

# Valuation Report of the Immovable Property



## Details of the property under consideration:

Name of Owner: **Shri. Chandrakant Ramnath Katkade**

Residential Flat No. 401, 4th Floor, C - Wing, "**Shubh Shagun Complex**", Rishikesh Co - Op. Hsg. Soc. Ltd.,  
Phase 2, Plot No. 29, 30 and 31, Sector - 34, Kamothe, Taluka - Panvel, District - Raigad,  
PIN Code - 410 209, State - Maharashtra, Country - India.

Latitude Longitude - 19°01'08.6"N 73°05'08.6"E

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## Valuation Done for:

**Cosmos Bank**

**Ghodbunder Branch**

Shop No. 4, Cosmos Heritage, Near Tikuji Ni Wadi, Ghodbunder Road, Manpada, Thane (West),  
PIN Code - 410 209, State - Maharashtra, Country - India.

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## VALUATION OPINION REPORT

The property bearing Residential Flat No. 401, 4th Floor, C - Wing, "Shubh Shagun Complex", Rishikesh Co - Op. Hsg. Soc. Ltd., Phase 2, Plot No. 29, 30 and 31, Sector - 34, Kamothe, Taluka - Panvel, District - Raigad, PIN Code - 410 209, State - Maharashtra, Country - India belongs to **Shri. Chandrakant Ramnath Kalkade**.

### Boundaries of the property.

North	: D Wing
South	: B Wing
East	: Mansarover Complex
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 **₹ 71,35,692.00 (Rupees Seventy One Lakh Thirty Five Thousand Six Hundred Ninety Two 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 BABURAO  
CHALIKWAR**

**Director**

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Encl: Valuation report in Form - 01

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=VASTUKALA,  
c=IN, email=manojbaburao@vastukala.com, postalCode=400661, st=Maharashtra,  
serialNumber=1A36A566ab6cc899622a55a8c3e3eb31f31bd2e,  
394e28f2e29a32716c299fc, cn=MANOJ BABURAO CHALIKWAR  
Date: 2022.12.22 16:41:07 +05'30'

Auth. Sign.



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Residential Flat No. 401, 4th Floor, C - Wing, "Shubh Shagun Complex", Rishikesh Co - Op. Hsg. Soc. Ltd.,  
Phase 2, Plot No. 29, 30 and 31, Sector - 34, Kamothe, Taluka – Panvel, District – Raigad,  
PIN Code – 410 209, 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 22.12.2022 for Banking Purpose
2	Date of inspection	16.12.2022
3	Name of the owner/ owners	<b>Shri. Chandrakant Ramnath Katkade</b>
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	<b>Address:</b> Residential Flat No. 401, 4th Floor, C - Wing, "Shubh Shagun Complex", Rishikesh Co - Op. Hsg. Soc. Ltd., Phase 2, Plot No. 29, 30 and 31, Sector - 34, Kamothe, Taluka – Panvel, District – Raigad, PIN Code – 410 209, State – Maharashtra, Country – India.  <b>Contact Person:</b> Mr. Mahadev Kondalkar - (Tenant) Contact No. 9082944074
6	Location, street, ward no	Kamothe, Taluka – Panvel, District – Raigad
	Survey/ Plot no. of land	Plot No. 29, 30 and 31, Sector – 34 of Village – Kamothe
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. = 490.00 Flowerbed Area in Sq. Ft. = 40.00 Terrace Area in Sq. Ft. = 45.00 (Area as per Actual Site Measurement)  <b>Carpet Area in Sq. Ft. = 588.00</b> <b>Terrace Area Area in Sq. Ft. = 19.00</b>

		<b>Total Carpet Area in Sq. Ft. = 607.00 (Area as per Agreement for sale)</b>  Built Up Area in Sq. Ft. = 706.00 (Area as per Agreement for Sale)
13	Roads, Streets or lanes on which the land is abutting	Plot No. 29, 30 and 31, Sector – 34 of Village – Kamothe
14	If freehold or leasehold land	Lease 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.
	<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 (Mr. Mahadev Kondalkar) Rented since – 1 Months Rent – ₹ 12,000.00 per month
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Tenant Occupied
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per CIDCO norms Percentage actually utilized – Details not available



26	<b>RENTS</b>	
	(i) Names of tenants/ lessees/ licensees, etc	Tenant Occupied (Mr. Mahadev Kondalkar)
	(ii) Portions in their occupation	Fully Tenant Occupied
	(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	Details not provided
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 premises under any law relating to the control of rent?	N. A.
	<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><i>COST OF CONSTRUCTION</i></b>	
41	Year of commencement of construction and year of completion	Year of Completion – 2010 (Approx)
42	What was the method of construction, by contract/By employing Labour directly/ both?	N. A.
43	For items of work done on contract, produce copies of agreements	N. A.
44	For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof.	N. A.
	<b><u>Remark:</u></b>	

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

Under the instruction of Cosmos Bank, Ghodbunder Branch to assess fair market value as on **22.12.2022** for Residential Flat No. 401, 4th Floor, C - Wing, "**Shubh Shagun Complex**", Rishikesh Co - Op. Hsg. Soc. Ltd., Phase 2, Plot No. 29, 30 and 31, Sector - 34, Kamothe, Taluka – Panvel, District – Raigad, PIN Code – 410 209, State – Maharashtra, Country – India belongs to **Shri. Chandrakant Ramnath Kalkade**.

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

1	Copy Agreement for Sale dated 12.05.2009 between M/s. Bhoomi Realtors (the Developers) and Shri. Chandrakant Ramnath Kalkade (the Allottee).
2	Copy of Commencement Certificate No. CIDCO / ATPO / 187 Dated 09.02.2005 issued by City & Industrial Development Corporation of Maharashtra Limited.

**LOCATION:**

The said building is located at Plot No. 29, 30 & 31, Sector No. 34 of Village – Kamothe, Thane. The property falls in Residential Zone. It is at a Walking distance 1 KM from Mansarover railway station.

**BUILDING:**

The building under reference is having Part Ground + Part Stilt + 7<sup>th</sup> 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. 4<sup>th</sup> Floor is having 4 Residential Flat. The building is having 1 lift.



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**Residential Flat:**

The residential flat under reference is situated on the 4<sup>th</sup> Floor. It consists of 2 Bedroom + Living Room + Kitchen + Bath + W.C. + Toilet + Passage + Balcony + Terrace Area (i.e. **2 BHK + Bath + WC + Toilet**). The residential flat is finished with Vitrified flooring, Teak wood door frame with flush shutters with MS safety door, Powder Coated Aluminum sliding windows & Concealed electrification & Concealed plumbing.

**Valuation as on 22<sup>nd</sup> December 2022**

<b>The Carpet Area of the Residential Flat</b>	<b>:</b>	<b>607.00 Sq. Ft.</b>
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**Deduct Depreciation:**

Year of Construction of the building	:	2010 (Approx)
Expected total life of building	:	60 Years
Age of the building as on 2022	:	12 years
Cost of Construction	:	706.00 Sq. Ft. X ₹ 2,600.00 = ₹ 18,35,600.00
Depreciation $\{(100-10) \times 20 / 60\}$	:	18.00%
Amount of depreciation		₹ 3,30,408.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 95,200.00 per Sq. M. i.e. ₹ 8,844.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 87,520.00 per Sq. M. i.e. ₹ 8,131.00 per Sq. Ft.
Prevailing market rate	:	₹ 12,300.00 per Sq. Ft.
<b>Value of property as on 22.12.2022</b>	<b>:</b>	<b>607.00 Sq. Ft. X ₹ 12,300.00 = ₹ 74,66,100.00</b>

(Area of property x market rate of developed land & Residential premises as on 2022 - 23 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

<b>Depreciated fair value of the property as on 22.12.2022</b>	<b>:</b>	<b>₹ 74,66,100.00 - ₹ 3,30,408.00 = ₹ 71,35,692.00</b>
<b>Total Value of the property</b>	<b>:</b>	<b>₹ 71,35,692.00</b>
<b>The Realizable value of the property</b>	<b>:</b>	<b>₹ 64,22,123.00</b>
<b>Distress value of the property</b>	<b>:</b>	<b>₹ 57,08,554.00</b>
<b>Insurable value of the property</b>	<b>:</b>	<b>₹ 18,35,600.00</b>
<b>Guideline value of the property</b>	<b>:</b>	<b>₹ 57,40,486.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 401, 4th Floor, C - Wing, "Shubh Shagun Complex", Rishikesh Co - Op. Hsg. Soc. Ltd., Phase 2, Plot No. 29, 30 and 31, Sector - 34, Kamothe, Taluka – Panvel, District – Raigad, PIN Code – 410 209, State – Maharashtra, Country – India for this particular purpose at ₹ 71,35,692.00 (Rupees Seventy One Lakh Thirty Five Thousand Six Hundred Ninety Two Only), as on 22<sup>nd</sup> December 2022.

#### 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 22<sup>nd</sup> December 2022 is ₹ 71,35,692.00 (Rupees Seventy One Lakh Thirty Five Thousand Six Hundred Ninety Two 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:

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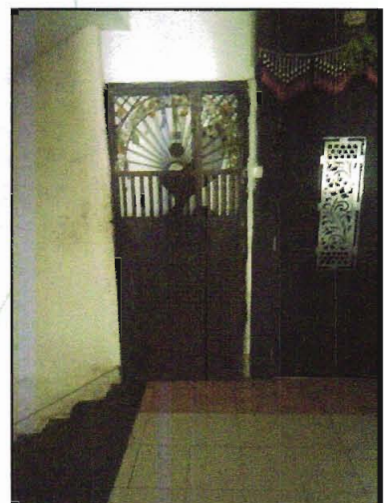
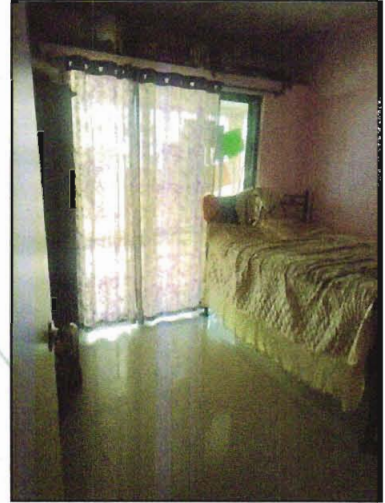
#### **ANNEXURE TO FORM 0-1**

	<b>Technical details</b>	<b>Main Building</b>
1.	No. of floors and height of each floor	Part Ground + Part Stilt + 7 <sup>th</sup> Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 4 <sup>th</sup> Floor
3.	Year of construction	2010 (Approx)
4.	Estimated future life	48 Years Subject to proper, preventive periodic maintenance & structural repairs
5.	Type of construction- load bearing walls/RCC frame/ steel frame	R.C.C. Framed Structure
6.	Type of foundations	R.C.C. Foundation



7	Walls	All external walls are 9" thick and partition walls are 6" thick.
8	Partitions	6" thick brick wall
9	Doors and Windows	Teak wood door frame with flush shutters with MS safety door
10	Flooring	Vitrified tiles flooring
11	Finishing	Cement plastering with POP finishing
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
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	Concealed plumbing
15	Sanitary installations	
	(i) No. of water closets	As per Requirement
	(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	1 Lift
19	Underground sump – capacity and type of construction	R.C.C tank
20	Over-head tank	R.C.C tank on terrace
	Location, capacity	
	Type of construction	
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	Chequered tiles in open spaces, etc.
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	Connected to Municipal Sewerage System

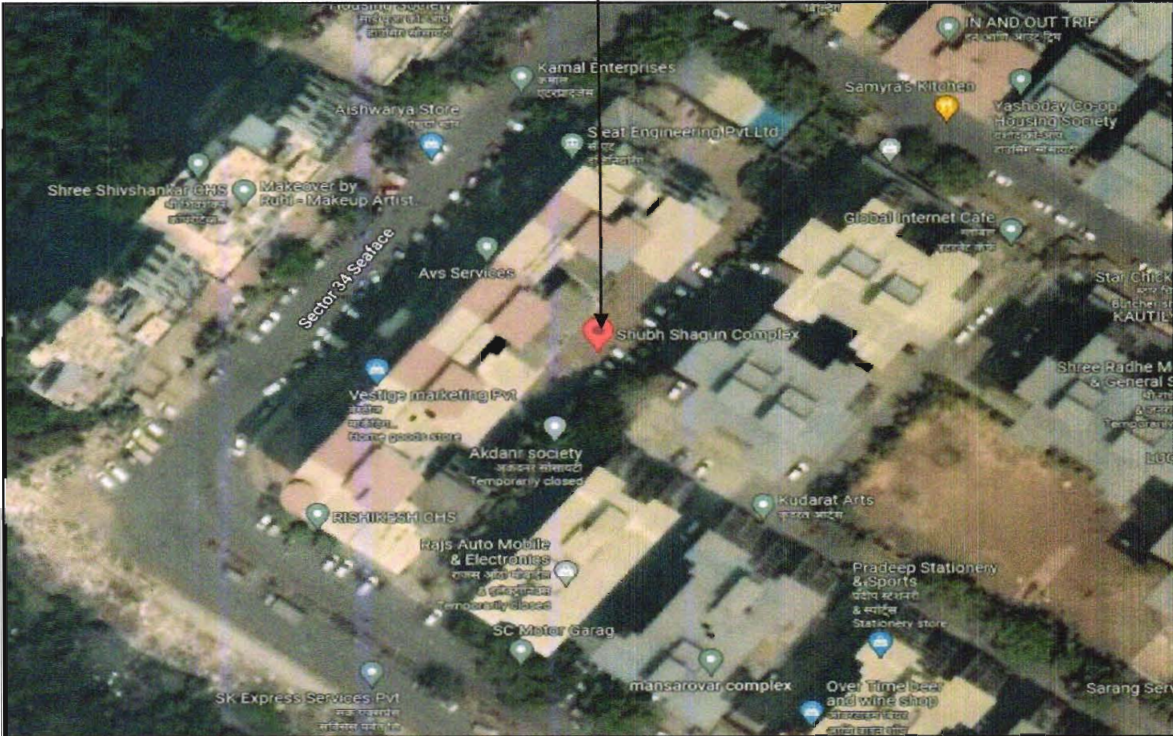
### Actual site photographs





## Route Map of the property


### Site,u/r



**Latitude Longitude - 19°01'08.6"N 73°05'08.6"E**

**Note: The Blue line shows the route to site from nearest railway station (Mansarovar – 1 Km.)**

## Ready Reckoner Rate



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

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बाजारमूल्य दर पत्रक

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**Year** 2022/2023 **Language** English

**Annual Statement of Rates**

**Selected District** रावणद **Select Taluka** पनवेल **Select Village** सीजे : पनवेल ( पनवेल महानगरपालिका)

**Search By**  Survey No  Location

Select	उपविभाग	बुची क्रमीय	निवासी सरनिका	बॉडीय	दुकाने	बीबोयिक	एकक (Rs./)
SurveyNo	15अ/33-कानोठे सिडको से.क्र.33	18100	55500	84300	75400	84300	ची. मीटर
SurveyNo	15अ/34-कानोठे सिडको से.क्र.34	31200	95200	109400	119400	109400	ची. मीटर
SurveyNo	15अ/35-कानोठे सिडको से.क्र.35	37700	96800	102500	119800	102500	ची. मीटर
SurveyNo	15अ/36-कानोठे सिडको से.क्र.36	35500	100100	111000	124700	111000	ची. मीटर
SurveyNo	15अ/37-कानोठे सिडको से.क्र.37	23600	57400	66000	77700	66000	ची. मीटर
		1 2 3 4 5 6 7 8 9 10 ...					

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## Price Indicators

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**2 BHK Flat In Bhoomi Shubh Shagun For Sale In Shubhshagun Complex**  
plot no 29 B/30

Loan Verified

**₹ 79 Lacs**  
Registable

**₹ 45,278/Month**  
Estimated EMI

**1,000**  
Sq.Ft.

Need Home Loan?  
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Home / Flats for Sale in Mumbai / Flats for Sale in Shubhshagun complex / 2Bhk Flat for Sale in Shubhshagun complex / Property Details

- 2 Bedroom  
No. of Bedroom
- 2 Bathroom  
No. of Bathroom
- 3  
Balcony

Sep 6, 2022  
Posted On

Immediately  
Possession

Bhoomi Shubh Sha...  
Apartment

Get Owner Details

Price trends by NB Estimate

Report what was not correct in this property

Listed by Broker   Sold Out   Wrong Info

Nearby: McDonald's   Signature Studios   Domino's Pizza   Reliance Fresh   Kamathe Police Station

**Overview**

Age of Building	10 Years	Ownership Type	Self Owned
Maintenance Charges	₹2.0 Per Sq. Ft/m	Flooring	Vitrified Tiles
Buildup Area	1,000 Sq.ft.	Furnishing Status	Semi <span style="border: 1px solid black; padding: 1px;">Furnish Now</span>
Facing	East	Floor	5/7

**Activity On This Property**

39 Unique Views   0 Shortlists   2 Comments

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**1 BHK Apartment**

By BHOSHIM HOMES PVT LTD  
Bhoomi Shubh Shagun Complex, Kamathe, New Mumbai

View Details   Contact Seller

**₹52.0 L** EMI starts at ₹2754 L  
₹8.00 K/sq.ft

650 sq.ft Build Up Area   ₹8.00 K/sq.ft Avg Price   5 Year Old Age of property   Ready to move Possession status   Middle of 6 floors   North-East facing Facing   Semi Furnished Furnishing

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

Property Location: **Bhoomi Shubh Shagun Complex, Kamathe, New Mumbai**

Around This Property:

Food and Drinks: **Big Planet**   Healthcare: **Baaji Medical**   Commuter: **Mansarovar Railway Station**

View more on Maps

**Contact Seller**

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Member Since 2018  
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# Price Indicators

**HOUSING.com** | Buy in Navi Mumbai

Home / Flats for Sale in Navi Mumbai / Bhooni Shubh Shikun Complex / 2 BHK Apartment

**2 BHK Apartment** | ₹80.0 L (₹80 starts at ₹3972 K)

By BHOONI HOMES PVT LTD  
Bhooni Shubh Shikun Complex, Kamothe, Navi Mumbai

1 lakh off good location well ventilated flat close to Metro

1020 sq.ft. Built Up Area | ₹7.84 K/sq.ft. Avg. Price | 5 Year Old Age of property | Ready to move Possession status | Middle of 7 floors | North-East facing Facing | Unfurnished Furnishing

Overview | Promotions | Society Amenities | Project Ora | Locality | Ratings and Reviews | Developer | Calculator

Property Location: Bhooni Shubh Shikun Complex, Kamothe, Navi Mumbai

Around This Property: Veg Planet, Bajaj Medical, Mansarovar Railway Station

View more on Maps

Overview

Project Name: Bhooni Shubh Shikun Complex | Project Age: 7 to 12 Years

I agree to be contacted by housing and other agents via WhatsApp, SMS, Google, email etc. | I am interested in Home Loans

**NOBROKER** | My Bookings | Post Your Property

2 BHK Flat in Mansarovar Complex For Sale In Sector 34, Panvel

Sec-34, Plot No. 1 To 26, 3A, Mansarovar Complex Rd, Kamothe, Panvel, Navi Mumbai, Maharashtra 410205, India

₹ 65 Lacs Negotiable | ₹ 37,254/Month Estimated EMI | 800 Sq Ft.

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Photos | Location

2 Bedroom | 2 Bathroom | NA

Oct 30, 2022 | Immediately | Mansarovar Complex

Get Owner Details

Price trends by NBestimate

Report what was not correct in this property: Listed by Broker, Sold Out, Wrong Info

Nearby: McDonald's, Signature Studios, Domino's Pizza, Reliance Fresh, Kamothe Police Station

Overview

Age of Building	>10 Years	Ownership Type	Self Owned
Maintenance Charges	₹1.8 Per Sq.ft/m	Flooring	Vitrified Tiles
Builtup Area	800 Sq.ft	Carpet Area	580 Sq.ft
Furnishing Status	Semi Furnish Now	Facing	Don't Know

Activity On This Property: 85 views, 4 shares, 5 photos

Similar Properties: 2 BHK Flat in Suraj Park For Sale in Panvel

## Sales Instances

654786	सूची क्र. २	दुव्यय निबंधक : दु.नि. पनवेल 1
18-12-2022		दस्तऐवज क्रमांक.: 6547/2022
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोंदणी: Regn:63m
<b>गाव: कामोठे</b>		
(1)दस्तऐवज प्रकार	कारनामा	
(2)मोबदला	5300000	
(3)बाजारभाव (भाडेपट्ट्याच्या बावतीतपट्टेकार आकारणी देतो कि पट्टेदार ते नमूद करावे )	4679727.36	
(4) भूमापन ,प्लॉटहस्ता व घरक्रमांक (असल्यास)	, इतर माहिती: , इतर माहिती: विभाग क्र 15अ/34 दर रु 95200 प्रति चौ मी सदनिका क्र 506 डी विंग पाचवा मजला शुभ शगुन कॉम्प्लेक्स(अधिकेश सी एच एस लि)प्लॉट नं 29,30 आणि 31 सेक्टर 34 कामोठे नवी मुंबई क्षेत्रफळ 38.24 चौ मी कारपेट व 2.32 चौ मी टॅरसरायगड	
(5)क्षेत्रफळ	38.24चौ मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7)दस्तऐवज करून देणाऱ्या / लिहून ठेवणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) माधवराव भाग्यराम कांबळे - - 59 प्लॉट नं: -, माळा नं: -, इमारतीचे नाव. सदनिका क्र 506 डी विंग पाचवा मजला शुभ शगुन कॉम्प्लेक्स प्लॉट न 29,30 आणि 31 सेक्टर 34 कावोठे नवी मुंबई , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, गाईगाव्(०): 410206 ASWPK5659H	
(8)दस्तऐवज करून देणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	2) साधना नितिन गोरगावकर लग्नाआधी साधना परशुराम तळकर - - 38 प्लॉट न: -, माळा नं: -, इमारतीचे नाव: सदनिका क्र ए 1009 सम्राट अशोक सी एच एस लि डा बाबासाहेब आंबेडकर नगर एस के गटोड मार्ग तुलसी वाडी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, MUMBAI. 400034 ALPPT6722Q 1) नितिन नखुराम गोरगावकर - - 43 प्लॉट नं: -, माळा नं: -, इमारतीचे नाव सदनिका क्र ए 1009 सम्राट अशोक सी एच एस लि डा बाबासाहेब आंबेडकर नगर एस के गटोड मार्ग तुलसी वाडी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुंबई. 400034 AOFPG9251G	
(9)दस्तऐवज करून दिल्याचा दिनांक	30/05/2022	
(10)दस्त नोंदणी केल्याचा दिनांक	30/05/2022	
(11)अनुक्रमांक, खंड व पृष्ठ	6547/2022	
(12)बाजारभावाप्रमाणे मुहूर्तक शुल्क	371000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100	

## Sales Instances

8730528 18-12-2022 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र . २	दुय्यम निबंधक : सह दु. नि. पनवेल 4 दस्तावेज क्रमांक : 8730/2022 नोंदणी: Regn 63m
<b>गाव: कामोठे</b>		
(1)दस्तावेज प्रकार	सेल डीड	
(2)मोबदला	5900000	
(3)बाजारभाव (भाडेपट्ट्याच्या वावरीतपट्टेकार आकारणी देतो कि पट्टेदार ते नमूद करावे)	6927000	
(4) भूपापन ,पोवटिस्ता व पत्रक्रमांक (असल्यास)	, इतर माहिती: , इतर माहिती: विभाग क्र.15अ/34 दर रु.95200/- प्रति चौ. मी.,सदनिका नं.डी/102,पहिला मजला,डी विंग,शुभ शगुन कॉम्प्लेक्स,क्रुषिकेश सी. एच. एस. एल.,प्लॉट नं.29,30,31,सेक्टर नं.34,कामोठे,नवी मुंबई-410209,तालुका.पनवेल,जिल्हा.रायगड,क्षेत्रफळ 53.62 चौ. मी. कार्पेट एरिया ईकुईवालेन्ट टू 64.34 चौ. मी. व्हिल्ट उप एरिया + 37 चौ. मी. टेरेस एरिया.( दस्त क्र.पवल2/6488/2022, दिनांक 29/04/2022, अन्वये मु.शु.484900/-,नों.फी.30000/- अदा केली आहे.)रायगड	
(5)क्षेत्रफळ	53.62चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7)दस्तावेज करून देणाऱ्या / लिहून ठेवणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) कविता किरण होनगेकर -- 53 प्लॉट नं :-, माळा नं :-, इमारतीचे नाव: 302, बाळकृष्णा अपार्टमेंट, बाँम्बे हाय हॉटेल चे मागे, प्लॉट नं.20, सेक्टर नं.44ए, सीवूड्स, नेरळ, नवी मुंबई, ब्लॉक नं :-, रोड नं :-, महाराष्ट्र, ठाणे. 400706 AAYPH9583M 2) किरण कृष्णा होनगेकर -- 58 प्लॉट नं :-, माळा नं :-, इमारतीचे नाव: 302, बाळकृष्णा अपार्टमेंट, बाँम्बे हाय हॉटेल चे मागे, प्लॉट नं.20, सेक्टर नं.44ए, सीवूड्स, नेरळ, नवी मुंबई, ब्लॉक नं :-, रोड नं :-, महाराष्ट्र, ठाणे. 400706 AAAPH3719H	
(8)दस्तावेज करून देणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	2) सुनील हरिश्चंद्र मोरे -- 48 प्लॉट नं :-, माळा नं :-, इमारतीचे नाव: एफ/402, शिव कल्पतरु आर्केड, प्लॉट नं.01, सेक्टर नं.17, कामोठे, नवी मुंबई, ब्लॉक नं :-, रोड नं :-, महाराष्ट्र, ठाणे. 410206 ALVPM2127L 1) प्रीती सुनील मोरे -- 47 प्लॉट नं :-, माळा नं :-, इमारतीचे नाव: एफ/402, शिव कल्पतरु आर्केड, प्लॉट नं.01, सेक्टर नं.17, कामोठे, नवी मुंबई, ब्लॉक नं :-, रोड नं :-, महाराष्ट्र, ठाणे. 410206 AJPPM7086A	
(9)दस्तावेज करून दिल्याचा दिनांक	06/07/2022	
(10)दस्त नोंदणी केल्याचा दिनांक	06/07/2022	
(11)अनुक्रमांक,खंड व पुढ	8730/2022	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	100	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100	



## Sales Instances

857386 18-12-2022 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र . २	दुस्यम निबंधक .दु.नि. पनवेल 1 दस्तावेज क्रमांक.:8573/2022 नोंदणी: Regn:63m
<b>गाव: कामोठे</b>		
(1)दस्तावेज प्रकार	अभिहस्तांतरणपत्र	
(2)मोबदला	6100000	
(3)वाजारभाव (भाडेपट्ट्याच्या बाबतीतपट्टेकार आकारणी देतो कि पट्टेकार ते नपूद करावे)	6050432.64	
(4) भूमापन ,पोटहिस्सा व परक्रमांक (असल्यास)	, इतर माहिती: , इतर माहिती: सदनिका क्र-505,5वा मजला,ए-विंग,शुभ शगुन कॉम्प्लेक्स,ऋषिकेश को ऑप हौ सोसा ली,प्लॉट क्र-29,30 व 31(जी.ई.एस),सेक्टर-34,फेस-2,कामोठे,नवी मुंबई.ता.पनवेल,जी.रायगड...क्षेत्र-53.63 चौ.मी.कारपेट-3.71 चौ.मी.टॅरेस...दस्त क्र-पवेल-1/6566 /2022...दिनांक-31/05/2022...मुशु-427000/- व नोफी-30000/- वसुल.रायगड	
(5)क्षेत्रफळ	53.63चौ.मीटर	
(6)आकारणी किंवा जुदी देण्यात असेल तेव्हा		
(7)दस्तावेज करून देणाऱ्या / लिहून देणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) भगवान सिंह - - 54 प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: ५०५,ए-विंग,ऋषिकेश को ऑप हौ सोसा ली,प्लॉट क्र-२९,३० व ३१(जी.ई.एस),सेक्टर-३४,फेस-२,कामोठे,नवी मुंबई., ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, राईगाः(०:). 410206 ARKPS1676F 2) माया मलबाल - - 48 प्लॉट नं. -, माळा नं: -, इमारतीचे नाव: ५०५,ए-विंग,ऋषिकेश को ऑप हौ सोसा ली,प्लॉट क्र-२९,३० व ३१(जी.ई.एस),सेक्टर-३४,फेस-२,कामोठे,नवी मुंबई., ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, राईगाः(०:). 410206 ALXPM19443R	
(8)दस्तावेज करून घेणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	2) शंकर सिंह अधिकारी - - 62 प्लॉट नं. -, माळा नं: -, इमारतीचे नाव: सी-४०९,ऋषिकेश को ऑप हौ सोसा ली,प्लॉट क्र-२९,३० व ३१(जी.ई.एस),सेक्टर-३४,फेस-२,कामोठे,नवी मुंबई., ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, राईगाः(ं:). 410206 AOYPS7311C 1) प्रदीप सिंह अधिकारी - - 28 प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: सी-४०९,ऋषिकेश को ऑप हौ सोसा ली,प्लॉट क्र-२९,३० व ३१(जी.ई.एस),सेक्टर-३४,फेस-२,कामोठे,नवी मुंबई., ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, राईगाः(०:). 410206 BRGPA0215H	
(9)दस्तावेज करून दिल्याचा दिनांक	18/07/2022	
(10)दस्त नोंदणी केल्याचा दिनांक	18/07/2022	
(11)अनुक्रमांक, छंट व पृढ	8573/2022	
(12)वाजारभावाप्रमाणे मुद्रांक शुल्क	100	
(13)वाजारभावाप्रमाणे नोंदणी शुल्क	100	

### **DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE**

This exercise is to assess **Fair Market Value** of the property under reference as on **22<sup>nd</sup> December 2022**

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 **₹ 71,35,692.00 (Rupees Seventy One Lakh Thirty Five Thousand Six Hundred Ninety Two Only).**

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

**MANOJ BABURAO  
CHALIKWAR**

**Director**

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED, ou=CDMAN,  
2.5.4.2048822644902563368c59258e593490c5d330413331152799,  
1721825652, postalCode=400069, st=Maharashtra,  
serialNumber=1.8562566ab8cc890822a5a8f63c1e031131b2d394d38f,  
e296327982396c1c1=MANOJ BABURAO CHALIKWAR,  
Date: 2023.12.22 16:41:25 +05'30'

**Auth. Sign.**

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