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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 2247485919

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.**

Manoj Chalikwar

Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.11.18 17:30:06 +05'30'

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 | |



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| | | |
|----|--|--|
| 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. |
|---|---|----------------|

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



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(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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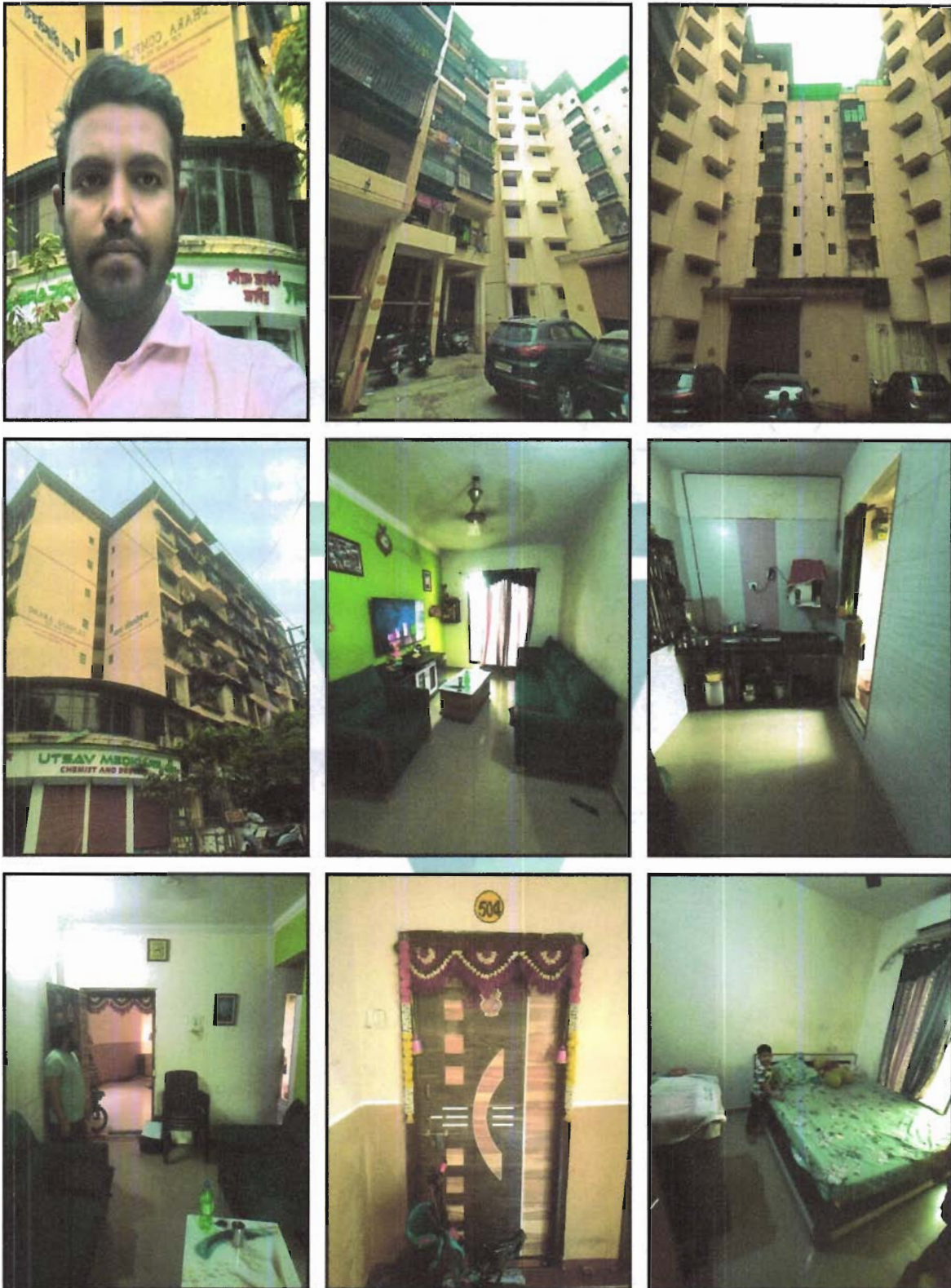
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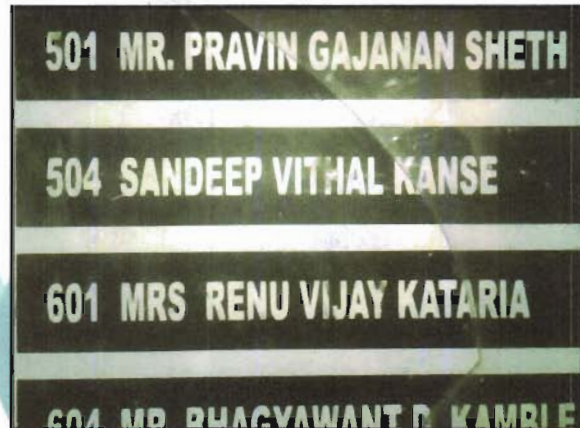


| Technical details | | Main Building |
|-------------------|--|---|
| 9 | Doors and Windows | : Teak wood door frame with flush shutters, Powder coated Aluminum sliding windows, . |
| 10 | Flooring | : Vitrified tiles flooring. |
| 11 | Finishing | : Cement Plastering. |
| 12 | Roofing and terracing | : R.C.C. slab. |
| 13 | Special architectural or decorative features, if any | : No |
| 14 | (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. | : 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



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Route Map of the property



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



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

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



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Ready Reckoner Rate

| Open Land | | Residence | | Office | | Shop | | Industry | | Unit | |
|-----------|--|-----------|--|--------|--|-------|--|----------|--|--------------|--|
| 27600 | | 77500 | | 86400 | | 37000 | | 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 | - |

Post Your Property
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Login
Menu

Near Kamothe Police Station/ Axis Bank

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

₹ 1.35 Crores ₹ 77,374/Month 1,110 Sq Ft

Negotiable Estimated EMI Need Home Loan? Apply Loan

Jul 16, 2024

Posted On

Immediately

Possession

Asian Tower Chsl, K...

Apartment

Partial

Power Backup

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

Photos

Location

+16

2 Bedroom

No. of Bedroom

2 Bathroom

No. of Bathroom

5

Balcony

Car

Parking

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

Unique Views Shortlists 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 | - |

NOBROKER | Pay Rent | Post Your Property | Sign up | Log in | Menu

1 BHK Flat In Aniruddha Enclave For Sale In ... | ₹ 65 Lacs | ₹ 37,254/Month | 475 Sq.Ft | Need Home Loan? | Apply Loan

Resale | A/1, Sector 5, Kamothe, Panvel, Navi Mumbai, Maharashtra ... | Negotiable | Estimated EMI

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

Photos | Location | Shortlist

1 Bedroom (No. of Bedroom) | **Oct 7, 2024** (Posted On)

1 Bathroom (No. of Bathroom) | **Immediately** (Possession)

2 (Balcony) | **Aniruddha Enclave** (Apartment)

Bike and Car (Parking) | **Full** (Power Backup)

Get Owner Details | Report what was not correct in this property

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

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 | दुयम निबंधक : सह दु.नि.पुनवेल 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,पोटहिस्सा व घरक्रमांक(असत्यास) | 1) पालिकेचे नाव:पुनवेल म.न.पा.इतर वर्णन : इतर माहिती: सदनिका क्र - सी -304,सी विंग,तिसरा मजला,थारा कॉम्प्लेक्स को ऑप ही सोसायटी लिमिटेड,प्लॉट नं - 21,सेक्टर -8,कामोठे,नवी मुंबई,ता पुनवेल,जिल्हा रायगड क्षेत्र 51.170 चौ मी बिल्टअप व 4.297 चौ मी टेरेस(दस्त क्र. पवेल 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:- प्लॉट नं - 303, माळा नं. - , इमारतीचे नाव: गणेश प्लाझा, ब्लॉक नं:- प्लॉट नं - 51, सेक्टर -11, रोड नं:- कामोठे, ता पुनवेल, जिल्हा रायगड, महाराष्ट्र, राईगड(ं). पिन कोड:-410206 पॅन नं:-AVCPM0808J 2): नाव:-सविन शामसुंदर मापुस्कर वय:-35 पत्ता:-प्लॉट नं:- प्लॉट नं - 303, माळा नं. - , इमारतीचे नाव: गणेश प्लाझा, ब्लॉक नं:- प्लॉट नं - 51, सेक्टर -11, रोड नं:- कामोठे, ता पुनवेल, जिल्हा रायगड, महाराष्ट्र, राईगड(ं). 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 सविन जाधव वय:-33, पत्ता:-प्लॉट नं:- , माळा नं:- , इमारतीचे नाव - , ब्लॉक नं:- , रोड नं:- वळवण, सांगली, महाराष्ट्र, महाराष्ट्र, सांगली. पिन कोड:-415308 पॅन नं:-CKOPJ2761H 2): नाव:-सविन किसन जाधव वय:-39, पत्ता:-प्लॉट नं:- , माळा नं:- , इमारतीचे नाव:- , ब्लॉक नं:- , रोड नं:- वळवण, सांगली, महाराष्ट्र, महाराष्ट्र, सांगली. 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 कारणाचा 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 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.



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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.

Manoj Chalikwar

Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.11.18 17:30:18 +05'30'

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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