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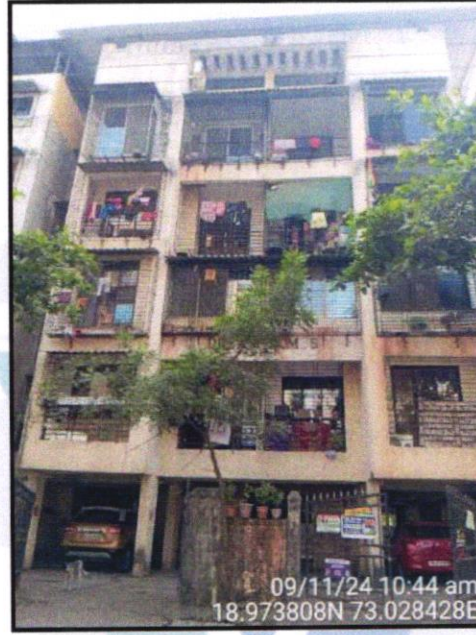
MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Shri. Sambhaji Baban Kute**

Residential Flat No. 203, 2nd Floor, "**Dream Homes**", Dream Homes Co-op. Hsg. Soc. Ltd., Plot No. 113, Sector 19, Village - Ulwe, Taluka - Panvel, District - Raigad, Navi Mumbai, PIN Code - 410 206, State - Maharashtra, India.

Latitude Longitude : 18°58'25.4"N 73°1'42.8"E

Intended User:

Cosmos Bank

Ambarnath Branch

Panvelkar Pride, Shop no 1 to 4, Plot no 63-64, C T S NO 4740, Near Hutatma Chawk Ambarnath (East)



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 :

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Regd. Office

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

📞 **+91 2247495919**

✉️ **mumbai@vastukala.co.in**

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Vastu/Thane/11/2024/012212/2309073
15/19-158-PSRJ
Date: 14.11.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 203, 2nd Floor, "Dream Homes", Dream Homes Co-op. Hsg. Soc. Ltd., Plot No. 113, Sector 19, Village - Ulwe, Taluka - Panvel, District - Raigad, Navi Mumbai, PIN Code - 410 206, State - Maharashtra, India belongs to **Shri. Sambhaji Baban Kute**.

Boundaries of the property

North : Keyan Apartment
South : Sai Sangam Bold Building
East : Mahavir Darpan Building
West : Internal Road

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 50,61,000.00 (Rupees Fifty Lakhs Sixty One Thousands 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 report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj Chalikwar

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.11.15 17:43:28 +05'30'

Manoj

Director

Auth. Sign.



Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Cosmos Bank Empanelment No.: HO/Credit/87/2022-23

Encl.: Valuation report



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Residential Flat No. 203, 2nd Floor, "**Dream Homes**", Dream Homes Co-op. Hsg. Soc. Ltd., Plot No. 113, Sector 19, Village - Ulwe, Taluka - Panvel, District - Raigad, Navi Mumbai, PIN Code - 410 206, State - Maharashtra, 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 Fair Market Value as on 14.11.2024 for Housing Loan Purpose. |
| 1 | Date of inspection | 09.11.2024 |
| 3 | Name of the owner / owners | Shri. Sambhaji Baban Kute |
| 4 | If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided? | Sole Ownership |
| 5 | Brief description of the property | Address: Residential Flat No. 203, 2 nd Floor, " Dream Homes ", Dream Homes Co-op. Hsg. Soc. Ltd., Plot No. 113, Sector 19, Village - Ulwe, Taluka - Panvel, District - Raigad, Navi Mumbai, PIN Code - 410 206, State - Maharashtra, India. Contact Person : Mr. Sai Prasad Pen (Tenant) Contact No. 9594320310 |
| 6 | Location, Street, ward no | Village - Ulwe, District - Raigad |
| 7 | Survey / Plot No. of land | Village - Ulwe, Plot No - 113 |
| 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, Taxies, Auto and Private Cars |
| | LAND | |
| 12 | Area of Unit supported by documentary proof. Shape, dimension and physical features | Carpet Area in Sq. Ft. = 391.00 (Area as per Site measurement) Carpet Area in Sq. Ft. = 350.00 (Area As Per Agreement for sale) Built Up Area in Sq. Ft. = 420.00 (Carpet Area + 20%) |

| | | |
|----|--|--|
| 13 | Roads, Streets or lanes on which the land is abutting | Village - Ulwe, Taluka - Panvel, District - Raigad, Pin - PIN Code - 410 206 |
| 14 | If freehold or leasehold land | Free Hold. |
| 15 | If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease. (i) Initial Premium (ii) Ground Rent payable per annum (iii) Unearned increased payable to the Lessor in the event of sale or transfer | N.A. |
| 16 | Is there any restriction covenant in regard to use of land? If so, attach a copy of the covenant. | As per documents |
| 17 | Are there any agreements of easements? If so, attach a copy of the covenant | Information not available |
| 18 | Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so, give Particulars. | Information not available |
| 19 | Has any contribution been made towards development or is any demand for such contribution still outstanding? | Information not available |
| 20 | Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date of the notification. | No |
| | 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? | Tenant Occupied - Mr. Sai Prasad Pen / Rented Since 2 Years |
| | If the property owner occupied, specify portion and extent of area under owner-occupation | Fully Tenant Occupied |
| 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 | Tenant Occupied - Mr. Sai Prasad Pen / Rented Since 2 Years |
| | (ii) Portions in their occupation | Fully Tenant Occupied |

| | | | |
|----|-------|---|---|
| | (iii) | Monthly or annual rent/compensation/license fee, etc. paid by each | Rs. 9,350.00 Present 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? | Information not available |
| 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. |
| 26 | | SALES | |
| 37 | | 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 |
| 38 | | Land rate adopted in this valuation | N. A. as the property under consideration is a Residential in a building. The rate is considered as composite rate. |
| 39 | | If sale instances are not available or not relied up on, the basis of arriving at the land rate | N. A. |
| 40 | | COST OF CONSTRUCTION | |
| 41 | | Year of commencement of construction and year of completion | Year of Completion – 2012 (As per occupancy certificate) |

| | | |
|----|--|-------|
| 42 | What was the method of construction, by contract/By employing Labour directly/ both? | N. A. |
| 43 | For items of work done on contract, produce copies of agreements | N. A. |
| 44 | For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof. | N. A. |
| | Remark: | |

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Ambarnath Branch Branch to assess Fair Market Value as on 14.11.2024 for Residential Flat No. 203, 2nd Floor, "**Dream Homes**", Dream Homes Co-op. Hsg. Soc. Ltd., Plot No. 113, Sector 19, Village - Ulwe, Taluka - Panvel, District - Raigad, Navi Mumbai, PIN Code - 410 206, State - Maharashtra, India belongs to **Shri. Sambhaji Baban Kute**.

We are in receipt of the following documents:

| | |
|----|--|
| 1) | Copy of Agreement for sale No.10713/2010 Dated 08.09.2010 between M/s. Loyal Developers (The Builder) And Shri. Sambhaji Baban Kute(The purchaser). |
| 2) | Copy of Approved Building Plan No.CIDCO / ATPO / 882 Dated 05.10.2012 issued by City and Industrial Development Corp Of Maharashtra Ltd.. |
| 3) | Copy of Commencement Certificate No.CIDCO / ATPO / 1568 Dated 11.03.2010 issued by City and Industrial Development Corp Of Maharashtra Ltd.. |
| 4) | Copy of Occupancy Certificate No.CIDCO / BP-5596 / ATPO (NM & K) / 2012 / 882 Dated 05.10.2012 issued by City and Industrial Development Corp Of Maharashtra Ltd.. |
| 5) | Copy of Society Share Certificate No.07 Dated 14.01.2022 And Shri. Sambhaji Baban Kute(The purchaser) issued by SOCIETY. |
| 6) | Copy of Maintenance Bill Dated 05.10.2024 issued by SOCIETY. |
| 7) | Copy of Previous Valuation Report Dated 06.05.2017 issued by Vastukala Consultant (I) Pvt Ltd. |

Location

The said building is located at bearing Plot No - 113 in Sector - 19, Village - Ulwe, Taluka - Panvel, District - Raigad, PIN Code - 410 206. The property falls in Residential Zone. It is at a traveling distance 300M from Bamandongri Railway Station.

Building

The building under reference is having Stilt + 4 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" Thk. Brick Masonry walls. The external condition of building is Good. The building is used for Residential purpose. 2nd Floor is having 4 Residential Flat. The building is having 1 lift.



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Residential Flat:

The Residential Flat under reference is situated on the 2nd Floor The composition of Residential Flat is 1 Bedroom + Living Room + Kitchen + Passage + Bathroom + WC. This Residential Flat is Vitrified Tile Flooring, Teak Wood Door frame with Solid flush door, Powder coated Aluminum sliding windows, Concealed plumbing with C.P. fittings. Electrical wiring with concealed etc.

Valuation as on 14th November 2024

| | | |
|---|---|----------------|
| The Carpet Area of the Residential Flat | : | 350.00 Sq. Ft. |
|---|---|----------------|

Deduct Depreciation:

| | | |
|---|---|---|
| Year of Construction of the building | : | 2012 (As per occupancy certificate) |
| Expected total life of building | : | 60 Years |
| Age of the building as on 2024 | : | 12 Years |
| Cost of Construction | : | 420.00 Sq. Ft. X ₹ 2,500.00 = ₹ 10,50,000.00 |
| Depreciation $\{(100 - 10) \times (12 / 60)\}$ | : | 18.00% |
| Amount of depreciation | : | ₹ 1,89,000.00 |
| Guideline rate obtained from the Stamp Duty Ready Reckoner for new property | : | ₹ 82,500/- per Sq. M. i.e. ₹ 7,665/- per Sq. Ft. |
| Guideline rate (after depreciate) | : | ₹ 75,392/- per Sq. M. i.e. ₹ 7,004/- per Sq. Ft. |
| Value of property | : | 350.00 Sq. Ft. X ₹ 15,000 = ₹52,50,000 |
| Total Value of property as on 14th November 2024 | : | ₹52,50,000.00 |

(Area of property x market rate of developed land & Residential premises as on 2024 - 2025 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

| | | |
|--|---|--|
| Fair value of the property as on 14th November 2024 | : | ₹ 52,50,000.00 - ₹ 1,89,000.00 = ₹ 50,61,000.00 |
| Total Value of the property | : | ₹ 50,61,000.00 |
| The realizable value of the property | : | ₹45,54,900.00 |
| Distress value of the property | : | ₹40,48,800.00 |
| Insurable value of the property (420.00 X 2,500.00) | : | ₹10,50,000.00 |
| Guideline value of the property (420.00 X 7004.00) | : | ₹29,41,680.00 |

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 203, 2nd Floor, "Dream Homes", Dream Homes Co-op. Hsg. Soc. Ltd., Plot No. 113, Sector 19, Village - Ulwe, Taluka - Panvel, District - Raigad, Navi Mumbai, PIN Code - 410 206, State - Maharashtra, India for this particular purpose at **₹ 50,61,000.00 (Rupees Fifty Lakhs Sixty One Thousands Only)** as on 14th November 2024

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1. I, Manoj Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **14th November 2024** is **₹ 50,61,000.00 (Rupees Fifty Lakhs Sixty One Thousands 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- VALUATION

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:

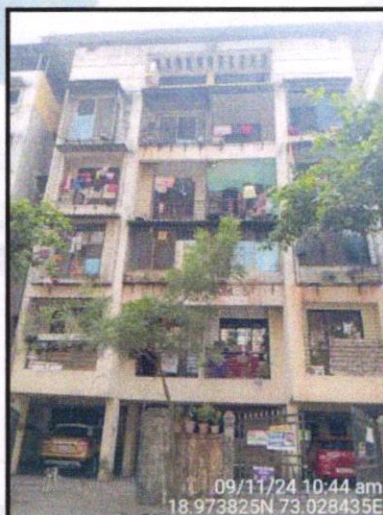
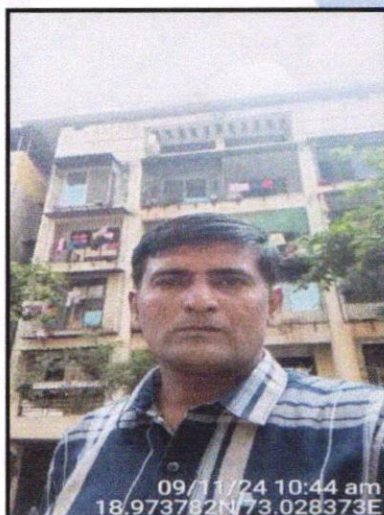
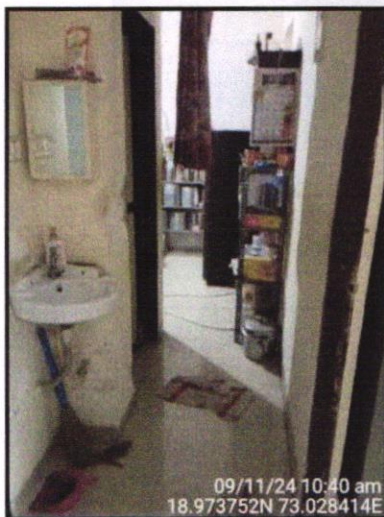
ANNEXURE TO FORM 0-1

| | Technical details | | Main Building |
|----|---|---|---|
| 1 | No. of floors and height of each floor | : | Stilt + 4 Upper Floors |
| 2 | Plinth area floor wise as per IS 3361-1966 | : | N.A. as the said property is a Residential Flat Situated on 2 nd Floor |
| 3 | Year of construction | : | 2012 (As per occupancy certificate) |
| 4 | Estimated future life | : | 48 Years Subject to proper, preventive periodic maintenance & structural repairs |
| 5 | Type of construction- load bearing walls/RCC frame/ steel frame | : | R.C.C. Framed Structure |
| 6 | Type of foundations | : | R.C.C. Foundation |
| 7 | Walls | : | All external walls are 9" thick and partition walls are 6" Thk. Brick Masonery. |
| 8 | Partitions | : | 6" Thk. Brick Masonery. |
| 9 | Doors and Windows | : | Teak Wood Door frame with Solid flush door, Powder coated Aluminum sliding windows, . |
| 10 | Flooring | : | Vitrified Tile Flooring. |
| 11 | Finishing | : | Cement Plastering with POP false Ceiling. |

Technical details**Main Building**

| | | | |
|------------------|--|---|---|
| 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 plumbing with C.P. fittings. Electrical wiring with concealed |
| | (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 | : | 6'.0" High, R.C.C. column with B. B. masonry wall |
| 18 | No. of lifts and capacity | : | 1Lift |
| 19 | Underground sump – capacity and type of construction | : | RCC Tank |
| 20 | Over-head tank Location, capacity Type of construction | : | RCC 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 | : | Chequered tiles 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



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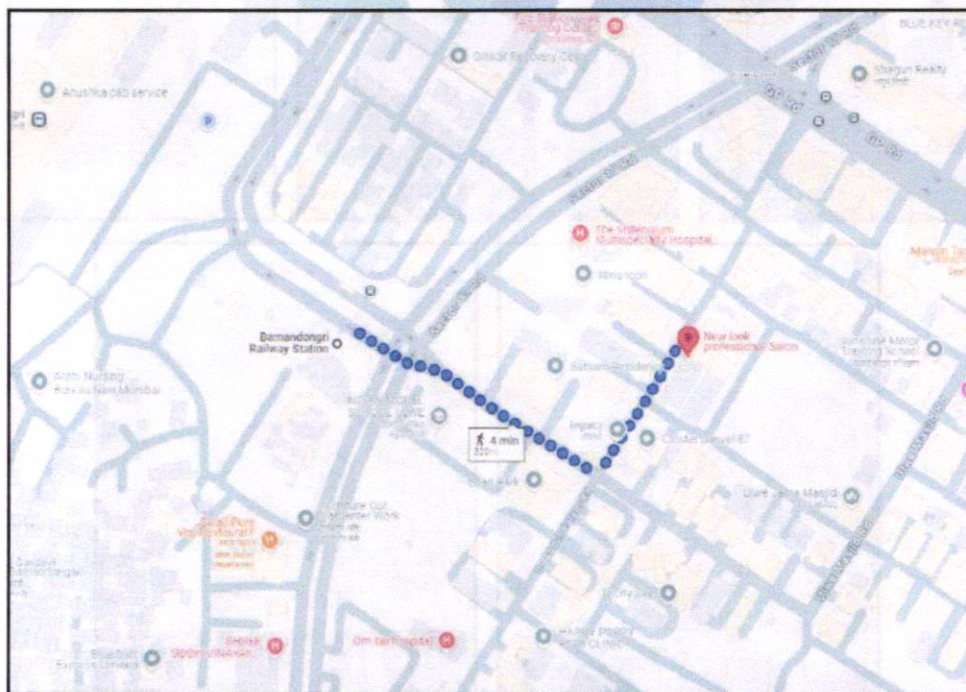
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Route Map of the property




Note: Red Place mark shows the exact location of the property



Longitude Latitude: 18°58'25.4"N 73°1'42.8"E


Note: The Blue line shows the route to site distance from nearest Railway Station (Bamandongri - 300M).

Ready Reckoner Rate



Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



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

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Year 2024-2025 Language English

Selected District Raigad

Select Taluka Panvel

Select Village Ulve, Gavan, Kharkopar

Search By Survey No. Location

Select Location इतर विकसनशिल विभाग ▼

| Select | विभाग नं. | उपविभाग | दर | एकक (Rs. /) |
|--------------------------|-----------|------------------------------------|--------|-------------|
| SurveyNo | 27/27.2 | 27.2-कार्यालय/औद्योगिक गाळा/गोडाऊन | 93500 | चौरस मीटर |
| SurveyNo | 27/27.3 | 27.3-दुकाने | 103100 | चौरस मीटर |
| SurveyNo | 27/27.1 | 27.1-निवासी सदनिका | 82500 | चौरस मीटर |

| | | | | |
|--|------------------|-----------------|-----------------|----------------|
| Stamp Duty Ready Reckoner Market Value Rate for Flat | 82500 | | | |
| Flat Located on 2 nd Floor | - | | | |
| Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A) | 82,500.00 | Sq. Mtr. | 7,665.00 | Sq. Ft. |
| Stamp Duty Ready Reckoner Market value Rate for Land (B) | 23270 | | | |
| The difference between land rate and building rate(A-B=C) | 59,230.00 | | | |
| Percentage after Depreciation as per table(D) | 12% | | | |
| Rate to be adopted after considering depreciation [B + (C X D)] | 75,392.00 | Sq. Mtr. | 7,004.00 | 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 |

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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 |



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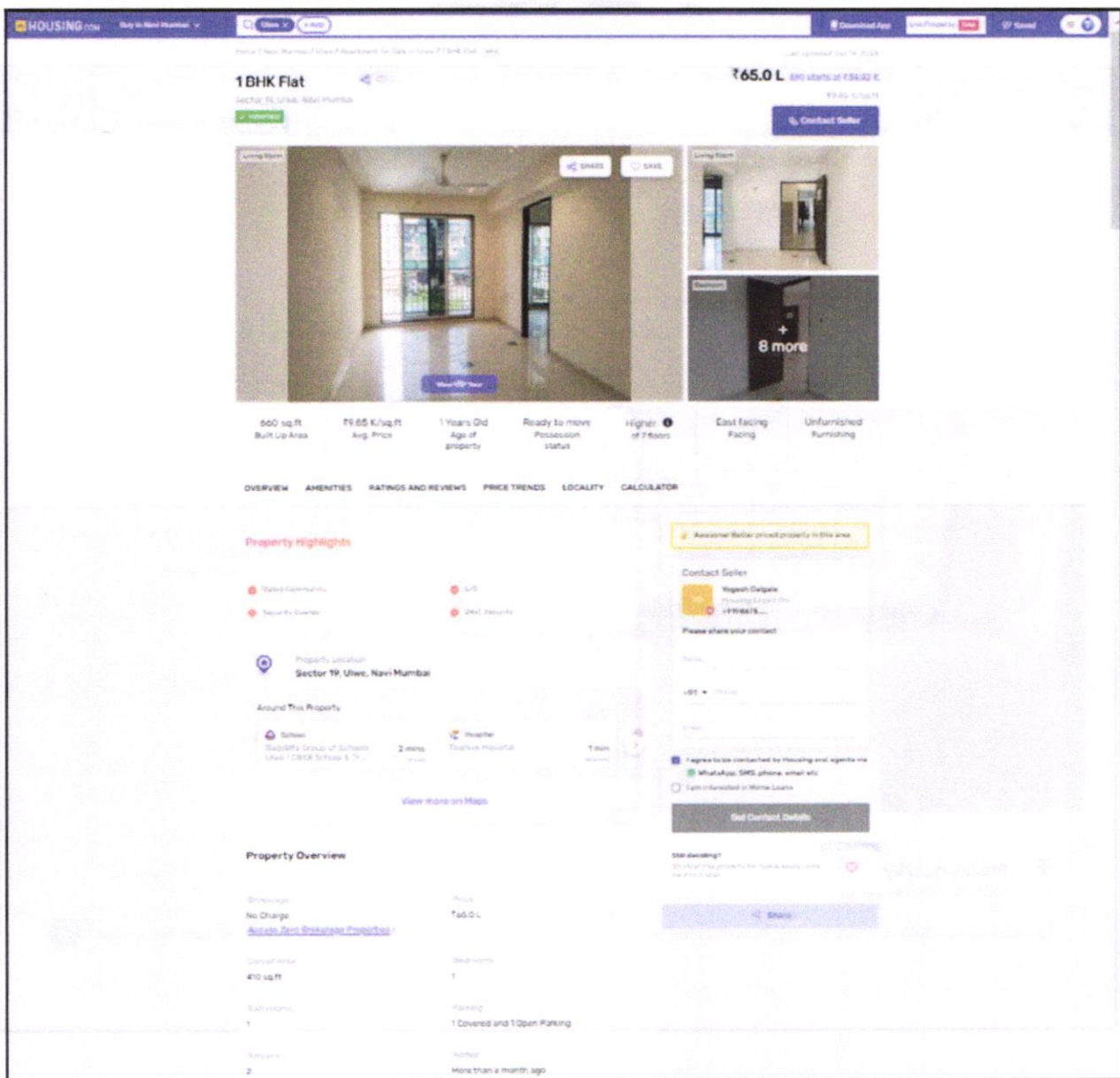
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Price Indicators

| | | | |
|-------------------------|------------------|-----------------|-----------------|
| Property | Residential Flat | | |
| Source | Housing.Com | | |
| Floor | - | | |
| | Carpet | Built Up | Saleable |
| Area | 410.00 | 492.00 | - |
| Percentage | - | 20% | - |
| Rate Per Sq. Ft. | ₹15,854.00 | ₹13,211.00 | - |



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Price Indicators

| | | | |
|-------------------------|--------------------------|-----------------|-----------------|
| Property | Residential Flat | | |
| Source | https://www.99acres.com/ | | |
| Floor | - | | |
| | Carpet | Built Up | Saleable |
| Area | 640.00 | 768.00 | - |
| Percentage | - | 20% | - |
| Rate Per Sq. Ft. | ₹15,313.00 | ₹12,760.00 | - |

99acres Buy | Enter Locality / Project / Society / Landmark | Post property | [Contact Dealer FREE](#) | [Shortlist](#)

Home > Property in Navi Mumbai > Flats for sale in Navi Mumbai > Flats for sale in Ulwe > Flats for sale in Sector 19 Ulwe > 2 BHK Flats for sale in Sector 19 Ulwe | Posted on Nov 08, 2024 | Ready to move

₹98 Lac @ 15,312 per sq.ft. | **2BHK 2Baths**
 Flat/Apartment for Sale
 In Skyline Bhakti Heights, Sector 19 Ulwe, Navi Mumbai

RERA STATUS REGISTERED | Registration No: P52000013292 | Website: http://maharera.maharashtra.gov.in/

[Overview](#) | [Society](#) | [Dealer Details](#) | [Price Trends](#) | [Society Reviews](#) | [Explore Locality](#)

Property (9) | **Society (3)**

Area
 Carpet area: 640 sq.ft. (5946 sq.ft.)

Price
 ₹98 Lac @ 15,312 per sq.ft. (Negotiable) [View Floor Details](#)

Floor Number
 9th of 11 Floors

Overlooking
 Park/Garden

Configuration
 2 Bedrooms, 2 Bathrooms, 2 Balconies with Others

Address
 Skyline Bhakti Heights
 Sector 19 Ulwe, Navi Mumbai

Facing
 North-East

Property Age
 1 to 5 Year Old

Places nearby
 Sector 19 Ulwe, Navi Mumbai [View All \(5\)](#)

[Nerul Sector NMMT Bus Depot](#) | [Baman-dongri railway station](#) | [Baman-dongri railway station](#) | [Kharkopar railway station](#)



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Sale Instances

| | | | |
|------------------|------------------|-----------------|-----------------|
| Property | Residential Flat | | |
| Source | Index no.2 | | |
| Floor | - | | |
| | Carpet | Built Up | Saleable |
| Area | 309.00 | 370.80 | - |
| Percentage | - | 20% | - |
| Rate Per Sq. Ft. | ₹12,945.00 | ₹10,787.00 | - |

| | | |
|---|---|---|
| 14858529 25-10-2024 Note: -Generated Through eSearch Module. For original report please contact concern SRO office. | सूची क्र.2 | दुयम निबंधक : सह दु.नि.पनवेल 5 दस्त क्रमांक : 14858/2024 नोंदणी : Ragn 63m |
| गावाचे नाव : उलवे | | |
| (1)दिलेला प्रकार | करारनामा | |
| (2)मोबदल | 4000000 | |
| (3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की घट्टेदार ते नमुद करावे) | 3524944 | |
| (4) भू.मापन,घोटहिस्सा व घरक्रमांक(असल्यास) | 1) पालिकेचे नाव:पनवेलदतर वर्णन : इतर माहिती: प्रभावक्षेत्र-271,दर-82500/- प्रती चौ.मी.सदनिका नं. 902,9 वा मजला,गुरबानी सिंगेचर प्लॉट नं. 275,सेक्टर 19 उलवे,ता.तुका. पनवेल जिल्हा. रायगड 28.72 चौ.मी.कार्पेट एरिया व 9.10 चौ.मी.एनक्लोज बाल्कनी एरिया((Plot Number : 275 ;)) | |
| (5) क्षेत्रफळ | 28.72 चौ.मीटर | |
| (6)आकारणी किंवा जुळी देण्यात असेल तेव्हा | | |
| (7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता. | 1): नाव:-गुरबानी असोसिएट्स एल एल पी तर्फे भागीदार श्री कमल किशोर चुग वय- पत्ता:-प्लॉट नं. -, माला नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. 506/507 पर्सोलेस बिल्डिंग प्लॉट नं 74 सेक्टर 17 वाणी नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड-400703 पॅन नं.-AARFG8225G | |
| (8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता | 1): नाव:-जंजर सहिद खानकर वय:-27; पत्ता:-प्लॉट नं. -, माला नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: रूप नं 4 चाल नं 20, कोकण नगर वसाहत, नवजीवन सोसायटी जवळ, चेंबूर मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400071 पॅन नं.-CGDPB6317C 2): नाव:-बुधारा मोहम्मद इरफान खानीब उर्फ श्रीमती बुधारा जंजर खानकर वय:-24; पत्ता:-प्लॉट नं. -, माला नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. रूप नं. 4 चाल नं 20, कोकण नगर वसाहत, नवजीवन सोसायटी जवळ, चेंबूर मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400074 पॅन नं.-IASPK3006C | |
| (9) दस्तऐवज करून दिल्याचा दिनांक | 06/09/2024 | |
| (10)दस्त नोंदणी केल्याचा दिनांक | 06/09/2024 | |
| (11)अनुक्रमांक, खंड व पृष्ठ | 14858/2024 | |
| (12)बाजारभावाप्रमाणे मुद्रांक शुल्क | 240000 | |
| (13)बाजारभावाप्रमाणे नोंदणी शुल्क | 30000 | |
| (14)शेरा | | |
| मुल्यांकनासाठी विचारात घेतलेला तपशील :- | | |
| मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- | (ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995. | |

Sale Instances

| | | | |
|------------------|------------------|-----------------|-----------------|
| Property | Residential Flat | | |
| Source | Index no.2 | | |
| Floor | - | | |
| | Carpet | Built Up | Saleable |
| Area | 380.00 | 456.00 | - |
| Percentage | - | 20% | - |
| Rate Per Sq. Ft. | ₹12,105.00 | ₹10,088.00 | - |

| | | |
|--|---|---|
| 13780529 06-09-2024 Note:-Generated Through eSearch Module.For original report please contact concern SRO office | सूची क्र.2 | दुय्यम निबंधक : सह दु.नि.पनवेल 5 दस्त क्रमांक : 13780/2024 नोंदणी : Regn 63m |
| गावाचे नाव : उखवे | | |
| (1) विलेखाचा प्रकार | सेल हीड | |
| (2) मीटरदला | 4600000 | |
| (3) बाजारभाव(भाडेपट्ट्याचा बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) | 3617460 | |
| (4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास) | 1) पालिकेचे नाव:पनवेलइतर वर्णन :- इतर माहिती: सदनिका क्र. 502.5 वा मजला,बेलकोन मून सी एच एस ली, प्लॉट क्र. 213, सेक्टर- 19, उखवे, नवी मुंबई, ता- पनवेल, जि- रायगड. क्षेत्र- 32.215 चौ मी कारपेट + 1.709 चौ मी सी बी + 1.393 चौ मी एक बी .. दस्त क्र. 11459/2014, दि. 12/07/2024, व व ल- 5, नुसार मु शु आणि नों फी वसूल करण्यात आली. ((Plot Number : 213 ; SECTOR NUMBER : 19 ;)) 32.215 चौ.मीटर | |
| (5) क्षेत्रफल | | |
| (6) आकारणी किंवा जुळी देण्यात असेल तेव्हा | | |
| (7) दस्तऐवज करून देणा-या/किडून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिघादिते नाव व पत्ता. | 1): नाव:- विठ्ठल गुरुदसिंग ठाकूर वय:-29 पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव:- , ब्लॉक नं. , रोड नं. 304, सवयम मॅजिस्ट्री, प्लॉट क्र. २८ , से- १८, उखवे, नवी मुंबई, महाराष्ट्र, राईगड(ं): पिन कोड:-410206 पॅन नं:-AWNPT7443B 2): नाव:-अल्हास जाकीर हुसेन मीर वय:-31 पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव:- , ब्लॉक नं. , रोड नं. 304, सवयम मॅजिस्ट्री, प्लॉट क्र. २८ , से- १८, उखवे, नवी मुंबई, महाराष्ट्र, राईगड(ं): पिन कोड:-410206 पॅन नं:-CQKPMB368R | |
| (8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिघादिते नाव व पत्ता | 1): नाव:-सोहेल घुसूक शेख वय:-29 पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव:- , ब्लॉक नं. , रोड नं. ए ७०४, प्रगती अश्वेनु, प्लॉट क्र. ८५/८६, से- १९, उखवे, नवी मुंबई, महाराष्ट्र, राईगड(ं): पिन कोड:-410206 पॅन नं:-GNOPS6412M 2): नाव:-मैहरुत्रिसा घुसूक शेख वय:-54 पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव:- , ब्लॉक नं. , रोड नं. ए ७०४, प्रगती अश्वेनु, प्लॉट क्र. ८५/८६, से- १९, उखवे, नवी मुंबई, महाराष्ट्र, राईगड(ं): पिन कोड:-410206 पॅन नं:-CDHPS6753G | |
| (9) दस्तऐवज करून दिल्याचा दिनांक | 21/08/2024 | |
| (10) दस्त नोंदणी केल्याचा दिनांक | 21/08/2024 | |
| (11) अनुक्रमांक, खंड व पृष्ठ | 13780/2024 | |
| (12) बाजारभावाप्रमाणे मुद्रांक शुल्क | 100 | |
| (13) बाजारभावाप्रमाणे नोंदणी शुल्क | 100 | |
| (14) शेंदरा | | |
| मुल्यांकनासाठी विचारत घेतलेला तपशील :- | मुल्यांकनाची आवश्यकता नाही कारण करारनामा अशाहिदा नोंदविला आहे कारणाचा तपशील करारनामा अशाहिदा नोंदविला आहे | |
| मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- | (ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995. | |

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **14th November 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 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.
4. There is no direct/ indirect interest in the property valued.
5. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.

DECLARATION OF PROFESSIONAL FEES CHARGED

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

VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of 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 **₹ 50,61,000.00 (Rupees Fifty Lakhs Sixty One Thousands Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj Chalikwar

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala Consultants (I)
Pvt. Ltd., ou=Mumbai, email=manoj@vastukala.org, c=IN
Date: 2024.11.15 17:43:47 +05'30'

Manoj

Director

Auth. Sign.

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Cosmos Bank Empanelment No.: HO/Credit/87/2022-23



Since 1989

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