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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. Vaibhav Yashwant Patil & Mr. Yashwant Janardhan Patil**

Residential Flat No. 301, 3rd Floor, "**Shree Ganesh Krupa**", Phase - I, Plot No. 25-G, Sector 7,
Village - Kamothe, Taluka - Panvel, District - Raigad, Navi Mumbai, PIN - 410 209, State -
Maharashtra, Country - India.

Latitude Longitude : 19°1'24.5"N 73°5'34.7"E

Intended User:

**Cosmos Bank
Bhandup Branch**

THE COSMOS CO. OP. BANK LTD. BHANDUP BRANCH SHOP NO.
1001/1008/1009, STATION PLAZA, 1ST FLOOR, STATION ROAD, BHANDUP
WEST, MUMBAI - 400078. TEL. NO. 022 46167409

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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

This is to certify that the property bearing Residential Flat No. 301, 3rd Floor, "**Shree Ganesh Krupa**", Phase - I, Plot No. 25-G, Sector 7, Village - Kamothe, Taluka - Panvel, District - Raigad, Navi Mumbai, PIN - 410 209, State - Maharashtra, Country - India belongs to **Mr. Vaibhav Yashwant Patil & Mr. Yashwant Janardhan Patil**.

Boundaries of the property

North : Residential Building
South : Internal Road
East : Road
West : Greenscape Wing - D

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 **₹ 23,82,501.00 (Rupees Twenty Three Lakhs Eighty Two Thousands Five Hundred And One 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. 301, 3rd Floor, "Shree Ganesh Krupa", Phase - I, Plot No. 25-G, Sector 7, Village - Kamothe, Taluka - Panvel, District - Raigad, Navi Mumbai, PIN - 410 209, 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 Fair Market Value as on 04.12.2024 for Housing Loan Purpose.
1	Date of inspection	30.11.2024
3	Name of the owner / owners	Mr. Vaibhav Yashwant Patil & Mr. Yashwant Janardhan Patil
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership Details of ownership share is not available
5	Brief description of the property	Address: Residential Flat No. 301, 3 rd Floor, "Shree Ganesh Krupa", Phase - I, Plot No. 25-G, Sector 7, Village - Kamothe, Taluka - Panvel, District - Raigad, Navi Mumbai, PIN - 410 209, State - Maharashtra, Country - India. Contact Person : Mr. Yuvraj Dhumal (Tenant) Contact No. 9860871059
6	Location, Street, ward no	Village - Kamothe, District - Raigad
7	Survey / Plot No. of land	Village - Kamothe, Plot No - 25-G, Sector 7
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Residential Area
9	Classification of locality-high class/ middle class/poor class	Middle Class
10	Proximity to civic amenities like schools, Hospitals, Units, market, cinemas etc.	All the amenities are available in the vicinity
11	Means and proximity to surface communication by which the locality is served	Served by Buses, Taxies, Auto and Private Cars
	LAND	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 239.28 (Area as per Site measurement) Built Up Area in Sq. Ft. = 219.00 (Area As Per Agreement for sale)
13	Roads, Streets or lanes on which the land is abutting	Village - Kamothe, Taluka - Panvel, District - Raigad, Pin - PIN - 410 209

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	CIDCO Details not available
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. Yuvraj Dhumal Occupied Since - Last 5 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. Yuvraj Dhumal Occupied Since - Last 5 Years
	(ii) Portions in their occupation	Fully Tenant Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	8000/- 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?	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.
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 flat in a building. The rate is considered as composite rate.
39		If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.
40		COST OF CONSTRUCTION	
41		Year of commencement of construction and year of completion	Year of Completion – 2006 (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.
<p>Remark: As per site inspection, Actual Total Carpet area is 239.00 Sq. Ft. (including Flower Bed Area) & Built up area is 289.00 Sq. Ft. is more than Built Up area 219.00 Sq. Ft. mentioned in the Agreement provided to us. we have considered area mentioned in the Agreement for valuation purpose. Hence to give proper weightage to the value of the property, Higher rate i.e. ` 11,500/- per Sq. ft. is considered.</p>		

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Bhandup Branch to assess Fair Market Value as on 04.12.2024 for Residential Flat No. 301, 3rd Floor, "Shree Ganesh Krupa", Phase - I, Plot No. 25-G, Sector 7, Village - Kamothe, Taluka - Panvel, District - Raigad, Navi Mumbai, PIN - 410 209, State - Maharashtra, Country - India belongs to **Mr. Vaibhav Yashwant Patil & Mr. Yashwant Janardhan Patil**.

We are in receipt of the following documents:

1)	Copy of Agreement for sale No.3711 / 2008 Dated 09.05.2008 between Mr. Yashwant S. Devkate (The Vendor) And Mr. Vaibhav Yashwant Patil & Mr. Yashwant Janardhan Patil (The Purchasers).
2)	Copy of Occupancy Certificate No.CIDCO / BP / ATPO / 448 Dated 23.03.2006 issued by CIDCO.
3)	Copy of Commencement Certificate No.CIDCO / (BP) / ATPO / 390 Dated 18.03.2005 issued by CIDCO.

Location

The said building is located at bearing Plot No - 25-G, Sector 7 in Village - Kamothe, 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

The building under reference is having Part Ground + Part Stilt + 4 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" Thk. Brick Masonry walls. The external condition of building is Normal. The building is used for Residential purpose. 3rd Floor is having 4 Residential Flat. The building is without lift.

Residential Flat:

The Residential Flat under reference is situated on the 3rd Floor The composition of Residential Flat is Living Room + Kitchen + Passage + WC + Bathroom. This Residential Flat is Ceramic Tile Flooring, Teak Wood Door frame with Solid flush door, Aluminium Sliding Windows with window grills, Concealed plumbing with C.P. fittings. Electrical wiring with concealed etc.

Valuation as on 4th December 2024

The Built Up Area of the Residential Flat	:	219.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2006 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	18 Years
Cost of Construction	:	219.00 Sq. Ft. X ₹ 2,300.00 = ₹ 5,03,700.00
Depreciation $\{(100 - 10) \times (18 / 60)\}$:	27.00%
Amount of depreciation	:	₹ 1,35,999.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 74,035/- per Sq. M. i.e. ₹ 6,878/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 65,061/- per Sq. M. i.e. ₹ 6,044/- per Sq. Ft.
Value of property	:	219.00 Sq. Ft. X ₹ 11,500 = ₹25,18,500
Total Value of property as on 4th December 2024	:	₹25,18,500.00

(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 4th December 2024	:	₹ 25,18,500.00 - ₹ 1,35,999.00 = ₹ 23,82,501.00
Total Value of the property	:	₹ 23,82,501.00
The realizable value of the property	:	₹21,44,251.00
Distress value of the property	:	₹19,06,001.00
Insurable value of the property (219.00 X 2,300.00)	:	₹5,03,700.00
Guideline value of the property (219.00 X 6044.00)	:	₹13,49,697.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 301, 3rd Floor, "Shree Ganesh Krupa", Phase - I, Plot No. 25-G, Sector 7, Village - Kamothe, Taluka - Panvel, District - Raigad, Navi Mumbai, PIN - 410 209, State - Maharashtra, Country - India for this particular purpose at **₹ 23,82,501.00 (Rupees Twenty Three Lakhs Eighty Two Thousands Five Hundred And One Only)** as on 4th December 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 **4th December 2024** is **₹ 23,82,501.00 (Rupees Twenty Three Lakhs Eighty Two Thousands Five Hundred And One 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



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For that purpose Latest Legal Opinion should be sought.

PART III- VALUATION

I, hereby declare that

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

ANNEXURE TO FORM 0-1



Technical details

Main Building

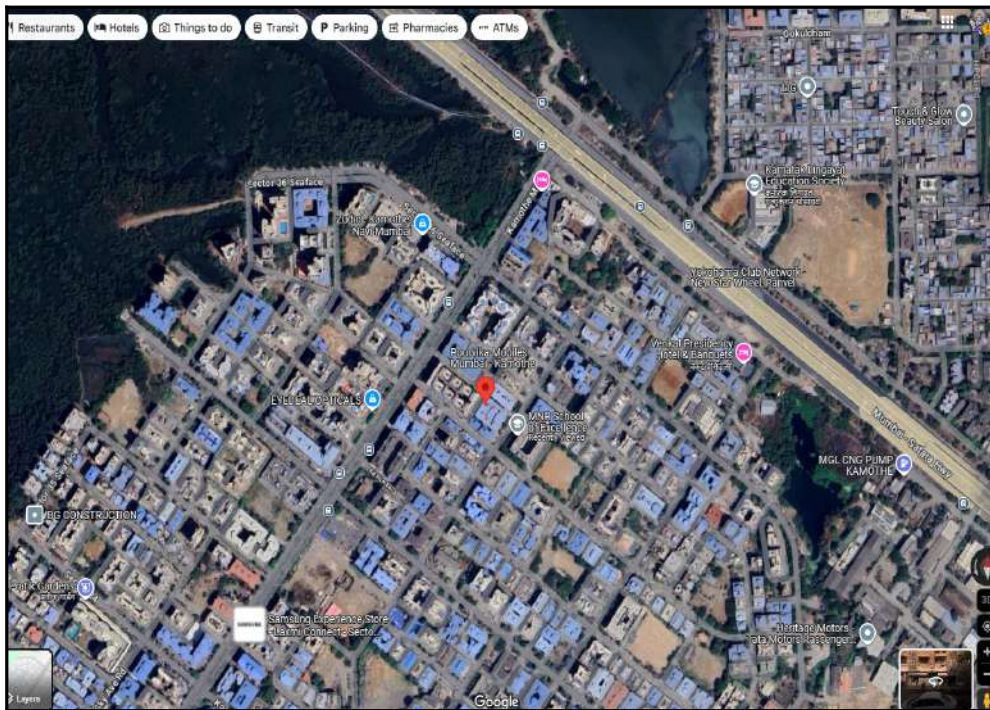
1	No. of floors and height of each floor	:	Part Ground + Part Stilt + 4 Upper Floors				
2	Plinth area floor wise as per IS 3361-1966	:	N.A. as the said property is a Residential Flat Situated on 3 rd Floor				
3	Year of construction	:	2006 (As per occupancy certificate)				
4	Estimated future life	:	42 Years Subject to proper, preventive periodic maintenance & structural repairs				
5	Type of construction- load bearing walls/RCC frame/ steel frame	:	R.C.C. Framed Structure				
6	Type of foundations	:	R.C.C. Foundation				
7	Walls	:	All external walls are 9" thick and partition walls are 6" Thk. Brick Masonery.				
8	Partitions	:	6" Thk. Brick Masonery.				
9	Doors and Windows	:	Teak Wood Door frame with Solid flush door, Aluminium Sliding Windows .				
10	Flooring	:	Ceramic Tile 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"> <tbody> <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> </tbody> </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.						

Technical details		Main Building
15	Sanitary installations (i) No. of water closets (ii) No. of lavatory basins (iii) No. of urinals (iv) No. of sink	: As per Requirement
16	Class of fittings: Superior colored / superior white/ordinary.	: Ordinary
17	Compound wall Height and length Type of construction	: All external walls are 9" thick and partition walls are 6" thick.
18	No. of lifts and capacity	: Not Provided
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

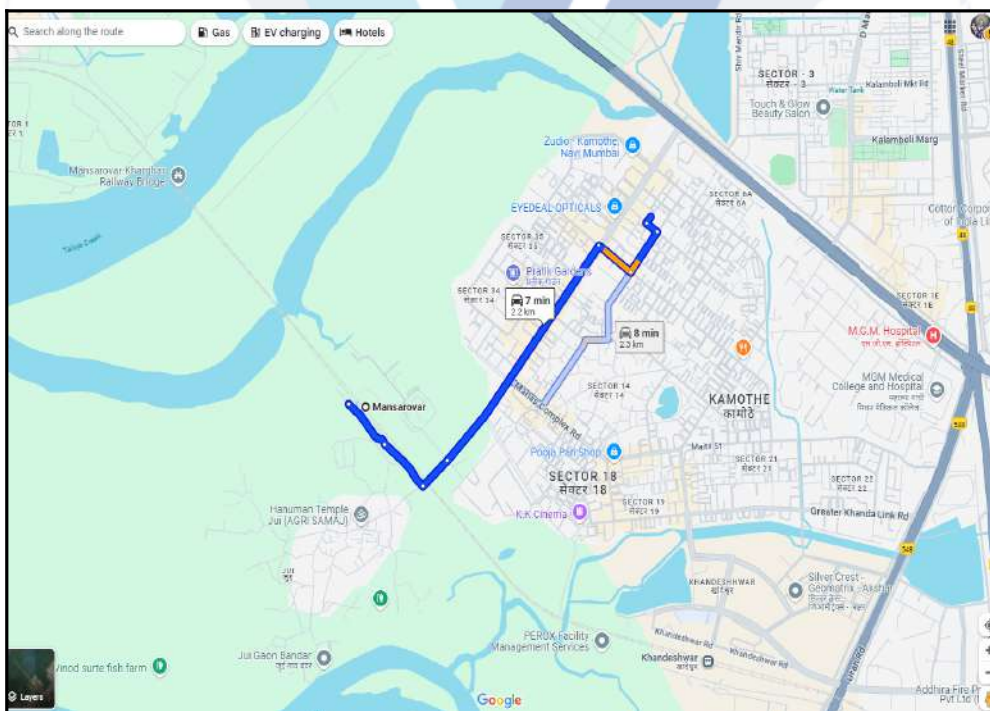
Actual Site Photographs



Route Map of the property




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



Longitude Latitude: 19°1'24.5"N 73°5'34.7"E

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

Ready Reckoner Rate


Department of Registration & Stamps
 Government of Maharashtra

नोंदणी व मुद्रांक विभाग
 महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
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Year
20242025

Annual Statement of Rates

Selected District रायगड

Select Taluka पनवेल

Select Village मोजे : पनवेल (पनवेल महानगरपालिका)

Search By Survey No Location

Select	उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)
SurveyNo	15अ/5-कामोठे सिडको से.क्र.5	25600	79900	89900	99600	89900	चौ. मीटर
SurveyNo	15अ/6-कामोठे सिडको से.क्र.6	30500	85400	97600	106700	97600	चौ. मीटर
SurveyNo	15अ/7-कामोठे सिडको से.क्र.7	31300	87100	98500	109400	98500	चौ. मीटर
SurveyNo	15अ/8-कामोठे सिडको से.क्र.8	27600	77600	86400	97000	86400	चौ. मीटर
SurveyNo	15अ/9-कामोठे सिडको से.क्र.9	23400	82000	91400	102500	91400	चौ. मीटर

... 11 12 13 14 15 16 17 18 19 20 ...

Stamp Duty Ready Reckoner Market Value Rate for Flat	87100			
Decrease by 15% on Flat Located on 3 rd Floor	13065			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	74,035.00	Sq. Mtr.	6,878.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	31300			
The difference between land rate and building rate(A-B=C)	42,735.00			
Percentage after Depreciation as per table(D)	21%			
Rate to be adopted after considering depreciation [B + (C X D)]	65,061.00	Sq. Mtr.	6,044.00	Sq. Ft.

Building not having lift

The following table gives the valuation of residential building / flat / 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 flat 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%

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	Shree Ganesh Krupa, Kamothe		
Source	Nobroker.com		
Floor	-		
	Carpet	Built Up	Saleable
Area	430.00	516.00	705.00
Percentage	-	20%	-
Rate Per Sq. Ft.	₹10,000.00	₹8,333.00	₹6,099.00

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Menu

1 BHK Flat In Shree Ganesh Krupa Chs Kamothe...

Sector 9, Kamothe, Panvel, Navi

₹ 43 Lacs **₹ 24,645/Month** **705** **Need Home Loan ?**

Non-negotiable Estimated EMI Sq.Ft [Apply Loan](#)

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

Aug 19, 2024

Posted On

1 Bathroom

No. of Bathroom

Immediately

Possession

NA

Balcony

Shree Ganesh Krup...

Apartment

Bike and Car

Parking

None

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)

B & J Superspeciality Hospital Sector 11 Kharghar MapleX

Overview

Age of Building >10 Years

Maintenance Charges ₹2.0 Per Sq.Ft/M

Builtup Area 705 Sq.Ft.

Ownership Type Self Owned

Flooring Vitrified Tiles

Carpet Area 430 Sq.Ft.

Activity On This Property

80

Unique Views

1

Shortlists

1

Contacted

Powered By: NBEstimate

Similar Properties

Price Indicators

Property	Kamothe Sector 7		
Source	https://www.99acres.com/		
Floor	3rd		
	Carpet	Built Up	Saleable
Area	400.00	480.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹13,750.00	₹11,458.00	-

The screenshot displays a property listing on the 99acres website. The main heading is "1BHK 1Bath" with a price of ₹55 Lac and an estimated EMI of ₹43,929. The property is located in Sector 7 Kamothe, Navi Mumbai. Key details include a built-up area of 670 sq.ft. and a carpet area of 400 sq.ft. The listing also features a "Places nearby" section with locations like Khandeshwar metro station, buddha vihar, ganpanti mandir, shankar mandir, Hanuman Mandir, and Shree Sai. The listing is categorized as "Ready to move" and was posted on Oct 05, 2024.

Sale Instances

Property	Kamothe Sector 7		
Source	Index no.2		
Floor	3rd		
	Carpet	Built Up	Saleable
Area	201.67	242.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹13,264.00	₹11,054.00	-

02/12/2024, 14:56		igr_13353	
13353528	सूची क्र.2	दुयम निबंधक : सह दु.नि.पनवेल 4	
16-03-2024		दस्त क्रमांक : 13353/2023	
Note:- Generated Through eSearch Module, For original report please contact concern SRO office.		नोंदणी :	
		Regn:63m	
गावाचे नाव : कामोठे			
(1) विलेखाचा प्रकार	सेल डीड		
(2) मोबदला	2675000		
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1958879		
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:रायगडइतर वर्णन : इतर माहिती: फ्लॉट नं. 301,तिसरा मजला, सी विंग,इमारती चे नाव- न्यू कॉन्सेप्ट रेसिडेन्सी,न्यू कॉन्सेप्ट को-ऑपरेटिव्ह हौसिंग सोसायटी लि.,प्लॉट नं. 25सी,सेक्टर नं. 7, कामोठे,ता. पनवेल,जि. रायगड,नवी मुंबई क्षेत्र. 242 चौ. फू. म्हणजे 22.49 चौ. मी. बिल्ट अप एरि मिळकतीचे पवला5-दस्त क्र. 13585/2022 दिनांक18/08/2022 अन्वये नोंदणी फी व मु.शु वसुल..((Plot Number : 25C ; SECTOR NUMBER : 7 ;))		
(5) क्षेत्रफळ	22.49 चौ.मीटर		
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.			
(7) दस्तऐवज करून देणाऱ्या/लिहून ठेवणाऱ्या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-निलेश दत्ता सातोपे - - वय:-37 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: रुम नं बी-52 शास्त्री नगर प्रतीक्षा नगर सायन (ई) मुंबई महाराष्ट्र मुम्बई. , महाराष्ट्र, मुम्बई. पिन कोड:-400022 पॅन नं:-CDLPS7144D		
(8) दस्तऐवज करून घेणाऱ्या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-विकास आत्माराम टेकवडे - - वय:-27; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: फ्लॉट नं. बी-206,आदित्य कॉम्प्लेक्स प्लॉट नं. 21, सेक्टर 7, कामोठे, नवी मुंबई, महाराष्ट्र, कामोठे. पिन कोड:-410206 पॅन नं:-BJSPT8626F 2): नाव:-विद्या आत्माराम टेकवडे - - वय:-38; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: फ्लॉट नं. बी-206,आदित्य कॉम्प्लेक्स प्लॉट नं. 21, सेक्टर 7, कामोठे, नवी मुंबई, महाराष्ट्र, .. पिन कोड:-410206 पॅन नं:-AKDPT4760H		
(9) दस्तऐवज करून दिल्याचा दिनांक	21/09/2023		
(10) दस्त नोंदणी केल्याचा दिनांक	21/09/2023		
(11) अनुक्रमांक, खंड व पृष्ठ	13353/2023		
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	100		
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	100		
(14) प्रोग			

Sale Instances

Property	Kamothe Sector 7		
Source	Index no.2		
Floor	2nd		
	Carpet	Built Up	Saleable
Area	204.17	245.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹11,755.00	₹9,796.00	-

8390528 09-07-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि.पनवेल 4 दस्त क्रमांक : 8390/2024 नोदणी : Regn:63m
गावाचे नाव : कामोठे		
(1)विलेखाचा प्रकार	अभिहस्तांतरणपत्र	
(2)मोबदला	2400000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1982396	
(4) भू-मापन,पोटहिस्सा व धरक्रमांक(असल्यास)	1) पालिकेचे नाव:पनवेल म.न.पा.इतर वर्णन : इतर माहिती: सदनिका क्रमांक. 201.दुसरा मजला,एफ विंग",कामोठे न्यू कॉनसेट कॉम्प्लेक्स को-ऑप हौसिंग सोसायटी लि". प्लॉट नं. 25 बी,सेक्टर नं. 7,कामोठे,नवी मुंबई,तालुका. पनवेल,जिल्हा. रायगड.,क्षेत्रफळ - 245 चौ.फूट. म्हणजेच 22.76 चौ.मी. बिल्टअप एरिया).या भिळकतीचा करारनामा पनवेल येथील दुय्यम निबंधक पनवेल 5 यांच्या कार्यालयात करारनामा दस्त क्र. पनवेल-5-5329-2024,दि.05/04/2024 रोजी नोंदणी झालेली असून मु. शु. व नो. फी. वसूल केलेली आहे,त्या बाबतचे अभिहस्तांतरणपत्र((Plot Number : 25B ; SECTOR NUMBER : 7 ;))	
(5) क्षेत्रफळ	22.76 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:-पोन्नम्मा योहानन -- वय:-67 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. प्लॉट नं. 501 , पाचवा मजला, कार्मेल अपार्टमेंट, प्लॉट नं. 12 , सेक्टर नं. 6 , कामोठे , नवी मुंबई , तालुका पनवेल ,जिल्हा रायगड, पॅन नं. ADAPY9439L, महाराष्ट्र, RAIGARH(MH). पिन कोड:-410206 पॅन नं:-	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अनिल रामचंद्र पाटील -- वय:-44; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. प्लॉट नं. ई-101 , न्यू कॉनसेट कॉम्प्लेक्स , प्लॉट नं. 25 बी, सेक्टर नं. 7 , कामोठे, नवी मुंबई , तालुका. पनवेल, जिल्हा. रायगड, पॅन नं. ARZPP5066B, महाराष्ट्र, RAIGARH(MH). पिन कोड:-410206 पॅन नं:- 2): नाव:-अंजली अनिल पाटील -- वय:-39; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. प्लॉट नं. ई-101 , न्यू कॉनसेट कॉम्प्लेक्स , प्लॉट नं. 25 बी, सेक्टर नं. 7 , कामोठे, नवी मुंबई , तालुका. पनवेल, जिल्हा. रायगड, पॅन नं. CVLPP7132G, महाराष्ट्र, राईगारह(ं). पिन कोड:-410206 पॅन नं:-	
(9) दस्तऐवज करून दिल्याचा दिनांक	07/05/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	07/05/2024	
(11)अनुक्रमांक, खंड व पृष्ठ	8390/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	100	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100	
(14)श्री		

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **4th December 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 **₹ 23,82,501.00 (Rupees Twenty Three Lakhs Eighty Two Thousands Five Hundred And One 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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Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company

