

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Akshay Sanjay Sanap & Mrs. Asha Sanjay Sanap**

Row House / Unit No. 01, "**Shree Vinayak Co-op. Hsg. Soc. Ltd.**", Plot No. A-07
Sector - 14, Kalamboli, Navi Mumbai, Taluka - Panvel, District - Raigad
PIN - 410 18, State - Maharashtra, Country - India.

Latitude Longitude - 19°00'29.4"N 73°07'03.4"E

Intended User:

Cosmos Bank

Vashi Branch Sector 17

Plot No. 74, Persepolis Premises, Sector 17, Vashi, Navi Mumbai, PIN - 400 705
State - Maharashtra, Country - India

Our Pan India Presence at :

- | | | | |
|--|--|---|---|
|  Nanded |  Thane |  Ahmedabad |  Delhi NCR |
|  Mumbai |  Nashik |  Rajkot |  Raipur |
|  Aurangabad |  Pune |  Indore |  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 OPINION REPORT

The property bearing Row House / Unit No. 01, "Shree Vinayak Co-op. Hsg. Soc. Ltd.", Plot No. A-07, Sector - 14, Kalamboli, Navi Mumbai, Taluka - Panvel, District - Raigad, PIN - 410 18, State - Maharashtra, Country - India belongs to **Mr. Akshay Sanjay Sanap & Mrs. Asha Sanjay Sanap**.

Boundaries of the property.

North	:	Row House
South	:	Road
East	:	Internal Road & Row House
West	:	Laxmi Niwas & Road

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose for **₹ 44,72,000.00 (Rupees Forty Four Lakh Seventy Two 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

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

Encl. Valuation Report

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.09.27 10:52:04 +05'30'

Auth. Sign.



Our Pan India Presence at :

- Nanded
- Mumbai
- Aurangabad
- Thane
- Nashik
- Pune
- Ahmedabad
- Rajkot
- Indore
- Delhi NCR
- Raipur
- 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 Report of Row House / Unit No. 01, "Shree Vinayak Co-op. Hsg. Soc. Ltd.", Plot No. A-07, Sector - 14, Kalamboli, Navi Mumbai, Taluka - Panvel, District - Raigad, PIN - 410 18, State - Maharashtra, Country - India.

Form 0-1

(See Rule 8 D)

REPORT OF VALUATION OF IMMOVABLE PROPERTY (OTHER THAN AGRICULTURAL LANDS, PLANTATIONS, FORESTS, MINES AND QUARRIES)

GENERAL:

1	Purpose for which the valuation is made	To assess the Fair Market Value as on 27.09.2024 for Bank Loan Purpose												
2	Date of inspection	25.09.2024												
3	Name of the owner/ owners	Mr. Akshay Sanjay Sanap & Mrs. Asha Sanjay Sanap												
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership Details of ownership share is not available												
5	Brief description of the property	Address: Row House / Unit No. 01, "Shree Vinayak Co-op. Hsg. Soc. Ltd.", Plot No. A-07, Sector - 14, Kalamboli, Navi Mumbai, Taluka - Panvel, District - Raigad, PIN - 410 18, State - Maharashtra, Country - India. Contact Person: Mr. Adinath Ramdas Avhad (Seller) Contact No.: 7021561843												
6	Location, street, ward no	Sector - 14, Kalamboli, Navi Mumbai												
7	Survey/ Plot no. of land	Plot No. A-07												
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Residential area												
9	Classification of locality-high class/ middle class/poor class	Middle class												
10	Proximity to civic amenities like schools, Hospitals, Units, market, cinemas etc.	All the amenities are available in the vicinity												
11	Means and proximity to surface communication by which the locality is served	Served by Buses, Auto, Taxies and Private cars												
	LAND													
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Area as per actual site measurement: <table border="1"> <thead> <tr> <th>Floor</th> <th>Carpet Area (Sq. Ft.)</th> </tr> </thead> <tbody> <tr> <td>Ground Floor</td> <td>242.00</td> </tr> <tr> <td>First Floor</td> <td>242.00</td> </tr> <tr> <td>Flowerbed</td> <td>57.00</td> </tr> <tr> <td>Top Terrace</td> <td>305.00</td> </tr> <tr> <td>TOTAL</td> <td>846.00</td> </tr> </tbody> </table> <p>Built-up Area in Sq. Ft. = 344.00 (Area as per Agreement for Sale)</p>	Floor	Carpet Area (Sq. Ft.)	Ground Floor	242.00	First Floor	242.00	Flowerbed	57.00	Top Terrace	305.00	TOTAL	846.00
Floor	Carpet Area (Sq. Ft.)													
Ground Floor	242.00													
First Floor	242.00													
Flowerbed	57.00													
Top Terrace	305.00													
TOTAL	846.00													



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



13	Roads, Streets or lanes on which the land is abutting	Sector - 14, Kalamboli, Navi Mumbai
14	If freehold or leasehold land	Leasehold land
15	If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease. (i) Initial Premium (ii) Ground Rent payable per annum (iii) Unearned increased payable to the Lessor in the event of sale or transfer	Lessor: CIDCO Other details not available
16	Is there any restriction covenant in regard to use of land? If so, attach a copy of the covenant.	As per documents
17	Are there any agreements of easements? If so, attach a copy of the covenant	Information not available
18	Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so, give Particulars.	N.A.
19	Has any contribution been made towards development or is any demand for such contribution still outstanding?	Information not available
20	Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date of the notification.	No
21	Attach a dimensioned site plan	N.A.
	IMPROVEMENTS	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available
23	Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)	Attached
24	Is the building owner occupied/ tenanted/ both?	Seller Occupied
	If the property owner occupied, specify portion and extent of area under owner-occupation	N.A.
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible – As per CIDCO norms Percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	Information not available
	(ii) Portions in their occupation	Entire Row House

	(iii)	Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 9,000.00 Expected rental income per month.
	(iv)	Gross amount received for the whole property	N.A.
27		Are any of the occupants related to, or close to business associates of the owner?	N.A.
28		Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details	N.A.
29		Give details of the water and electricity charges, If any, to be borne by the owner	N.A.
30		Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	N.A.
31		If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N.A.
32		If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N.A.
33		Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?	N.A.
34		What is the amount of property tax? Who is to bear it? Give details with documentary proof	Information not available
35		Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Information not available
36		Is any dispute between landlord and tenant regarding rent pending in a court of rent?	N.A.
37		Has any standard rent been fixed for the premises under any law relating to the control of rent?	N.A.
		SALES	
38		Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.	As per sub registrar of assurance records
39		Land rate adopted in this valuation	N. A. as the property under consideration is a Row House. The rate is considered as composite rate.
40		If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.
		COST OF CONSTRUCTION	
41		Year of commencement of construction and year of completion	Year of Construction – 2016 (As per site information)

42	What was the method of construction, by contract/By employing Labour directly/ both?	N. A.
43	For items of work done on contract, produce copies of agreements	N. A.
44	For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof.	N. A.
Remark: As per Site Inspection, Actual Total Carpet area 846.00 Sq. Ft (Including flowerberd area and terrace area) is more than Carpet area 321.00 Sq. Ft. mentioned in the documents provided to us. We have considered area mentioned in the documents.		

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Vashi Branch Sector 17 to assess fair market value as on 27.09.2024 for Row House / Unit No. 01, "**Shree Vinayak Co-op. Hsg. Soc. Ltd.**", Plot No. A-07, Sector - 14, Kalamboli, Navi Mumbai, Taluka - Panvel, District - Raigad, PIN - 410 18, State - Maharashtra, Country - India belongs to **Mr. Akshay Sanjay Sanap & Mrs. Asha Sanjay Sanap**

We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 09.08.2024 between Mr. Adinath Ramdas Avhad & Mr. Anil Ramdas Avhad (the Sellers) AND Mr. Akshay Sanjay Sanap & Mrs. Asha Sanjay Sanap (the Purchasers)
---	--

LOCATION:

The said Row House is constructed on Plot No. A-07 at Sector - 14, Kalamboli, Navi Mumbai, Taluka - Panvel, District - Raigad, within the limits of CIDCO Ltd. and /or Panvel Municipal Corporation. The property falls in Residential Zone. It is at a travelling distance of 4.3 km. from Mansarovar railway station.

BUILDING:

The row house under reference is having Ground + 1 Upper Floor. It is a R.C.C. Framed Structure with 9" thick external walls and 6" thick internal brick walls. The walls are having sand faced plaster from outside. The row house is used for residential purpose.

Residential Row House:

The residential row house under is of Ground + 1 upper floor strucutre. It consists of Living Room + Kitchen+ Toilet on Ground Floor and Living Room + Kitchen + Toilet & Flowerberd area on 1st Floor. Top terrace above first floor. The residential row house is finished with Vitrified tiles flooring, Teak wood door frame with flush shutters, Powder coated Aluminum sliding windows, Concealed electrification & Plumbing, Cement plastering etc.



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Valuation as on 27th September 2024

Built-up Area of the Residential Row House	:	344.00 Sq. Ft.
---	----------	-----------------------

Deduct Depreciation:

Year of Construction of the building	:	Year of Construction – 2016 (As per Site Information)
Expected total life of building	:	60 Years Subject to proper, preventive periodic maintenance & structural repairs
Age of the building as on 2024	:	8 Years
Cost of Construction	:	344.00 Sq. Ft. X ₹ 2,500.00 = ₹ 8,60,000.00
Depreciation $\{(100-10) \times 08 / 60\}$:	12.00%
Amount of depreciation	:	₹ 1,03,200.00
Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 86,200.00 per Sq. M. i.e. ₹ 8,008.00 per Sq. Ft.
Guideline rate (after depreciation)	:	₹ 82,080.00 per Sq. M. i.e. ₹ 7,625.00 per Sq. Ft.
Prevailing market rate	:	₹ 13,300.00 per Sq. Ft.
Value of property as on 27.09.2024	:	344.00 Sq. Ft. X ₹ 13,300.00 = ₹ 45,75,200.00

(Area of property x market rate of developed land & Residential premises as on 2024 - 25 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Total Value of the property as on 21.09.2024	:	₹ 45,75,200.00 (-) ₹ 1,03,200.00
Total Value of the property	:	₹ 44,72,000.00
The realizable value of the property	:	₹ 40,24,800.00
Distress value of the property	:	₹ 35,77,600.00
Insurable value of the property (344.00 X 2500.00)	:	₹ 8,60,000.00
Guideline value of the property (344.00 X 7,625.00)	:	₹ 26,23,000.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Row House / Unit No. 01, "Shree Vinayak Co-op. Hsg. Soc. Ltd.", Plot No. A-07, Sector - 14, Kalamboli, Navi Mumbai, Taluka - Panvel, District - Raigad, PIN - 410 18, State - Maharashtra, Country - India for this particular purpose at **₹ 44,72,000.00 (Rupees Forty Four Lakh Seventy Two Thousand Only)** as on date **27th September 2024**.



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



NOTES

1. I, Manoj B. Chalikwar Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **27th September 2024 is ₹ 44,72,000.00 (Rupees Forty Four Lakh Seventy Two Thousand Only)**. Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.
2. This valuation is done on the basis of information, which the valuer has obtained by information provided by the client about the premises and location of the surrounding area and also prevailing rates in the surrounding area, and further subject to document as mentioned in valuation report.
3. This valuer should not be held responsible for authentication of documents, clear title and other such related matters. For that purpose Latest Legal Opinion should be sought.

PART III- DECLARATION

I hereby declare that

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



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



ANNEXURE TO FORM 0-1

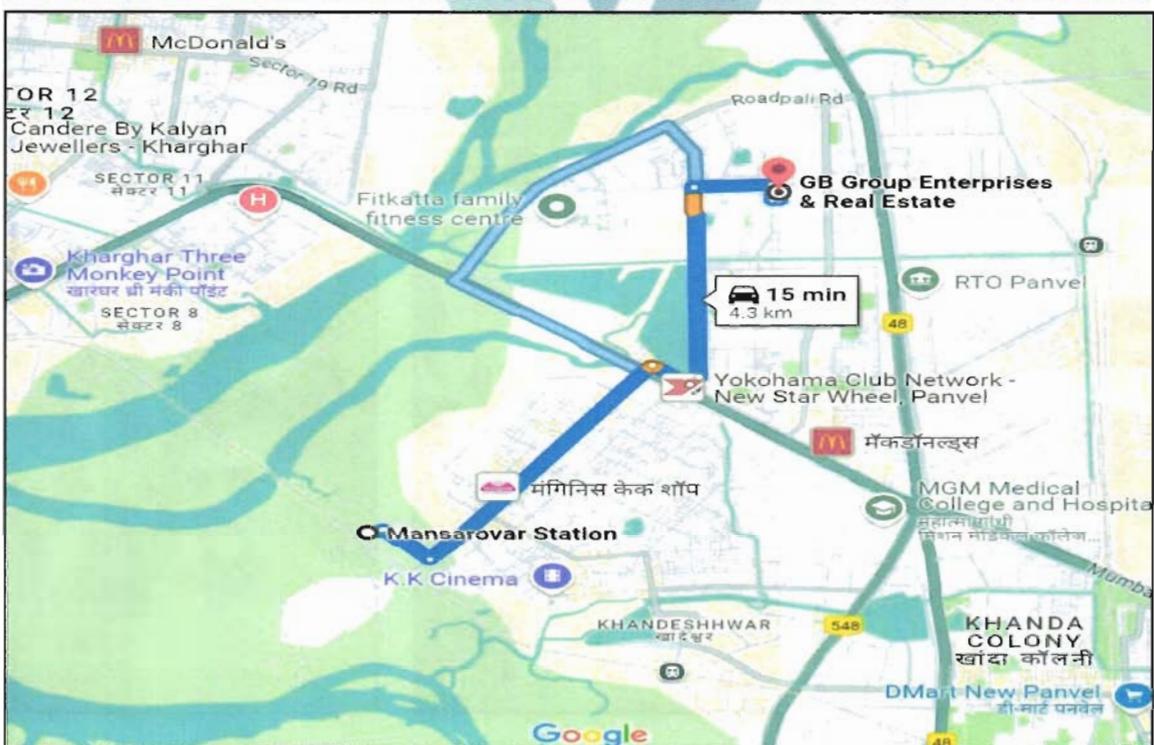
Technical details		Main Building
1.	No. of floors and height of each floor	Ground + 1 Upper Floor
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Row House situated on Ground + 1 Upper Floor
3.	Year of construction	Year of Construction – 2016 (As per Site Information)
4.	Estimated future life	52 Years Subject to proper, preventive periodic maintenance & structural repairs
5.	Type of construction- load bearing walls/RCC frame/ steel frame	R.C.C. Framed Structure
6.	Type of foundations	R.C.C. Foundation
7.	Walls	All external walls are 9" thick and partition walls are 6" thick.
8.	Partitions	6" thick brick wall
9.	Doors and Windows	Teak wood door frame with flush shutters, Powder coated Aluminum sliding windows
10.	Flooring	Vitrified tiles flooring
11.	Finishing	Cement plastering
12.	Roofing and terracing	R.C.C. Slab
13.	Special architectural or decorative features, if any	No
14.	(i) Internal wiring – surface or conduit	Concealed electrification & plumbing
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	
15.	Sanitary installations	As per Requirement
	(i) No. of water closets	
	(ii) No. of lavatory basins	
	(iii) No. of urinals	
(iv) No. of sink		
16.	Class of fittings: Superior colored / superior white/ordinary.	Ordinary
17.	Compound wall Height and length Type of construction	Provided
18.	No. of lifts and capacity	No lift
19.	Underground sump – capacity and type of construction	R.C.C tank
20.	Over-head tank Location, capacity Type of construction	R.C.C tank on terrace
21.	Pumps- no. and their horse power	May be provided as per requirement
22.	Roads and paving within the compound approximate area and type of paving	Cement concrete in open spaces, etc.
23.	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	Connected to Municipal Sewerage System

Actual site photographs



Route Map of the property

Site u/r



Latitude Longitude - 19°02'17.3"N 73°06'00.3"E

Note: The Blue line shows the route to site from nearest railway station (Mansarovar – 4.3 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				
Annual Statement of Rates			Language				
Year			English				
20242025							
Selected District	रायगड						
Select Taluka	पनवेल						
Select Village	मीने : पनवेल (पनवेल महानगरपालिका)						
Search By	<input type="radio"/> Survey No <input checked="" type="radio"/> Location						
Select	उपविभाग	कुली जमीन	निवासी इयनिक	बौद्धिक	इकाने	बीघोरिक	एकक (Rs./)
SurveyNo	3/15/14-कळंबोली सिधको से.क.14	34700	86200	92200	107500	92200	ची. मीटर
SurveyNo	3/15/15-कळंबोली सिधको से.क.15	28000	70300	80800	90500	80800	ची. मीटर
SurveyNo	3/15/16-कळंबोली सिधको से.क.18 व 16E रोडपाली पावसादू	27100	88100	91300	109400	91300	ची. मीटर
SurveyNo	3/15/17-कळंबोली सिधको से.क.17	29300	96200	102500	116400	102500	ची. मीटर
SurveyNo	3/15/18-कळंबोली सिधको से.क.18	17900	48700	56800	67300	56800	ची. मीटर

Stamp Duty Ready Reckoner Market Value Rate for row house	86,200.00			
Not Increase/Decrease on row house located on ground + 1 upper floor	0.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	86,200.00	Sq. Mtr.	8,008.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	34,700.00			
The difference between land rate and building rate (A – B = C)	51,500.00			
Depreciation Percentage as per table (D) [100% - 08%] (Age of the Building – 08 Years)	92%			
Rate to be adopted after considering depreciation [B + (C x D)]	82,080.00	Sq. Mtr.	7,625.00	Sq. Ft.

Building not having lift

The following table gives the valuation of residential building / flat / commercial unit / office in such building on above floor where there is no lift. Depending upon the floor, ready reckoner rates will be reduced.

	Floor on which flat is Located	Rate to be adopted
a)	Ground Floor / Stilt / Floor	100%
b)	First Floor	95%
c)	Second Floor	90%
d)	Third Floor	85%
e)	Fourth Floor and above	80%

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

Property	1 Row House for Sale in Sector 12, Kalamboli		
Source	NOBROKER		
Floor	-		
	Carpet	Built Up	Saleable
Area	250.00	300.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹ 24,000.00	₹ 20,000.00	-

Pay Rent Post Your Property Trusti Farman Menu

1 RK House For Sale In Sector 13, Kalamboli, P...

Independent House, Panaji plaza bldg. Maharashtra school bus ...

₹ 60 Lacs Negotiable

₹ 34,388/Month Estimated EMI

300 Sq.Ft

[Need Home Loan?](#) Apply Loan

Home / Flats for Sale in Mumbai / Flats for Sale in Kalamboli / 1rk Flat for Sale in Kalamboli / Property Details

+1

1 Bedroom
No. of Bedroom

1 Bathroom
No. of Bathroom

1
Security

Bike
Parking

Jun 6, 2024
Posted On

Immediately
Possession

Independent House
Independent House

None
Home Backup

[Get Owner Details](#) [Report](#)

Report what was not correct in this property

Listed by Broker Sold Out

Wrong Info

Price trends by NBEstimate [Check Now](#)

Nearby: Axis Bank Roadpali B & J Superspeciality Hospital Sector 11 Kharghar MapleX

Overview

Age of Building	>10 Years	Ownership Type	Self Owned
Flooring	NA	Builtup Area	300 Sq.Ft
Carpet Area	250 Sq.Ft	Plot Area	NA
Furnishing Status	Semi Furnish Now	Facing	West

Activity On This Property

0 Unique Views 0 Shortlists 0 Contacted

Powered By: NBEstimate

Similar Properties

There are no Similar Properties.

Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company

Price Indicators

Property	Villa in Sector 14, Kalamboli		
Source	Square yards		
Floor	-		
	Carpet	Built Up	Saleable
Area	266.67	320.00	-
Percentage	20%	-	-
Rate Per Sq. Ft.	₹ 16,875.00	₹ 14,063.00	-

Navi Mumbai Buy Rent Projects Agents Services Resources

Profile Right: Property Advertiser w Login

Home
Property in Navi Mumbai
Villa in Navi Mumbai
Villa in Sector 14 Kalamboli
2 BHK Villa in Sector 14 Kalamboli
2 Bedroom 320 Sq Ft. Villa in Sector 14 Kalamboli

1007 Views
Compare

4 Photos
Map

S Sonal Kamtekar

Om Sai

2 Bedroom 320 Sq.Ft. Villa in Sector 14 Kalamboli Navi Mumbai

Listing ID #6106100

₹ 45 L

- 🛏 2 Bedrooms + Pooja Room
- 🛋 Semi-Furnished
- 🚿 2 Bathroom
- 🏠 320 Sq Ft. (Built-up Area)
- 🌳 Garden View

📞 Whatsapp

📞 Request for Call

⚠ Found Something Wrong with this Listing? Report Here.

🔒 Save Extra with 2 offers

🏠 Home Loan Offer

ICICI, SBI, HDFC +5 More Banks

Save up to ₹15,000 on Home Loan Processing Fee with Attractive Interest Rates. Greater Loan Eligibility. Instant Approval. [Get Offer](#)

[More Offers](#)

[Overview](#) [Furnishing](#) [Amenities](#) [Agent Overview](#) [Commute Time](#)

Key Highlights

Prime Location
Wide Road
Vastu compliant
Affordable
Family

Welcome to this beautiful villa located in Sector 14 Kalamboli, one of the most prime locations in Navi Mumbai.

- This villa offers a perfect blend of luxury, affordability, and comfort, making it an ideal haven for you

📞 Contact our Real Estate Experts

S

Sonal Kamtekar

+91973XXXXXX

Name

VASTUKALA
Unlocking Excellence

Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company

Sales Instance

Property	Shree Vinayak CHSL, Plot No. A-07, Sector 14		
Source	INDEX II		
Floor	Ground		
	Carpet	Built Up	Saleable
Area	286.67	344.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹ 15,000.00	₹ 12,500.00	-

09/26/24, 12:40 PM

gr_13129

13129529 14-05-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि.पनवेल 5 दस्ता क्रमांक 13129/2024 नोटणी : Regn:83m
गावाचे नाव : कळंबोली		
(1)विलेखिचा प्रकार	करारनामा	
(2)मोबदला	4300000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2758400	
(4) भू-मापन,पोटहिस्ता व परक्रमांक(असल्यास)	1) पालिकेचे नाव-रायगडइतर वर्णन : इतर माहिती: युनिट सब प्लॉट क्र. 01,श्री विनायक को ऑप हौ सो ली,प्लॉट क्र. ए- 07,सेक्टर- 14,कळंबोली,नवी मुंबई.ता-पनवेल.जि - रायगड.. क्षेत्र- 32 चौ मी बिल्टअप .. या मिळकतीचे. (Plot Number : A 07 ; SECTOR NUMBER : 14 ;)	
(5) क्षेत्रफळ	32 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तावेज करून देणा-या-लिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-आदिनाथ रामदास आव्हाड वय:-37 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव. -, ब्लॉक नं. -, रोड नं. रूम क्र 01, श्री विनायक सी एच एस, प्लॉट क्र. ए ७, से - 14, कळंबोली, नवी मुंबई, महाराष्ट्र, राईगड(००). पिन कोड:-410218 पॅन नं:-AMQPA1350D 2): नाव:-अनिल रामदास आव्हाड वय:-34 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव. -, ब्लॉक नं. -, रोड नं. रूम क्र 01, श्री विनायक सी एच एस, प्लॉट क्र. ए ७, से - 14, कळंबोली, नवी मुंबई, महाराष्ट्र, राईगड(००). पिन कोड:-410218 पॅन नं:-ALKPA7123M	
(8)दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अक्षय संजय सानप वय:-28; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव. -, ब्लॉक नं. -, रोड नं. रूम क्र ०२, प्लॉट क्र. ए १, साईराज सी एच एस ती, से- 14, कळंबोली, नवी मुंबई, महाराष्ट्र, राईगड(००). पिन कोड:-410218 पॅन नं:-IMRPS9015N 2): नाव:-आशा संजय सानप वय:-46; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव. -, ब्लॉक नं. -, रोड नं. रूम क्र. ०२, प्लॉट क्र. ए १, साईराज सी एच एस ती, से- 14, कळंबोली, नवी मुंबई, महाराष्ट्र, राईगड(००). पिन कोड:-410218 पॅन नं:-EAQPS6833H	
(9) दस्तावेज करून दिल्याचा दिनांक	09/08/2024	
(10)दस्ता नोंदणी केल्याचा दिनांक	09/08/2024	
(11)अनुक्रमांक खंड व पृष्ठ	13129/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	301000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुल्यंकनासाठी विचारात घेतलेला तपशील :-		



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Sales Instance

Property	Ankur CHSL, Plot No. B-1, Sector 14, Kalamboli		
Source	INDEX II		
Floor	-		
	Carpet	Built Up	Saleable
Area	286.67	344.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹ 14,302.00	₹ 11,919.00	-

11/26/24, 12:41 PM

igr_11120

11120529 10-07-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुष्यम निबंधक : सह दु.नि.पनवेल 5 दस्त क्रमांक : 11120/2024 नोंदणी : Regn:63m
गावाचे नाव : कळंबोली		
(1) विलेखाचा प्रकार	सेल डीड	
(2) मोबदला	4100000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करवे)	2758400	
(4) भू-मापन,पीटहिस्सा व घरकमाळ(असल्यास)	1) पालिकेचे नाव:पनवेल म.न.पा.इतर वर्णन . इतर माहिती: विभाग क्र.3/15/14,दर.86200 रुम नं.8,अंकुर को-ऑप ही सो लि.प्लॉट नं.बी-1,सेक्टर-14,कळंबोली,नवी मुंबई,ता.पनवेल,जि.रायगड,क्षेत्रफळ-32.00 चौ मी. पवळ क्र.5,दस्त क्र.3969/2024 दिनांक.14/03/2024 रोजी मु.शु व नोंदणी तसुल करण्यात आली आहे. (Plot Number : B-1 ; SECTOR NUMBER : 14 :)	
(5) क्षेत्रफळ	32.00 चौ.मीटर	
(6) आकारणी किंवा जुटी देण्यात असेल तेव्हा		
(7) दस्तावेज करून देणा-या लिहून देवणा-या पक्षकाराचे नाव किंवा दिवणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-अनिल भाऊ परब वय:-55 पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव . ब्लॉक नं. , रोड नं. २०९, ए थिंग, शिव प्रेमल सी एच एस एल, जुना ठाणे बेलपूर रोड, शंकर मंदिर समोर, विक्रम नगर, कळव वेस्ट, ठाणे, महाराष्ट्र, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400605 पॅन नं:-AGDP9221F	
(8) दस्तावेज करून देणा-या पक्षकाराचे व किंवा दिवणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अरुण जगन्नाथ निकम वय:-49, पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव . ब्लॉक नं. , रोड नं. इत अख जी-१, रम नाम जे-१६, सेक्टर-३,कळंबोली, महाराष्ट्र, राईगड(०) पिन कोड:-410218 पॅन नं:-AEPXPN5912Q 2): नाव:-कल्पना अरुण निकम वय:-40, पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव . ब्लॉक नं. , रोड नं. एत आय जी-१, रम नाम जे-१६, सेक्टर-३,कळंबोली, महाराष्ट्र, राईगड(०) पिन कोड:-410218 पॅन नं:-AMHPN8653M	
(9) दस्तावेज करून दिल्याचा दिनांक	07/07/2024	
(10) दस्ता नोंदणी केल्याचा दिनांक	07/07/2024	
(11) अनुक्रमांक,खंड व पृष्ठ	11120/2024	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	100	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	100	
(14) शेर		
मुल्यांकनासाठी विद्यमान घेतलेला तपशील:-	मुल्यांकनाची आवश्यकता नाही कारण करारनामा अलाहिदा नोंदविला आहे कारणाचा तपशील करारनामा अलाहिदा नोंदविला आहे	
मुद्रांक शुल्क आकारता ना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	



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 as on **27th September 2024**.

The term Value is defined as

"The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeably and for self-interest assuming that neither is under undue duress".

Fundamental assumptions and conditions presumed in this definition are:

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

UNDER LYING ASSUMPTIONS

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



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



DECLARATION OF PROFESSIONAL FEES CHARGED

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose as on day for ₹ **44,72,000.00 (Rupees Forty Four Lakh Seventy Two 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

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

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.09.27 10:52:19 +05'30'

Auth. Sign.



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company

