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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Mr. Sandeep Vithal Kanse**

Residential Flat No. 504, 5th Floor, Wing - B, "Dhara Complex Co-op. Hsg. Soc. Ltd.", Plot No. 21, Sector 8, Village - Kamothe (12.5% Scheme), Taluka - Panvel, District - Raigad, Navi Mumbai, PIN - 410 209, State - Maharashtra, India.

Latitude Longitude : 19°1'19.8"N 73°5'34.0"E

Intended User:

Cosmos Bank

Amrutnagar GHatkopar West

Rekha Apartment CHSL Amrut Nagar Ghatkopar West Mumbai 400086

Our Pan India Presence at :

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

Regd. Office

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

+91 2247495919

mumbai@vastukala.co.in

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VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 504, 5th Floor, Wing - B, "Dhara Complex Co-op. Hsg. Soc. Ltd.", Plot No. 21, Sector 8, Village - Kamothe (12.5% Scheme), Taluka - Panvel, District - Raigad, Navi Mumbai, PIN - 410 209, State - Maharashtra, India belongs to **Mr. Sandeep Vithal Kanse**.

Boundaries	:	Building	Flat
North	:	'C' Wing of Dhara Complex CHSL	Flat No. 504
South	:	Internal Road	Flat No. 503
East	:	'A' Wing of Dhara Complex CHSL	Staircase
West	:	Internal Road	Marginal Space / 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 **₹ 72,69,576.00 (Rupees Seventy Two Lakhs Sixty Nine Thousands Five Hundred And Seventy Six 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.**

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. 504, 5th Floor, Wing - B, "Dhara Complex Co-op. Hsg. Soc. Ltd.", Plot No. 21, Sector 8, Village - Kamothe (12.5% Scheme), Taluka - Panvel, District - Raigad, Navi Mumbai, PIN - 410 209, 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 18.11.2024 for Housing Loan Purpose.
1	Date of inspection	15.11.2024
3	Name of the owner / owners	Mr. Sandeep Vithal Kanse
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. 504, 5 th Floor, Wing - B, "Dhara Complex Co-op. Hsg. Soc. Ltd.", Plot No. 21, Sector 8, Village - Kamothe (12.5% Scheme), Taluka - Panvel, District - Raigad, Navi Mumbai, PIN - 410 209, State - Maharashtra, India. Contact Person : Mr. Dinesh Yadav (Tenant) Contact No. 8652255922
6	Location, Street, ward no	Village - Kamothe (12.5% Scheme), District - Raigad
7	Survey / Plot No. of land	Village - Kamothe (12.5% Scheme), Plot No - 21
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	<p>Carpet Area in Sq. Ft. = 550.06 (Area as per Site measurement) Carpet Area in Sq. Ft. = 454.15 Balcony Area in Sq. Ft. = 95.91</p> <p>Carpet Area in Sq. Ft. = 505.00 (Area As Per Agreement)</p> <p>Built Up Area in Sq. Ft. = 606.00 (Carpet Area + 20%) Carpet Area in Sq. Ft. = 459.00 Terrace Area in Sq. Ft. = 46.00</p>
13	Roads, Streets or lanes on which the land is abutting	Village - Kamothe (12.5% Scheme), Taluka - Panvel, District - Raigad, Pin - PIN - 410 209
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. Dinesh Yadav, since 8 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. Dinesh Yadav, since 8 years
	(ii) Portions in their occupation	Fully Tenant Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	Rs. 17500/- 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	<i>COST OF CONSTRUCTION</i>	
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, Amrutnagar GHatkopar West Branch to assess Fair Market Value as on 18.11.2024 for Residential Flat No. 504, 5th Floor, Wing - B, "**Dhara Complex Co-op. Hsg. Soc. Ltd.**", Plot No. 21, Sector 8, Village - Kamothe (12.5% Scheme), Taluka - Panvel, District - Raigad, Navi Mumbai, PIN - 410 209, State - Maharashtra, India belongs to **Mr. Sandeep Vithal Kanse**.

We are in receipt of the following documents:

1)	Copy of Agreement for sale Registration No.12411-2011 Dated 20.12.2011 between M/s. Dhara Enterprises(The Builder) And Mr. Sandeep Vithal Kanse(The Purchaser).
2)	Copy of Occupancy Certificate No.CIDCO/BP-9354/ATPO(NM & K)/2012/622 Dated 06.08.2012 issued by CIDCO.
3)	Copy of Electricity Bill Consumer No.028800181102 Dated 13.05.2024.

Location

The said building is located at bearing Plot No - 21 in Sector - 8, Village - Kamothe (12.5% Scheme), Taluka - Panvel, District - Raigad, PIN - 410 209. The property falls in Residential Zone. It is at a traveling distance 2.2 km. from Mansarovar Railway Station.

Building



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The building under reference is having Ground + 7 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" Thk. Brick Masonery walls. The external condition of building is Good. The building is used for Residential purpose. 5th Floor is having 5 Residential Flat. The building is having 1 lift.

Residential Flat:

The Residential Flat under reference is situated on the 5th Floor The composition of Residential Flat is 2 Bedroom + Living Room + Kitchen + Passage + 2 Toilet.(i.e. 2BHK with 2 Toilets) This Residential Flat is Vitrified tiles flooring, Teak wood door frame with flush shutters, Powder coated Aluminum sliding windows, Concealed plumbing with C.P. fittings. Electrical wiring with concealed etc.

Valuation as on 18th November 2024

The Carpet Area of the Residential Flat	:	505.00 Sq. Ft.
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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	:	606.00 Sq. Ft. X ₹ 2,800.00 = ₹ 16,96,800.00
Depreciation $\{(100 - 10) \times (12 / 60)\}$:	18.00%
Amount of depreciation	:	₹ 3,05,424.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 81,480/- per Sq. M. i.e. ₹ 7,570/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 75,014/- per Sq. M. i.e. ₹ 6,969/- per Sq. Ft.
Value of property	:	505.00 Sq. Ft. X ₹ 15,000 = ₹75,75,000
Total Value of property as on 18th November 2024	:	₹75,75,000.00

(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 18th November 2024	:	₹ 75,75,000.00 - ₹ 3,05,424.00 = ₹ 72,69,576.00
Total Value of the property	:	₹ 72,69,576.00
The realizable value of the property	:	₹65,42,618.00
Distress value of the property	:	₹58,15,661.00
Insurable value of the property (606.00 X 2,800.00)	:	₹16,96,800.00
Guideline value of the property (606.00 X 6969.00)	:	₹42,23,214.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 504, 5th Floor, Wing - B, "Dhara Complex Co-op. Hsg. Soc. Ltd.", Plot No. 21, Sector 8, Village - Kamothe (12.5% Scheme), Taluka - Panvel, District - Raigad, Navi Mumbai, PIN - 410 209, State - Maharashtra, India for this particular purpose at **₹ 72,69,576.00**

(Rupees Seventy Two Lakhs Sixty Nine Thousands Five Hundred And Seventy Six Only) as on 18th November 2024

NOTES

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 **18th November 2024** is **₹ 72,69,576.00 (Rupees Seventy Two Lakhs Sixty Nine Thousands Five Hundred And Seventy Six 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	:	Ground + 7 Upper Floors
2	Plinth area floor wise as per IS 3361-1966	:	N.A. as the said property is a Residential Flat Situated on 5 th 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.



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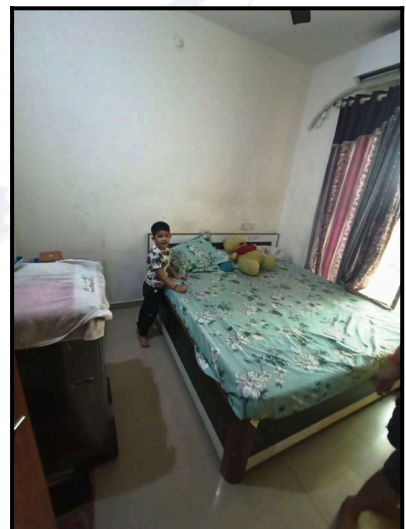
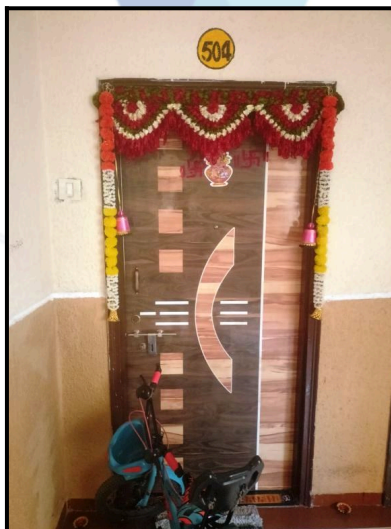
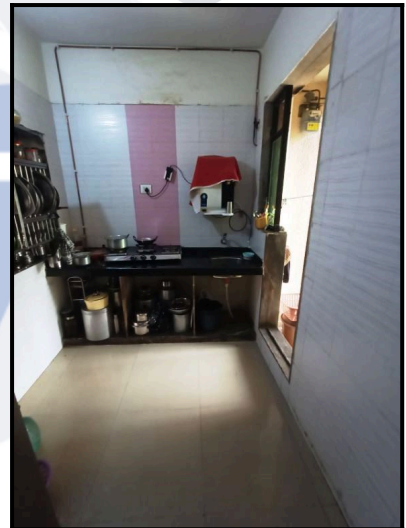
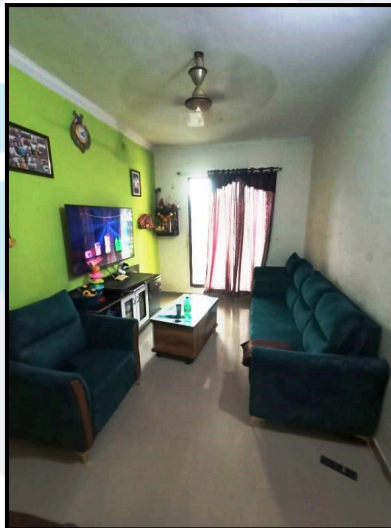
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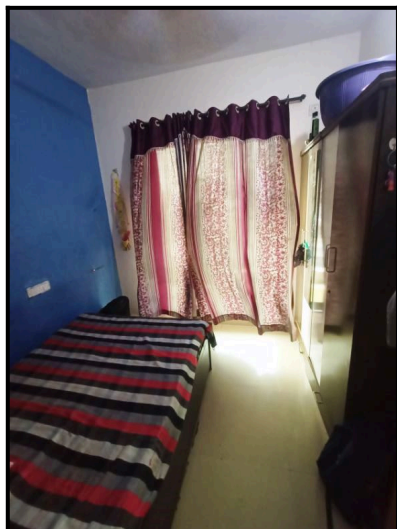


Technical details		Main Building								
9	Doors and Windows	: Teak wood door frame with flush shutters, Powder coated Aluminum sliding windows, .								
10	Flooring	: Vitrified tiles flooring.								
11	Finishing	: Cement Plastering.								
12	Roofing and terracing	: R.C.C. slab.								
13	Special architectural or decorative features, if any	: No								
14	<table border="1"> <tr> <td>(i)</td> <td>Internal wiring – surface or conduit</td> </tr> <tr> <td>(ii)</td> <td>Class of fittings: Superior/Ordinary/Poor.</td> </tr> </table>	(i)	Internal wiring – surface or conduit	(ii)	Class of fittings: Superior/Ordinary/Poor.	: Concealed plumbing with C.P. fittings. Electrical wiring with concealed				
(i)	Internal wiring – surface or conduit									
(ii)	Class of fittings: Superior/Ordinary/Poor.									
15	Sanitary installations <table border="1"> <tr> <td>(i)</td> <td>No. of water closets</td> </tr> <tr> <td>(ii)</td> <td>No. of lavatory basins</td> </tr> <tr> <td>(iii)</td> <td>No. of urinals</td> </tr> <tr> <td>(iv)</td> <td>No. of sink</td> </tr> </table>	(i)	No. of water closets	(ii)	No. of lavatory basins	(iii)	No. of urinals	(iv)	No. of sink	: 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.	: Superior White								
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



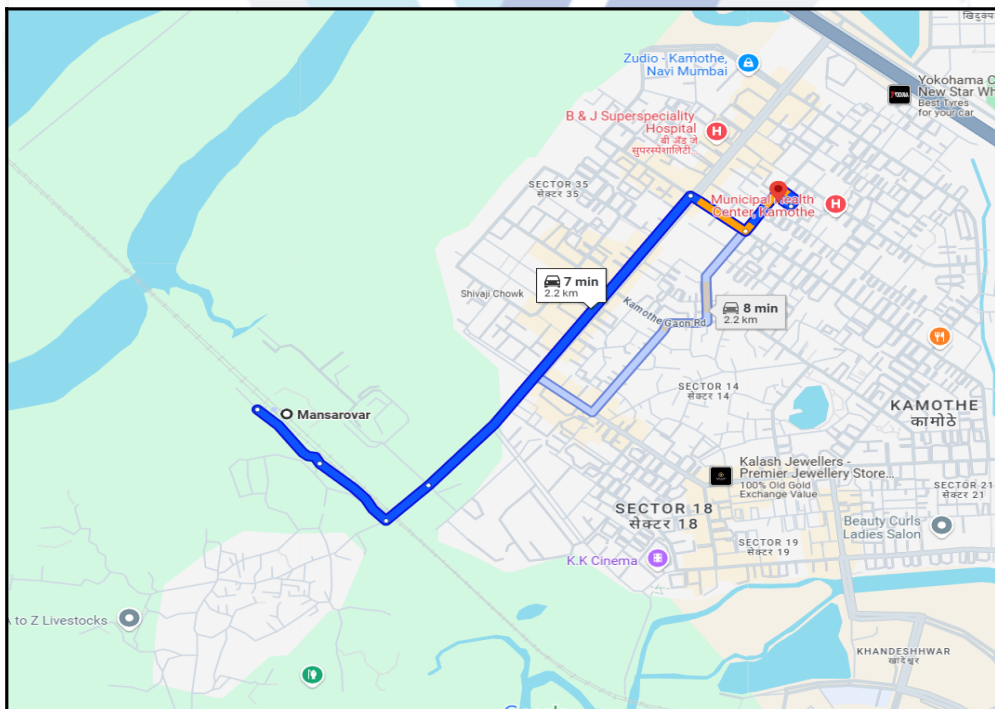
Actual Site Photographs



Route Map of the property



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



Longitude Latitude: $19^{\circ}1'19.8''N$ $73^{\circ}5'34.0''E$

Note: The Blue line shows the route to site distance from nearest Railway Station (Mansarovar - 2.2 km.).

Ready Reckoner Rate

Valuation		Home	Rate Guideline	LOGOUT			
Department of Registration & Stamps Government Of Maharashtra		नोंदणी व मुद्रांक विभाग महाराष्ट्र शासन					
Location Details							
Select Type <input type="radio"/> Development Agreement <input type="radio"/> Tenant Occupied <input checked="" type="radio"/> Other		Division Name Kokan		Help on Division			
District Name	रायगड	Taluka Name	पनवेल	Village/Zone Name	मोजे : पनवेल (पनवेल मा)		
Attribute	इतर			SubZone Name	15अ/8-कामाडे सिडको सं.:		
Mahapalika Area	A Class Palika						
		Open Land	Residence	Office	Shop	Industry	Unit
		27600	77600	86400	97000	86400	Square Meter

Stamp Duty Ready Reckoner Market Value Rate for Flat	77600			
Increase by 5% on Flat Located on 5 th Floor	3880			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	81,480.00	Sq. Mtr.	7,570.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	27600			
The difference between land rate and building rate(A-B=C)	53,880.00			
Percentage after Depreciation as per table(D)	12%			
Rate to be adopted after considering depreciation [B + (C X D)]	75,014.00	Sq. Mtr.	6,969.00	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

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	Residential Flat		
Source	Nobroker.com		
Floor	-		
	Carpet	Built Up	Saleable
Area	880.00	1,056.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹15,341.00	₹12,784.00	-

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[Log in](#)

2 BHK Flat In Asian Tower Chsl, Kamothe For S...

Near Kamothe Police Station/ Axis Bank

₹ 1.35 Crores

Negotiable

₹ 77,374/Month

Estimated EMI

1,110

Sq.Ft

Need Home Loan ?

Apply Loan

Home / Flats for Sale in Mumbai / Flats for Sale in Kamothe / 2bkh Flat for Sale in Kamothe / Property Details

Photos
Location

Shortlist

2 Bedroom <small>No. of Bedroom</small>	Jul 16, 2024 <small>Posted On</small>
2 Bathroom <small>No. of Bathroom</small>	Immediately <small>Possession</small>
5 <small>Balcony</small>	Asian Tower Chsl, K... <small>Apartment</small>
Car <small>Parking</small>	Partial <small>Power Backup</small>

Get Owner Details

Report what was not correct in this property

Listed by Broker
Sold Out

Wrong Info

Price trends by NBEstimate

Check Now

Nearby: Abhyudaya Co-Operative Bank Limited Old Panvel Branch Panvel Railway Station (W)

B & J Superspeciality Hospital Sector 11 Kharghar MapleX

Overview

Age of Building	>10 Years	Ownership Type	Self Owned
Maintenance Charges	₹3.6 Per Sq.Ft/M	Flooring	Vitrified Tiles
Builtup Area	1,110 Sq.Ft	Carpet Area	880 Sq.Ft
Furnishing Status	Fully Furnished	Facing	East

Activity On This Property

0
Unique Views

0
Shortlists

0
Contacted

Powered By: NBEstimate

Similar Properties

Price Indicators

Property	Residential Flat		
Source	Nobroker.com		
Floor	-		
	Carpet	Built Up	Saleable
Area	396.00	475.00	-
Percentage	-	%	-
Rate Per Sq. Ft.	₹16,414.00	₹13,684.00	-

[Pay Rent](#)
[Post Your Property](#)
[Sign up](#)
[Log in](#)

Resale

1 BHK Flat In Aniruddha Enclave For Sale In ...

A/1, Sector 9, Kamothe, Panvel, Navi Mumbai, Maharashtra ...

₹ 65 Lacs

Negotiable

₹ 37,254/Month

Estimated EMI

475

Sq.Ft

Need Home Loan ?

[Apply Loan](#)

Home / Flats for Sale in Mumbai / Flats for Sale in Kamothe / 1bhk Flat for Sale in Kamothe / Property Details

Photos
Location

1 Bedroom

No. of Bedroom

1 Bathroom

No. of Bathroom

2

Balcony

Bike and Car

Parking

Oct 7, 2024

Posted On

Immediately

Possession

Aniruddha Enclave

Apartment

Full

Power Backup

[Get Owner Details](#)

Report what was not correct in this property

[Listed by Broker](#) [Sold Out](#)

[Wrong Info](#)

Price trends by NBEstimate

[Check Now](#)

Nearby: [Abhyudaya Co-Operative Bank Limited Old Panvel Branch](#) [Panvel Railway Station \(W\)](#)

[Fitness Point Gym](#) [B & J Superspeciality Hospital](#) [Sector 11 Kharghar](#)

Overview

Age of Building 5-10 Years

Maintenance Charges ₹1.7 Per Sq.Ft/M

Builtup Area 475 Sq.Ft

Ownership Type Self Owned

Flooring Marble/Granite

Furnishing Status Unfurnished [Furnish Now](#)

Activity On This Property

14

Unique Views

0

Shortlists

0

Contacted

Powered By: NBEstimate

Similar Properties

Sale Instances

Property	Residential Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	498.00	597.00	-
Percentage	-	%	-
Rate Per Sq. Ft.	₹12,651.00	₹10,553.00	-



11831398
24-07-2024

Note:-Generated Through eSearch Module,For original report please contact concern SRO office.

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 3
दस्त क्रमांक : 11831/2024
नोंदणी :
Regn:63m

गावाचे नाव : कामोठे

(1)विलेखाचा प्रकार	सेल डीड
(2)मोबदला	6300000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4104264
(4) भू-मापन,पॉटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पनवेल म.न.पा.इतर वर्णन : , इतर माहिती: सदनिका क्रं - सी -304,सी विंग,तिसरा मजला,धारा कॉम्प्लेक्स को ऑप हौ सोसायटी लिमिटेड,प्लॉट नं - 21,सेक्टर -8,कामोठे,नवी मुंबई,ता पनवेल,जिल्हा रायगड क्षेत्र 51.170 चौ मी बिल्टअप व 4.297 चौ मी टेरेस(दस्त क्र. पवल 5-7370/2024 दिनांक 11/05/2024 रोजी मु.शु. व नोंदणी फी वसूल) ((Plot Number : 21 ; SECTOR NUMBER : 8 ;))
(5) क्षेत्रफळ	51.170 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-सुशांत शामसुंदर मापुस्कर वय:-37 पत्ता:-प्लॉट नं: फ्लॉट नं - 303, माळा नं: -, इमारतीचे नाव: गणेश प्लाझा, ब्लॉक नं: प्लॉट नं - 51, सेक्टर -11, रोड नं: कामोठे, ता पनवेल, जिल्हा रायगड, महाराष्ट्र, राईगाड(०). पिन कोड:-410206 पॅन नं:-AYCPM0808J 2): नाव:-सचिन शामसुंदर मापुस्कर वय:-35 पत्ता:-प्लॉट नं: फ्लॉट नं - 303, माळा नं: -, इमारतीचे नाव: गणेश प्लाझा, ब्लॉक नं: प्लॉट नं - 51, सेक्टर -11, रोड नं: कामोठे, ता पनवेल, जिल्हा रायगड, महाराष्ट्र, राईगाड(०). पिन कोड:-410206 पॅन नं:-BATPM7922D
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सीमा सचिन जाधव वय:-33; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: वळवण, सांगली, महाराष्ट्र, पिन कोड:-415308 पॅन नं:-CKOPJ2761H 2): नाव:-सचिन किसन जाधव वय:-39; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: वळवण, सांगली, महाराष्ट्र, पिन कोड:-415308 पॅन नं:-AVUPJ5622J
(9) दस्तऐवज करून दिल्याचा दिनांक	13/06/2024
(10)दस्त नोंदणी केल्याचा दिनांक	13/06/2024
(11)अनुक्रमांक,खंड व पृष्ठ	11831/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	100
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणचा तपशील दस्तप्रकारानुसार आवश्यक नाही
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	If relating to Order of High Court W.R.T. amalgamation or reconstruction of companies under section 394 of Companies Act 1956 or under the order of Reserve Bank of India under section 44A of the Banking Regulation Act 1949.

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **18th 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 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.

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 **₹ 72,69,576.00 (Rupees Seventy Two Lakhs Sixty Nine Thousands Five Hundred And Seventy Six Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

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



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