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Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mrs. Pratima Atul Awasthi**

Row Villa No. 07, Apartment Type - A1, "**Palm Hills Row Villas**", Plot No. 2 & 3,
Gut No. 607/2 + 629/Part, Mauje Gonde Dumala, Taluka - Igatpuri, District – Nashik,
PIN - 422 403, Maharashtra, India

Latitude Longitude - 19°49'29.6"N 73°40'32.2"E

Intended User:

Cosmos Bank

Dadar Branch

Horizon Bldg., 1st Floor, Ranade Road & Gokhale Road,
Dadar (West), Mumbai - 400 028, Maharashtra, India

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Regd. Office

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

+91 2247495919

mumbai@vastukala.co.in

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VALUATION OPINION REPORT

The property bearing Row Villa No. 07, Apartment Type - A1, "Palm Hills Row Villas", Plot No. 2 & 3, Gut No. 607/2 + 629/Part, Mauje Gonde Dumala, Taluka - Igatpuri, District – Nashik, PIN - 422 403, Maharashtra, India belongs to **Mrs. Pratima Atul Awasthi**.

Boundaries of the property.

North	:	Villa No. 06
South	:	Villa No. 08
East	:	Internal Road / Common Passage
West	:	Internal Road / Common Passage

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose for **₹ 53,83,000.00 (Rupees Fifty Three Lakh Eighty Three Thousand Only)**.

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

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.



Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Encl. Valuation Report

Auth. Sign.

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Valuation Report of Row Villa No. 07, Apartment Type - A1, "Palm Hills Row Villas", Plot No. 2 & 3, Gut No. 607/2 + 629/Part, Mauje Gonde Dumala, Taluka - Igatpuri, District – Nashik, PIN - 422 403, 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 the Fair Market Value as on 25.11.2024 for Bank Loan Purpose								
2	Date of inspection	20.11.2024								
3	Name of the owner/ owners	Mrs. Pratima Atul Awasthi								
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: Row Villa No. 07, Apartment Type - A1, "Palm Hills Row Villas", Plot No. 2 & 3, Gut No. 607/2 + 629/Part, Mauje Gonde Dumala, Taluka - Igatpuri, District – Nashik, PIN - 422 403, Maharashtra, India. Contact Person: Mr. Yogesh (Sales Manager) Contact No.: +91 8010900877								
6	Location, street, ward no	Mumbai Nashik Highway								
7	Survey/ Plot no. of land	Plot No. 2 & 3, Gut No. 607/2 + 629/Part								
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Residential area								
9	Classification of locality-high class/ middle class/poor class	Middle class								
10	Proximity to civic amenities like schools, Hospitals, Units, market, cinemas etc.	All the amenities are available in the vicinity								
11	Means and proximity to surface communication by which the locality is served	Served by Buses, Auto, Taxies and Private cars								
	LAND									
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	<table border="1"> <thead> <tr> <th>Floor</th> <th>Carpet Area (Sq. Ft.)</th> </tr> </thead> <tbody> <tr> <td>Ground Floor</td> <td>496.00</td> </tr> <tr> <td>First Floor</td> <td>425.00</td> </tr> <tr> <td>TOTAL</td> <td>921.00</td> </tr> </tbody> </table> <p>(Area as per actual site measurement)</p> <p>Land area = 77.17 Sq. M. i.e. 831.00 Sq. Ft. Carpet area = 71.43 Sq. M. i.e. 769.00 Sq. Ft.</p>	Floor	Carpet Area (Sq. Ft.)	Ground Floor	496.00	First Floor	425.00	TOTAL	921.00
Floor	Carpet Area (Sq. Ft.)									
Ground Floor	496.00									
First Floor	425.00									
TOTAL	921.00									

		(As per Agreement for Sale)
13	Roads, Streets or lanes on which the land is abutting	Mumbai Nashik Highway
14	If freehold or leasehold land	Freehold land
15	If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease. (i) Initial Premium (ii) Ground Rent payable per annum (iii) Unearned increased payable to the Lessor in the event of sale or transfer	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.	N.A.
19	Has any contribution been made towards development or is any demand for such contribution still outstanding?	Information not available
20	Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date of the notification.	No
21	Attach a dimensioned site plan	N.A.
	IMPROVEMENTS	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available
23	Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)	Attached
24	Is the building owner occupied/ tenanted/ both?	Vacant
	If the property owner occupied, specify portion and extent of area under owner-occupation	N.A.
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible – 1.10 Percentage actually utilized – 0.725 (As per approved building plan)
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	Information not available
	(ii) Portions in their occupation	Entire Row House

	(iii)	Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 11,200.00 Expected rental income per month.
	(iv)	Gross amount received for the whole property	N.A.
27		Are any of the occupants related to, or close to business associates of the owner?	N.A.
28		Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details	N.A.
29		Give details of the water and electricity charges, If any, to be borne by the owner	N.A.
30		Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	N.A.
31		If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N.A.
32		If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N.A.
33		Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?	N.A.
34		What is the amount of property tax? Who is to bear it? Give details with documentary proof	Information not available
35		Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Information not available
36		Is any dispute between landlord and tenant regarding rent pending in a court of rent?	N.A.
37		Has any standard rent been fixed for the premises under any law relating to the control of rent?	N.A.
		SALES	
38		Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.	As per sub registrar of assurance records
39		Land rate adopted in this valuation	N. A. as the property under consideration is a Row House. The rate is considered as composite rate.
40		If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.
		COST OF CONSTRUCTION	
41		Year of commencement of construction and year of completion	Year of Construction – 2023 (As per part occupation 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, Dadar Branch to assess fair market value as on 25.11.2024 for Row Villa No. 07, Apartment Type - A1, "**Palm Hills Row Villas**", Plot No. 2 & 3, Gut No. 607/2 + 629/Part, Mauje Gonde Dumala, Taluka - Igatpuri, District – Nashik, PIN - 422 403, Maharashtra, India belongs to **Mrs. Pratima Atul Awasthi**.

We are in receipt of the following documents:

1	Copy of Agreement for Sale, Reg. No. 1665 / 2024 dated 16.04.2024 between M/s. Sarvppratham Developers Pvt. Ltd. & Mr. Anand Khattar (Promoter) AND Pratima Atul Awasthi (the Allottee)
2	Copy of Approved Building Plan No. N.M.R.D.A. / Abhi.B.P./ Mouje Gonde Dumala, Taluka Igatpuri Gut No. 607/2 + 629/1735 dated 08.11.2021 issued by Nashik Metropolitan Region Development Authority, Nashik
2	Copy of Development Permission And Commencement Certificate No. N.M.R.D.A. / Abhi.B.P./ Mouje Gonde Dumala, Taluka Igatpuri Gut No. 607/2 + 629/1735 dated 08.11.2021 issued by Nashik Metropolitan Region Development Authority, Nashik
3	Copy of RERA Certificate No. 51600032143 dated 14.12.2021
4	Copy of Land Appurtenant Area Statement dated 17.11.2021 issued by Regal Town Planners Pvt. Ltd.
5	Copy of Part Occupancy Certificate No. N.M.R.D.A. / Part Occupancy / Mouje Gonde Dumala, Taluka Igatpuri Gut No. 607/2 /629/Part 2 & 3 / 12800 dated 26.05.2023 issued by Nashik Metropolitan Region Development Authority

LOCATION:

The said Row Villa No. 07 is constructed at Apartment Type - A1, "**Palm Hills Row Villas**", Plot No. 2 & 3, Gut No. 607/2 + 629/Part, Mauje Gonde Dumala, Taluka - Igatpuri, District – Nashik, PIN - 422 403, Maharashtra, India, within the limits of Nashik Metropolitan Region Development Authority, Nashik. The property falls in Residential Zone. It is at a travelling distance of 23.1 KM. from Igatpuri railway station.

RESIDENTIAL ROW HOUSE:

The Row Villa under reference is having Ground + 1 Upper Floor. It is a R.C.C. Framed Structure with 9" thick external walls and 6" thick internal brick walls. The walls are having sand faced plaster from outside. It consists of Living Room + Kitchen+ Toilet + Verandah on Ground Floor and 2 Bedrooms + 2 Toilets + Balcony on 1st Floor. The residential row house is finished with Vitrified tiles flooring, Teak wood door frame with flush shutters, Powder



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coated Aluminum sliding windows, Cement plastering etc. At present, the Row Villa is Vacant. Concealed electrification & Plumbing, Final Finishing will be done at the time of possession of the Row Villa.

Valuation as on 25th November 2024

Carpet Area of the Residential Row Villa	:	769.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	Year of Construction – 2023 (As per part occupation certificate)
Expected total life of building	:	59 Years Subject to proper, preventive periodic maintenance & structural repairs
Age of the building as on 2024	:	1 Year
Cost of Construction	:	₹ 2,000/- per Sq. Ft.
Depreciation $\{(100-10) \times 08 / 60\}$:	N.A. the property is One year old only.
Amount of depreciation	:	N.A. the property is One year old only.
Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed) (₹ 3,700/- (Land rate) + ₹ 24,200/- Cost of Construction)	:	₹ 27,900.00 per Sq. M. i.e. ₹ 2,592.00 per Sq. Ft.
Guideline rate (after Depreciation)	:	₹ 27,900.00 per Sq. M. i.e. ₹ 2,592.00 per Sq. Ft.
Prevailing market rate	:	₹ 7,000.00 per Sq. Ft.
Value of property as on 25.11.2024	:	769.00 Sq. Ft. X ₹ 7,000.00 = ₹ 53,83,000.00

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

Total Value of the property as on 25.11.2024	:	₹ 53,83,000.00 (-) ₹ 0.00
Total Value of the property	:	₹ 53,83,000.00
The realizable value of the property	:	₹ 48,44,700.00
Distress value of the property	:	₹ 43,06,400.00
Insurable value of the property (344.00 X 2500.00)	:	₹ 15,38,000.00
Guideline value of the property	:	₹ 19,93,248.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Row Villa No. 07, Apartment Type - A1, "Palm Hills Row Villas", Plot No. 2 & 3, Gut No. 607/2 + 629/Part, Mauje Gonde Dumala, Taluka - Igatpuri, District – Nashik, PIN - 422 403, Maharashtra, India for this particular purpose at **₹ 53,83,000.00 (Rupees Fifty Three Lakh Eighty Three Thousand Only)** as on date **25th November 2024**.



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NOTES

1. I, Manoj B. Chalikwar Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **25th November 2024 is ₹ 53,83,000.00 (Rupees Fifty Three Lakh Eighty Three Thousand Only)**. Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.
2. This valuation is done on the basis of information, which the valuer has obtained by information provided by the client about the premises and location of the surrounding area and also prevailing rates in the surrounding area, and further subject to document as mentioned in valuation report.
3. This valuer should not be held responsible for authentication of documents, clear title and other such related matters. For that purpose Latest Legal Opinion should be sought.

PART III- DECLARATION

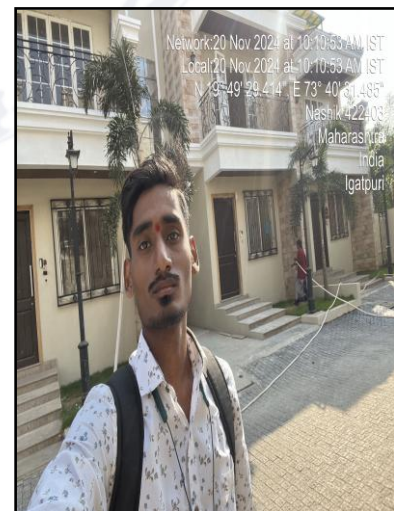
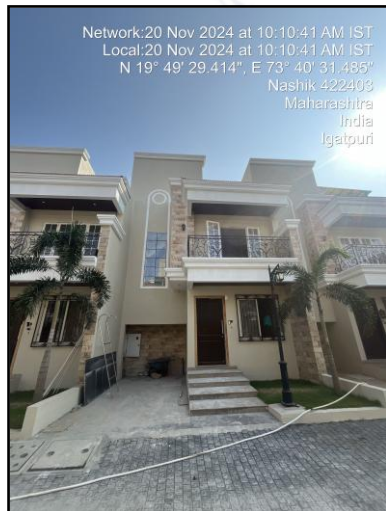
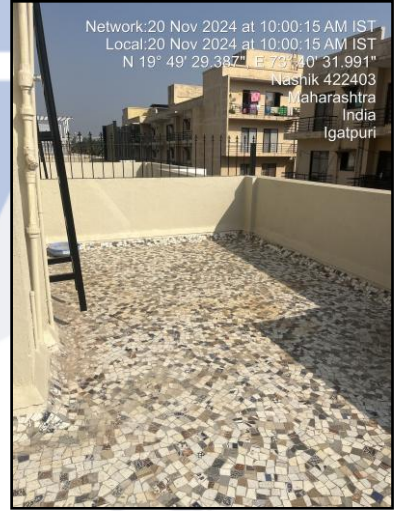
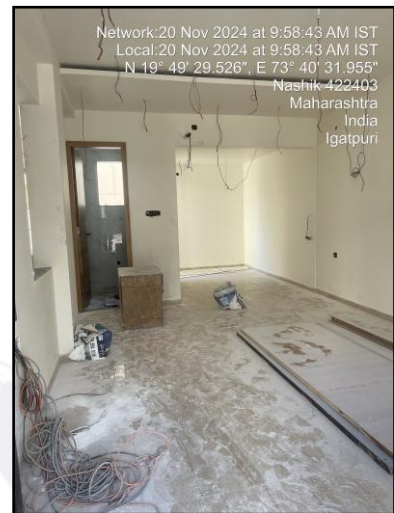
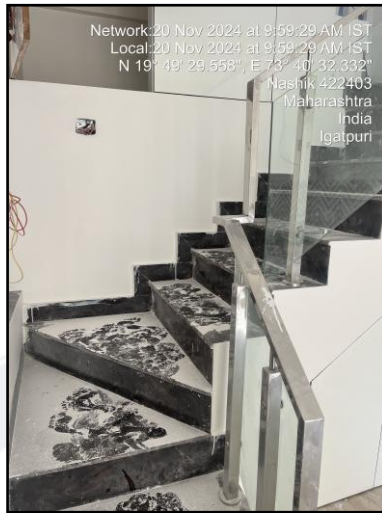
I hereby declare that

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

ANNEXURE TO FORM 0-1

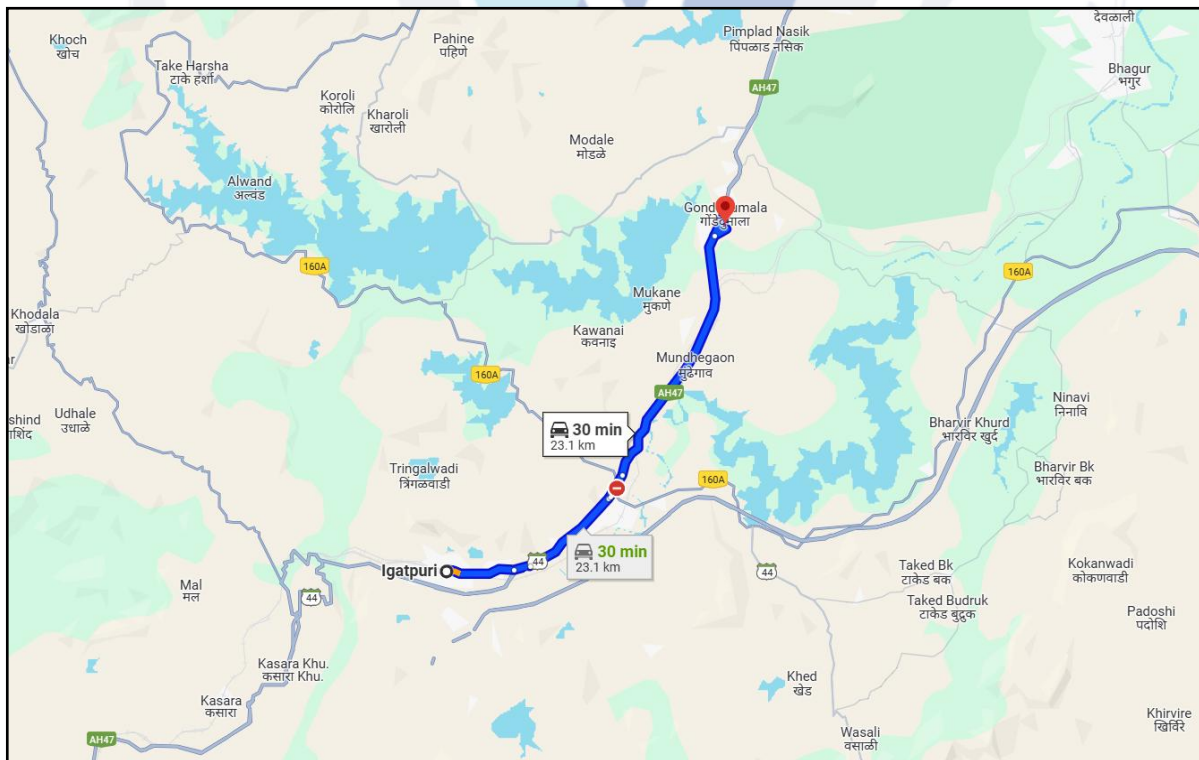
Technical details		Main Building
1.	No. of floors and height of each floor	Ground + 1 Upper Floor
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Row Villa situated on Ground + 1 Upper Floor
3	Year of construction	Year of Construction – 2023 (As per part occupation certificate)
4	Estimated future life	59 Years Subject to proper, preventive periodic maintenance & structural repairs
5	Type of construction- load bearing walls/RCC frame/ steel frame	R.C.C. Framed Structure
6	Type of foundations	R.C.C. Foundation
7	Walls	All external walls are 9" thick and partition walls are 6" thick.
8	Partitions	6" thick brick wall
9	Doors and Windows	Teak wood door frame with flush shutters, Powder coated Aluminum sliding windows
10	Flooring	Vitrified tiles flooring
11	Finishing	Cement plastering
12	Roofing and terracing	R.C.C. Slab
13	Special architectural or decorative features, if any	No
14	(i) Internal wiring – surface or conduit	Concealed electrification & plumbing
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	
15	Sanitary installations	
	(i) No. of water closets	As per Requirement
	(ii) No. of lavatory basins	
	(iii) No. of urinals	
(iv) No. of sink		
16	Class of fittings: Superior colored / superior white/ordinary.	Ordinary
17	Compound wall Height and length Type of construction	Provided
18	No. of lifts and capacity	No lift
19	Underground sump – capacity and type of construction	R.C.C tank
20	Over-head tank Location, capacity Type of construction	R.C.C tank on terrace
21	Pumps- no. and their horse power	May be provided as per requirement
22	Roads and paving within the compound approximate area and type of paving	Paver blocks in open spaces, etc.
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	Connected to Municipal Sewerage System

Actual site photographs



Route Map of the property

Site u/r



Latitude Longitude - 19°49'29.6"N 73°40'32.2"E

Note: The Blue line shows the route to site from nearest railway station (Igatpuri – 23.1 KM.)




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

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Year Language

Selected District

Select Taluka

Select Village

Search By Survey No. Location

Select Location

Select	विभाग नं.	उपविभाग	दर	एकक (Rs. /)
SurveyNo	9/9.4	9.4-गावठाण परिषद क्षेत्राबाहेरील बिनशेती झालेल्या उर्वरीत जमिनी	2880	चौरस मीटर
SurveyNo	9/9.3	9.3-गावठाण परिषद क्षेत्राबाहेरील बिनशेती झालेल्या मुख्य रस्त्यासन्मुख जमिनी	3700	चौरस मीटर
SurveyNo	9/9.2	9.2-गावठाण परिषद क्षेत्रातील मुख्य रस्त्यासन्मुख बिनशेती जमिनी व्यतिरीक्त उर्वरीत जमिनी(मु.वि.क्र.9.1 या व्यतिरीक्त जमिनी)	3650	चौरस मीटर
SurveyNo	9/9.1	9.1-गावठाण परिषद क्षेत्रातील मुख्य रस्त्यासन्मुख बिनशेती जमिनी	4500	चौरस मीटर

11.	नाशिक	सर्व महानगरपालिका	24,200	19,635	13,860	8,894
		सर्व 'अ' वर्ग नगरपरिषदा	22,990	18,653	13,167	8,449
		सर्व 'ब' व 'क' वर्ग नगरपरिषदा / नगरपंचायती व विशेष नियोजन प्राधिकरण	21,780	17,672	12,474	8,004
		सर्व प्रभाव व ग्रामीण	19,360	15,708	11,088	7,115
12.	धुळे	सर्व महानगरपालिका	21,780	17,672	12,474	8,004
		सर्व 'अ' वर्ग नगरपरिषदा	20,691	16,788	11,850	7,604
		सर्व 'ब' व 'क' वर्ग नगरपरिषदा / नगरपंचायती व विशेष नियोजन प्राधिकरण	19,602	15,904	11,227	7,204
		सर्व प्रभाव व ग्रामीण	17,424	14,137	9,979	6,403

Price Indicators

Property	1 Row House for Sale in Palm Hills, Igatpuri, Nashik	
Source	www.99acres.com	
Floor	-	
	Carpet area in Sq. Ft.	Built Up area in Sq. Ft.
Area	1325.00	1,668.00
Percentage	-	26%
Rate Per Sq. Ft.	₹ 6,036.00	₹ 4,796.00

99acres
Buy ▾ Enter Locality / Proje FREE

Home Posted on Oct 19, 2024

₹79.99 Lac

@ 6,036 per sq.ft.
Estimated EMI ₹63,888

2Bedrooms 2Baths

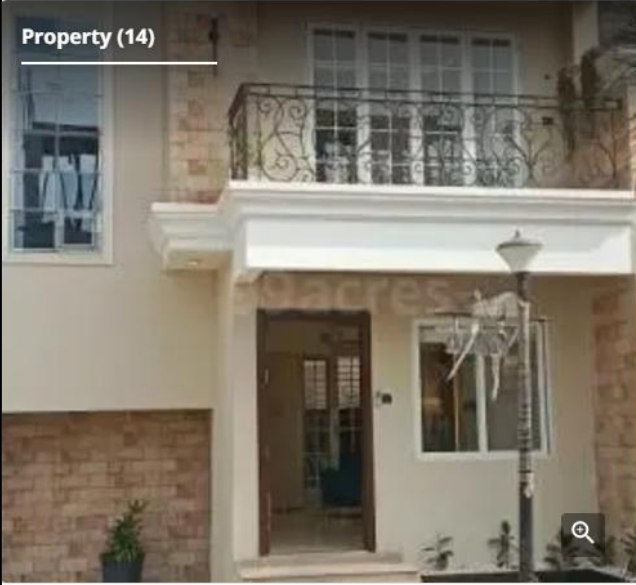
Independent House/Villa for Sale
in Palm Hills, Igatpuri, Nashik, Maharashtra

RERA STATUS Website: <https://maharera.maharashtra.gov.in/>

Overview Dealer Details Registry Record Articles

Contact Dealer FREE

Shortlist



Area

Plot area 857 sq.ft. (79.62 sq.m.)

Built Up area: 1668 sq.ft. (154.96 sq.m.)

Carpet area: 1325 sq.ft. (123.1 sq.m.)

Price

₹ 79.99 Lac

@ 6,036 per sq.ft. (All inclusive, negotiable)

Address

Palm Hills
Igatpuri, Nashik

Total Floors

2 Floors

Facing

East

Overlooking

Pool

Possession in

Within 3 months

Quick links

Send Feedback

Price Indicators

Property	1 Row House for Sale in Palm Hills, Igatpuri, Nashik	
Source	www.99acres.com	
Floor	-	
	Carpet area in Sq. Ft.	Built Up area in Sq. Ft.
Area	1325.00	1,256.00
Percentage	-	10%
Rate Per Sq. Ft.	₹ 7,006.37	₹ 6,369.00


HOUSING.COM
Buy In Nashik ▾
Igatpuri
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Download App

Home / Nashik / Igatpuri / Villa for Sale in Igatpuri / 2 BHK Villa Last


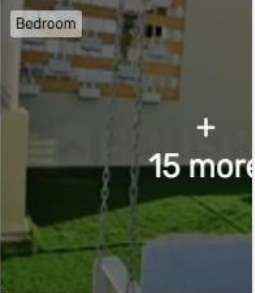
2 BHK Villa

Igatpuri, Nashik

₹80.0 L



SHARE
SAVE

+
15 more

1256 sq.ft
Built Up Area

₹6.37 K/sq.ft
Avg. Price

Ready to move
Possession status

West facing
Facing

Unfr
Ful

Sales Instance

Property	1 Row House for Sale in Palm Hills, Igatpuri, Nashik
Source	INDEX II
Floor	Ground + 1 st Floor
	Carpet in Sq. Ft.
Area	769.00
Purchase Price	₹ 49,90,000.00
Rate Per Sq. Ft.	₹ 6,489.00

11/25/24, 12:16 PM		igr_3636	
3636110 04-09-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2		दुय्यम निबंधक : दु.नि. इगतपुरी दस्त क्रमांक : 3636/2024 नोंदणी : Regn:83m
गावाचे नाव : गोंदे दुमाला			
(1)विलेखाचा प्रकार	अँग्रीमेंट टू सेल		
(2)मोबदला	4990000		
(3) बाजारभाव(भाडेपट्टयाव्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2371029		
(4) भू.मापन,पोटहिस्सा व परक्रमांक(असल्यास)	1) पालिकेचे नाव:नाशिकइतर वर्णन : इतर माहिती: इतर माहिती: तुकडी जिल्हा नाशिक पोट तुकडी तालुका इगतपुरी पैकी मौजे गोंदे दुमाला गावाच्या शिवारीतील गट नंबर 607/2 +629 पी पैकी यासी प्लॉट नंबर 2 व 3 यासी क्षेत्र सात बारा प्रमाणे 15715.00 चौ.मी व प्रत्यक्ष जागेवर क्षेत्र 15455.00 वर बांधण्यात आलेली पाल्म हिल्स रो विल्लास मधील टाईफ ए 1 रो विल्ला नंबर 06 यासी जागा 77.17 चौ मी बांधीव कारपेट क्षेत्र 71.43 चौ.मी. हि मिळकत((GAT NUMBER : 607/2 +629 पी ;))		
(5) क्षेत्रफळ	77.17 चौ.मीटर		
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.			
(7) दस्तावेज करून देणा-या/तिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेसर्स सर्वप्रथम डेव्हलपर्स प्रा.ली तर्फे डायरेक्टर आनंद देवराज खट्टर यांचे स्पे मु. योगेश कारभारी मोरे वय:-53 पत्ता:-प्लॉट नं: 403, , माळा नं: दुसरा मजला, इमारतीचे नाव: पीतोरणी, ब्लॉक नं: एम जी रोड, , रोड नं: न्यू दिल्ली, दिल्ली, दक्षिण पश्चिम दिल्ली. पिन कोड:-110030 पॅन नं:-AACCV4052E 2): नाव:-आनंद देवराज खट्टर यांचे स्पे मु. योगेश कारभारी मोरे वय:-53 पत्ता:-प्लॉट नं: मु.पोस्ट गोंदे दुमाला,, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: ता.इगतपुरी, रोड नं: जी-नाशिक, महाराष्ट्र, पार्स:ई.क. पिन कोड:-422403 पॅन नं:-AHHPK4496L		
(8)दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-ऋतुजा राकेश भगत वय:-38; पत्ता:-प्लॉट नं: सुयोग जवळ रूम नंबर 07 , माळा नं: नूर मंसिल को ऑफ लो सो , इमारतीचे नाव: महावीर नगर, ब्लॉक नं: मुंबा , रोड नं: ठाणे , महाराष्ट्र, ठाणे. पिन कोड:-400612 पॅन नं:-ALTPG9165C 2): नाव:-राकेश बाबाजी भगत वय:-45; पत्ता:-प्लॉट नं: सुयोग जवळ रूम नंबर 07 , माळा नं: नूर मंसिल को ऑफ लो सो , इमारतीचे नाव: महावीर नगर, ब्लॉक नं: मुंबा , रोड नं: ठाणे , महाराष्ट्र, ठाणे. पिन कोड:-400612 पॅन नं:-AEPBP3556D		
(9) दस्तावेज करून दिल्याचा दिनांक	29/08/2024		
(10)दस्ता नोंदणी केल्याचा दिनांक	29/08/2024		
(11)अनुक्रमांक,खंड व पृष्ठ	3636/2024		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	299400		
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000		
(14)शेरा			
मुल्यांकनासाठी विचारात घेतलेला तपशील:-			
https://staging.vastukala.co.in:8889/igrSearch/66d7f5ed2f6c7c06855bd9e3			
1/2			

Sales Instance

Property	1 Row House for Sale in Palm Hills, Igatpuri, Nashik
Source	INDEX II
Floor	Ground + 1 st Floor
	Carpet in Sq. Ft.
Area	769.00
Purchase Price	₹ 49,90,000.00
Rate Per Sq. Ft.	₹ 6,489.00

11/25/24, 12:13 PM		igr_4280	
4280110	सूची क्र.2		दुय्यम निबंधक : दु.नि. इगतपुरी
22-10-2024			दस्ता क्रमांक : 4280/2024
Note:-Generated Through eSearch Module.For original report please contact concern SRO office.			नोंदणी : Regn:83m
गावाचे नाव : गोंदे दुमाला			
(1)विलेखाचा प्रकार	सेल डीड		
(2)मोबदला	4990000		
(3) बाजारभाव(भाडेपट्टयाच्या बाबतिलपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2371029		
(4) भू-मापन,पोटहिसा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:नाशिकइतर वर्णन : इतर माहिती: इतर माहिती: तुकडी जिल्हा नाशिक पोट तुकडी तालुका इगतपुरी पैकी मौजे गोंदे दुमाला गावाच्या शिवारीतील गट नंबर 607/2 +629 पी पैकी यासी प्लॉट नंबर 2 व 3 यासी क्षेत्र सात बारा प्रमाणे 15715.00 चौ.मी व प्रत्यक्ष जागेवर क्षेत्र 15455.00 वर बांधण्यात आलेली पाल्म हिल्स रो विल्लास मधील टाईफ ए 1 रो विल्ला नंबर 03 यासी जागा 77.17 चौ मी बांधीव कारपेट क्षेत्र 71.43 चौ.मी. हि मिळकत((GAT NUMBER : 607/2 +629 पी ;))		
(5) क्षेत्रफळ	77.17 चौ.मीटर		
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.			
(7) दस्तावेज करून देणा-या.लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेसर्स सर्वप्रथम डेव्हलपर्स प्रा.ली तर्फे जायरेक्टर आनंद देवराज खट्टर यांचे स्पे.मु. योगेश कारभारी मोरे वय:-53 पत्ता:-प्लॉट नं: 403, ठ., माळी नं: दुसरा मजला, इमारतीचे नाव: पीतोंगी, ब्लॉक नं: एम जी रोड, रोड नं: न्यू दिल्ली, दिल्ली, दक्षिण पश्चिम दिल्ली. पिन कोड:-110030 पॅन नं:-AACCV4052E 2): नाव:-आनंद देवराज खट्टर यांचे स्पे.मु. योगेश कारभारी मोरे वय:-53 पत्ता:-प्लॉट नं: मुपोस्ट गोंदे दुमाला,, माळी नं: -, इमारतीचे नाव: -, ब्लॉक नं: ता.इगतपुरी, रोड नं: जी-नाशिक, महाराष्ट्र, णास:ईक्र. पिन कोड:-422403 पॅन नं:-AHHPK4496L		
(8)दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-प्रणाली राहुल मेहेर वय:-48; पत्ता:-प्लॉट नं: ई5/02, माळी नं: सेक्टर 1, इमारतीचे नाव: वाभी, ब्लॉक नं: न्यू मुंबई, रोड नं: ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-AIQPM9380B 2): नाव:-राहुल रघुवीर मेहेर वय:-53; पत्ता:-प्लॉट नं: ई5/02, माळी नं: सेक्टर 1,, इमारतीचे नाव: वाभी, ब्लॉक नं: न्यू मुंबई, रोड नं: ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-AIQPM9381A		
(9) दस्तावेज करून दिल्याचा दिनांक	11/10/2024		
(10)दस्ता नोंदणी केल्याचा दिनांक	11/10/2024		
(11)अनुक्रमांक,खंड व पृष्ठ	4280/2024		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	100		
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100		
(14)शेरा			
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	मुल्यांकनाची आवश्यकता नाही कारण करारनामा अलाहिदा नोंदविला आहे कारणचा तपशील करारनामा अलाहिदा नोंदविला आहे		

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **25th 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 the property is free of liens and encumbrances.
4. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.
5. There is no direct/ indirect interest in the property valued.
6. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.

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 **₹ 53,83,000.00 (Rupees Fifty Three Lakh Eighty Three Thousand Only)**.

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

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Auth. Sign.



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company

