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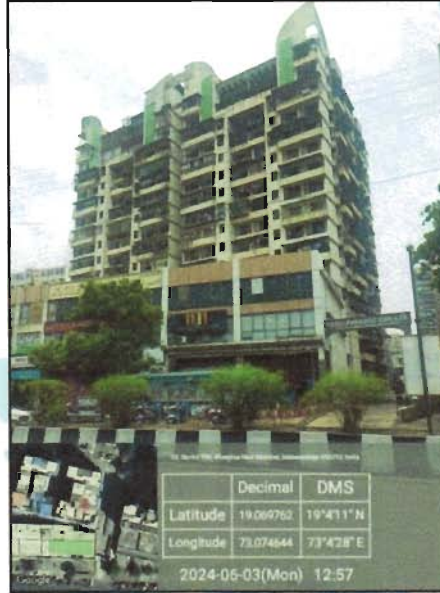
MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Shri. Abhijit Sinha & Smt. Surangana Sinha**

Residential Flat No. B-904, 9th Floor, 'B' Wing, "**Patel Paradise Co-op. Hsg. Soc. Ltd.**", Plot No. 1, 31 & 32
Sector - 35E, Village - Kharghar, Navi Mumbai, Taluka - Panvel, District - Raigad, PIN - 410 210
State - Maharashtra, Country - India.

Latitude Longitude - 19°04'11.1"N 73°04'28.7"E

Intended User:

Cosmos Bank

Dadar Branch

Horizon Bldg., 1st Floor, Ranade Road & Gokhale Road, Dadar (West), Mumbai - 400 028,
State - Maharashtra, Country - India.



Our Pan India Presence at :

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Regd. Office

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

+91 2247495919

mumbai@vastukala.co.in

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Vastu/Mumbai/06/2024/009038/2306585

04/4-29-JARJ

Date: 04.06.2024

VALUATION OPINION REPORT

The property bearing Residential Flat No. B-904, 9th Floor, 'B' Wing, "Patel Paradise Co-op. Hsg. Soc. Ltd.", Plot No. 1, 31 & 32, Sector - 35E, Village - Kharghar, Navi Mumbai, Taluka - Panvel, District - Raigad, PIN - 410 210, State - Maharashtra, Country - India belongs to **Shri. Abhijit Sinha & Smt. Surangana Sinha.**

Boundaries of the property.

North : Krishna Residency
South : Utsav Chowk – CISF Road
East : Internal Road / Garden Court
West : Nala

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 **₹ 1,70,85,700.00 (Rupees One Crore Seventy Lakh Eighty-Five Thousand Seven 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.**

**Manoj
Chalikwar**

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Encl. Valuation Report

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.06.04 15:56:39 +05'30'


Auth. Sign.



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Regd. Office

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

☎️ **+91 2247495919**

✉️ **mumbai@vastukala.co.in**

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		Carpet Area in Sq. Ft. = 838.00 Attached Terrace Area in Sq. Ft. = 40.00 Total Area in Sq. Ft. = 878.00 (Area as per Agreement for Sale) Built-up Area in Sq. Ft. = 1,054.00 (Carpet Area + 20%)
13	Roads, Streets or lanes on which the land is abutting	Utsav Chowk – CISF Road
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.
	IMPROVEMENTS	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available
23	Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)	Attached
24	Is the building owner occupied/ tenanted/ both?	Owner 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 CIDCO norms Percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	N.A.
	(ii) Portions in their occupation	N.A.
	(iii) Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 36,000.00 Expected rental income per month
	(iv) N.A.	N.A.
27	Are any of the occupants related to, or close to business associates of the owner?	N.A.
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.
	SALES	
38	Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.	As per sub registrar of assurance records

39	Land rate adopted in this valuation	N. A. as the property under consideration is a Residential Flat in a building. The rate is considered as composite rate.
40	If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.
	COST OF CONSTRUCTION	
41	Year of commencement of construction and year of completion	Year of Completion – 2012 (As per Occupancy 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.
	Remarks:	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Dadar Branch to assess fair market value as on 04.06.2024 for 1 Residential Flat No. B-904, 9th Floor, 'B' Wing, "**Patel Paradise Co-op. Hsg. Soc. Ltd.**", Plot No. 1, 31 & 32, Sector - 35E, Village - Kharghar, Navi Mumbai, Taluka - Panvel, District - Raigad, PIN - 410 210, State - Maharashtra, Country - India belongs to **Shri. Abhijit Sinha & Smt. Surangana Sinha**.

We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 23.10.2009 between M/s. Vintage Enterprises (the Developer) AND Shri. Abhijit Sinha & Smt. Surangana Sinha (the Purchasers) – 7 Pages from Document.
2	Copy of Share Certificate No. 110, bearing Nos. 1091 to 1100 having 10 Shares of Rs. 50/- each dated 15.03.2015 in the name of Shri. Abhijit Sinha & Mrs. Surangana Sinha by Patel Paradise Co-op. Hsg. Soc. Ltd.
5	Copy of Occupancy Certificate No. CIDCO / BP-9522 / ATPO (NM & K) / 2012 / 1037 dated 23.10.2012 issued by CIDCO.

LOCATION:

The said building is located at bearing Plot No. 1, 31 & 32 in Sector - 35E of Village - Kharghar, Navi Mumbai, Taluka - Panvel, District - Raigad, within the limits of Navi Mumbai Municipal Corporation. The property falls in Residential Zone. It is at a travelling distance of 3.2 km from Taloja Panchnand railway station.

BUILDING:

The building under reference is having Ground (pt) + Stilt (pt) + 16 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. 9th Floor is having 5 Residential Flats. The building has 2 lifts.



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Navi Mumbai, Taluka - Panvel, District - Raigad, PIN - 410 210, State - Maharashtra, Country - India for this particular purpose at ₹ 1,70,85,700.00 (Rupees One Crore Seventy Lakh Eighty Five Thousand Seven Hundred Only). as on 4th June 2024.

NOTES

1. I, Manoj B. Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on 4th June 2024 is ₹ 1,70,85,700.00 (Rupees One Crore Seventy Lakh Eighty Five Thousand Seven Hundred Only).. Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.
2. This valuation is done on the basis of information, which the valuer has obtained by information provided by the client about the premises and location of the surrounding area and also prevailing rates in the surrounding area, and further subject to document as mentioned in valuation report.
3. This valuer should not be held responsible for authentication of documents, clear title and other such related matters. For that purpose Latest Legal Opinion should be sought.

PART III- DECLARATION

I hereby declare that

- (a) The information furnished in part I is true and correct to the best of my knowledge and belief;
- (b) I have no direct or indirect interest in the property valued:



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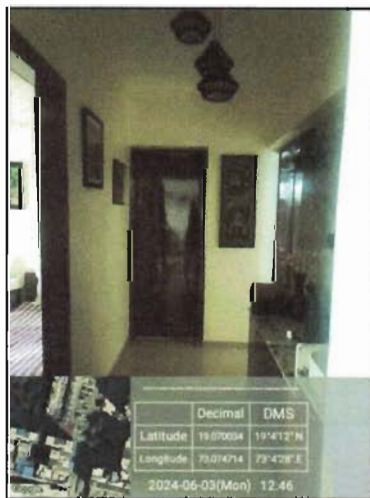
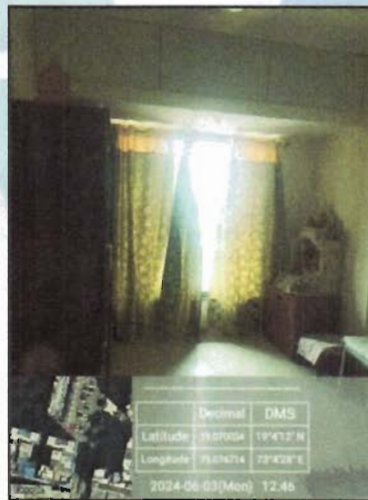
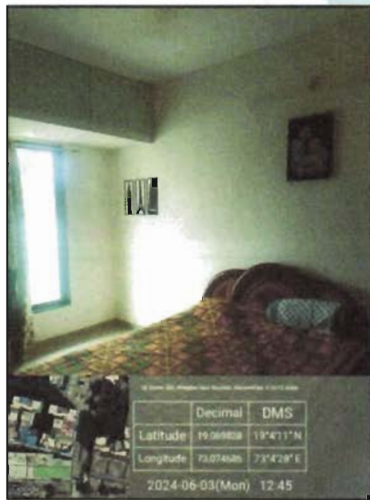
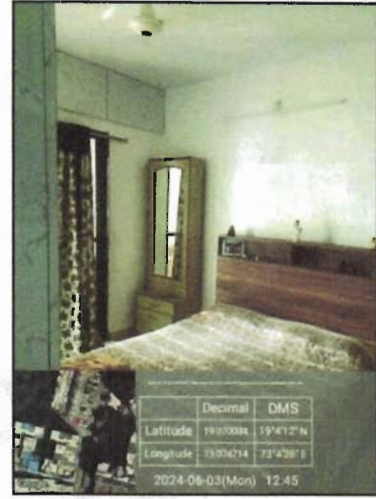
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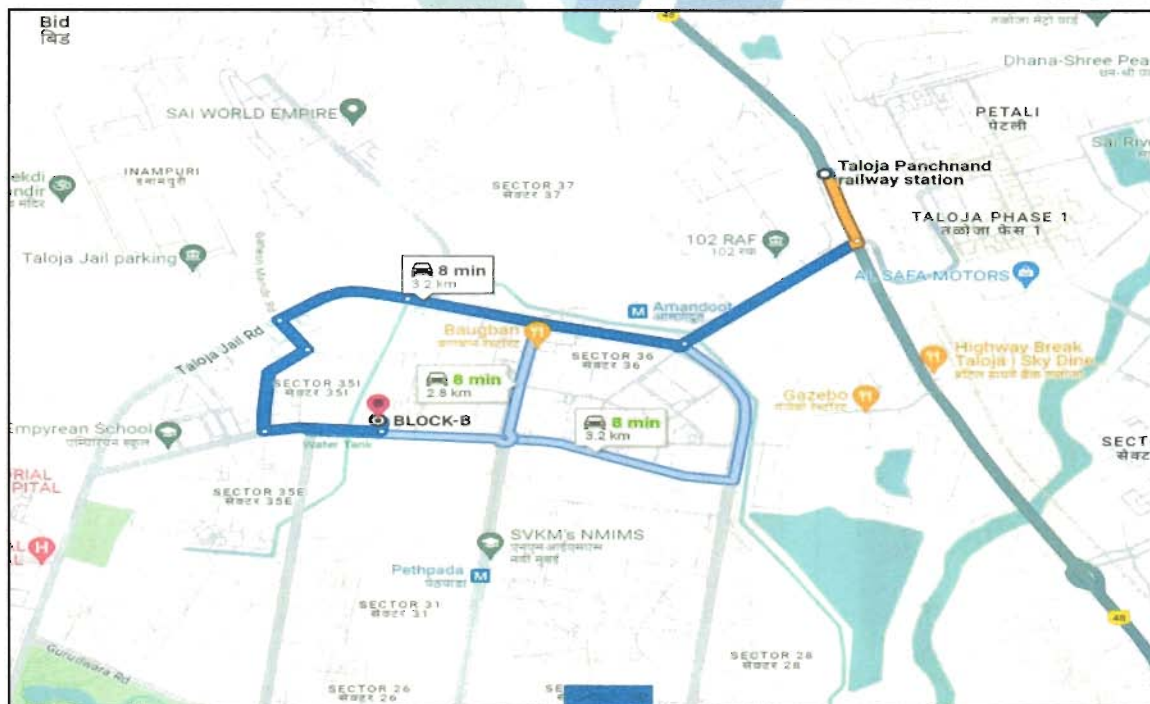
ANNEXURE TO FORM 0-1

Technical details		Main Building
1.	No. of floors and height of each floor	Ground (pt) + Stilt (pt) + 16 th 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 th Floor
3.	Year of construction	2012 (As per Occupancy Certificate)
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, Powder coated Aluminum sliding windows
10.	Flooring	Vitrified tiles flooring
11.	Finishing	Cement plastering with POP false ceiling
12.	Roofing and terracing	R.C.C. Slab
13.	Special architectural or decorative features, if any	No
14.	(i) Internal wiring – surface or conduit	Concealed electrification & 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



Route Map of the property Site u/r



Latitude Longitude - 19°04'11.1"N 73°04'28.7"E

Note: The Blue line shows the route to site from nearest railway station (Taloja Panchand – 3.2 km.)



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Ready Reckoner Rate

DIVISION / VILLAGE - KHARGHAR						
Commence From 1st April 2023 To 31st March 2024						
Type of Area	Urban		Local Body Type	Municipal Corporation - Class 'D'		
Local Body Name	Panvel Municipal Corporation					
Land Mark	Kharghar Cidaco Sector No. 35					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
20	20/35	36600	98800	107000	122400	107000
(Record Not Available)						
Compare With Previous Year						

Stamp Duty Ready Reckoner Market Value Rate for Flat	98,800.00			
5% Decrease for Flat Located on 9 th Floor	4,940.00			
Stamp Duty Ready Reckoner Market Value Rate (After Reduced) (A)	1,03,740.00	Sq. Mt.	9,638.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	36,600.00			
The difference between land rate and building rate (A – B = C)	67,140.00			
Depreciation Percentage as per table (D) [100% - 12%] (Age of the Building – 12 Years)	88%			
Rate to be adopted after considering depreciation [B + (C x D)]	95,683.00	Sq. Mt.	8,889.00	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	Ceased 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



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Price Indicators

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Home » Properties » Navi Mumbai » Flats in Navi Mumbai » Flats in Kharghar » Flats in Sector 35E Kharghar » 2 BHK Flats in Sector 35E Kharghar

₹1.55 Cr = 20,000 per sq. ft.
Estimated EMI ₹1,23,799

2BHK 2Baths
Flat/Apartment for Sale
in Paradise Sai Miracle, Sector 35E Kharghar

REALTOR
Jatin Sundrani
FEATURED DEALER Member Since Apr, 2019
Contact Dealer FREE

REBA STATUS NOT AVAILABLE Website: <https://maharerait.mahaonline.gov.in/>

Ready to move Property | Posted on Apr 24, 2024

Overview Society Dealer Details Price Trends Registry Record Society Reviews >

Videos (1) **Property (6)** **Society (17)**

Area
Super Built up area 1225 sq. ft. (113.81 sq. m.)
Carpet area: 775 sq. ft. (72 sq. m.)

Configuration
2 Bedrooms , 2 Bathrooms, 3 Balconies with Store Room

Price
₹ 1.55 Crore+ Govt Charges & Taxes
₹ 20,000 per sq. ft. (Negotiable)

Address
Sector 35E Kharghar, Navi Mumbai
[Details](#)

Floor Number
8th of 31 Floors

Facing
East

Overlooking
Main Road, Club, Park/Garden, etc.

Property Age
10 Year Old

[Send Feedback](#)

Sale Instance

4658353

19-03-2024

Note:-Generated Through eSearch Module.For

original report please contact concern SRO office

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 2

दस्त क्रमांक : 4658/2024

नोंदणी :

Regn.63m

गावाचे नाव : खारघर

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	11000000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी वेतो की पट्टेदार ते नमुद करावे)	7378910
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असत्यास)	1) पालिकेचे नाव:पनवेल म.न.पा.इतर वर्णन ; इतर माहिती: सदनिका क्र.1501,पंधरावा मजला,सी विंग,महावीर हेरीटेज सी.एच.एस.लि.,प्लॉट क्र.03,सेक्टर 35-जी,खारघर,ता.पनवेल,जि.रायगड. क्षेत्र 599 चौ.फूट,कारपेट + स्टील कार पार्किंग स्पेस क्र.328 दुसऱ्या मजल्यावर.((Plot Number : 03 ; SECTOR NUMBER : 35-G ;))
(5) क्षेत्रफळ	599 चौ.फूट
(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:-सचिन शंकर मोईली - - वय:-37 पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: सदनिका क्र.४०२, वास्तू विहार सी.एच.एस., के.एच-२, बिल्डींग क्र.१९, से.१६, खारघर, ता.पनवेल, जि.रायगड., ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, राईगाड:(:). पिन कोड:-410210 पॅन नं:-ARBPM2153Q
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-प्रशांत अर्जुन दिसले - - वय:-43; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: सदनिका क्र.११०१, अकरावा मजला, महावीर हेरीटेज सी.एच.एस.लि., प्लॉट क्र.०३, सेक्टर ३५-जी, खारघर, ता.पनवेल, जि.रायगड., ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, राईगाड:(:). पिन कोड:-410210 पॅन नं:-AKCPD0392G 2): नाव:-सोनल प्रशांत दिसले - - वय:-38; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: सदनिका क्र.११०१, अकरावा मजला, महावीर हेरीटेज सी.एच.एस.लि., प्लॉट क्र.०३, सेक्टर ३५-जी, खारघर, ता.पनवेल, जि.रायगड., ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, राईगाड:(:). पिन कोड:-410210 पॅन नं:-BFUPD0153B
(9) दस्तऐवज करून दिल्याचा दिनांक	05/03/2024
(10)दस्त नोंदणी केल्याचा दिनांक	05/03/2024
(11)अनुक्रमांक खंड व पृष्ठ	4658/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	770000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(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.



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DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **4th June 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 knowledgeable 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 neighbourhood 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 **₹ 1,70,85,700.00** (Rupees One Crore Seventy Lakh Eighty Five Thousand Seven Hundred 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: 2024.06.04 15:56:50 +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



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company

