



VASTUKALA
Unlocking Excellence

www.vastukala.co.in

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: **Mr. Tanvi Malhar Vyawahare & Mr. Malhar Milind Vyawahare**

Residential Land & Building (Bungalow) on Plot Bearing Plot No. B – 16, Layout – B of The Riverine Project,
Palghar – Manor Road, Village – Manor, Taluka & District – Palghar, Pin Code – 401 403, State – Maharashtra,
Country – India

Latitude Longitude: 19°42'50.5"N 72°54'09.4"E

Valuation Done for: **Punjab National Bank** **Borivali West Branch**

Ganjawala Elegance, Ganjawala Lane, Near Chamunda Circle Petrol Pump,
Borivali (West), Mumbai - 400092, State – Maharashtra, Country – India



Our Pan India Presence at :

- | | | | |
|--------------|----------|-------------|-------------|
| 📍 Nanded | 📍 Thane | 📍 Ahmedabad | 📍 Delhi NCR |
| 📍 Mumbai | 📍 Nashik | 📍 Rajkot | 📍 Raipur |
| 📍 Aurangabad | 📍 Pune | 📍 Indore | 📍 Jaipur |

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**

🌐 **www.vastukala.co.in**

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report Prepared For PNB / Borivali West Branch / Mr. Tanvi Malhar Vyawahare (9508/2306922) Page 2 of 33

Vastu/PNB/Mumbai/06/2024/9508/2306922

26/20-366-PY

Date 26.06.2024

VALUATION OPINION REPORT

The property bearing Residential Land & Building on Plot Bearing Plot No. B – 16, Layout – B of The Riverine Project, Palghar – Manor Road, Village – Manor, Taluka & District – Palghar, Pin Code – 401 403, State – Maharashtra, Country – India belongs to **Mr. Tanvi Malhar Vyawahare & Mr. Malhar Milind Vyawahare.**

Boundaries of the property

North	: Open Plot
South	: Internal Road
East	: Open Plot No. 15 & Club House
West	: Open Plot No. 17

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 this particular purpose at

Particulars	Fair Market Value In (₹)	Realizable Value In (₹)	Distress Sale Value In (₹)	Insurable Value In (₹)
Land and Building (After 100 % work completion)	90,25,080/-	81,22,572/-	72,20,064/-	49,36,200/-
Land and Building (As on Date)	74,45,496/-	67,00,946/-	59,56,397/-	33,56,616/-

The valuation of the property is based on the documents produced by the concerned. Legal aspects have not been taken into consideration while preparing this valuation report.

Hence certified.

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

Sharadkumar Chalikwar

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

PNB Empanelment No. ZO:SAMD:1138

Digitally signed by Sharadkumar Chalikwar
DN: cn=Sharadkumar Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=Mumbai, email=cmdi@vastukala.org,
c=IN
Date: 2024.06.26 17:41:44 +05'30'

Auth. Sign.



Our Pan India Presence at :

- Nanded
- Mumbai
- Aurangabad
- Thane
- Nashik
- Pune
- Ahmedabad
- Rajkot
- Indore
- Delhi NCR
- Raipur
- Jaipur

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

www.vastukala.co.in

Valuation Report of Immovable Property

I Introduction		
1	Name of Valuer	Sharadkumar B. Chalikwar Vastukala Consultants (I) Pvt. Ltd. B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai, Andheri (East), Mumbai – 400 072
2	Date of Inspection	25.06.2024
	Date of Valuation	26.06.2024
3	Purpose of Valuation	As per the request from Punjab National Bank, Borivali West Branch to assess fair market value of the property for Banking purpose
4	Name of Property Owner/s (Details of share of each owner in case of joint & Co-ownership)	Mr. Tanvi Malhar Vyawahare & Mr. Malhar Milind Vyawahare Joint Ownership Address – Residential Land & Building on Plot Bearing Plot No. B – 16, Layout – B of The Riverine Project, Palghar – Manor Road, Village – Manor, Taluka & District – Palghar, Pin Code – 401 403, State – Maharashtra, Country – India <u>Contact Details</u> Mr. Malhar Vyawahare (Owner) Contact No. - +91 9167086043
5	Name of Bank/FI as applicable	Punjab National Bank
6	Name of the Developer of Property (in case of developer-built properties)	N.A.
7	Whether occupied by the owner / tenant? If occupied by tenant, since how long?	Under Construction Bungalow
II Physical Characteristics of the Asset		
1	Location of the Property	Residential Land & Building on Plot Bearing Plot No. B – 16, Layout – B of The Riverine Project, Palghar – Manor Road, Village – Manor, Taluka & District – Palghar, Pin Code – 401 403, State – Maharashtra, Country – India
	Plot No. / Survey No.	Plot No. B – 16
	Door No.	Not applicable
	C. T.S. No. / Village	Village Manor
	Ward / Taluka	Taluka Palghar
	Mandal / District	District Palghar
	Brief description of the property	
	Property -	The property is in Manor village and is approved for Residential use. It is well connected by road. The immovable property comprises of Residential land and under construction structures thereof. It is located at about 18.30 KM. travelling distance from Palghar Railway Station. As per Sale Deeds & Approved Plan, the land area 340.74 Sq. M. which is considered for the purpose of valuation.

Structures –

There is Proposed Bungalow of RRC framed Structure of Ground Floor + 1st Floor.

As per Site Inspection Proposed Bungalow will be as below:

Floor	Composition	Specification
Ground Floor	Living Area + Kitchen + Dinning Area + 2 Bed rooms + Puja Room + 2 Toilet Blocks + Balcony	Proposed Italian Tiles Flooring, Granite Kitchen Platform, Concealed Wiring & Plumbing, Wooden Door, Aluminum Sliding Glass Window
First Floor	2 Bedrooms + Toilet + Lobby Area	

Bungalow Area as per approved plan No. RPPLG/B/2024/APL/00114 dated 29.01.2024 issued by digital signed by Govind Maruti Bodke, Collector Office, Palghar & which is considered for the purpose of valuation.

Floor	Built Up Area (Sq. M.)
Ground Floor	150.64
First Floor	96.17
Total	246.81

	Nearby landmark	Zobebe India (P) Ltd.
2.	Municipal Ward No.	-
3.	City / Town	Manor
	Residential area	Yes
	Commercial area	No
	Industrial area	No
4.	Classification of the area	
	i) High / Middle / Poor	Middle Class
	ii) Urban / Semi Urban / Rural	Semi Urban
5.	Coming under Corporation limit / Village Panchayat / Municipality	Village – Manor, Manor Gram Panchayat
6.	Postal address of the property	Residential Land & Building on Plot Bearing Plot No. B – 16, Layout – B of The Riverine Project, Palghar – Manor Road, Village – Manor, Taluka & District – Palghar, Pin Code – 401 403, State – Maharashtra, Country – India
7.	Latitude, Longitude and Coordinates of the site	19°42'50.5"N 72°54'09.4"E
8.	Area of the plot/land (supported by a plan)	Plot Area – 340.74 Sq. M. (Area as per Approved Plan)
9.	Layout plan of the area in which the property is located	Not provided
10.	Development of surrounding areas	Developing Area
11.	Details of Roads abutting the property	9.00 M. wide B.T. Road
12.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area	-
13.	In case it is an agricultural land, any conversion to house site plots is	N.A., Residential Land

	valuers on authentic of approved plan	
6.	Planning area/zone	Residential Zone
7.	Development controls	Gram Panchayat Manor
8.	Zoning regulations	Residential Purpose
9.	FAR/FSI permitted and consumed	FSI Consumed – 0.72
10.	Ground coverage	-
11.	Transferability of development rights if any, Building bye- law provisions as applicable to the property viz. setbacks, height restrictions, etc.	No information provided.
12.	Comment on surrounding land uses and adjoining properties in terms of usage.	Residential
13.	Comment on unauthorized constructions if any	No
14.	Comment on demolition proceedings if any	No
15.	Comment on compounding / regularization proceedings	No
16.	Comment on whether OC has been issued or not	No, Bungalow construction work is in progress
17.	Any other aspect	-
IV.	Legal Aspects	
1.	Ownership Documents	
	1. Copy of Agreement for Sale Reg. Doc. No. PLR/2316/2023 dated 10.04.2023 between Mrs. Stella William D'Souza & Mr. William Robert D'Souza (Owners) AND M/s. The Riverview Enclave (The Promoters) AND Mrs. Tanvi Malhar Vyawahare & Mr. Malhar Milind Vyawahare (Purchaser's).	
	2. Copy of Deed of Conveyance Reg. Doc. No. PLR/2963/2023 dated 04.05.2023 between Mrs. Stella William D'Souza & Mr. William Robert D'Souza (Owners) AND M/s. The Riverview Enclave (The Promoters) AND Mrs. Tanvi Malhar Vyawahare & Mr. Malhar Milind Vyawahare (Purchaser's).	
	3. Copy of Approved Plan No. RPPLG/B/2024/APL/00114 dated 29.01.2024, 19:14:32 IST, digital signed / issued by Govind Maruti Badke, Collector Office, Palghar.	
	4. Copy of Commencement Certificate No. RPPLG/B/2024/APL/00114 dated 29.01.2024, 19:12:10 IST digital signed / issued by Govind Maruti Badke, Collector Office, Palghar.	
	5. Copy of 7/12 Extract.	
2.	TIR Verification	Not Provided
3.	Name of the Owner/s	Mr. Tanvi Malhar Vyawahare & Mr. Malhar Milind Vyawahare
4.	Comment on dispute/issues of landlord with tenant/statutory body/any other agencies if any regarding immovable property.	Information not available
5.	Comment on whether the IP is independently accessible?	Yes
6.	Title verification,	As per Agreement for sale
7.	Details of leases if any,	No
8.	Ordinary status of freehold or leasehold including restrictions on transfer	N.A.

9.	Agreement of easement if any	Not Apparent from the documents provided
10.	Notification of acquisition if any	Not Apparent from the documents provided
11.	Notification of road widening if any	Already considered as per Approved Plan
12.	Possibility of frequent flooding / sub-merging	No
13.	Special remarks, if any, like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc. (Distance from seacoast / tidal level must be incorporated)	No
14.	Heritage restrictions if any, all legal documents, receipts related to electricity, water tax, property tax and any other building taxes to be verified and copies as applicable to be enclosed with the report.	No
15.	Comment on transferability of the property ownership	Details not available. The bank is requested to independently verify the same
16.	Comment on existing mortgages / charges / encumbrances on the property, if any	Details not available. The bank is requested to independently verify the same
17.	Comment on whether the owners of the property have issued any guarantee (personal or corporate) as the case may be	Details not available. The bank is requested to independently verify the same
18.	Building plan sanction: Authority approving the plan - Name of the office of the Authority - Any violation from the approved Building Plan	1. Copy of Approved Plan No. RPPLG/B/2024/APL/00114 dated 29.01.2024, 19:14:32 IST, digital signed issued by Govind Maruti Badke, Collector Office, Palghar. 2. Copy of Commencement Certificate No. RPPLG/B/2024/APL/00114 dated 29.01.2024, 19:12:10 IST digital signed issued by Govind Maruti Badke, Collector Office, Palghar.
	Any other aspect	-
V.	Economic Aspects	
1.	Details of ground rent payable,	N.A., Bungalow is under Construction
2.	Details of monthly rents being received if any,	N.A., Bungalow is under Construction
3.	Taxes and other outings	N.A., Bungalow is under Construction
4.	Property Insurance	N.A., Bungalow is under Construction
5.	Monthly maintenance charges	N.A., Bungalow is under Construction
6.	Security charges	N.A., Bungalow is under Construction
7.	Any other aspect	Bungalow is under Construction
VI.	Socio-cultural Aspects of the Property	
a)	Descriptive account of the location of the property in terms of social structure of the area, population, social stratification, regional origin, economic level, location of slums, squatter settlements nearby, etc.	Developing Residential area, Middle Class
VII.	Functional and Utilitarian Aspects of the Property	

1.	Description of the functionality and utility of the property in terms of:	
2.	Space allocation	Provided as per approved plan
3.	Storage Spaces	As per approved plan
4.	Utility spaces provided within the building	As per approved plan
5.	Any other aspect	Nil
VIII. Infrastructure Availability		
1.	Description of physical infrastructure availability in terms of	
	Water supply	Yes
	Sewerage / sanitation System	Yes
	Storm water drainage	Yes
2.	Description of other physical infrastructure facilities viz.	
	Solid waste management	No
	Electricity	Yes
	Road and public transport connectivity	Connected with public transport like Auto, bus, private vehicles, etc.
	Availability of other public utilities nearby	All available nearby
3.	Social infrastructure in terms of i. School ii. Medical facilities iii. Recreational facility in terms of parks and open space	All available nearby
IX. Marketability		
1.	Analysis of the property in terms of	Location, development of surrounding area, type of construction, construction specifications, age of building, condition of the premises & building, facilities provided and its prevailing market rate.
2.	Locational attributes	Industrial Area
3.	Scarcity	Average
	Demand and supply of the kind of subject property	Average
4.	Comparable sale prices in the locality	Price Indicators attached
X. Engineering and Technology Aspects of the Property		
1.	Type of construction	As per Brief Description
2.	Material & technology used	A Grade
3.	Specifications	Standard
4.	Maintenance issues	No
5.	Age of the building	Under Construction Bungalow
6.	Total life of the building	60 years (After Completion)
7.	Extent of deterioration	60 years Subject to proper, preventive periodic Maintenance & structural repairs.
8.	Structural safety	Normal

9.	Protection against natural disaster viz. earthquakes,	Normal
10.	Visible damage in the building	Nil
11.	System of air-conditioning	No
12.	Provision for firefighting, Copies of plans and elevations of the building to be included.	Proposed as per Approved Plan
13.	Copies of the plan and elevation of the building to be included	Provided
XI.	Environmental Factors	
1.	Use of environment friendly building materials, Green Building techniques if any	No
2.	Provision of rainwater harvesting	Information not available
3.	Use of solar heating and lighting systems, etc. Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc.	No
XII.	Architectural and aesthetic quality of the Property	
1.	Descriptive account on whether the building is modern, old fashioned, plain looking, or decorative, heritage value, presence of landscape elements etc.	Plain Looking
XIII.	In case of valuation of industrial property	
1.	Proximity to residential areas	Nearby
2.	Availability of public transport facilities	All public transport facilities are available.
XIV.	Valuation	
a)	Methodology of valuation – Procedures adopted for arriving at the valuation. Valuers may consider various approaches and state explicitly the reason for adopting approach and assumptions made, basis adopted with supporting data, comparable sales, and reconciliation of various factors on which final value judgment is arrived at.	Land and Building Method is used for this valuation report.
b)	Prevailing Market Rate/Price trend of the Property in the locality/city from property search sites viz. magickbricks.com, 99acres.com, makaan.com etc. if available	₹ 10,000/- to ₹ 13,000/- per Sq. M. Considering the rate with attached report, current market conditions, demand and supply position, Industrial land size, Building area, location, upswing in real estate prices, sustained demand for industrial land, all round development of industrial application in the locality etc. We estimate ₹ 12,000/- per Sq. M. for land including land development.
	Guideline / Circle Rate	₹ 3,440/- per Sq. M. for Land
	Building	As per valuation table
c)	Summary of Valuation	

i. Guideline Value		Area in Sq. M.	Rate in ₹	Value in ₹	
Land		340.74	3,440/-	11,72,146/-	
Building		As per below chart		49,36,200/-	
Total				61,08,346/-	
ii. Fair Market Value					
A) Land		Area in Sq. M.	Rate in ₹	Fair Market Value in ₹	
		340.74	12,000/-	40,88,880/-	
B) Building					
Particulars	Built up Area	Estimated replacement rate	Full Value / Insurable Value (B1)	Percentage of Work Completed	Value as on Date (B2)
	(Sq. M.)	(₹)	(₹)	(₹)	(₹)
Ground Floor	150.64	20,000/-	30,12,800/-	68%	20,48,704/-
First Floor	96.17	20,000/-	19,23,400/-	68%	13,07,912/-
Total			49,36,200/-		33,56,616/-
Total Value = A + B1 (After 100% work completed)			90,25,080/-		
Total Value = A + B2 (Value as on Date)					74,45,496/-
Remarks – For the purpose of valuation, we have considered the Plot area & Structure Area as per Approved Plan issued by Collector Office, Palghar.					

The cost approach is a Real Property Valuation method which considers the value of a property as the cost of the land plus the replacement cost of the building (construction costs) minus the physical and functional depreciation. This approach is most commonly used for real estate properties that are not easily sold like schools, hospitals, government buildings and above type of property.

Land cost can be estimated using the Sales Comparison Approach by studying recent sales of land close to the subject property, and these sales should be comparable in size and location with subject property.

There are different ways to estimate replacement costs, the most common being finding out the cost to build a square foot of comparable properties multiplied by the total square footage of the building. The cost approach is commonly used for Residential Bungalow, Industrial Building and properties mentioned above.

As the property is an industrial land and building thereof, we have adopted Cost approach / Land and Building Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 10,000.00 to ₹ 13,000.00 per Sq. M. for land and Structure thereof Considering the rate with attached report, current market conditions, demand and supply position, Land size, location, sustained demand for industrial building / Plot, all round development of commercial and industrial application in the locality etc.

We estimate ₹ 12,000.00 per Sq. M. for Land with appropriate cost of construction for valuation.

Valuation Report Prepared For PNB / Borivali West Branch / Mr. Tanvi Malhar Vyawahare (9508/2306922) Page 11 of 33
As a result of my appraisal and analysis, it is my considered opinion that the present market value of the above property in prevailing condition with aforesaid specifications is

Particulars	Fair Market Value In (₹)	Realizable Value In (₹)	Distress Sale Value In (₹)	Insurable Value In (₹)
Land and Building (After 100 % work completion)	90,25,080/-	81,22,572/-	72,20,064/-	49,36,200/-
Land and Building (As on Date)	74,45,496/-	67,00,946/-	59,56,397/-	33,56,616/-

i. Date of purchase of immovable property (Land)	:	10.04.2023	
ii. Purchase Price of immovable property (Land)	:	₹ 33,74,284/-	
iii. Book value of immovable property	:	-	
		After 100% completion	As on Date
iv. Fair Market Value of immovable property (A + B)	:	₹ 90,25,080/-	₹ 74,45,496/-
v. Realizable Value of immovable property	:	₹ 81,22,572/-	₹ 67,00,946/-
vi. Distress Sale Value of immovable property	:	₹ 72,20,064/-	₹ 59,56,397/-
vii. Insurable Value of immovable property	:	₹ 49,36,200/-	₹ 33,56,616/-
viii. Guideline Value	:	₹ 61,08,346/-	₹ 45,28,762/-

Enclosures

1.	Declaration from the valuer
2.	Model code of conduct for valuer
3.	Photograph of owner with the property in the background
4.	Screen shot (in hard copy) of Global Positioning System (GPS)/Various Applications (Apps)/Internet sites (e.g., Google earth)/etc.
5.	Any other relevant documents/extracts



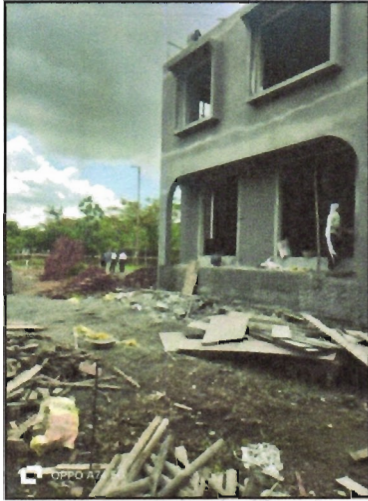
Since 1989

Vastukala Consultants (I) Pvt. Ltd.

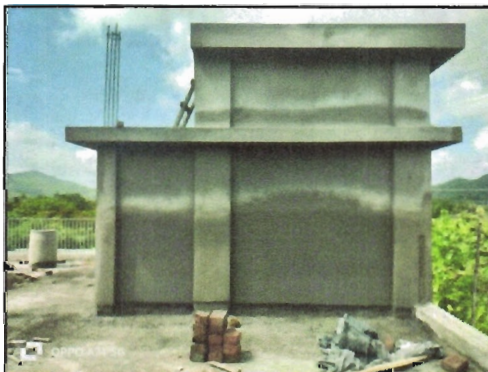
An ISO 9001 : 2015 Certified Company



Actual Site Photographs



Actual Site Photographs



Actual Site Photographs



Route Map of the property

Site u/r



Latitude Longitude: 19°42'50.5"N 72°54'09.4"E

Note: The Blue line shows the route to site from nearest railway station (Palghar – 18.30 KM.)

Price Indicator

99acres Buy Palghar Add more Post property

The Riverine Private Riverside Estate [Request callback](#)

Manor Palghar

REERA No Brokerage 3D Floor Plans Available 20 Top Facilities [Feedback](#)

CONSTRUCTION STATUS

Ready To Move
Since Dec, 2018

₹ 49 L + Charges
PRICE RANGE

Land

Land

Plot Area
4000 sq.ft. (371.61 sq.m)

₹ 49 L + Charges

Price Indicator

GUPTA & SEN
LUXURY REAL ESTATE CONSULTANTS

109, Link Plaza
Oshiwara, Andheri West

+91-982-060-7875
atin@guptasen.com

9 am - 11 pm
All Days

HOME ABOUT US PROPERTIES + SELL YOUR PROPERTY TEAM FAQ BROKERAGE

CAREERS BLOG CONTACT US

The Riverine Palghar Manor

Search

Our Agents

- Ayush Ranglani**
ayush@guptasen.com
+91-982-060-7875
- Ujwal Kashyap**
ujwal@guptasen.com
+91 98206 07875
- Nazia Siddiqui**
nazia@guptasen.com
+91-982-060-7875

Property overview

Price	45 lacs
Contract	New Constructions
Location	Palghar
Area	3000 sqft
Baths	3

Featured Properties

- Kalpataru Matru Ashish
9 Cr
- DLH Signature


Registered Sales Instances

7567542 26-06-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुयम निबंधक : दु.नि.पालघर-2 दस्त क्रमांक : 7567/2023 नोंदणी : Regn:63m
गावाचे नाव : मनोर		
(1)विलेखाचा प्रकार	खरेदीखत	
(2)मोबदला	3385514	
(3) बाजारभाव(भाडेपट्टयच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	983599	
(4) भू-मापन,फोटोहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पालघरइतर वर्णन : इतर माहिती: इतर माहिती: मौजे-मनोर,गट नं. 268/2,द रिवराईन प्रोजेक्ट मधील खुला प्लॉट नं. 20,ले-आऊट-बी,क्षेत्र 285.93 चौ. मि(करारनामा दस्त क्रं 2700/2023 अनव्ये मुद्रांक शुल्क 203160 व नोंदणी फी 30000 वसूल)((GAT NUMBER : 268/2/प्लॉट नं. 20 ;))	
(5) क्षेत्रफळ	2.8593 आर.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.-इला विल्यम डिसोजा च्या तर्फे दस्तऐवज प्रवेशासाठी कु. मु. रिवर विव एन्क्लेव तर्फे भागीदार सुमित सुभाष हजारे तर्फे कु.मु प्रोत्साहन पाटील वय:-38; पत्ता:-प्लॉट नं. - माळा नं. - इमारतीचे नाव: - ब्रॉक नं. बांद्रा प मुंबई. रोड नं. - महाराष्ट्र, मुम्बई. पिन कोड:-400050 पॅन नं.- 2): नाव.-विल्यम रॉबर्ट डिसोजा च्या तर्फे दस्तऐवज प्रवेशासाठी कु. मु. रिवर विव एन्क्लेव तर्फे भागीदार सुमित सुभाष हजारे तर्फे कु.मु प्रोत्साहन पाटील वय:-38; पत्ता:-प्लॉट नं. - माळा नं. - इमारतीचे नाव: - ब्रॉक नं. बांद्रा प मुंबई. रोड नं. - महाराष्ट्र, MUMBAI. पिन कोड:-400050 पॅन नं.- 3): नाव.-रिवर विव एन्क्लेव तर्फे भागीदार सुमित सुभाष हजारे तर्फे कु.मु प्रोत्साहन पाटील च्या तर्फे दस्तऐवज प्रवेशासाठी कु. मु. रिवर विव एन्क्लेव तर्फे भागीदार सुमित सुभाष हजारे तर्फे कु.मु प्रोत्साहन पाटील वय:-38; पत्ता:-प्लॉट नं. - माळा नं. - इमारतीचे नाव: - ब्रॉक नं. बांद्रा प मुंबई. रोड नं. - महाराष्ट्र, MUMBAI. पिन कोड:-400050 पॅन नं.-AAOFR9709F	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव.-गुलाबचंद यादव वय:-58; पत्ता:-प्लॉट नं. - माळा नं. - इमारतीचे नाव: - ब्रॉक नं. ए-५०३, ब्रह्माचारिणी को-हो-सो-ली, जोगीड अपार्टमेंट, शांती पार्क, मीरा रोड पु. ठाणे, रोड नं. - महाराष्ट्र, THANE. पिन कोड:-401107 पॅन नं.-AAAPY1499F 2): नाव.-विजय कुमार मखोदर यादव वय:-45; पत्ता:-प्लॉट नं. - माळा नं. - इमारतीचे नाव: - ब्रॉक नं. ए/३०३, चंद्रचंदा, को-हो-सो, जोगीड अपार्टमेंट, शांती पार्क, मीरा रोड पु. ठाणे, रोड नं. - महाराष्ट्र, THANE. पिन कोड:-401107 पॅन नं.-AAPPY3199K 3): नाव.-अजय कुमार मखोदर यादव वय:-43; पत्ता:-प्लॉट नं. - माळा नं. - इमारतीचे नाव: - ब्रॉक नं. ००२/९७, पूनम कॉम्प्लेक्स, शांती पार्क, बँक ऑफ इंडिया जवळ, मीरा रोड पु. मीरा भाईदर, ठाणे, रोड नं. - महाराष्ट्र, THANE. पिन कोड:-401107 पॅन नं.-AAPPY3200P	
(9) दस्तऐवज करून दिल्याचा दिनांक	26/10/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	05/12/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	7567/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	500	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100	

Registered Sales Instances


6527542	सूची क्र.2	दुयम निबंधक : दु.नि.पालघर-2
26-06-2024		दस्त क्रमांक : 6527/2023
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोंदणी : Regn:63m
गावाचे नाव : मनोर		
(1)विलेखाचा प्रकार	खरेदीखत	
(2)मोबदला	3050850	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	887000	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पालघरइतर वर्णन : इतर माहिती : इतर माहिती: मौजे-मनोर. गट नं. 268/2,द रिवरईन प्रोजेक्ट मधील प्लॉट नं. 19,ले-आऊट-बी,क्षेत्र 257.66 चौ.मी.(दस्त क्र. 2315/2023 अन्वये मुद्रांक शुल्क व नोंदणी फी वसूल) (Survey Number : 268/2/प्लॉट नं. 19 ;)	
(5) क्षेत्रफळ	2.5766 आर.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.-स्टेला विल्यम डिसोजा च्या तर्फे दस्तऐवज प्रवेशासाठी कु. मु. मेसर्स रिवर विव एन्क्लेव तर्फे सुमित सुभाष हजारे तर्फे कु.मु. प्रोत्साहन पाटील -- वय:-38; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: -, ब्लॉक नं. बांद्रा पु मुंबई, रोड नं. -, महाराष्ट्र, मुम्बई. पिन कोड.-400051 पॅन नं.- 2): नाव.-विल्यम रॉबर्ट डिसोजा च्या तर्फे दस्तऐवज प्रवेशासाठी कु. मु. मेसर्स रिवर विव एन्क्लेव तर्फे सुमित सुभाष हजारे तर्फे कु.मु. प्रोत्साहन पाटील -- वय:-38; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: -, ब्लॉक नं. बांद्रा पु मुंबई, रोड नं. -, महाराष्ट्र, मुम्बई. पिन कोड.-400051 पॅन नं.- 3): नाव.-मेसर्स रिवर विव एन्क्लेव तर्फे सुमित सुभाष हजारे तर्फे कु.मु. प्रोत्साहन पाटील -- च्या तर्फे दस्तऐवज प्रवेशासाठी कु. मु. मेसर्स रिवर विव एन्क्लेव तर्फे सुमित सुभाष हजारे तर्फे कु.मु. प्रोत्साहन पाटील -- वय:-38; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: -, ब्लॉक नं. बांद्रा पु मुंबई, रोड नं. -, महाराष्ट्र, मुम्बई. पिन कोड:-400051 पॅन नं.-AAOFR9709F	
(8)दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव.-सुनील कुमार यादव -- वय:-38; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: -, ब्लॉक नं. मीरा रोड ठाणे, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं.-ABZPY8977E	
(9) दस्तऐवज करून दिल्याचा दिनांक	21/09/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	21/09/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	6527/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	500	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100	
(14)शेघ		

Ready Reckoner Rate



Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



Annual Statement of Rates Ver. 2.0 (बाजारमूल्य दर पत्रक आवृत्ती 2.0)

[Home](#)[Valuation Guidelines | User Manual](#)

Year: 2024-2025 Language: English

Selected District: Palghar


Select Taluka: Palghar

Select Village: Manor

Search By: Survey No. Location

Select Location:

Select	विभाग नं.	उपविभाग	दर	एकक (Rs. /)
SurveyNo	9/9.4	9.4-गावठाण परिघस्त क्षेत्राबाहेरील अधिकृत विनशेती झालेल्या उर्वरीत जमिनी	2920	चौरस मीटर
SurveyNo	9/9.3	9.3-गावठाण परिघस्त क्षेत्राबाहेरील अधिकृत विनशेती झालेल्या महामार्गासंमुख जमिनी	3210	चौरस मीटर
SurveyNo	9/9.2	9.2-विनशेती झालेल्या जमिनी (गावठाण परिघस्त क्षेत्रातील महामार्गासंमुख व्यतिरीक्त उर्वरीत जमिनी)	3140	चौरस मीटर
SurveyNo	9/9.1	9.1-विनशेती झालेल्या जमिनी (गावठाण परिघस्त क्षेत्रातील महामार्गासंमुख जमिनी)	3440	चौरस मीटर




VASTUKALA
Unlocking Excellence

Since 1989

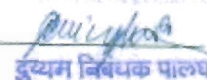
Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



VASTUKALA CONSULTANTS (I) PVT. LTD.
Valuer, Appraisers & Intermediaries
Chartered Accountants (ICAI)
Civil Engineers (IE)

Sale Agreement Index II

सूची क्र.2		दुय्यम निबंधक : दु.वि.पालघर
10/04/2023		दस्तावेज क्रमांक : 2316/2023
		नोंदणी : Regn 63m
गावाचे नाव : मनोर		
(1)विशेषाधिकार प्रकार	विशेषी करारनामा	
(2)सोबदना	3374254	
(3) बाजारभावाच्या/भाविपट्ट्याच्या आधारे/नगरपालिका आकारणी देणे वी घट्टेदार ने नमुने करणे)	1173000	
(4) नु.नगर, पोस्टिंगना व पत्रबळना(अवकाशात)	1) एलिकेचे नाव पालघर टावर अर्शन ; इतर माहिती: वीके.मनोर, पट नं. 268/2, ४ विकराईन प्रोजेक्ट मधील पॉट नं. 16, वे-अड्ड-बी, क्षेत्र 340.74 चौ.मी((GAT NUMBER : 268/2.)	
(5) क्षेत्रफळ	1) 340.74 चौ.मीटर	
(6)आकारणी किंवा नु.री देण्यात अर्शन देणे.		
(7) दस्तावेज करण देणा-या/विद्युत देणा-या पत्रकारणे नाव किंवा दिवशी न्यायालयीय दुक्याना किंवा अर्शन अवकाशात प्रतिनिरदिचे नाम व पत्ता	1) नाव-मोहा विनय दिवोडा, विनय नोबई दिवोडा या नवी दस्तावेज देणाऱ्याची कु.मु. मेघर्ष विवर विक एलिकेचे नाव मुमित मुभाय टावर अर्शन लॉक नु.मु. सीतम एम दुक्या - बघ -40, पत्ता-प्लॉट नं. -, बाळा नं. -, दशावतीचे नाम -, अर्शन नं. बाळा नु.मुबई, पेट नं. -, महाराष्ट्र, MUMBAI पिन कोड-400050 पिन नं.-AAOFR9709F 2) नाव-मेघर्ष विवर विक एलिकेचे नाव मुमित मुभाय टावर अर्शन लॉक नु.मु. सीतम एम दुक्या - बघ -40, पत्ता-प्लॉट नं. -, बाळा नं. -, दशावतीचे नाव -, अर्शन नं. बाळा नु.मुबई, पेट नं. -, महाराष्ट्र, PUNE पिन कोड-400092 पिन नं.-AAOFR9709F	
(8)दस्तावेज करण देणा-या पत्रकारणे व किंवा दिवशी न्यायालयीय दुक्याना किंवा अर्शन अवकाशात प्रतिनिरदिचे नाव व पत्ता	1) नाव-नमो मन्हार मन्हार - बघ-33; पत्ता-प्लॉट नं. -, बाळा नं. -, दशावतीचे नाव -, अर्शन नं. वी/801, कुणा अर्शन, अर्शन चक्रवर्ती शोभ पेट, विद्युत अर्शन वी स्कूल मन्हार, सीतम नगर, कादिपती नु. मुबई, पेट नं -, महाराष्ट्र, मुम्बई, पिन कोड-400101 पिन नं.-AGOPV7818D 2) नाव-मन्हार विविदि मन्हार - बघ-35; पत्ता-प्लॉट नं. -, बाळा नं. -, दशावतीचे नाव -, अर्शन नं. वी/801, कुणा अर्शन, अर्शन चक्रवर्ती शोभ पेट, विद्युत अर्शन वी स्कूल मन्हार, सीतम नगर, कादिपती नु. मुबई, पेट नं -, महाराष्ट्र, मुम्बई, पिन कोड-400101 पिन नं.-ANTPV5038K	
(9) दस्तावेज करण दिवशी दिनांक	10/04/2023	
(10)दस्तावेज देणाऱ्या दिनांक	10/04/2023	
(11)दस्तावेज, पेट व पेट	2316/2023	
(12)बाजारभावाच्या/भाविपट्ट्याच्या मुद्रांक शुल्क	202470	
(13)बाजारभावाच्या/भाविपट्ट्याच्या नोंदणी शुल्क	30000	
(14)शेरा		
मुद्रांकनासाठी विधानसभे क्षेत्रात नमूद -		 दुय्यम निबंधक पालघर
मुद्रांक शुल्क आकारनास विकसनात नमूद -		(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995

Conveyance Deed Index II

सूची क्र.2		दुपयम निबंधक - पु. नि. पालघर
04/05/2023		दुपयम क्रमांक: 2963/2023 मोदणीक Regn-63m
बाबाचे नाव : मनोर		
(1) विनिष्ठाचा प्रकार	खोदीकरण	
(2) मोदणीक	3374284	
(3) बाळागणेश/बाबेपट्टाबाबा/बाबलिनपट्टाबाबा आकाशगिरी देवो की पट्टेदार ने समुद्र करणे	1173000	
(4) मू.भाषण, पोट्टिन्या व परक्याचा (अमल्यान)	1) पाविनेचे नाव-पालघर इतर वर्णन , दार माहिती: श्री.मनोर, गट नं. 268/2 र गिबगार्डन प्रोजेक्ट मधील प्लॉट नं. 16, ये-आऊट-की, क्षेत्र 340.74 चौ. मि., कारणावामा दुपयम क्रं 2316/2023 अन्वये मुद्रांक शुल्क 202470/- व नोंदणी शुल्क 30000/- वसुध. (Survey Number 268/2 प्लॉट नं. 16))	
(5) क्षेत्रफळ	1) 3.4074 आर.चौ.मीटर	
(6) आकाशगिरी किंवा मुद्री इच्छात अन्वये देवता.		
(7) दुपयमोक्त करण देवता-पाविने देवता-बा पालघरचे नाव किंवा दिवाणी न्यायपालिकाचा हुकुमनामा किंवा हुकुमनामा किंवा अर्थात अमल्यान, प्रतिकारिचे नाव व पत्ता.	1) नाव -श्री.बा. विठ्ठल विमोळा, विठ्ठल गौडें दिवाणी न्याय नके दुपयमोक्त पत्रेलासाठी कु.मु. गिब गार्डन प्रोजेक्ट मधील प्लॉट नं. 16, ये-आऊट-की, क्षेत्र 340.74 चौ. मि., कारणावामा दुपयम क्रं 2316/2023 अन्वये मुद्रांक शुल्क 202470/- व नोंदणी शुल्क 30000/- वसुध. (Survey Number 268/2 प्लॉट नं. 16)) 2) नाव -श्री.बा. विठ्ठल विमोळा, विठ्ठल गौडें दिवाणी न्याय नके दुपयमोक्त पत्रेलासाठी कु.मु. गिब गार्डन प्रोजेक्ट मधील प्लॉट नं. 16, ये-आऊट-की, क्षेत्र 340.74 चौ. मि., कारणावामा दुपयम क्रं 2316/2023 अन्वये मुद्रांक शुल्क 202470/- व नोंदणी शुल्क 30000/- वसुध. (Survey Number 268/2 प्लॉट नं. 16))	
(8) दुपयमोक्त करण देवता-बा पालघरचे व किंवा दिवाणी न्यायपालिकाचा हुकुमनामा किंवा अर्थात अमल्यान, प्रतिकारिचे नाव व पत्ता	1) नाव -श्री.बा. विठ्ठल विमोळा, विठ्ठल गौडें दिवाणी न्याय नके दुपयमोक्त पत्रेलासाठी कु.मु. गिब गार्डन प्रोजेक्ट मधील प्लॉट नं. 16, ये-आऊट-की, क्षेत्र 340.74 चौ. मि., कारणावामा दुपयम क्रं 2316/2023 अन्वये मुद्रांक शुल्क 202470/- व नोंदणी शुल्क 30000/- वसुध. (Survey Number 268/2 प्लॉट नं. 16)) 2) नाव -श्री.बा. विठ्ठल विमोळा, विठ्ठल गौडें दिवाणी न्याय नके दुपयमोक्त पत्रेलासाठी कु.मु. गिब गार्डन प्रोजेक्ट मधील प्लॉट नं. 16, ये-आऊट-की, क्षेत्र 340.74 चौ. मि., कारणावामा दुपयम क्रं 2316/2023 अन्वये मुद्रांक शुल्क 202470/- व नोंदणी शुल्क 30000/- वसुध. (Survey Number 268/2 प्लॉट नं. 16))	
(9) इन्वॉयस करण दिव्याचा दिनांक	04/05/2023	
(10) दुपयम नोंदणी दिव्याचा दिनांक	04/05/2023	
(11) अनुक्रमिक, खंड व पृष्ठ	2963/2023	
(12) बाळागणेश/बाबेपट्टाबाबाचे मुद्रांक शुल्क	500	
(13) बाळागणेश/बाबेपट्टाबाबाचे नोंदणी शुल्क	100	
(14) मरा		
मुद्रांकनासाठी विचारण येतलेला तपशील :-	मुद्रांकनाची आवश्यकता नाही कारण दुपयमोक्तपुमार आकाशगिरी देवो की पट्टेदार ने समुद्र करणे नाही	
मुद्रांक शुल्क असावता निवडलेला अनुच्छेद :-	(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.	



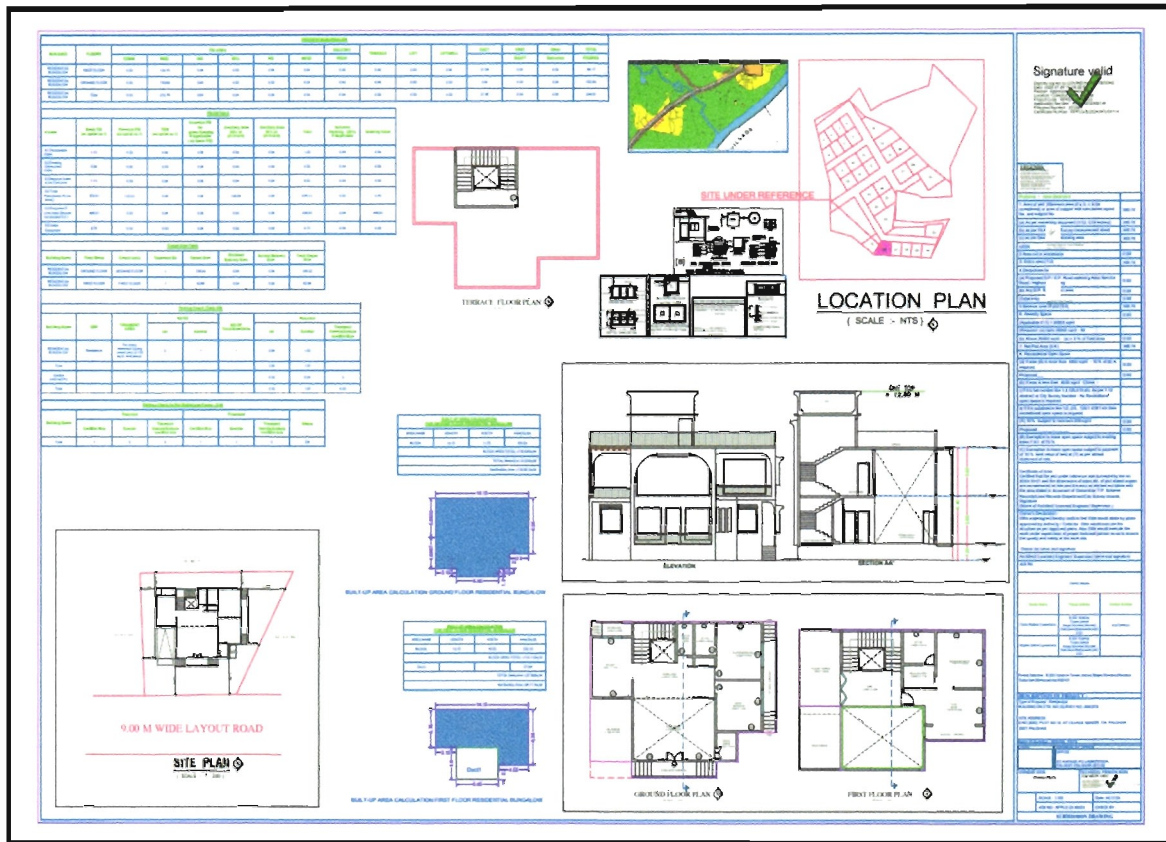
Since 1989

Vastukala Consultants (I) Pvt. Ltd.


An ISO 9001 : 2015 Certified Company



Approved Plan



Commencement Certificate

Collector Office Palghar APPENDIX D-1 SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE				
Building Permit No - 223349 Proposal Code : RPPLG-23-95533	Permit No RPPLG/B/2024/APL/00114 Date : 29/01/2024			
<table border="1" style="width: 100%;"><tr><td>Building Name : RESIDENTIAL BUNGALOW (Residential)</td><td>Floors : GROUND FLOOR, FIRST FLOOR</td></tr></table>			Building Name : RESIDENTIAL BUNGALOW (Residential)	Floors : GROUND FLOOR, FIRST FLOOR
Building Name : RESIDENTIAL BUNGALOW (Residential)	Floors : GROUND FLOOR, FIRST FLOOR			
To, i) Tanvi Malhar Vyawahare, Malhar Milind Vyawahare, S NO 268/2, PLOT NO 16, AT VILLAGE MANOR, TAL PALGHAR DIST PALGHAR ii) Snehal Pali (Architect)				
Sir/Madam,				
With reference to your application No RPPLG202300139 , dated 06-11-2023 for the grant of sanction of Commencement Certificate under Section 18/44 of The Maharashtra Regional and Town Planning Act, 1966 read with - , to carry out development work / Building on Plot No 16 , City Survey No./Survey No./Revenue S.No./Khasra No./Gut No. S NO 268/2 , Final Plot No. 16 , Sector No. , Mouje MANOR situated at Road / Street . Society . The Commencement Certificate / Building Permit is granted under Section 18/45 of the said Act, subject to the following conditions :				
<ol style="list-style-type: none">1. The land vacated in consequence of the enforcement of the set back line shall form part of the public street.2. No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until Occupancy permission has been granted.3. The Development permission/Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue.4. This permission does not entitle you to develop the land which does not vest in you5. This permission is being issued as per the provisions of UDCPR. If any permission is required to be obtained from any department of the state or central government under the provisions of any other laws / rules , it shall be binding on the owner/ developer to obtain such permission from the concerned authority.6. Information Board to be displayed at site till Occupation Certificate.7. If in the development permission reserved land/amenity spaces/road widening land is to be handed over to the authority in the lieu of DEVELOPMENT RIGHTS if any, then necessary possession receipt, registered transfer deed alongwith change in name on record of right shall be executed in the name of authority with in 6 month from the commencement certificate.8. All the provision mentioned in UDCPR, as may be applicable, shall be binding on the owner/developer.9. Provision for recycling of Gray water, where ever applicable shall be completed prior to completion certificate and design, drawing with completion certificate shall be submitted along with the application for occupancy certificate.10. Lift Certificate from PWD should be submitted before Occupation Certificate, if applicable.11. Permission for cutting of tree, if necessary, shall be obtained from the tree authority. Also the certificate/letter for plantation of trees on the land, if required under the provision of tree act, shall be submitted before occupation certificate.12. All guidelines mentioned in the environment and forest climate change department, Govt. of Maharashtra, letter no CAP-2023/CR-170.TC-2, shall be followed, if applicable.13. Authority will not supply water for construction.14. Areas/cities where storm water drainage system exists or designed, design and drawings from Service consultant for storm water drainage should be submitted to the concerned departments of the authority before Commencement of the work and completion certificate of the consultant in this regard shall be submitted along with the application for occupancy certificate.				
1/2				



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Commencement Certificate

Collector Office Palghar APPENDIX D-1 SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE		 महाराष्ट्र साहकार बोर्ड Right to Public Service Act सर्वोदय सर्वोत्तम
Building Permit No - 223349 Proposal Code : RPPLG-23-95533	Permit No RPPLGB/2024/APL/00114 Date : 29/01/2024	
<p>15. The owner/developer shall submit the completion certificate from the service consultant for completion of the septic tank or proper connection to the sewerage system of the authority or sewage treatment plant (where ever necessary)</p>		
	Signature valid Digitally signed by GOVIND M... 1BCDKE Date: 2024.01.29 12:42:40 Reason: Approved by the Collector Location: Collector Office Palghar Project Code: RPPLG-23-95533 Application Number: 202300139 Proposal Number: 223349 Certificate Number: RPPLGB/2024/APL/00114	Collector, Collector Office Palghar,
Scan QR code for verification of authenticity.		
2/2		

7/12 Extract

महाराष्ट्र दिनांक 06/07/2023



महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

(महाराष्ट्र जमीन महसूल अधिकायक अभिलेख आणि नोंदवहा (तयार करणे व सुविधातीत ठेवणे) नियम, १९७१ वारीस नियम २५, ६ आणि ७)



गाव - **मनोर (552392)** तालुका - **पालघर** जिल्हा - **पालघर**
 ULPIN **32771666267** भूमापन क्रमांक व उपविभाग **268/2/प्लॉट नं. 16**

भू-धारणा पध्दती **भोगवटादार वगैरे -1** शेताचे स्थानिक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार चौख फेफा	कुळ, खंड व इतर अधिकार
क्षेत्र - आर पी सी पी सी सी	(4.77)	स्टॅटा विन्वयम डिप्लोमा		1.1179	कुळचे - गाव व खंड
एकक		(विन्वयम रॉबर्ट डिप्लोमा)		1.1179	
अपेक्षित क्षेत्र		सांख्यिक क्षेत्र	0.00.00	0	इतर अधिकार
प्लॉट नं. 1, 40, 74	6.81	तनवी मल्हार व्यवाहारे		1.1179	इतर
अपेक्षित क्षेत्र 14.07		मल्हार प्रितीद व्यवाहारे		1.1179	भा. जिल्हाधिकारी पालघर यांचे करीब आदेश क्रमांक महसूल क्रमांक 4-2-1/पत्राचीपत्रा आर 10/2016 दिनांक 30/06/2018 च्या आदेशातील सौ. क्रमांक 1 ते 69 सा. अधिन (833)
		सांख्यिक क्षेत्र	3.40.74	34.07	प्रत्यक्ष फेफेदार - नाही
					शेताचा फेफेदार क्रमांक 11.79 व दि.नं. 21/06/2023
					शेताचा अधिकार क्रमांक दि.नं.

गाव नमुना बारा (पिकांची नोंदवही)

(महाराष्ट्र जमीन महसूल अधिकायक अभिलेख आणि नोंदवहा (तयार करणे व सुविधातीत ठेवणे) नियम, १९७१ वारीस नियम १९)

गाव - **मनोर (552392)** तालुका - **पालघर** जिल्हा - **पालघर**

भूमापन क्रमांक व उपविभाग **268/2/प्लॉट नं. 16**

पिकावालीत क्षेत्राचा तपशील								सांगवडीसाठी उपलब्ध नसलेली जमीन	शेता
वर्ष	हंगाम	खाता क्रमांक	पिकाचा प्रकार	पिकाचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)
					हे.आर पी.सी	हे.आर पी.सी			हे.आर पी.सी
2020-21	हंगाम वर्ष							बिनबाली पट्ट	1.40.74

टीप : * सदरची नोंद मोबाइल उप द्यारे घेणेत आलेली आहे

" या प्रमाणित प्रतिसादी फी महसूल रु. - रुपये मिळाले "
 दिनांक : 06/07/2023
 शासकीय क्रमांक - 27210007 (2108000007) 2023/49

नाम : **पि.पी. मुंदे**
 जमीन मालकी अधिकारी, पालघर जिल्हा
तलाक बजा मनोर
ता.पि.पालघर



DECLARATION FROM VALUERS

I hereby declare that-

- The information furnished in my valuation report dated 26.06.2024 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- I have no direct or indirect interest in the property valued;
- I/ my authorized representative has personally visited the property on 25.06.2024. The work is not sub- contracted to any other valuer and carried out by myself.
- I have not been convicted of any offence and sentenced to a term of Imprisonment.
- I have not been found guilty of misconduct in my professional capacity.
- I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" as enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable. The valuation report is submitted in the prescribed format of the bank.
- I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure III - A signed copy of same to be taken and kept along with this declaration)
- I am registered under Section 34 AB of the Wealth Tax Act, 1957.
- I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.
- Further, I hereby provide the following information.



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Sr. No.	Particulars	Valuer comment
1.	Background information of the asset being valued;	The land & proposed structure under consideration is purchased by Mrs. Tanvi Malhar Vyawahare & Mr. Malhar Milind Vyawahare.
2.	Purpose of valuation and appointing authority	As per the request from Punjab National Bank, Borivali 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 Prayush Parekh – Senior Valuation Engineer Anwar Shaikh – Valuation Engineer
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 – 24.06.2024 Valuation Date – 26.06.2024 Date of Report – 26.06.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 25.06.2024
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;	Cost Approach (For building construction) Comparative Sales Method / Market Approach (For Land component)
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 overall 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, Industrial Factory size, location, upswing in real estate prices, sustained demand for Industrial Factory / Land, all round development of industrial and commercial 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

MODEL CODE OF CONDUCT FOR VALUERS

{Adopted in line with Companies (Registered Valuers and Valuation Rules, 2017)}

All valuers empanelled with bank shall strictly adhere to the following code of conduct:

Integrity and Fairness

1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.

Professional Competence and Due Care

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.
8. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations / guidelines and techniques.
9. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
10. A valuer shall not carry out any instruction of the client insofar as they are in compatible with the requirements of integrity, objectivity and independence.
11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

Independence and Disclosure of Interest

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.
14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his / its association with the valuation, and in accordance with the



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



17. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.
18. As an independent valuer, the valuer shall not charge success fee (Success fees may be defined as a compensation / incentive paid to any third party for successful closure of transaction. In this case, approval of credit proposals).
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

Confidentiality

20. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his / its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

Information Management

21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his /its decisions and actions.
22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organisation with which he/it is registered or any other statutory regulatory body.
23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organisation with which he/it is registered, or any other statutory regulatory body.
24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

Gifts and hospitality:

25. A valuer or his / its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.
Explanation, - For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).
26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself / itself, or to obtain or retain an advantage in the conduct of profession for himself / itself.

Remuneration and Costs.

27. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.
28. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

Occupation, employability, and restrictions.

29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.
30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

DECLARATION-CUM-UNDERTAKING

I, Sharadkumar Chalikwar son of Shri. Baburao Chalikwar do hereby solemnly affirm and state that:

- I am a citizen of India.
- I have not been removed / dismissed from service / employment earlier.
- I have not been convicted of any offence and sentenced to a term of imprisonment.
- I have not been found guilty of misconduct in my professional capacity.
- I am not an undischarged insolvent.
- I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957, or Gift Tax Act 1958 and
- My PAN Card number as applicable is AEAPC0117Q.
- I have read and understood the 'Handbook on Policy, Standards and Procedures for real Estate Valuation by Banks and HFI in India 2010' of the IBA and fulfil all the conditions of criteria for Empanelment as listed therein.
- I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer.
- I have not concealed or suppressed any material information, facts and record and I have made a complete and full disclosure.
- I have not been found guilty of misconduct in professional capacity. In case I am found guilty of misconduct/adoption of unethical practices/submission of under or overvalued valuation reports, in professional capacity, in Punjab National Bank OR in some other Bank/Institution and brought to the notice of Punjab National Bank, by IBA/Central Bureau of Investigation (CBI)/ Reserve Bank of India (RBI)/Any other Govt. Agency/Body, my empanelment will stand cancelled with Punjab National Bank, without referring to Grievances Redressal System of the Bank. PNB will be free to report to the IBA, Institute of Valuers etc. about the misconduct/adoption of unethical practices and may take appropriate legal action for deficiency in services.



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess Fair Market Value of the property under reference for **Banking purpose** as on dated **26th June 2024**.

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 valued for this Banking purpose at

Particulars	Fair Market Value In (₹)	Realizable Value In (₹)	Distress Sale Value In (₹)	Insurable Value In (₹)
Land and Building (After 100 % work completion)	90,25,080/-	81,22,572/-	72,20,064/-	49,36,200/-
Land and Building (As on Date)	74,45,496/-	67,00,946/-	59,56,397/-	33,56,616/-

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

**Sharadkumar
Chalikwar**

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

PNB Empanelment No. ZO: SAMD:1138

Digitally signed by Sharadkumar Chalikwar
DN: cn=Sharadkumar Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=Mumbai, email=cmd@vastukala.org,
c=IN
Date: 2024.06.26 17:42:18 +05'30'

Auth. Sign.



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company

