



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. Vikas Singh, Mrs. Sabita S. Singh & Mrs. Sapna V. Singh**

Residential Flat No. 901, 9th Floor, Wing - A, "**Bhagwati Imperia Co-op. Hsg. Soc. Ltd.**", Plot No. 1
Sector - 9, Ulwe, Navi Mumbai, Taluka - Panvel, District - Raigad, PIN - 410 206
State - Maharashtra, Country - India.

Latitude Longitude: 18°58'22.9"N 73°00'55.9"E

Valuation Prepared for:
Reserve Bank of India
Mumbai - 400001

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



VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 901, 9th Floor, Wing - A, "**Bhagwati Imperia Co-op. Hsg. Soc. Ltd.**", Plot No. 1 Sector - 9, Ulwe, Navi Mumbai, Taluka - Panvel, District - Raigad, PIN - 410 206 State - Maharashtra, Country – India belongs to **Mr. Vikas Singh, Mrs. Sabita S. Singh & Mrs. Sapna V. Singh**

Boundaries of the property.

North	: Road
South	: 'B' Wing of Bhagwati Imperia
East	: Open Plot
West	: Recreation Area / Vedanta 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 for this particular purpose at **₹ 1,54,66,000.00 (Rupees One Crore Fifty Four Lakhs Sixty Six Thousand Only).**

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

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

Encl.: Valuation Report

Auth. Sign.




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.

B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai, Andheri(East), Mumbai - 400 072.

To,
Reserve Bank of India
Mumbai - 400001

VALUATION REPORT (IN RESPECT OF FLAT)

I		General	
1.	Purpose for which the valuation is made	:	To determine fair market value of the property
2.	a) Date of inspection	:	13.08.2024
	b) Date on which the valuation is made	:	31.08.2024
3.	Copy of documents produced for perusal: 1. Copy of Agreement dated 23.08.2024 between Mr. Savji Andha Bhai Jatarara (The Transferor) AND Mr. Vikas Singh, Mrs. Sabita S. Singh & Mrs. Sapna V. Singh (The Transferee's). 2. Copy of Occupancy Certificate No. CIDCO / BP - 12616 / ATPO / (NM & K) / 2014 / 217 dated 20.02.2014 issued by CIDCO. 3. Copy of Commencement Certificate No. BP - 12518 / 4027 / Unique Code : 20140302102313601 dated 12.03.2019 issued by CIDCO. 4. Copy of Car Parking Letter dated 18.02.2020 issued by Bhagwati Developers. 5. Copy of Architect Letter issued by Soyuz Talib (Architect).		
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	:	Mr. Vikas Singh, Mrs. Sabita S. Singh & Mrs. Sapna V. Singh <u>Address:</u> Residential Flat No. 901, 9 th Floor, Wing - A, " Bhagwati Imperia Co-op. Hsg. Soc. Ltd. ", Plot No. 1 Sector - 9, Ulwe, Navi Mumbai, Taluka - Panvel, District - Raigad, PIN - 410 206, State - Maharashtra, Country - India. <u>Contact Person:</u> Mr. Vikas Singh (Owner) Contact No. 9664111440 Joint Ownership Details of ownership share is not available
5.	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is a residential flat located on 9 th floor in the said building. The composition of flat is 2 Bedroom + Living Room + Dining + Kitchen + 2 Toilets + Balcony Area + Dry Balcony Area + Terrace Area. (i.e. 2 BHK) . The property is at 1.4 km. travelling distance from nearest railway station Bamandongari.
6.	Location of property	:	
	a) Plot No. / Survey No.	:	Plot No. 1, Sector - 9

	b)	Door No.	:	Residential Flat No. 901
	c)	C.T.S. No. / Village	:	Village – Ulwe of 12.5% (Erstwhile Gaothan expansion Scheme)
	d)	Ward / Taluka	:	Taluka - Panvel
	e)	Mandal / District	:	District - Raigad
	f)	Date of issue and validity of layout of approved map / plan	:	As Occupancy Certificate is received may be assumed that the construction is as per sanctioned plan.
	g)	Approved map / plan issuing authority	:	
	h)	Whether genuineness or authenticity of approved map/ plan is verified	:	N.A
	i)	Any other comments by our empanelled valuers on authentic of approved plan	:	N.A
7.		Postal address of the property	:	Residential Flat No. 901, 9 th Floor, Wing - A, "Bhagwati Imperia Co-op. Hsg. Soc. Ltd.", Plot No. 1 Sector - 9, Ulwe, Navi Mumbai, Taluka - Panvel, District - Raigad, PIN - 410 206, State - Maharashtra, Country - India.
8.		City / Town	:	Ulwe, Navi Mumbai
		Residential area	:	Yes
		Commercial area	:	No
		Industrial area	:	No
9.		Classification of the area	:	
	i)	High / Middle / Poor	:	Middle Class
	ii)	Urban / Semi Urban / Rural	:	Semi Urban
10		Coming under Corporation limit / Village Panchayat / Municipality	:	Village – Ulwe Navi Mumbai Municipal Corporation
11		Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No
12		Boundaries of the property		As per actual site As per document
		North	:	Road 30 Meters Wide Road
		South	:	'B' Wing of Bhagwati Imperia Plot No. 18 to 21
		East	:	Open Plot Plot No. 2
		West	:	Recreation Area 15 Meters Wide Road
		Boundaries of the Flat		As per actual site As per document
		North	:	Flat No. 902 Details not available
		South	:	Marginal Space Details not available
		East	:	Marginal Space Details not available
		West	:	Marginal Space Details not available
13.		Extent of the site	:	Carpet Area in Sq. Ft. = 565.00 Balcony Area in Sq. Ft. = 32.00 Dry Balcony Area in Sq. Ft. = 50.00 Terrace Area in Sq. Ft. = 38.00

		<p>Total Carpet Area in Sq. Ft. = 710.00 (Area as per actual site measurement)</p> <p>Carpet Area in Sq. Ft. = 486.00 (Area as per Agreement for Sale)</p> <p>Built Up Area statement as per architect letter are as under:</p> <table border="1"> <thead> <tr> <th>Particulars</th> <th>Area in Sq. Ft.</th> </tr> </thead> <tbody> <tr> <td>Built Up Area (Carpet Area + 10%)</td> <td>535.00</td> </tr> <tr> <td>Cupboard Area</td> <td>24.00</td> </tr> <tr> <td>Enclosed Balcony Area</td> <td>133.00</td> </tr> <tr> <td>Flowerbed Area</td> <td>52.00</td> </tr> <tr> <td>Terrace Area</td> <td>92.00</td> </tr> <tr> <td>Total Built Up Area</td> <td>836.00</td> </tr> </tbody> </table>	Particulars	Area in Sq. Ft.	Built Up Area (Carpet Area + 10%)	535.00	Cupboard Area	24.00	Enclosed Balcony Area	133.00	Flowerbed Area	52.00	Terrace Area	92.00	Total Built Up Area	836.00
Particulars	Area in Sq. Ft.															
Built Up Area (Carpet Area + 10%)	535.00															
Cupboard Area	24.00															
Enclosed Balcony Area	133.00															
Flowerbed Area	52.00															
Terrace Area	92.00															
Total Built Up Area	836.00															
14.	Latitude, Longitude & Co-ordinates of flat	: 18°58'22.9"N 73°00'55.9"E														
15.	Extent of the site considered for Valuation (least of 13A& 13B)	<p>Built Up Area statement as per architect letter are as under:</p> <table border="1"> <thead> <tr> <th>Particulars</th> <th>Area in Sq. Ft.</th> </tr> </thead> <tbody> <tr> <td>Built Up Area (Carpet Area + 10%)</td> <td>535.00</td> </tr> <tr> <td>Cupboard Area</td> <td>24.00</td> </tr> <tr> <td>Enclosed Balcony Area</td> <td>133.00</td> </tr> <tr> <td>Flowerbed Area</td> <td>52.00</td> </tr> <tr> <td>Terrace Area</td> <td>92.00</td> </tr> <tr> <td>Total Built Up Area</td> <td>836.00</td> </tr> </tbody> </table>	Particulars	Area in Sq. Ft.	Built Up Area (Carpet Area + 10%)	535.00	Cupboard Area	24.00	Enclosed Balcony Area	133.00	Flowerbed Area	52.00	Terrace Area	92.00	Total Built Up Area	836.00
Particulars	Area in Sq. Ft.															
Built Up Area (Carpet Area + 10%)	535.00															
Cupboard Area	24.00															
Enclosed Balcony Area	133.00															
Flowerbed Area	52.00															
Terrace Area	92.00															
Total Built Up Area	836.00															
16.	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	: Vacant														
II	APARTMENT BUILDING															
1.	Nature of the Apartment	: Residential														
2.	Location	:														
	C.T.S. No.	: -														
	Block No.	: -														
	Ward No.	: -														
	Village / Municipality / Corporation	: Village – Ulwe Navi Mumbai Municipal Corporation														
	Door No., Street or Road (Pin Code)	: Residential Flat No. 901, 9 th Floor, Wing - A, "Bhagwati Imperia Co-op. Hsg. Soc. Ltd.", Plot No. 1 Sector - 9, Ulwe, Navi Mumbai, Taluka - Panvel, District - Raigad, PIN - 410 206, State - Maharashtra, Country - India.														
3.	Description of the locality Residential / Commercial / Mixed	: Residential														
4.	Year of Construction	: 2019 (As per Occupancy Certificate)														
5.	Number of Floors	: Basement + Ground + Podium + 14 Upper Floors														
6.	Type of Structure	: R.C.C. framed structure														

7.	Number of Dwelling units in the building	:	2 Flats on 9 th Floor														
8.	Quality of Construction	:	Good														
9.	Appearance of the Building	:	Good														
10.	Maintenance of the Building	:	Good														
11.	Facilities Available	:															
	Lift	:	2 Lifts														
	Protected Water Supply	:	Municipal Water supply														
	Underground Sewerage	:	Connected to Municipal Sewerage System														
	Car parking - Open / Covered	:	Along with Two Car Parking Spaces														
	Is Compound wall existing?	:	Yes														
	Is pavement laid around the building	:	Yes														
III	FLAT																
1	The floor in which the flat is situated	:	9 th Floor														
2	Door No. of the flat	:	Residential Flat No. 901														
3	Specifications of the flat	:															
	Roof	:	R.C.C. Slab														
	Flooring	:	Vitrified tiles flooring														
	Doors	:	Teak wood door frame with flush doors														
	Windows	:	Powder Coated Aluminum Sliding Windows														
	Fittings	:	Concealed plumbing with C.P. fittings. Proposed wiring with Concealed.														
	Finishing	:	Cement Plastering with POP false ceiling														
4	House Tax	:															
	Assessment No.	:	Details not available														
	Tax paid in the name of:	:	Details not available														
	Tax amount:	:	Details not available														
5	Electricity Service connection No.:	:	Details not available														
	Meter Card is in the name of:	:	Details not available														
6	How is the maintenance of the flat?	:	Good														
7	Sale Deed executed in the name of	:	Mr. Vikas Singh, Mrs. Sabita S. Singh & Mrs. Sapna V. Singh														
8	What is the undivided area of land as per Sale Deed?	:	Information not available														
	What is the plinth area of the flat?	:	Built Up Area statement as per architect letter are as under:														
			<table border="1"> <thead> <tr> <th>Particulars</th> <th>Area in Sq. Ft.</th> </tr> </thead> <tbody> <tr> <td>Built Up Area (Carpet Area + 10%)</td> <td>535.00</td> </tr> <tr> <td>Cupboard Area</td> <td>24.00</td> </tr> <tr> <td>Enclosed Balcony Area</td> <td>133.00</td> </tr> <tr> <td>Flowerbed Area</td> <td>52.00</td> </tr> <tr> <td>Terrace Area</td> <td>92.00</td> </tr> <tr> <td>Total Built Up Area</td> <td>836.00</td> </tr> </tbody> </table>	Particulars	Area in Sq. Ft.	Built Up Area (Carpet Area + 10%)	535.00	Cupboard Area	24.00	Enclosed Balcony Area	133.00	Flowerbed Area	52.00	Terrace Area	92.00	Total Built Up Area	836.00
Particulars	Area in Sq. Ft.																
Built Up Area (Carpet Area + 10%)	535.00																
Cupboard Area	24.00																
Enclosed Balcony Area	133.00																
Flowerbed Area	52.00																
Terrace Area	92.00																
Total Built Up Area	836.00																
10	What is the floor space index (app.)	:	As per CIDCO norms														
11	What is the Carpet Area of the flat?	:	Carpet Area in Sq. Ft. = 565.00														

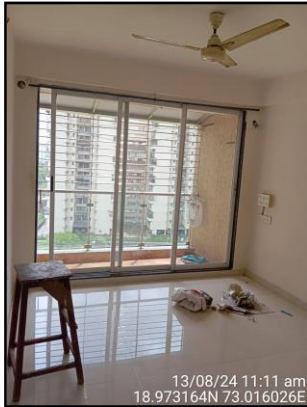
		Balcony Area in Sq. Ft. = 32.00 Dry Balcony Area in Sq. Ft. = 50.00 Terrace Area in Sq. Ft. = 38.00 Total Carpet Area in Sq. Ft. = 710.00 (Area as per actual site measurement) Carpet Area in Sq. Ft. = 486.00 (Area as per Agreement for Sale)
12	Is it Posh / I Class / Medium / Ordinary?	Middle Class
13	Is it being used for Residential or Commercial purpose?	: Residential
14	Is it Owner-occupied or let out?	: Vacant
15	If rented, what is the monthly rent?	: ₹ 32,000.00 Expected rental income per month after completion.
IV	MARKETABILITY	:
1	How is the marketability?	: Good
2	What are the factors favouring for an extra Potential Value?	: Located in developed area
3	Any negative factors are observed which affect the market value in general?	: No
V	Rate	:
1	After analyzing the comparable sale instances, what is the composite rate for a similar flat with same specifications in the adjoining locality? - (Along with details / reference of at - least two latest deals / transactions with respect to adjacent properties in the areas)	: ₹ 18,000.00 to ₹ 19,000.00 per Sq. Ft. on Built-up Area
2	Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the flat under comparison (give details).	: ₹ 18,500.00 per Sq. Ft. on Built-up Area
3	Break – up for the rate	:
	I. Building + Services	: ₹ 2,500.00 per Sq. Ft.
	II. Land + others	: ₹ 16,000.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	: ₹ 86,625.00 per Sq. M. i.e. ₹ 8,048.00 per Sq. Ft.
	Guideline rate (after depreciation)	₹ 83,314.00 per Sq. M. i.e. ₹ 7,740.00 per Sq. Ft.
5	In case of variation of 20% or more in the valuation proposed by the Valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given	: It is a foregone conclusion that market value is always more than the RR price. As the RR Rates area Fixed by respective State Government for computing Stamp Duty / Rgstrn. Fees. Thus the differs from place to place and Location, Amenities per se as evident from the fact than even RR Rates Decided by Government Differs.

VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a	Depreciated building rate	:	
	Replacement cost of flat with Services (v(3)i)	:	₹ 2,500.00 per Sq. Ft.
	Age of the building	:	5 Years
	Life of the building estimated	:	55 years (Subject to proper, preventive periodic maintenance & structural repairs.)
	Remarks:		

Details of Valuation:

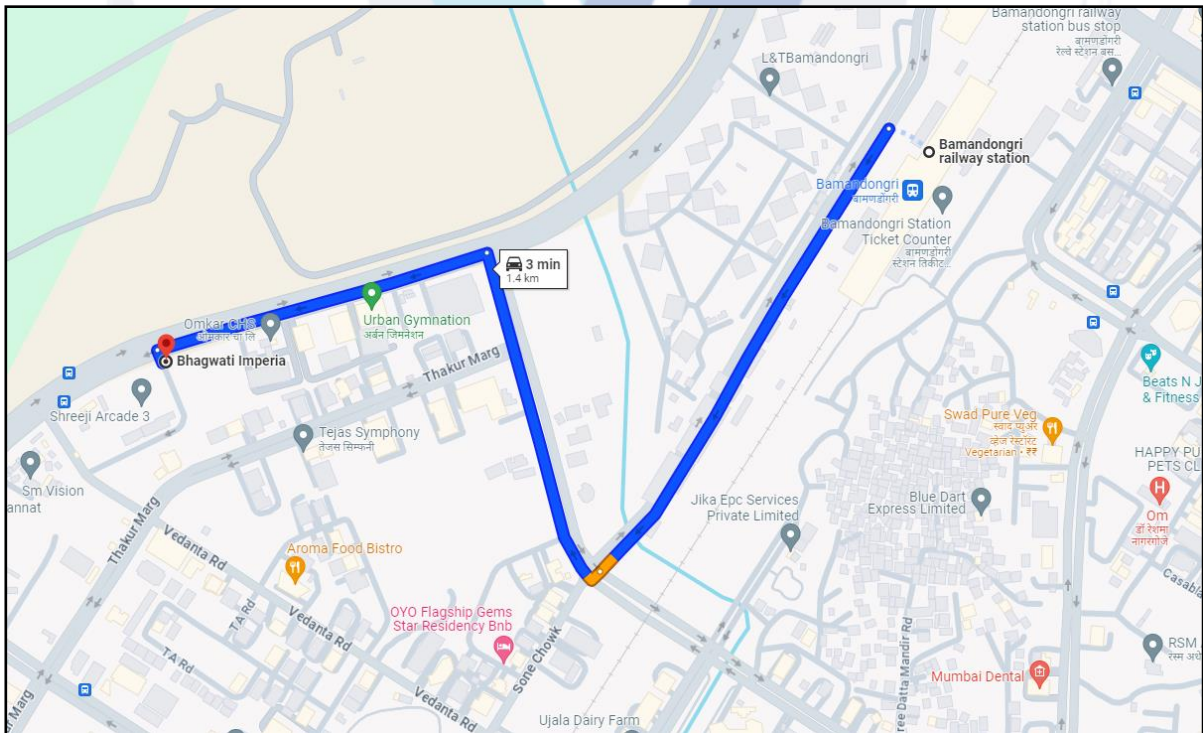
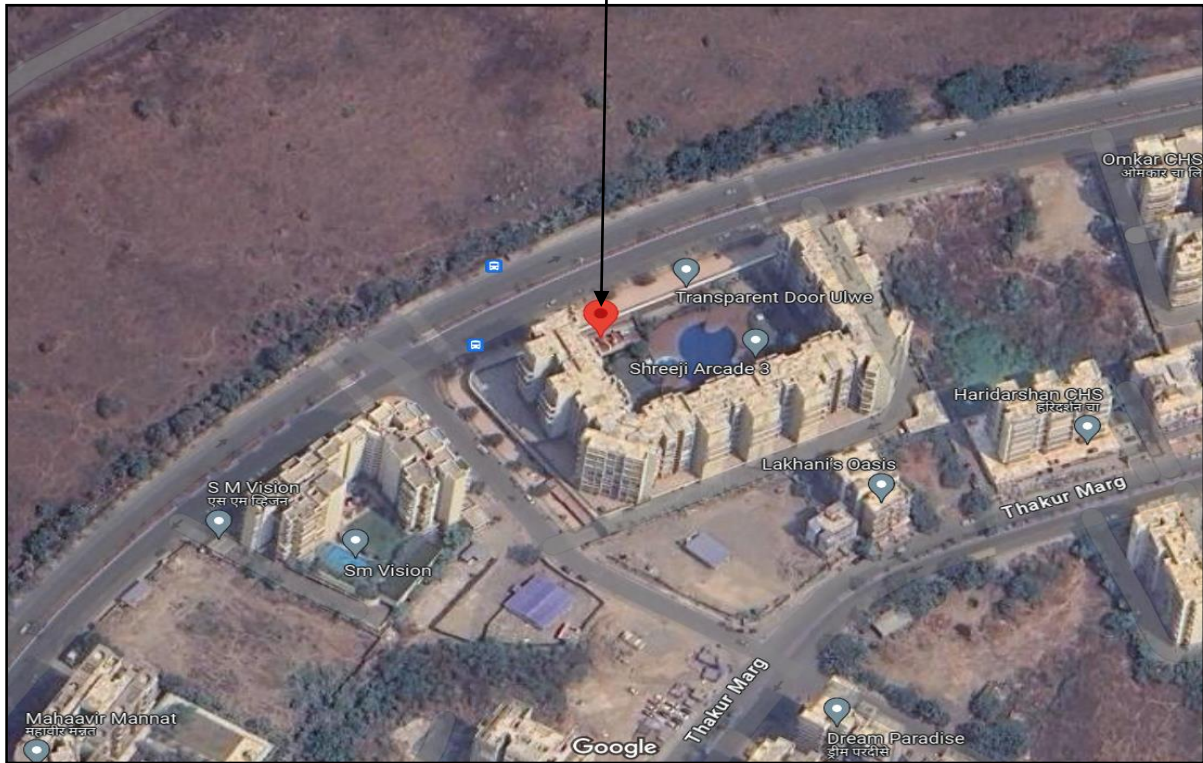
Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the flat	836.00 Sq. Ft.	18,500.00	1,54,66,000.00
2	Wardrobes			
3	Showcases			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works etc.			
9	Potential value, if any			
10	Others			
	Total value of the property			1,54,66,000.00
	Realizable value of the property			1,39,19,400.00
	Disstress value of the property			1,23,72,800.00
	Insurable value of the property (836.00 X 2,500.00)			20,90,000.00
	Guideline value of the property (As per Index II)			1,25,00,000.00

Actual site photographs



Route Map of the property

Site,u/r



Latitude Longitude: 18°58'22.9"N 73°00'55.9"E

Note: The Blue line shows the route to site from nearest Railway Station (Bamandongari – 1.4 km.)




Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Ready Reckoner Rate


Department of Registration & Stamps
 Government of Maharashtra

नोंदणी व मुद्रांक विभाग
 महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
 बाजारमूल्य दर पत्रक

Home
Valuation Rules
User Manual
Close
Feedback

Year 2024/2025 **Language** English

Annual Statement of Rates

Selected District: रायगड
 Select Taluka: पनवेल
 Select Village: उलवे, गव्हाण, छारकोपर

Search By: Survey No Location

Select Location: इतर विकसनशिल विभाग

Select	विभाग नं.	उपविभाग	दर	एक (Rs. /)
SurveyNo	27/27.1	निवासी सदनिका	82500	चौ. मीटर
SurveyNo	27/27.2	कार्यालय/शैद्योगिक गाळा/गोडाऊन	93500	चौ. मीटर
SurveyNo	27/27.3	दुकाने	103100	चौ. मीटर
SurveyNo	27/0	-	0	NA

Stamp Duty Ready Reckoner Market Value Rate for Flat	82,500.00			
Increase by 5% on Flat Located on 10 th Floor	4,125.00			
Stamp Duty Ready Reckoner Market Value Rate (After Reduced) (A)	86,625.00	Sq. Mt.	8,048.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	20,400.00			
The difference between land rate and building rate (A – B = C)	66,225.00			
Depreciation Percentage as per table (D) [100% - 05%] (Age of the Building – 05 Years)	95%			
Rate to be adopted after considering depreciation [B + (C x D)]	83,314.00	Sq. Mt.	7,740.00	Sq. Ft.

Multi-Storied building with Lift

For residential premises / commercial unit / office on above floor in multistoried building, the rate mentioned in the ready reckoner will be increased as under:

	Location of Flat / Commercial Unit in the building	Rate
a)	On Ground to 4 Floors	No increase for all floors from ground to 4 floors
b)	5 Floors to 10 Floors	Increase by 5% on units located between 5 to 10 floors
c)	11 Floors to 20 Floors	Increase by 10% on units located between 11 to 20 floors
d)	21 Floors to 30 Floors	Increase by 15% on units located between 21 to 30 floors
e)	31 Floors and above	Increase by 20% on units located on 31 and above floors

Table – D: Depreciation Percentage Table

Completed Age of Building in Years	Value in percent after depreciation	
	R.C.C. Structure / other Pukka Structure	Cessed Building, Half or Semi – Pukka Structure & Kaccha Structure.
0 to 2 Years	100%	100%
Above 2 & up to 5 Years	95%	95%
Above 5 Years	After initial 5 year for every year 1% depreciation is to be considered. However maximum deduction available as per this shall be 70% of Market Value rate	After initial 5 year for every year 1.5% depreciation is to be considered. However maximum deduction available as per this shall be 85% of Market Value rate

Price Indicators

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾
Login ▾ Post Property FREE

₹1.80 Cr EMI - ₹ 81K | [Get Loan offers from 34+ banks](#)

2 BHK 1240 Sq-ft Flat For Sale **Ulwe, Navi Mumbai**

2 Beds | 2 Baths | 4 Balconies | 1 Covered Parking

Carpet Area 720 sqft ₹ 25,000/sqft	Developer Bhagwati Group	Project Bhagwati Imperia
Floor 6 (Out of 14 Floors)	Transaction Type Resale	Status Ready to Move
Facing East	Lifts 2	Furnished Status Unfurnished

Contact Agent
Get Phone No.
Last contact made 26 days ago

Contact Agent

Anup Jha -91-98XXXXXXX

Get Phone No.

[Download Brochure](#)

More Details

Price Breakup **₹1.8 Cr** | ₹9,00,000 Approx. Registration Charges | ₹2,500 Monthly

Booking Amount **₹ 5.0 Lac**

Address **Ulwe, Navi Mumbai, Ulwe, Navi Mumbai - Central Navi Mumbai, Maharashtra**

Landmarks **jio institute**

Furnishing **Unfurnished**

99acres
Buy ▾ Enter Locality / Project / Society / Landmark
Sell/Rent Property FREE

Home > Property in Navi Mumbai > Flats in Navi Mumbai > Flats in Ulwe > 2 BHK Flats in Ulwe

₹1.8 Cr @ 18,145 per sq.ft. **2BHK 2Baths**

Estimated EMI ₹1,43,767 Flat/Apartment for Sale

in Bhagwati Imperia, Ulwe, Navi Mumbai

REBA STATUS: REGISTERED | Registration No: PS2000004807 | Website: <https://maharera.mahaonline.gov.in/>

Overview
Society
Dealer Details
Price Trends
Registry Record
Society Reviews

SANTOSH YADAV
FEATURED DEALER | Member Since May, 2019

Contact Dealer FREE

Ready to move Property | Posted on Apr 05, 2024

Property (11) Society (21)

Area
Super Built up area 1240 sq.ft.
(115.2 sq.m.)
Built Up area: 992 sq.ft. (92.16 sq.m.)
Carpet area: 745 sq.ft. (69.21 sq.m.)

Configuration
2 Bedrooms, 2 Bathrooms, 1 Balcony with Others

Price
₹ 1.8 Crore+ Govt Charges & Tax
@ 18,145 per sq.ft. (All inclusive) [View Price](#)

Address
Bhagwati Imperia
Ulwe, Navi Mumbai

Floor Number
7th of 14 Floors

Facing
East

Overlooking
Club

Property Age
1 to 5 Year Old

Places nearby [View All \(4\)](#)

On Request, Ulwe, Navi Mumbai



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Sales Instance

632586 18-07-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : दु.नि. पनवेल 1 दस्त क्रमांक : 6325/2022 नोंदणी : Regn:63m
गावाचे नाव : उलवे		
(1)विलेखाचा प्रकार	अभिहस्तांतरणपत्र	
(2)मोबदला	11000000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5707894	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असत्यास)	1) पालिकेचे नाव:रायगडइतर वर्णन : इतर माहिती: , इतर माहिती: विभाग क्र.27/27.1,दर मुल्य रु.82500/- प्रति चौरस मीटर,सदनिका क्र. 801.8 वा मजला,ई - विंग,भगवती इम्पेरिया को - ऑप हौसिंग सोसायटी लि.,प्लॉट नं. 01,जी. ई. एस.,सेक्टर - 9,उलवे,नवी मुंबई,तालुका - पनवेल आणि जिल्हा - रायगड,क्षेत्रफळ - 54.910 चौरस मीटर कारपेट क्षेत्रफळ(ईकीवॅलेन्ट टू 65.892 चौरस मीटर बिल्टअप क्षेत्रफळ),दस्त क्रमांक : 5730/2022,दिनांक - 09/05/2022,दुय्यम निबंधक : दु.नि. पनवेल 1,अन्वेष्य मु शु व नो फी वसुल.((Plot Number : 01 ; SECTOR NUMBER : 09 ;))	
(5) क्षेत्रफळ	54.910 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तावेज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-रेश्मा हसन अली -- वय:-34 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: सदनिका क्र. 801,8 वा मजला,ई - विंग,भगवती इम्पेरिया को - ऑप हौसिंग सोसायटी लि.,प्लॉट नं. 01,जी. ई. एस.,सेक्टर - 9,उलवे,नवी मुंबई,तालुका - पनवेल आणि जिल्हा - रायगड, महाराष्ट्र, राईगाड(ः). पिन कोड:-410206 पॅन नं:-AHDPA9977E 2): नाव:-शैलाद मेहबूब अली चारण्या तर्फे कु मु व क ज देणार रेश्मा हसन अली वय:-34 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: सदनिका क्र. 801,8 वा मजला,ई - विंग,भगवती इम्पेरिया को - ऑप हौसिंग सोसायटी लि.,प्लॉट नं. 01,जी. ई. एस.,सेक्टर - 9,उलवे,नवी मुंबई,तालुका - पनवेल आणि जिल्हा - रायगड, महाराष्ट्र, राईगाड(ः). पिन कोड:-410206 पॅन नं:-AIJPC2000M	
(8)दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-वरुणराज सुशील जायसवाल -- वय:-38; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: शिवम मेडिकल, सुभाष चौक, फेझापूर (रुरल), यावल, जळगांव, महाराष्ट्र, जळगांव. पिन कोड:-425503 पॅन नं:-AHLPJ6716E 2): नाव:-सपना वरुणराज जायसवाल -- वय:-34; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: शिवम मेडिकल, सुभाष चौक, फेझापूर (रुरल), यावल, जळगांव, महाराष्ट्र, जळगांव. पिन कोड:-425503 पॅन नं:-ANQPJ6110M	
(9) दस्तावेज करून दिल्याचा दिनांक	25/05/2022	
(10)दस्त नोंदणी केल्याचा दिनांक	25/05/2022	
(11)अनुक्रमांक,खंड व पृष्ठ	6325/2022	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	100	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

Area Statement issued by Architect

903E8/2028
32/80

Annexure - "H"



CARPET AREA STATEMENT AS PER RERA

This is to certify that carpet areas of the Shops/flats on Plot No- 1, Sector-9, Ulwe, Navi Mumbai. As per Plans approved by Cideo vide letter for Development Permission and Completion Certificate No- CICO/DP-12518/ATPO(NK&K)/2014/216 dated 20/02/2014. admeasure as follows :-

पत्र क्र- २
१२०/२०१८

Plot No.	Category	Unit No.	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)
3, 5, 7, 9, 11 & 13	A	1	45.18	2.25	12.40	8.55
		2	61.85	5.36	14.10	9.38
3, 5, 7, 9, 11 & 13	B	1	64.23	3.11	14.08	9.38
		2	45.17	2.25	12.40	8.55
3, 5, 7, 9, 11 & 13	C	1	64.41	3.11	13.60	9.38
		2	43.45	6.52	8.55	9.75
		3	43.45	6.52	8.55	9.75
		4	64.41	3.11	13.60	9.38
3, 5, 7, 9, 11 & 13	D	1	45.17	2.25	12.40	8.55
		2	64.03	3.11	14.28	9.38
3, 5, 7, 9, 11 & 13	E	1	45.47	2.25	12.10	8.55
		2	45.47	2.25	12.10	8.55
3, 5, 7, 9, 11 & 13	F	1	64.03	3.11	14.28	9.38
		2	45.17	2.25	12.40	8.55
3, 5, 7, 9, 11 & 13	G	1	64.41	3.11	13.60	9.38
		2	43.45	6.52	8.55	9.75
		3	43.45	6.52	8.55	9.75
		4	64.41	3.11	13.60	9.38
3, 5, 7, 9, 11 & 13	H	1	45.17	2.25	12.40	8.55
		2	64.23	3.11	14.08	9.38
3, 5, 7, 9, 11 & 13	I	1	61.85	5.36	14.10	9.38
		2	45.18	2.25	12.40	8.55



Soyuz Talib.
(Architect)
Reg. no.: CA/94/17095.

1405 / 1406, 14th Floor, Kesar Solitaire, Plot No. 5, Sec. - 19, Off Palm Beach Road, Sarpada, Navi Mumbai - 400 705.
Tel.: +91 22 2781 0762 / 2781 0763 / 8517 4310 | E-mail: info@stapl.co.in | Web: www.stapl.co.in

As a result of my appraisal and analysis, it is my considered opinion that the present fair market value of the above property in the prevailing condition with aforesaid specifications is ₹ **1,54,66,000.00** (Rupees One Crore Fifty Four Lakhs Sixty Six Thousand Only).

Sr. No.	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by Mr. Vikas Singh, Mrs. Sabita S. Singh & Mrs. Sapna V. Singh from M/s. Bhagwati Developers vide Agreement dated 23.08.2024.
2.	Purpose of valuation and appointing authority	As per the request from reserve Bank of India Mumbai, to determine fair market value of the property
3.	Identity of the valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Nitin Virkar – Valuation Engineer Rashmi Jadhav – Technical Manager Pradnya Rasam – Technical Officer
4.	Disclosure of valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment – 13.08.2024 Valuation Date – 31.08.2024 Date of Report – 31.08.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on 13.08.2024
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;	Sales Comparison Method
9.	Restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	Major factors that were taken into account during the valuation;	Current market conditions, demand and supply position, Residential Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **31st August 2024** and does not take into account any unforeseeable developments which could impact the same in the future.

Our Investigations

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

Assumptions

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

Information Supplied by Others

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

Future Matters

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

Map and Plans

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

Site Details

Based on inputs received from Client and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **836.00 Sq. Ft. Total Built-up Area** in the name of **Mr. Vikas Singh, Mrs. Sabita S. Singh & Mrs. Sapna V. Singh** . Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Property Title

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

Environmental Conditions

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

Area

Based on the information provided by the Client, we understand that the Residential Flat, admeasuring **836.00 Sq. Ft. Total Built-up Area.**

Condition & Repair

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

Valuation Methodology

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

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

In case of inadequate recent transaction activity in the subject micro-market, the appraiser would collate details of older transactions. Subsequently, the appraiser would analyse rental / capital value trends in the subject micro-market in order to calculate the percentage increase / decrease in values since the date of the identified transactions. This percentage would then be adopted to project the current value of the same.



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



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

Not a Structural Survey

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

Other

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

Legal

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

Property specific assumptions

Based on inputs received from the client and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **836.00 Sq. Ft. Total Built-up Area.**

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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

(Annexure – II)

MODEL CODE OF CONDUCT FOR VALUERS

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 incompatible 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.



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified 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 Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
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.
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.



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



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.

Miscellaneous

31. A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.
32. A valuer shall follow this code as amended or revised from time to time.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

Auth. Sign.