऐवज काल दिव्याचा दिनांक	31/12/2020	
(10)दस्त गोंदणी केव्याचा दिनांक	25/02/2021	
(11)अनुक्रमीक,खंड व पुठ	1353/2021	
(12)बाबाराभावापट्टाचे मुद्रांक शुल्क	93000	
(13)बाबाराभावापट्टाचे नोंदणी शुल्क	30000	
(14)शेरा		
मुपचक्रनामादी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारवता निवडलेला अनुच्छेद :-	(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed thereto, 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 **31<sup>st</sup> 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.



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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 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 **₹ 34,02,000.00 (Rupees Thirty Four Lakhs Two Thousand Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj Chalikwar

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.06.01 10:42:57 +05'30'



Auth. Sign.

Director

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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



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