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MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Jaiprakash Ramraj Pal**

Residential Open Plot bearing No. 455 + 456, Opp. G. S. Mahanagar Co-Op. Bank Ltd., Sector – 4, Navi Mumbai
- 400 709, Village – Ghansoli, Taluka & District – Thane, State – Maharashtra, Country – India

Latitude Longitude - 19°06'50.0"N 73°00'10.9"E

Valuation Done for:

**Bank of Maharashtra
TMC Branch, Thane**

Thane Municipal Corporation Building, Ground Floor, Panchpakhadi Thane (West) – 400 602
State – Maharashtra, Country – India



Thane: 101, 1st Floor, Beth Shalom, Near Civil Hospital, Thane (W) - 400601, (M.S),INDIA
Email :thane@vastukala.co.in | Tel: 80978 82976 / 90216 05621

Our Pan India Presence at:

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

Regd. Office

B1-001, U/8 Floor, BOOMERANG, Chandivali Farm Road,
Powai, Andheri East, **Mumbai** :- 400072, (M.S), India

+91 2247495919

mumbai@vastukala.co.in

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Page 2 of 23

Vastu/Thane/10/2024/11212/2308585

10/03-125-VSU

Date: 10.10.2024

VALUATION OPINION REPORT

The property of Residential Open Plot bearing No. 455 + 456, Opp. G. S. Mahanagar Co-Op. Bank Ltd., Sector – 4, Navi Mumbai - 400 709, Village – Ghansoli, Taluka & District – Thane, State – Maharashtra, Country – India belongs to **Mr. Jaiprakash Ramraj Pal**.

Boundaries of the property.

North : Akashdarshan CHSL
South : Internal Road
East : Internal Road to Akashdarshan CHSL
West : Open Plot

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 **₹ 82,90,000.00 (Rupees Eighty Two Lakh Ninety Thousand Only)**.

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

Hence certified

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

**Manoj
Chalikwar**

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

BOM Emp. No. AX33/CREMON/Valuer / Empanelment/2021-22

Encl: Valuation report

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.10.10 12:43:25 +05'30'

Aufh. Sign.



Thane : T01, 1st Floor, Beth Shalom, Near Civil Hospital, Thane (W) - 400601, (M.S),INDIA
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Regd. Office

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

📞 **+91 2247495919**

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🌐 **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,

**The Branch Manager,
TMC Branch, Thane**Thane Municipal Corporation Building, Ground Floor,
Panchpakhadi Thane (West) – 400 602
State – Maharashtra, Country – India**VALUATION REPORT (IN RESPECT OF RESIDENTIAL LAND)**

I	General	
1.	Purpose for which the valuation is made	: To assess fair market value of the property for Banking Purpose.
2.	a) Date of inspection	: 14.09.2024
	b) Date on which the valuation is made	: 10.10.2024
3.	List of documents produced for perusal	:
	1) Copy of Agreement To Lease dated 27.05.2021 between CIDCO (Corporation) and Mr. Jaiprakash Ramraj Pal (Licensee) 2) Copy of Title Report dated 07.10.2024 issued by Rajkumar R Mishra.	
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)	: <u>Name of Owner</u> Mr. Jaiprakash Ramraj Pal <u>Address</u> – Residential Open Plot bearing No. 455 + 456, Opp. G. S. Mahanagar Co-Op. Bank Ltd., Sector – 4, Navi Mumbai - 400 709, Village – Ghansoli, Taluka & District – Thane, State – Maharashtra, Country – India <u>Contact Person –</u> Mr. Jaiprakash Pal (Owner) Contact No.: 99308 68534 Sole Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)	:
	The property is located in a developed residential area well connected by road. The immovable property comprises of freehold N.A. land. It is located at about 700 M. distance from Ghansoli Railway Station. The plot under valuation is Leasehold Residential plot with 2 sides road and one end is attached to Akashdarshan CHSL. It is a corner plot. The plot is without any compound wall. As per Agreement Plot area is 66.32 Sq. M, which is considered for valuation	
6.	Location of property	:
	a) Plot No. / Survey No.	: Residential Open Plot bearing No. 455 + 456
	b) Door No.	: Not applicable



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	c)	T.S. No. / Village	:	Village – Ghansoli
	d)	Ward / Taluka	:	Taluka – Thane
	e)	Mandal / District	:	District – Thane
7.		Postal address of the property	:	Residential Open Plot bearing No. 455 + 456, Opp. G. S. Mahanagar Co-Op. Bank Ltd., Sector – 4, Navi Mumbai - 400 709, Village – Ghansoli, Taluka & District – Thane, State – Maharashtra, Country – India
8.		City / Town	:	Thane
		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	:	Urban
10.		Coming under Corporation limit / Village Panchayat / Municipality	:	CIDCO
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.		In Case it is Agricultural land, any conversion to house site plots is contemplated	:	N.A.
13.		Boundaries of the property		As per site As per Plan
		North	:	Akashdarshan CHSL Plot No. 454 (Developed Plot)
		South	:	Internal Road 6 Mtr. Wide Road
		East	:	Internal Road to Akashdarshan CHSL 6.50 Mtr. Wide Road
		West	:	Open Plot Plot No. 457 + 458
14.1		Dimensions of the site		N. A. as the land is rectangular in shape
				A B
				As per the Deed Actuals
		North	:	- -
		South	:	- -
		East	:	- -
		West	:	- -
14.2		Latitude, Longitude & Co-ordinates of Plot	:	19°06'50.0"N 73°00'10.9"E
15.		Extent of the site	:	Plot area – 66.32 Sq. M. (Area as per Agreement To Lease)
16.		Extent of the site considered for Valuation (least of 14A& 14B)	:	Plot area – 66.32 Sq. M. (Area as per Agreement To Lease)
17.		Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Open plot

II	CHARACTERSTICS OF THE SITE	
1.	Classification of locality	: Located in Middle class locality
2.	Development of surrounding areas	: Developed area
3.	Possibility of frequent flooding/ sub-merging	: No
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	: All available near by
5.	Level of land with topographical conditions	: Plain
6.	Shape of land	: Rectangular
7.	Type of use to which it can be put	: For Residential purpose
8.	Any usage restriction	: Residential
9.	Is plot in town planning approved layout?	: Yes
10.	Corner plot or intermittent plot?	: Corner
11.	Road facilities	: Yes
12.	Type of road available at present	: B. T. Road
13.	Width of road – is it below 20 ft. or more than 20 ft.	: Below 20 ft.
14.	Is it a Land – Locked land?	: No
15.	Water potentiality	: Municipal Water supply
16.	Underground sewerage system	: Connected to Municipal sewer
17.	Is Power supply is available in the site	: No
18.	Advantages of the site	: Located in developed residential area
19.	Special remarks, if any like threat of acquisition of land for publics service purposes, road widening or applicability of CRZ provisions etc.(Distance from sea-coast / tidal level must be incorporated)	: No
Part – A (Valuation of land)		
1	Size of plot	: Plot area – 66.32 Sq. M. (Area as per Agreement To Lease)
	North & South	: -
	East & West	: -
2	Total extent of the plot	: Plot area – 66.32 Sq. M. (Area as per Agreement To Lease)
3	Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	: ₹ 99,000.00 to ₹ 1,26,000.00 per Sq. M. for land Details of recent transactions/online listings are attached with the report.
4	Guideline rate obtained from the Register's Office (an evidence thereof to be enclosed)	: ₹ 32,800.00 per Sq. M.
	Guideline Value	: ₹ 21,75,296.00
5	Assessed / adopted rate of valuation	: ₹ 1,25,000.00 per Sq. M.
6	Estimated value of land	: ₹ 82,90,000.00
Part – B (Valuation of Building)		
1	Technical details of the building	:

a) Type of Building (Residential/ Residential / Industrial)	:	Not applicable
b) Type of construction (Load bearing / RCC / Steel Framed)	:	Not applicable
c) Year of construction	:	Not applicable
d) Number of floors and height of each floor including basement, if any	:	Not applicable
e) Plinth area floor-wise	:	Not applicable
f) Condition of the building	:	
i) Exterior – Excellent, Good, Normal, Poor	:	Not applicable
ii) Interior – Excellent, Good, Normal, Poor	:	Not applicable
g) Date of issue and validity of layout of approved map	:	Not applicable
h) Approved map / plan issuing authority	:	Not applicable
1) Whether genuineness or authenticity of approved map / plan is verified	:	Not applicable
2) Any other comments by our empanelled valuers on authentic of approved plan	:	Not applicable

Specifications of construction (floor-wise) in respect of

Sr. No.	Description	:	
1.	Foundation	:	Not applicable
2.	Basement	:	Not applicable
3.	Superstructure	:	Not applicable
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)	:	Not applicable
5.	RCC Works	:	Not applicable
6.	Plastering	:	Not applicable
7.	Flooring, Skirting, dado	:	Not applicable
8.	Special finish as marble, granite, wooden paneling, grills etc.	:	Not applicable
9.	Roofing including weather proof course	:	Not applicable
10.	Drainage	:	Not applicable

2.	Compound Wall	:	
	Height	:	Without compound wall
	Length	:	
	Type of construction	:	
3.	Electrical installation	:	
	Type of wiring	:	Not applicable
	Class of fittings (superior / ordinary / poor)	:	Not applicable
	Number of light points	:	Not applicable

	Fan points	:	Not applicable
	Spare plug points	:	Not applicable
	Any other item	:	Not applicable
4.	Plumbing installation		
	a) No. of water closets and their type	:	Not applicable
	b) No. of wash basins	:	Not applicable
	c) No. of urinals	:	Not applicable
	d) No. of bath tubs	:	Not applicable
	e) Water meters, taps etc.	:	Not applicable
	f) Any other fixtures	:	Not applicable

Part – C (Extra Items)		:	Amount in ₹
1.	Portico	:	Not applicable
2.	Ornamental front door	:	Not applicable
3.	Sit out / Verandah with steel grills	:	Not applicable
4.	Overhead water tank	:	Not applicable
5.	Extra steel / collapsible gates	:	Not applicable
	Total		Not applicable

Part – D (Amenities)		:	Amount in ₹
1.	Wardrobes	:	Not applicable
2.	Glazed tiles	:	Not applicable
3.	Extra sinks and bath tub	:	Not applicable
4.	Marble / ceramic tiles flooring	:	Not applicable
5.	Interior decorations	:	Not applicable
6.	Architectural elevation works	:	Not applicable
7.	Paneling works	:	Not applicable
8.	Aluminum works	:	Not applicable
9.	Aluminum hand rails	:	Not applicable
10.	False ceiling	:	Not applicable
	Total		

Part – E (Miscellaneous)		:	Amount in ₹
1.	Separate toilet room	:	Not applicable
2.	Separate lumber room	:	Not applicable
3.	Separate water tank / sump	:	Not applicable
4.	Trees, gardening	:	Not applicable
	Total		

Part – F (Services)		:	Amount in ₹
1.	Water supply arrangements	:	Not applicable
2.	Drainage arrangements	:	Not applicable
3.	Compound wall	:	Not applicable
4.	C.B. deposits, fittings etc.	:	Not applicable
5.	Pavement	:	Not applicable
	Total		

Total abstract of the entire property

Part – A	Land	:	₹ 82,90,000.00
Part – B	Building	:	-
Part – C	Compound wall	:	
Part - D	Amenities	:	
Part – E	Pavement	:	
Part – F	Services	:	
	Fair Market Value	:	₹ 82,90,000.00
	Realizable Value	:	₹ 74,61,000.00
	Distress Sale Value	:	₹ 66,32,000.00
	Value as per Circle Rate	:	₹ 21,75,296.00
	Insurable value (Full Replacement Cost – Subsoil Structure cost (15%))	:	Not applicable being valuation of plot only.
	Remark:		
	1) The plot under valuation is without compound wall.		
	2) For the purpose of valuation we have considered the area as per Agreement.		

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. As the property is an residential open land, we have adopted Sales Comparison Approach Method for the purpose of valuation. The price for similar type of property in the nearby vicinity is in the range of ₹ 99,000.00 to ₹ 1,26,000.00 per Sq. M. for land for land Considering the rate with attached report, current market conditions, demand and supply position, Land size, location, sustained demand for residential building / Plot, all round development of residential and commercial application in the locality etc.

We estimate ₹ 1,25,00,000/- per Sq. M. for Land.

The salability of the property is: Good
Likely rental values in future in: N.A.
Any likely income it may generate: Nil




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Surveyor's Plot Map




शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित
 नोंदणीकृत कार्यालय: निर्यात दुवा पत्तण, नवीन चौक, पुणे ४०००२२, मुळा कार्यालय: सिडको भवन, सिव्हीडी, केमपु. नवी मुंबई-४०० ३३६

भूमी व भूमापन विभाग -सिडको भवन

मोजमापासह घणसोली नोड मधील सेक्टर क्र.०४ प्लॉट क्र. ४५५+४५६ यांचा सिमांकन नकाशा
 सहाय्यक पणन अधिकारी यांचेकडील पत्र क्र. सिडको/भाकेटिंग मॅनेजर-11/२०२१/१६५/E-२२४५९ दि.
 २२/०३/२०२१ च्या नुसार सिमांकनाचा नकाशा तयार केला.


प्लॉटचा क्षेत्रफळ ६६.३२ चौ.मो.
 प्लॉटचा हदद



टनन - ८
 २०२१
 ३२/०३/२१

Assistant Marketing Officer


समंत सिमांकन नकाशा
 ना. बरिच नियोजनकार (उ) ३/२०१८/SAP-६०७
 पत्र क्र सिडको/नियोजन/व नि ३/२०१८/SAP-६०७
 दिनांक- १७/०९/२०१९



PLOT No. 453+456

PLOT No. 457+458

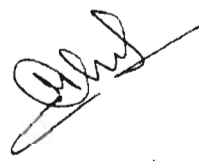
6.00 M WIDE ROAD



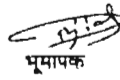
N

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प्रमाण :- 1:250



सिमांकन



भूमापक



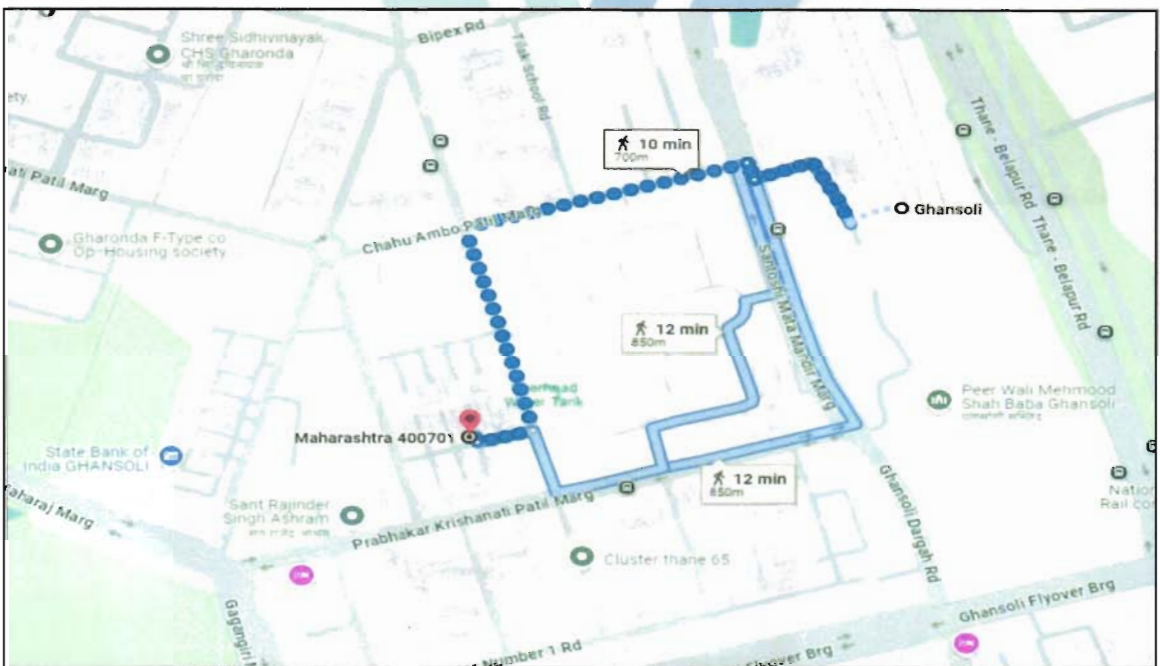
प्रमुख भूमापक

Actual Site Photographs



Route Map of the property

Site u/r



Latitude Longitude: 19°06'50.0"N 73°00'10.9"E

Note: The Blue line shows the route to site from nearest railway station (Ghansoli – 700 M.)

Ready Reckoner Rate

DIVISION / VILLAGE : GHANSOLI Commence From 1st April 2024 To 31st March 2025						
Type of Area	Urban Area	Local Body Type	Class "C" Corporation			
Local Body Name	Navi Mumbai Municipal Corporation					
Land Mark	Land : Gansoli Node Sector No. 4					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
4	4/110	32800	94400	103900	117900	103900
(Record Not Available)						
<div style="display: flex; justify-content: space-between; align-items: center;"> Compare With Previous Year ↓ </div>						



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Price Indicator

Property	Residential Plot
Source	99acres
Plot area	64.00 Sq. M.
Rate Per Sq. Ft.	₹ 1,87,500.00 per Sq. M.

99acres
Post property Free

Home > Property in Navi Mumbai > Plots in Navi Mumbai > Plots in Sector 4 Ghansoli

Posted on Jun 28, 2024 | Ready to move

₹ 1.2 Cr

₹ 1,87,500 per sq.m

Estimated EMI ₹ 95,844

RERA STATUS: NOT AVAILABLE Website: <https://maharera.maharashtra.gov.in/>

[Overview](#) [Owner Details](#) [Articles](#)

Residential Land/Plot for Sale

in Sector 4 Ghansoli, Navi Mumbai

Contact Owner Free

Shortlist

Property (1)

Photos (1/1)

Dimensions

Plot area 64 sq.m

1 x b - 39.34 ft. (11.99 mt) x 17.49 ft. (5.33 mt)

Address

Sector 4 Ghansoli, Navi Mumbai

Corner Property

Yes

No. of Open Sides

3

Price

₹ 1.2 Crore

₹ 1,87,500 per sq.m. (Negotiable)

Facing

North-East

Authority approved

Yes

Overlooking

Main Road, Park/Garden

Places nearby View All (32)

Sector 4 Ghansoli, Navi Mumbai

Chikaleshwar Mandir
Gurudwara Dashmesh Darbar
Shiv Ganesh Hanuman Mandir
Masjid
Divine Multispecialty

Why should you consider this property?

Corner Property
Overlooking Park/Garden
Overlooking Main Road
North-East Facing

Transaction Type: **Resale** | Property Ownership: **Leasehold** | Corner Property: **Yes** | Boundary Wall: **Yes**

Property Code: **T76028409** | No. of Open sides: **3** | Approved By: **CIDC** (as provided by dealer)

About Property



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Sale Instance

Property	Residential Plot
Source	Index II
Plot area	49.87 Sq. M.
Rate Per Sq. Ft.	₹ 99,258.00 per Sq. M.

9/16/24, 1:31 PM		igr_20291	
2029175	सूची क्र.2		द्वयम निबंधक : सह दु.नि. ठाणे 3
06-06-2024			दस्ता क्रमांक 20291/2022
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोंदणी : Regn:63m	
गावाचे नाव : घणसोली			
(1)विलेखाचा प्रकार	अभिहस्तांतरणपत्र		
(2)मोबदला	4950000		
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2453604		
(4) भू-मापन,पोटॉरिस्ता व परकमाक(असल्यास)	1) पालिकेचे नाव:नवी मुंबई मनपाइतर वर्णन : इतर माहिती: प्लॉट नं.444+445,सेक्टर नं.4,घणसोली नवी मुंबई ता.जि.ठाणे,महाराष्ट्र,क्षेत्र-49.87 चौ.मी((SECTOR NUMBER : 4 :))		
(5) क्षेत्रफळ	49.87 चौ. मीटर		
(6)आकारणी किंवा चुकी देण्यात असेल तेव्हा			
(7) दस्तऐवज करून देणा-या विद्वान ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव.-सविन घोषट आचरे - - वय:-36 पत्ता.-प्लॉट नं. - माळा नं. - इमारतीचे नाव. - ब्लॉक नं. सटनिका नं.204, तुलसी कुपा सीएचएस,सेक्टर नं.14,कोपरखैरणे नवी मुंबई ता.जि. ठाणे, रोड नं. - महाराष्ट्र, ठाणे. पिन कोड:-400709 पॅन नं.-DASPA5782G		
(8)दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव.-दादासो शामराव चव्हाण - - वय:-38; पत्ता.-प्लॉट नं. - माळा नं. - इमारतीचे नाव. - ब्लॉक नं. पॉप नं. 8, चव्हाण अँड सन्स श्री गणेश नगर दिवा पेटील लेन नारायण उद्योग भवन तालुबाग मुंबई, रोड नं. - महाराष्ट्र, मुंबई पिन कोड:-400012 पॅन नं.-ANAPC3779E 2): नाव.-श्रीकांत शामराव चव्हाण - - वय:-32; पत्ता.-प्लॉट नं. - माळा नं. - इमारतीचे नाव. - ब्लॉक नं. पॉप नं. 8, चव्हाण अँड सन्स श्री गणेश नगर दिवा पेटील लेन नारायण उद्योग भवन तालुबाग मुंबई, रोड नं. - महाराष्ट्र, मुंबई पिन कोड:-400012 पॅन नं.-ASJPC6320L		
(9) दस्तऐवज करून दिल्याचा दिनांक	21/11/2022		
(10)दस्ता नोंदणी केल्याचा दिनांक	21/11/2022		
(11)अनुक्रमांक,खंड व पृष्ठ	20291/2022		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	297000		
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000		
(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.		
https://staging.vastukala.co.in/8889/igr/Search/663850259ebdd029a315b6			
1/1			

Sale Instance

Property	Residential Plot
Source	Index II
Plot area	66.06 Sq. M.
Rate Per Sq. Ft.	₹ 1,21,102.00 per Sq. M.

9/16/24, 1:34 PM		gr_4010	
4010392 17-03-2024 Note:-Generated Through eSearch Module, For original report please contact concern SRO office.	सूची क्र.2		दुय्यम निबंधक : सह दु.नि ठाणे 3 दस्ता क्रमांक : 4010/2024 नोंदणी : Regn:83m
गावाचे नाव : घणसोली			
(1) विलेखाचा प्रकार	करारनामा		
(2) मोबदला	8000000		
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतिलपट्टाकार आकारणी देतो की पट्टेदार ते समुद्र करावे)	2166768		
(4) भू-स्वाधिन घोटशिसा व घरकमांक(असल्यास)	1) यापिकेचे नाव: नवी मुंबई मनपाइतर वर्णन : इतर माहिती: प्लॉट क्र:-466+467, सेक्टर-4, घणसोली, नवी मुंबई... क्षेत्र-66.06 चौ.मी(सदरचा दस्त हे निपक्षीय करारनामा आहे) (SECTOR NUMBER : 4 ; Plot Number : 466 & 467 ;)		
(5) क्षेत्रफळ	66.06 चौ. मीटर		
(6) आकारणी किंवा जुळी देण्यात असेल किंवा			
(7) दस्तऐवज करून देणा-या तिहुन देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास प्रतिसादिते नाव व पत्ता.	1): नाव :-किशोर कुमार पुंजराव चौधरी -- वय :-32 पत्ता :-प्लॉट नं. - , माळा नं. - इमारतीचे नाव: सदनिका क्र-1, जी-1, श्री गणेश सोसा. सेक्टर-4, घणसोली, नवी मुंबई, बर्लोक नं. - , रोड नं. - , महाराष्ट्र ठाणे. पिन कोड :-400701 पॅन नं. :-AXUPC9183B 2): नाव :-मन्यता देजार-सिद्धकी ली लर्के इलेट ऑफिसर-उमेश डी पोट्टे -- वय :-40 पत्ता :-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: निर्वल पुंजरा मजला, नवीपन घोट्ट, मुंबई, बर्लोक नं. - , रोड नं. - , महाराष्ट्र, मुंबई. पिन कोड :-400021 पॅन नं. :-AAACC3303K		
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिसादिते नाव व पत्ता	1): नाव :-अजय कुमार सुरेन्द्र गुप्ता -- वय :-37, पत्ता :-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: सॅ हाउस प्लॉट क्र-14, तैरणा कनिज कवळ, सेक्टर-4, कोपरखैरणे, नवी मुंबई, बर्लोक नं. - , रोड नं. - , महाराष्ट्र, ठाणे. पिन कोड :-400709 पॅन नं. :-AHTVG1167A 2): नाव :-ममता अजय कुमार गुप्ता -- वय :-35, पत्ता :-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: सॅ हाउस प्लॉट क्र-14, तैरणा कनिज कवळ, सेक्टर-4, कोपरखैरणे, नवी मुंबई, बर्लोक नं. - , रोड नं. - , महाराष्ट्र, ठाणे. पिन कोड :-400709 पॅन नं. :-BEJPG1203A		
(9) दस्तऐवज करून दिल्याचा दिनांक	23/02/2024		
(10) दस्त नोंदणी केल्याचा दिनांक	23/02/2024		
(11) अनुक्रमक खंड व पुढे	4010/2024		
(12) बाजारभावाप्रमाणे मुद्राक शुल्क	400000		
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000		
(14) भोग			
मुल्यांकनासाठी विचारात घेतलेला संपत्तीस :-			
मुद्राक शुल्क आकारतास निवडलेला अनुच्छेद :-	(1) within the limits of any Municipal Corporation or any Cantonment area annexed to it.		
https://staging.vastukala.co.in/8999/gr/Search/6596e43d029827e21e0339			
1/1			

Sale Instance

Property	Residential Plot
Source	Index II
Plot area	67.55 Sq. M.
Rate Per Sq. Ft.	₹ 1,25,833.00 per Sq. M.

9/16/24, 1:35 PM		igr_453	
453392 17-03-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		सूची क्र.2	
		द्वयम निबंधक : सह दु.नि. ठाणे 8 दस्ता क्रमांक - 453/2024 नोंदणी : Regn:63m	
गावाचे नाव : घणसोली			
(1) विलेखाचा प्रकार	करारनामा		
(2) मोबदला	850000		
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतिलेपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	2215640		
(4) भू-सापन, पोटहिसा व परक्यांक(असल्यास)	1) पालिकेचे नाव: नवी मुंबई मनपाइतर वर्णन : इतर माहिती: प्लॉट क्र-498 व 499, सेक्टर-4, घणसोली, नवी मुंबई, क्षेत्र-67.55 चौ.मी. (सदर दस्त हे त्रिपक्षीय करारनामा आहे)((SECTOR NUMBER : 4 : Plot Number : 498 & 499 ;))		
(5) क्षेत्रफळ	67.55 चौ.मीटर		
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.			
(7) दस्तऐवज करून देणा-या तिहुन देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-जसराज कसारामजी चौधरी - - वय:-70 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: प्लॉट क्र-14, प्लॉट क्र-15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 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1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070,		

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 **₹ 82,90,000.00 (Rupees Eighty Two Lakh Ninety Thousand Only)**. The **Realizable Value** of the above property is **₹ 74,61,000.00 (Rupees Seventy Four Lakh Sixty One Thousand Only)**. The **Distress Value** is **₹ 66,32,000.00 (Rupees Sixty Six Lakh Thirty Two Thousand Only)**

Place : Mumbai

Date : 10.10.2024

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

**Manoj
Chalikwar
Director**

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.10.10 12:43:45 +05'30'

Auth. Sign.

Manoj B. Chalikwar
Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
BOM Emp. No. AX33/CREMON/Valuer / Empanelment/2021-22

The undersigned has inspected the property detailed in the Valuation Report dated _____
on _____. We are satisfied that the fair and reasonable market value of the property is
₹ _____ (Rupees _____
_____ only).

Date

Signature
(Name of the Branch Manager with Official seal)

DECLARATION FROM VALUERS

- a. The information furnished in my valuation report dated 10.10.2024 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 valued right property.
- b. I have no direct or indirect interest in the property valued;
- c. I/We have personally inspected the property on 14.09.2024 the work is not sub-contracted to any other valuer and carried out by myself.
- d. I have not been convicted of any offence and sentenced to a term of imprisonment;
- e. I have not been found guilty of misconduct in my professional capacity.
- f. I have read the Handbook on Policy, Standard and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part-B of the above handbook to the best of my ability.
- g. I have read the Internal Valuation Standard (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in IVS in "General Standards" and "Asset Standards" as applicable.
- h. Past performance of Real Estate Market need not necessarily indicate the future trends. This valuation purely and estimate & has no legal or Contractual obligation on our part. Analysis & conclusions of the value of the property are based on assumptions & conditions prevailing at the time of date of valuation. The rated indicated are based on current market condition & these may vary with time.
- i. Encumbrances of Loan, Govt. or other dues, stamp duty, registration charges, transfer charged etc. if any, are not considered in the valuation. We have assumed that the assets are free of lien & encumbrances.
- j. Bank authorities are requested to contact valuers in case of any doubts or discrepancy. The opinion about valuation is true & fair to the best of our knowledge & belief. We have no direct or indirect interest in the assets valued.
- k. I abide by the Model Code of Conduct for empanelment of the valuer in the Bank.
- l. I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.
- m. VCIPL, by reason of this report, are not required to give testimony or attendance in court or to any Government Agency with reference to the subject property unless prior arrangements and consent have been made.
- n. Further, I hereby provide the following information.



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Sr. No.	Particulars	Valuer comment
1.	background information of the asset being valued;	The property under consideration given on lease to Mr. Jaiprakash Ramraj Pal by CIDCO as per as per Agreement To Leased dated 27.05.2021.
2.	purpose of valuation and appointing authority	As per the request from Bank of Maharashtra , TMC Branch, Thane to assess value of the property for Banking purpose
3.	identity of the valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Vaibhav Bhagat - Valuation Engineer Vaishali Sarmalkar – Technical Manager
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 – 07.09.2024 Valuation Date – 14.09.2024 Date of Report – 10.10.2024
6.	inspections and/or investigations undertaken;	Physical Inspection done on 14.09.2024
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 Plot size, location, upswing in real estate prices, sustained demand for plots, all round development of residential 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

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **10th October 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's representative and site visit conducted, we understand that the subject property is contiguous and non-agricultural land parcel admeasuring **66.32 Sq. M.** The property is owned by **Mr. Jaiprakash Ramraj Pal.** Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.



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Property Title

Based on our discussion with the Client, we understand that the subject property is owned by **Mr. Jaiprakash Ramraj Pal**. 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.

Town Planning

The permissible land use, zoning, achievable FSI, area statement adopted for purpose of this valuation is based on the information provided by the Client's representative and the same has been adopted for this valuation purpose. VCIPL has assumed the same to be correct and permissible. VCIPL has not validated the same from any authority.

Area

Based on the information provided by the Client's representative, we understand that the subject property, contiguous and non-agricultural land parcel admeasuring **66.32 Sq. M.**

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 Highest and Best Use model is used for analysing development potential.

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



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properties in an open and competitive market and is particularly useful in estimating the value of the land 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.

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 contiguous and non-agricultural land parcel admeasuring **66.32 Sq. M.**

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



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DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **10th October 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 knowledgeable and for self interest assuming that neither is under undue duress".

Fundamental assumptions and conditions presumed in this definition are:

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

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, 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 **Fair Market Value** for this particular purpose **₹ 82,90,000.00 (Rupees Eighty Two Lakh Ninety Thousand Only)**.

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

**Manoj
Chalikwar**

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

BOM Emp. No. AX33/CREMON/Valuer / Empanelment/2021-22

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.10.10 12:44:00 +05'30'

Auth. Sign.



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