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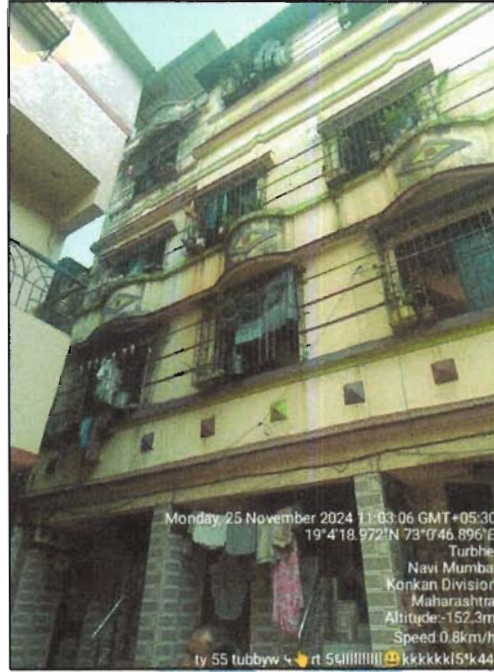
MSME Reg No: UDYAM-MH-18-0083617

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 Owners: **Mr. Rajesh Pandurang Junghare**

Residential Apartment No. A-118/7, Ground Floor, "**A type Apartment Owners Association**", Sector – 21,  
Turbhe, Village - Vashi, Taluka & District – Thane, Navi Mumbai, PIN - 400 703,  
State – Maharashtra, Country – India.

Latitude Longitude - 19°04'18.9"N 73°00'46.8"E

### Intended User:

**Cosmos Bank**

**APMC Vashi Branch**

C-1, Phase-II, APMC Masala Market, Sector -19, Vashi Navi Mumbai 400703,  
State - Maharashtra, Country - India.



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### Regd. Office

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+91 2247495919

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## Vastukala Consultants (I) Pvt. Ltd.

Valuation Report: Cosmos Bank / APMC Vashi Branch/ Mr. Rajesh Pandurang Junghare (12520/2309248)

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Vastu/Mumbai/11/2024/2309248

28/13-333-PRSH

Date: 28.11.2024

### VALUATION OPINION REPORT

The property bearing Residential Apartment No. A-118/7, Ground Floor, "A type Apartment Owners Association", Sector – 21, Turbhe, Village - Vashi, Taluka & District – Thane, Navi Mumbai, PIN - 400 703, State – Maharashtra, Country – India belongs to **Mr. Rajesh Pandurang Junghare**.

#### Boundaries of the property.

North : Anjuman School Road  
South : Another Apartment  
East : Internal Road  
West : Open Plot

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 **₹ 36,98,100.00 (Rupees Thirty-Six Lakh Ninety-Eight Thousand One Hundred Only)**.

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

Hence certified

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

**Manoj  
Chalikwar**

**Director**

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Encl. Valuation Report

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.11.28 16:30:10 +05'30'

**Auth. Sign.**



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#### Regd. Office

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**Valuation Report of Residential Apartment No. A-118/7, Ground Floor, "A type Apartment Owners Association",  
Sector – 21, Turbhe, Village - Vashi, Taluka & District – Thane, Navi Mumbai, PIN - 400 703,  
State – Maharashtra, Country – India.**

*Form 0-1*

*(See Rule 8 D)*

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

**GENERAL:**

1	Purpose for which the valuation is made	To assess the Fair Market Value as on 28.11.2024 for Bank Loan Purpose												
2	Date of inspection	25.11.2024												
3	Name of the owner/ owners	<b>Mr. Rajesh Pandurang Junghare</b>												
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	<b>Address:</b> Residential Apartment No. A-118/7, Ground Floor, "A type Apartment Owners Association", Sector – 21, Turbhe, Village - Vashi, Taluka & District – Thane, Navi Mumbai, PIN - 400 703, State – Maharashtra, Country – India.  <b>Contact Person:</b> Mr. Rajesh Pandurang Junghare (Owner) Contact No. 9867838061												
6	Location, street, ward no	Sector – 21, Turbhe, Village - Vashi, Taluka & District – Thane, Navi Mumbai, PIN - 400 703												
	Survey/ Plot no. of land	Sector – 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												
	<b>LAND</b>													
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	<b>Carpet area as per measurement are as under:</b> <table border="1"> <thead> <tr> <th>Floor</th> <th>Carpet area (Sq. Ft.)</th> </tr> </thead> <tbody> <tr> <td>Ground</td> <td>224.00</td> </tr> <tr> <td>1<sup>st</sup> Floor</td> <td>250.00</td> </tr> <tr> <td>2<sup>nd</sup> Floor</td> <td>250.00</td> </tr> <tr> <td>Mezzanine</td> <td>110.00</td> </tr> <tr> <td>3<sup>rd</sup> Floor</td> <td>250.00</td> </tr> </tbody> </table>	Floor	Carpet area (Sq. Ft.)	Ground	224.00	1 <sup>st</sup> Floor	250.00	2 <sup>nd</sup> Floor	250.00	Mezzanine	110.00	3 <sup>rd</sup> Floor	250.00
Floor	Carpet area (Sq. Ft.)													
Ground	224.00													
1 <sup>st</sup> Floor	250.00													
2 <sup>nd</sup> Floor	250.00													
Mezzanine	110.00													
3 <sup>rd</sup> Floor	250.00													

		<b>Built Up Area = 161.00 Sq. Ft.</b> <b>(Area as per Deed of Gift &amp; CIDCO Plan)</b> <b>Additional Built up Area = 132.00</b> <b>Total Built up Area = 300.00 Sq. Ft. i.e. 27.89</b> <b>Sq. M.</b> <b>(Area as per Commencement Certificate)</b>	
13	Roads, Streets or lanes on which the land is abutting	Sector – 21, Turbhe, Village - Vashi, Taluka & District – Thane, Navi Mumbai, PIN - 400 703	
14	If freehold or leasehold land	Lease 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	
21	Attach a dimensioned site plan	N.A.	
	<b>IMPROVEMENTS</b>		
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?	Owner & Tenant Both	
	If the property owner occupied, specify portion and extent of area under owner-occupation	Ground Floor	Tenant Occupied Mr. Bhilla
		1 <sup>st</sup> Floor	Tenant Occupied Miss. Manda Wadekar
		2 <sup>nd</sup> Floor	Owner Occupied

		3 <sup>rd</sup> Floor	Tenant Occupied Miss. Vijay Vashivale
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per NMMC norms Percentage actually utilized – Details not available	
26	<b>RENTS</b>		
	(i) Names of tenants/ lessees/ licensees, etc	N.A.	
	(ii) Portions in their occupation	N.A.	
	(iii) Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 7,000.00 Present rental income per month for Ground, First & Third Floor	
	(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.	
	<b>SALES</b>		
38	Give instances of sales of immovable property	As per sub registrar of assurance records	

	in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.	
39	Land rate adopted in this valuation	N. A. as the property under consideration is a Residential Apartment in a building. The rate is considered as composite rate.
40	If sale instances are not available or not relied upon, the basis of arriving at the land rate	N. A.
	<b><i>COST OF CONSTRUCTION</i></b>	
41	Year of commencement of construction and year of completion	Year of Completion – 1990 (As per CIDCO Plan)
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.
	<p><b>Remarks:</b></p> <p><i>As per the documents provided, the Built up area of the flat is 300.00 Sq. Ft. of ground floor but as per site inspection the Carpet area is 1084.00 Sq. Ft. comprising of ground floor, extended 1st, 2nd &amp; 3rd floors &amp; Top Terrace area with A.C. Sheet roofing. As there is no documentary evidence for the ownership of this additional area, we are considering area as per documents only for the purpose of valuation.</i></p>	

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, APMC Vashi Branch to assess fair market value as on 28.11.2024 for Residential Apartment No. A-118/7, Ground Floor, "A type Apartment Owners Association", Sector – 21, Turbhe, Village - Vashi, Taluka & District – Thane, Navi Mumbai, PIN - 400 703, State – Maharashtra, Country – India belongs to **Mr. Rajesh Pandurang Junghare**.

### We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 09.03.2023 between Mrs. Meera Nitin Deokar (the Transferor) And Mr. Rajesh Pandurang Junghare (the Transferees).
2	Copy of Commencement Certificate No. NMMC / TPD / BP / Case No. 20016 / 6011 / 2015 dated 24.11.2015 issued by Navi Mumbai Municipal Corporation.
3	Copy of CIDCO Plan in the year 1990



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**LOCATION:**

The said building is located at Sector – 21 of Village Vashi. The property falls in Residential Zone. It is at a walking distance of 1.00 Km. from Turbhe railway station.

**Apartment:**

The Apartment under reference is having Ground + 3<sup>rd</sup> Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" thick internal brick walls. The walls are having sand faced plaster from outside. The external condition of Apartment is normal. The Apartment is used for residential purpose. No Lift is provided in the Apartment.

**Residential Apartment:**

The residential Apartment under reference is situated on the Ground Floor.

Composition of Residential Apartment is as under:

Floor	Composition
Ground	2 Living Room + 2 Toilet
First Floor	Living Room + Kitchen + Passage + 1 Toilet + Staircase
Second Floor	Living Room + Kitchen + Passage + 1 Toilet + Staircase
Mezzanine	Living Room + Toilet
Third Floor	Living Room + Kitchen + Passage + 1 Toilet + Staircase

The residential Apartment is finished Vitrified flooring, Teak wood door frame with solid flush doors, Coated Aluminum sliding windows with MS Grills & Partly Concealed & Partly Casing Capping electrification, Cement plastering.

**Valuation as on 28<sup>th</sup> November 2024**

<b>The Built-Up Area of the Residential Apartment</b>	<b>:</b>	<b>300.00 Sq. Ft.</b>
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**Deduct Depreciation:**

Year of Construction of the building	:	1990 (As per CIDCO Plan)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	34 Years
Cost of Construction	:	300.00 X 2,300.00 = ₹ 6,90,000.00
Depreciation	:	51.00%
Amount of depreciation	:	₹ 10,19,070.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 53,500.00 per Sq. M. i.e., ₹ 4,970.00 per Sq. Ft.
Guideline rate (after depreciation)	:	₹ 39,696.00 per Sq. M. i.e., ₹ 3,688.00 per Sq. Ft.
Prevailing market rate	:	₹ 13,500.00 per Sq. Ft.
<b>Value of property as on 28.11.2024</b>	<b>:</b>	<b>300.00 Sq. Ft. X ₹ 13,500.00 = ₹ 40,50,000.00</b>

(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)



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Depreciated fair value of the property as on 28.11.2024	:	₹ 40,50,000.00 - 3,51,900.00 = ₹ 36,98,100.00
Total Value of the property	:	₹ 36,98,100.00
The realizable value of the property	:	₹ 33,28,290.00
Distress value of the property	:	₹ 29,58,480.00
Insurable value of the property (300.00 X 2,300.00)	:	₹ 6,90,000.00
Guideline value of the property (300.00 X 3,688.00)	:	₹ 11,06,400.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Apartment No. A-118/7, Ground Floor, "A type Apartment Owners Association", Sector – 21, Turbhe, Village - Vashi, Taluka & District – Thane, Navi Mumbai, PIN - 400 703, State – Maharashtra, Country – India. for this particular purpose at ₹ 36,98,100.00 (Rupees Thirty Six Lakh Ninety Eight Thousand One Hundred Only) as on 28<sup>th</sup> 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 28<sup>th</sup> November 2024 is ₹ 36,98,100.00 (Rupees Thirty Six Lakh Ninety Eight Thousand One Hundred 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:



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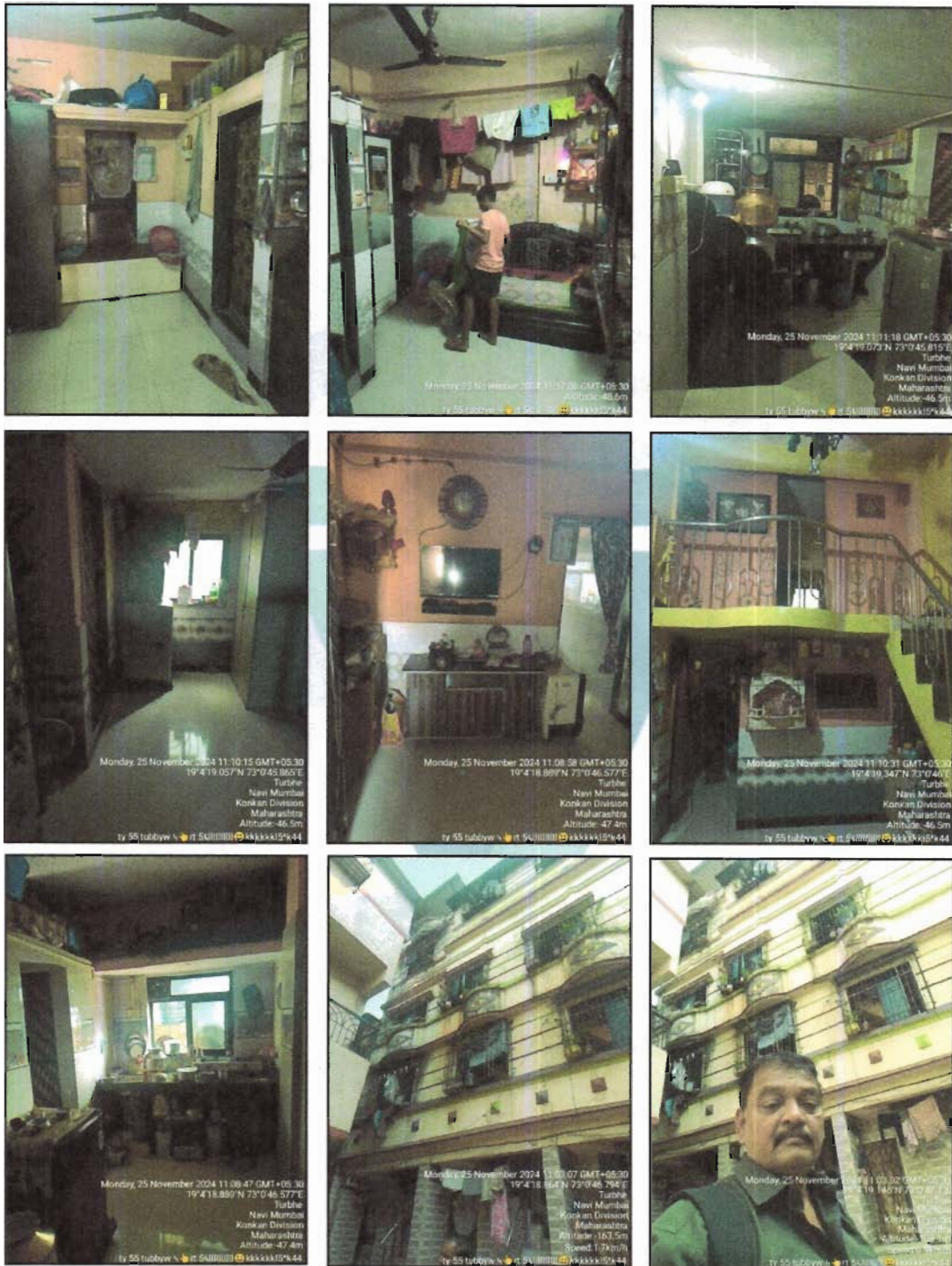




**ANNEXURE TO FORM 0-1**

<b>Technical details</b>		<b>Main Building</b>
1.	No. of floors and height of each floor	Ground + 3 <sup>rd</sup> Floor
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Apartment situated on Ground Floor.
3.	Year of construction	Year of Completion – 1990 (As per CIDCO Plan)
4.	Estimated future life	26 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 doors, Aluminium sliding windows with MS Grills
10.	Flooring	Vitrified flooring
11.	Finishing	Cement plastering
12.	Roofing and terracing	R.C.C. Slab with A. C. Sheet Roofing
13.	Special architectural or decorative features, if any	No
14.	(i) Internal wiring – surface or conduit	Concealed electrification
	(ii) Class of fittings: Superior/ Ordinary/ Poqr.	Concealed plumbing
15.	Sanitary installations	As per Requirement
	(i) No. of water closets	
	(ii) No. of lavatory basins	
	(iii) No. of urinals	
(iv) No. of sink		
16.	Class of fittings: Superior colored / superior white/ordinary.	Ordinary
17.	Compound wall Height and length Type of construction	Provided
18.	No. of lifts and capacity	No Lift
19.	Underground sump – capacity and type of construction	R.C.C tank
20.	Over-head tank Location, capacity Type of construction	R.C.C tank on terrace
21.	Pumps- no. and their horse power	May be provided as per requirement
22.	Roads and paving within the compound approximate area and type of paving	Cement concrete in open spaces, etc.
23.	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	Connected to Municipal Sewerage System

### Actual site Photographs



## Route Map of the property

Site u/r



**Latitude Longitude - 19°04'18.9"N 73°00'46.8"E**

**Note:** The Blue line shows the route to site from nearest railway station (Turbhe – 1.00 Km.)



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## Ready Reckoner Rate

Home		Valuation Guidelines   User Manual				
Year	2024-2025	Language	English			
Selected District	Thane					
Select Taluka	Thane					
Select Village	Govache Nav : Vashi (Navi Mumbai Mahanag)					
Search By	<input type="radio"/> Survey No.	<input checked="" type="radio"/> SubZones				
Select	उपविभाग	खुली जमीन	निवासी इमारतिका	ऑफिस इमारतिका	औद्योगिक	एकक (R.s.)
SurveyNo	5.168-वाशी नोंड सेक्टर क्र. 22	33400	72500	96600	123600	96600 चौ मीटर
SurveyNo	5.169-वाशी नोंड तुर्गे गावठाण	12900	33500	61600	66900	61600 चौ मीटर
SurveyNo	5.170-वाशी नोंड सेक्टर क्र. 23	35200	72600	91900	116600	91900 चौ मीटर
SurveyNo	5.171-वाशी नोंड सेक्टर क्र. 24	42700	93300	109600	127200	109600 चौ मीटर
SurveyNo	5.172-वाशी नोंड सेक्टर क्र. 25 Central Warehousing Corp. Peripheral Road (300m) Railway Goods Yard	28400	67800	79600	101100	79600 चौ मीटर

Stamp Duty Ready Reckoner Market Value Rate for Apartment	53,500.00			
Reduced by 0% on Apartment Located on Ground Floor	-			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Reduced) (A)</b>	<b>53,500.00</b>	<b>Sq. Mt.</b>	<b>4,970.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	12,900.00			
The difference between land rate and building rate (A – B = C)	40,600.00			
Depreciation Percentage as per table (D) [100% - 34%] (Age of the Building – 34 Years)	66%			
<b>Rate to be adopted after considering depreciation [B + (C x D)]</b>	<b>39,696.00</b>	<b>Sq. Mt.</b>	<b>3,688.00</b>	<b>Sq. Ft.</b>

### Building not having lift

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

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

**Table – D: Depreciation Percentage Table**

Completed Age of Building in Years	Value in percent after depreciation	
	R.C.C. Structure / other Pukka Structure	Cessed Building, Half or Semi – Pukka Structure & Kaccha Structure.
0 to 2 Years	100%	100%
Above 2 & up to 5 Years	95%	95%
Above 5 Years	After initial 5 year for every year 1% depreciation is to be considered. However maximum deduction available as per this shall be 70% of Market Value rate	After initial 5 year for every year 1.5% depreciation is to be considered. However maximum deduction available as per this shall be 85% of Market Value rate

## Price Indicators

Property	Turbhe Sector 21		
Source	Housing.com		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	542.00	650.00	-
<b>Percentage</b>	-	20%	-
<b>Rate Per Sq. Ft.</b>	16,615.00	₹ 13,846.00	-

**HOUSING.COM** Buy in Navi Mumbai

home / Navi Mumbai / Turbhe / Villa for sale in Turbhe / 1 BHK Villa Last updated: Nov 16, 2024

**1 BHK Villa** **₹90.0 L** EMI starts at ₹44.68 K

Sector 21, Turbhe, Navi Mumbai ₹13.85 K/sq.ft

No Property Images Available

650 sq.ft Built Up Area    ₹13.85 K/sq.ft Avg. Price    15 Year Old Age of property    Ready to move Possession status    Unfurnished Furnishing

**OVERVIEW** POPULAR PROPERTIES NEARBY AMENITIES RATINGS AND REVIEWS PRICE TRENDS LOCALITY CALCULATOR >

Property Location: **Sector 21, Turbhe, Navi Mumbai**

Around This Property:

- School: Anjuman E Islam High School, Turbhe (0.1 km)
- Hospital: Mayuresh Hospital (0.1 km)

View more on Maps

**Awesome! Nice neighborhood around!**

**Contact Seller**

**Kavita**  
Owner  
+9184258...  
Please share your contact

+91 ▾



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## Price Indicators

Property	Independent House, Turbhe Sector 21		
Source	NOBROKER		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	500.00	600.00	-
<b>Percentage</b>	-	20%	-
<b>Rate Per Sq. Ft.</b>	17,000.00	₹ 14,166.00	-



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**1 BHK House For Sale In Turbhe**

Resale

Independent House, A2 type, sec 21 turbhe APMC market ro...

**₹ 85 Lacs**

Negotiable

**₹ 48,717/Month**

Estimated EMI

**600**

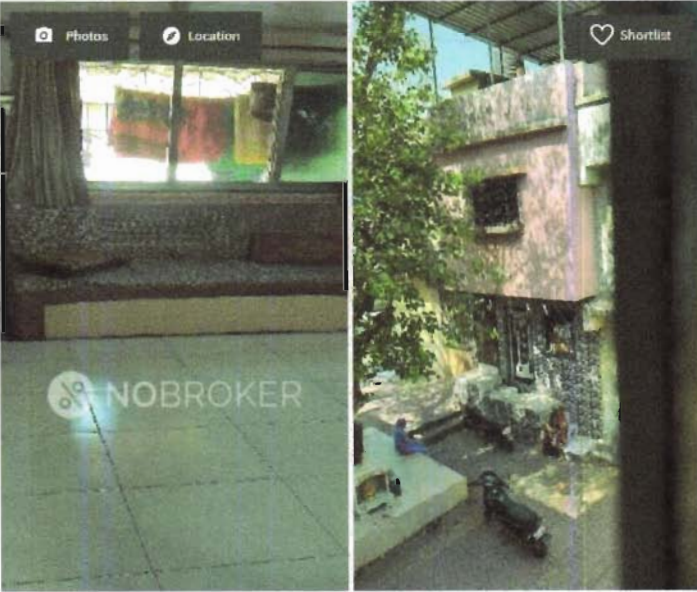
Sq. Ft

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

Photos
Location



Shortlist

- 1 Bedroom**  
No. of Bedroom
- 1 Bathroom**  
No. of Bathroom
- 2**  
Balcony
- None**  
Parking

- Oct 21, 2024**  
Posted On
- Immediately**  
Possession
- Independent House**  
Independent House Type
- None**  
Apartment/Building

[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: [SVC Bank](#) [Teen Taki](#) [MGM Hospital](#) [Balaji Movieplex](#) [Haware Infotech Park](#)

**Overview**

Age of Building: 5-10 Years

Ownership Type: Self Owned

Flooring: Vitrified Tiles

Builtup Area: 600 Sq.Ft

**Activity On This Property**

**44**  
Unique Views

**0**  
Shortlists

**0**  
Contacted

Powered By: NBEstimate



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## Sales Instance

Property	Independent House, Turbhe Sector 21		
Source	Index II		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	106.00	127.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	18,895.00	₹ 15,746.00	-

2253075 05-11-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि. ठाणे 3 दस्त क्रमांक : 22530/2024 नोदणी Regn:63m
<b>गावाचे नाव : तुर्भे</b>		
(1) विलेखाचा प्रकार	अभिहस्तांतरणपत्र	
(2) मोबदला	2000000	
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे.	1181180	
(4) भू.मापन.फोटोहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: नवी मुंबई मनपाइतर वर्णन : इतर माहिती: अपार्टमेंट न.ए.-2/473 तळमजला,बिल्डिंग न.ए.-2/473 प्लॉट न.163 ते 173 सेक्टर-21 तुर्भे नवी मुंबई,क्षेत्र-11.80 चौ.मी बिल्टअप दस्त न.टनन3/20115/2024 दि.25/09/2024 अन्वये मु.शु. व नो.फी. वसुल( ( Plot Number : 163 to 173 , SECTOR NUMBER : 21 ; ) )	
(5) क्षेत्रफळ	11.80 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:-प्रिया उत्तम पानिग्रही वय:-34 पत्ता:-प्लॉट नं. - माळा नं. - इमारतीचे नाव:- ब्लॉक नं. - रोड नं: सदनिका न.१४०२ ए विंग भगवती एलेगंजा प्लॉट न.१२२ सेक्टर-११ घणसोली नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400701 पॅन नं:-AVVPP9874F 2): नाव:-मीरा शिबशंकर सखत वय:-36 पत्ता:-प्लॉट नं. - माळा नं. - इमारतीचे नाव:- ब्लॉक नं. - रोड नं: ए-२०३ राधा कृष्णा सोसायटी प्लॉट न.२९ सेक्टर-४२ए नैरुळ नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:-CCEPS2142H	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-शरीफ मेहरादिना शैख वय:-41 पत्ता:-प्लॉट नं. - माळा नं. - इमारतीचे नाव:- ब्लॉक नं. - रोड नं: ए/२ रूम न.२७९ तिसरा मजला सेक्टर-२१ तुर्भे नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-FZQPS3230E 2): नाव:-रुकसाना शरीफ शेख वय:-31 पत्ता:-प्लॉट नं. - माळा नं. - इमारतीचे नाव:- ब्लॉक नं. - रोड नं: ए/२ रूम न.२७९ तिसरा मजला सेक्टर-२१ तुर्भे नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-FZQPS3227B	
(9) दस्तऐवज करून दिल्याचा दिनांक	04/11/2024	
(10) दस्त नोंदणी केल्याचा दिनांक	04/11/2024	
(11) अनुक्रमांक, खंड व पृष्ठ	22530/2024	
(12) बाजारभावप्रमाणे मुद्रांक शुल्क	500	
(13) बाजारभावप्रमाणे नोंदणी शुल्क	100	
(14) शेरा		
मुल्यांकनासाठी खिचारात घेतलेला तपशील:-	मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारनुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारनुसार आवश्यक नाही	

## Sales Instance

Property	Independent House, Turbhe Sector 21		
Source	Index II		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	346.00	415.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	14,015.00	₹ 11,679.00	-

21611392 22-09-2024 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि. ठाणे 8 दस्त क्रमांक : 21611/2024 नोंदणी: Regn.63m
<b>गावाचे नाव : तुर्भे</b>		
(1) विलेखाचा प्रकार	अभिहस्तांतरणपत्र	
(2) मोबदला	4850000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3862658.8	
(4) भू.मापन.फोटोहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:नवी मुंबई मनपाइतर वर्णन : इतर माहिती: अपार्टमेंट न.ए1/75/1 तळमजला,बिल्डिंग न.ए1/75,प्लॉट न.74 ते 81 आणि 101 ते 108,सेक्टर-21,तुर्भे नवी मुंबई,क्षेत्र-19.07 चौ.मी बिल्टअप + 19,518 चौ.मी अतिरिक्त एफ.एस.आय( ( Plot Number : 74 to 81 and 101 to 108 ; ) )	
(5) क्षेत्रफळ	38.588 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:-सुरज भगवान साहू वय:-51 पत्ता:-प्लॉट नं. : , माळा नं. : , इमारतीचे नाव : , ब्लॉक नं. : , रोड नं. : ए-१/७५,१ सेक्टर-२१ तुर्भे नवी मुंबई , महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं. : ATJPS3398D	
(8)दस्तावेज करून घेणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास.प्रतिवादिचे नाव व पत्ता	1) नाव:-अफजल हुसैन मोहम्मद कयुम चौधरी वय:-49; पत्ता:-प्लॉट नं. : , माळा नं. : , इमारतीचे नाव : , ब्लॉक नं. : , रोड नं. : हाऊस न.ए-२/४२८ सेक्टर-२१ तुर्भे नवी मुंबई , महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं.:-ABQPH8684N 2) नाव:-अकलीमुजीशा अफजल हुसैन चौधरी वय:-40; पत्ता:-प्लॉट नं. : , माळा नं. : , इमारतीचे नाव : , ब्लॉक नं. : , रोड नं. : हाऊस न.ए-२/४२८ सेक्टर-२१ तुर्भे नवी मुंबई , महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं.:-AOBPC3178C 3) नाव:-जावेद कयुम चौधरी वय:-39; पत्ता:-प्लॉट नं. : , माळा नं. : , इमारतीचे नाव : , ब्लॉक नं. : , रोड नं. : हाऊस न.५९ इंद्रा नगर गणपती पाडा तुर्भे नवी मुंबई , महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं.:-AKZPC96773 4) नाव:-मैनुद्दिन कयुम चौधरी वय:-36; पत्ता:-प्लॉट नं. : , माळा नं. : , इमारतीचे नाव : , ब्लॉक नं. : , रोड नं. : हाऊस न.५९ इंद्रा नगर गणपती पाडा तुर्भे नवी मुंबई , महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं.:-AQQPC1748R	
(9) दस्तावेज करून दिल्याचा दिनांक	16/09/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	16/09/2024	
(11)अनुक्रमांक.खंड व पृष्ठ	21611/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	291000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला संपत्तीत:-		



### **DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE**

This exercise is to assess **Fair Market Value** of the property under reference as on **28<sup>th</sup> 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 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.



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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 neighbourhood 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 **₹ 36,98,100.00** (Rupees Thirty Six Lakh Ninety Eight Thousand One Hundred 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: 2024.11.28 16:30:23 +05'30'

  
Auth. Sign.

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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



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