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 Owner : Mr. Siddhesh Namdev Patil

Residential Flat No. 1104, 11th Floor, "Dev Sakha", Plot No. 140, Sector - 50, Village - Dronagiri Node, Taluka - Uran, District - Raigad, PIN - 400 702, State - Maharashtra, Country - India.

Latitude Longitude : 18°52'31.7"N 72°57'49.2"E

## **Intended User:**

State Bank of India **HLC CBD Belapur** 

Home Loan Centre, Belapur, Tower No 4, 5th floor, CBD Belapur Railway station Complex, CBD Belapur - 400614



#### Our Pan India Presence at :

Nanded **Q** Thane Q Mumbai **Q** Nashik ♀ Aurangabad ♀ Pune

💡 Rajkot ♀Indore

♀Ahmedabad ♀Delhi NCR 💡 Raipur

💡 Jaipur

**Regd. Office** 

B1-001, U/B Floor, BOOMERANG, Chandivali Farm Road, Powai, Andheri East, Mumbai: 400072, (M.S), India 🕿 +91 2247495919 🞽 mumbai@vastukala.co.in 🕀 www.vastukala.co.in



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## Vastukala Consultants (I) Pvt. Ltd.

Page 2 of 28

Vastu/Mumbai/12/2024/012688/2309349 05/13-47-PRVS Date: 04.12.2024

## VALUATION OPINION REPORT

This is to certify that the under construction property bearing Residential Flat No. 1104, 11th Floor, "Dev Sakha", Plot No. 140, Sector - 50, Village - Dronagiri Node, Taluka - Uran, District - Raigad, PIN - 400 702, State -Maharashtra, Country - India belongs to Mr. Siddhesh Namdev Patil .

| Boundaries of the property |             |  |
|----------------------------|-------------|--|
| North                      | : Road      |  |
| South                      | : Open Plot |  |
| East                       | : Road      |  |
| West                       | : Open Plot |  |
|                            |             |  |

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 ₹ 34,50,000.00 (Rupees Thirty Four Lakh Fifty Thousand Only) After completion of construction works. As per Site Inspection 96% Construction Work is Completed.

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 State Bank of India Empanelment No.: SME/TCC/38/IBBI/3

Encl.: Valuation report

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### Vastukala Consultants India Pvt. Ltd.

B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai, Andheri(East), Mumbai - 400 072.

To, The Branch Manager, State Bank of India **HLC CBD Belapur** 

Home Loan Centre, Belapur, Tower No 4, 5th floor, CBD Belapur Railway station Complex , CBD Belapur - 400614

### VALUATION REPORT (IN RESPECT OF FLAT)

|   | Gener                               | al   |                      |   |
|---|-------------------------------------|--|----------------------|---|
| 1 | Purpos                              | se for which the valuation is made   | :                    | To assess Fair Market Value of the property for Housing Loan Purpose.   |
| 2 | a)                                  | Date of inspection   | :                    | 30.11.2024  |
|   | b)                                  | Date of which the valuation is made  | :                    | 04.12.2024  |
| 3 | List of<br>I)<br>II)<br>III)<br>IV) | Promoter) And Mr. Siddhesh Namdev Pati<br>Copy of Commencement Certificate No.Cl<br>issued by CIDCO.<br>Copy of Approved Building Plan No.CIDC<br>issued by CIDCO. | I (Th<br>DC(<br>CO / | Dated 28.04.2022 between M/s. Devkrupa Enterprises (Th<br>ne Allottee).<br>D / BP - 16903 / TPO (NM & K) / 2019 / 5476 Dated 30.08.201<br>BP - 16903 / TPO (NM & K) / 2019 / 5476 Dated 30.08.201<br>062 Dated 08.09.2021 issued by Maharashtra Real Estat  |
| 4 | with Ph                             | of the owner(s) and his / their address (es)<br>none no. (details of share of each owner in<br>f joint ownership)  | :                    | Mr. Siddhesh Namdev Patil<br>Residential Flat No. 1104, 11 <sup>th</sup> Floor, "Dev Sakha", Plot No<br>140, Sector - 50, Village - Dronagiri Node, Taluka - Uran<br>District - Raigad, PIN - 400 702, State - Maharashtra, Country<br>- India.<br><u>Contact Person :</u><br>Mr. Pravin Jain (Sales Person)<br>Mobile No. 7971695543<br>Sole Ownership |
| 5 |                                     | escription of the property (Including<br>nold / freehold etc.)   | :                    | The property is a Residential Flat located on 11 <sup>th</sup> Floor. Th<br>composition of Residential Flat is 1 Bedroom + Living Roor<br>+ Kitchen + Passage + WC + Bathroom. <b>(1 BHK)</b> Th<br>property is at 600 Mtrs. distance from Dronagiri Railwa<br>Station.<br>At the time of inspection building was unde<br>construction.                 |

#### Stage of Construction

Since 1989





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|    | RCC Footing/Foundation  | Con | np       | lete                           | RCC Plinth   | Complete      |  |
|----|---|-----|----------|--------------------------------|--|---------------|--|
|    | Full Building Rcc   | Con | Complete |                                | Internal Brick Work  | Complete      |  |
|    | External Brick Work   | Con | np       | lete                           | Internal Plastering  | Complete      |  |
|    | External Plastering   | Con | np       | lete                           | Door   | Complete      |  |
|    | Window  | Con |          | lete                           | Flooring, Tilling, Kitchen<br>Platform   | Complete      |  |
|    | Internal Painting   | Con | np       | lete                           | External Painting  | Complete      |  |
|    | Electrification, Plumbing, Sanitary Installation                              | Con | np       | lete                           | Lift Installation  | Complete      |  |
|    | Total   | 96% | 6 W      | vork completed                 |  |               |  |
| 6  | Location of property  |     |          |                                | (TM)   | ·             |  |
| a) | Plot No. / Survey No.   | :   |          | Plot No - 140, S               | ector - 50   |               |  |
| b) | Door No.  | :   |          | Residential Flat               | No. 1104   |               |  |
| c) | C.T.S. No. / Village  | :   |          | Village - Dronag               | iri Node   |               |  |
| d) | Ward / Taluka   | :   |          | Taluka - Uran                  |  |               |  |
| e) | Mandal / District   |     |          | District - Raigad              |  |               |  |
| f) | Date of issue and validity of layout of approved map / plan                   | TPO |          | TPO (NM & K) /                 | Copy of Approved Building Plan No. CIDCO / BP - 16903 /<br>TPO (NM & K) / 2019 / 5476 dated 30.08.2019 issued by |               |  |
| g) | Approved map / plan issuing authority   |     |          | CIDCO.                         |  |               |  |
| h) | Whether genuineness or authenticity of approve map/ plan is verified          | d : | -        | Yes                            |  |               |  |
| i) | Any other comments by our empanelled valuers<br>on authentic of approved plan |     |          | Building is under construction |  |               |  |
| 7  | Postal address of the property  |     |          | 140, Sector - 5                | No. 1104, 11 <sup>th</sup> Floor, <b>"Dev S</b><br>0, Village - Dronagiri Node,<br>, PIN - 400 702, State - Maha | Taluka - Uran |  |
| 8  | City / Town   |     |          |                                |  |               |  |
|    | Residential area  | :   |          | Yes                            |  |               |  |
|    | Commercial area   | :   |          | No                             |  |               |  |
|    | Industrial area   | :   |          | No                             |  |               |  |
| 9  | Classification of the area  |     |          |                                |  |               |  |
|    | i) High / Middle / Poor   |     |          | Middle Class                   |  |               |  |
|    | ii) Urban / Semi Urban / Rura   |     |          | Urban                          |  |               |  |





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| 10   | Coming under Corporation limit / Village<br>Panchayat / Municipality   | :  | Village - Dronagiri Node<br>CIDCO   |                                  |  |
|------|--|----|---|----------------------------------|--|
| 11   | Whether covered under any State / Central Govt.<br>enactments (e.g., Urban Land Ceiling Act) or<br>notified under agency area/ scheduled area /<br>cantonment area | :  | No  |                                  |  |
| 12   | Boundaries of the property   | :  | As per site   | As per Document                  |  |
|      | North  | :  | Road  | 30 M Wide Road                   |  |
|      | South  | :  | Open Plot   | Plot No - 141                    |  |
|      | East   | :  | Road  | 22 Mtrs Wide Road                |  |
|      | West   | :  | Open Plot   | Plot No. 139                     |  |
| 13   | Dimensions of the site   | :  | N. A. as property under consid a building.  | eration is a Residential Flat in |  |
|      |  | :  | As per the Deed   | As per Actuals                   |  |
|      | North  | :  | Lobby   | Lobby                            |  |
|      | South  | :  | Marginal Space  | Marginal Space                   |  |
|      | East   | :  | Marginal Space  | Marginal Space                   |  |
|      | West   | :  | Lift  | Lift                             |  |
| 14   | Extent of the site   |    | <ul> <li>Carpet Area in Sq. Ft. = 366.33<br/>(Area as per Site measurement)</li> <li>Carpet Area in Sq. Ft. = 345.00<br/>(Area As Per Agreement for sale)</li> <li>Built Up Area in Sq. Ft. = 379.50<br/>(Carpet Area + 10%)</li> </ul> |                                  |  |
| 14.1 | Latitude, Longitude & Co-ordinates of Flat   | ľ. | 18°52'31.7"N 72°57'49.2"E   |                                  |  |
| 15   | Extent of the site considered for Valuation (least of 13A& 13B)  | :  | Carpet Area in Sq. Ft. = 345.0<br>( Area As Per Agreement for   |                                  |  |
| 16   | Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.   |    | Building is under construction  |                                  |  |
| II   | APARTMENT BUILDING   |    |   |                                  |  |
| 1.   | Nature of the Apartment  | :  | Residential   |                                  |  |
| 2.   | Location   |    |   |                                  |  |
|      | C.T.S. No.   | :  |   |                                  |  |
|      | Block No.  | :  | -   |                                  |  |
|      | Ward No.   | :  | -   |                                  |  |





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|     | Village / Municipality / Corporation                            |   | Village - Dronagiri Node,<br>CIDCO  |
|-----|---|---|---|
|     | Door No., Street or Road (Pin Code)                             | : | Residential Flat No. 1104, 11 <sup>th</sup> Floor, <b>"Dev Sakha"</b> , Plot No.<br>140, Sector - 50, Village - Dronagiri Node, Taluka - Uran,<br>District - Raigad, PIN - 400 702, State - Maharashtra, Country<br>- India |
| 3.  | Description of the locality Residential /<br>Commercial / Mixed | : | Residential   |
| 4.  | Year of Construction  | : | Building is under construction  |
| 5.  | Number of Floors  | : | Part Ground + Part Stilt + 14 Upper Floors  |
| 6.  | Type of Structure   |   | Proposed R.C.C Framed Structure   |
| 7.  | Number of Dwelling units in the building                        |   | Proposed 4 Flats on 11 <sup>th</sup> Floor  |
| 8.  | Quality of Construction   | : | Building is under construction  |
| 9.  | Appearance of the Building                                      | : | Building Under Construction   |
| 10. | Maintenance of the Building                                     | : | Building is under construction  |
| 11. | Facilities Available  |   |   |
|     | Lift  | : | Proposed 2 Lifts  |
|     | Protected Water Supply  | : | Proposed Municipal Water Supply   |
|     | Underground Sewerage  | : | Proposed Connected to Municipal Sewerage System   |
|     | Car parking - Open / Covered                                    | : | Proposed Stilt Car Parking Space  |
|     | Is Compound wall existing?                                      |   | Proposed, Yes   |
|     | Is pavement laid around the Building                            | : | Proposed, Yes   |
| III | Residential Flat  |   |   |
| 1.  | The floor in which the Flat is situated                         | : | 11 <sup>th</sup> Floor  |
| 2.  | Door No. of the Flat  | : | Residential Flat No. 1104   |
| 3.  | Specifications of the Flat                                      |   |   |
|     | Roof  |   | R. C. C. Slab   |
|     | Flooring  | : | Vitrified Tile Flooring   |
|     | Doors   | : | Teak Wood Door frame with Solid flush door  |
|     | Windows   | : | Powder coated Aluminum sliding windows  |
|     | Fittings  | : | Concealed plumbing with C.P. fittings. Electrical wiring with concealed   |
|     | Finishing   | : | Cement Plastering + POP Finish  |
| 4.  | House Tax   |   |   |
|     | Assessment No.  | : | Details not available   |
|     |   |   |   |







|     | Tax paid in the name of   | :  | Details not available   |
|-----|---|----|---|
|     | Tax amount  | :  | Details not available   |
| 5.  | Electricity Service connection No.  | :  | Details not available   |
|     | Meter Card is in the name of  | :  | Details not available   |
| 6.  | How is the maintenance of the Flat?   | :  | Building is under construction  |
| 7.  | Sale Deed executed in the name of   | :  | Mr. Siddhesh Namdev Patil   |
| 8.  | What is the undivided area of land as per Sale Deed?  | :  | Details not available   |
| 9.  | What is the plinth area of the Flat?  |    | Built Up Area in Sq. Ft. = 380.00<br>(Carpet Area + 10%)  |
| 10. | What is the floor space index (app.)  | :  | As per CIDCO norms  |
| 11. | What is the Carpet area of the Flat?  | :  | Carpet Area in Sq. Ft. = 366.33<br>(Area As per actual site measurement)<br>Carpet Area in Sq. Ft. = 323.00<br>Flower Bed Area in Sq. Ft. = 43.00<br>Carpet Area in Sq. Ft. = 345.00<br>(Area As Per Agreement for sale)<br>Carpet Area in Sq. Ft. = 303.00<br>Enclosed Balcony Area in Sq. Ft. = 42.00 |
| 12. | Is it Posh / I Class / Medium / O <mark>rdinary?</mark>   | :/ | Medium  |
| 13. | Is it being used for Residential or Commercial purpose?   | :  | Proposed Residential Purpose  |
| 14. | Is it Owner-occupied or let out?  | :  | Building is under construction  |
| 15. | If rented, what is the monthly rent?  | :  | 7,200/- (Expected rental income per month after completion of construction works)   |
| IV  | MARKETABILITY   | 1  |   |
| 1.  | How is the marketability?   | :  | Good  |
| 2.  | What are the factors favoring for an extra Potential Value?   |    | Located in developed area   |
| 3.  | Any negative factors are observed which affect the market value in general?   | :  | No  |
| V   | Rate  |    |   |
| 1.  | After analyzing the comparable sale instances,<br>what is the composite rate for a similar Flat with<br>same specifications in the adjoining locality? -<br>(Along with details / reference of at - least two<br>latest deals / transactions with respect to adjacent<br>properties in the areas) | :  | ₹ 8696/- to ₹ 13151/- per Sq. Ft. on Carpet Area<br>₹ 7906/- to ₹ 11956/- per Sq. Ft. on Built Up Area  |





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| 2. | Assuming it is a new construction, what is the<br>adopted basic composite rate of the Flat under<br>valuation after comparing with the specifications<br>and other factors with the Flat under comparison     | : | ₹ 10,000/- per Sq. Ft. on Carpet Area   |
|----|---|---|---|
|    | (give details).   |   |   |
| 3. | Break – up for the rate   | : |   |
|    | I. Building + Services  | : | ₹ 2,600/- per Sq. Ft.   |
|    | II. Land + others   | : | ₹ 7,400/- per Sq. Ft.   |
| 4. | Guideline rate obtained from the Registrar's Office<br>for new property (an evidence thereof to be<br>enclosed)   | : | ₹ 25,410/- per Sq. M.<br>i.e. ₹ 2,361/- per Sq. Ft.   |
|    | Guideline rate(an evidence thereof to be enclosed)  |   | N.A. Age of Property below 5 year   |
| 5. | In case of variation of 20% or more in the valuation proposed by the Valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given | : | It is a foregone conclusion that market value is always more<br>than the RR price. As the RR Rates area Fixed by respective<br>State Government for computing Stamp Duty / Rgstn. Fees.<br>Thus the differs from place to place and Location, Amenities<br>per se as evident from the fact than even RR Rates Decided<br>by Government Differs. |
| VI | COMPOSITE RATE ADOPTED AFTER<br>DEPRECIATION  |   |   |
| а  | Depreciated building rate   |   |   |
|    | Replacement cost of Flat with Services (v(3)i)  | : | ₹ 2,600/- per Sq. Ft.   |
|    | Age of the building   |   | Building is under construction  |
|    | Life of the building estimated  | : | 60 years (After Completion) Subject to proper, preventive periotic Maintenance & Structure repairs.   |
|    | Depreciation percentage assuming the salvage value as 10%   |   | N.A. Building is under construction   |
|    | Depreciation Ratio of the building  |   | -   |
| b  | Total composite rate arrived for Valuation  |   |   |
|    | Depreciated building rate VI (a)  | : | ₹ 2,600/- per Sq. Ft.   |
|    | Rate for Land & other V (3) ii  | : | ₹ 7,400/- per Sq. Ft.   |
|    | Total Composite Rate  | : | ₹ 10,000/- per Sq. Ft.  |
|    | Remarks   | : |   |

#### **Details of Valuation:**

| No. | Description               | Qty.           | Rate per unit (₹) | Estimated Value (₹) |  |
|-----|---------------------------|----------------|-------------------|---------------------|--|
| 1   | Present value of the Flat | 345.00 Sq. Ft. | 10,000.00         | 34,50,000.00        |  |
| 2   | Wardrobes                 |                |                   |                     |  |

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| 3  | Showcases  |              |  |  |
|----|--|--------------|--|--|
| 4  | Kitchen arrangements   |              |  |  |
| 5  | Superfine finish   |              |  |  |
| 6  | Interior Decorations   |              |  |  |
| 7  | Electricity deposits / electrical fittings, etc.                 |              |  |  |
| 8  | Extra collapsible gates / grill works, etc.                      |              |  |  |
| 9  | Potential value, if any  |              |  |  |
| 10 | Others / Car Parking   |              |  |  |
|    | Total value / Fair market value of the property After completion | 34,50,000.00 |  |  |
|    | Realizable value of the property                                 | 33,81,000.00 |  |  |
|    | Distress value of the property                                   | 27,60,000.00 |  |  |
|    | Insurable value of the property (379.50 X 2,600.00) 9,86,700.00  |              |  |  |
|    | Guideline value of the property (379.50 X 2,361.00)              | 8,96,000.00  |  |  |

## **Justification for Price / Rate**

The Market Value of the property is based on facts of markets discovered by us during our enquiries, however the government rate value in this case is less than the market value arrived by us. We are of the opinion that the value arrive by us will prove to be correct if an Auction of the subject property is carried out. As far as Market Value in Index II is concerned, it is not possible to comment on same, may be government rates are fixed by sampling during same point of time in part and whereas, Market values change every month.

In most of the cases the actual deal amount or Transaction value is not reflected in Index II because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market.

## Method of Valuation / Approach

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a Residential Flat, we have adopted Sale Comparison Approach Method for the purpose of valuation .The Price for similar type of property in the nearby vicinity is in the range of ₹ 8,696/- to ₹ 13,151/- per Sq. Ft. on Carpet Area / ₹ 7,906/- to ₹ 11,956/- per Sq. Ft. on BuiltUp Area. Considering the rate with attached report, current market conditions, demand and supply position. Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of Residential and Commercial application in the locality etc. We estimate ₹10,000.00 per Sq. Ft. on Carpet Area for valuation.



Since 1989

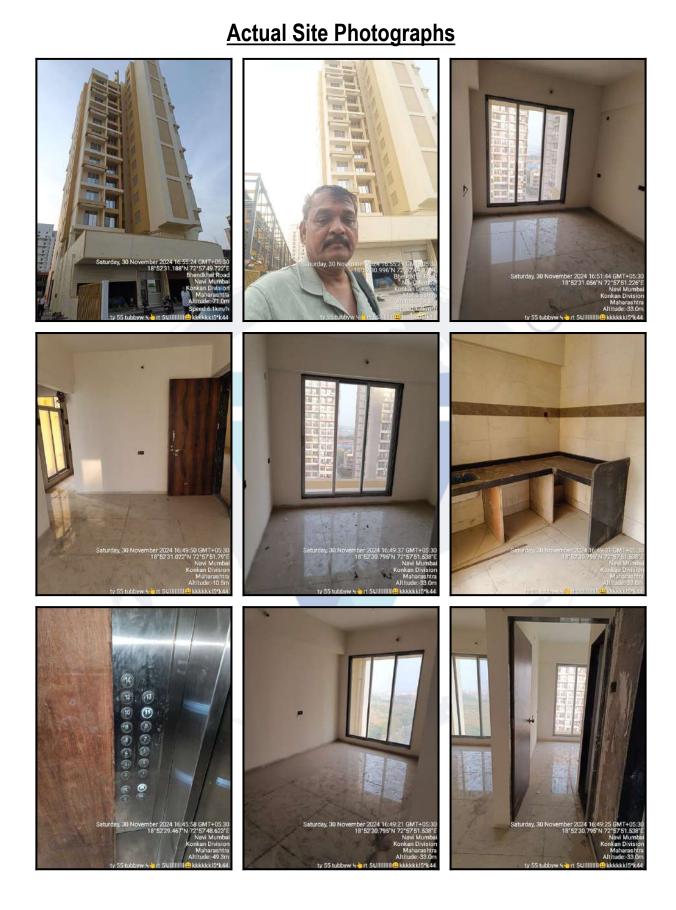


| Impending threat of acquisition by government for road<br>widening / publics service purposes, sub merging &<br>applicability of CRZ provisions (Distance from sea-cost / tidal<br>level must be incorporated) and their effect on |   |
|--|---|
| Saleability  | Good  |
| Likely rental values in future   | 7,200/- (Expected rental income per month after completion of construction works) |
| Any likely income it may generate  | Rental Income   |











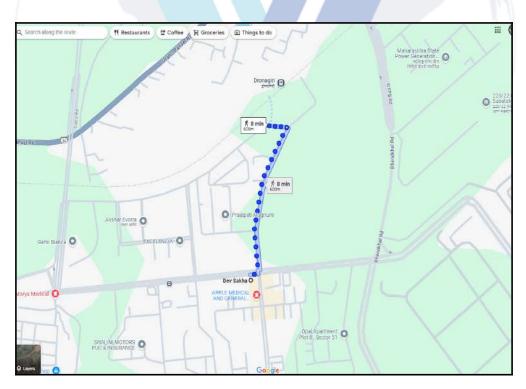




## Route Map of the property



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



#### Longitude Latitude: 18°52'31.7"N 72°57'49.2"E

Note: The Blue line shows the route to site distance from nearest Railway Station (Dronagiri - 600 Mtrs.).



#### Page 13 of 28

## **Ready Reckoner Rate**

| Depar   |                                  | gistration and Star<br>of Maharashtra     | mp नोंद          | णी व मुद्र<br>महाराष्ट्र | ांक विभा<br>शासन      |            |
|---|----------------------------------|---|------------------|--------------------------|-----------------------|------------|
|   |                                  | ual Statement of I<br>बाजारमूल्य दर पत्रक | -                |                          |                       |            |
| <u>Home</u>                                     |                                  |   |                  | Valuation                | <u>Guidelines   U</u> | ser Manual |
| Year 2024-2025                                  |                                  |   |                  | Language                 | English               |            |
|   | Selected District                | Raigad                                    |                  |                          |                       |            |
|   |                                  |   |                  |                          |                       |            |
|   | Select Taluka                    | Uran                                      |                  |                          |                       |            |
|   | Calent Village                   | Dongari                                   |                  |                          |                       |            |
|   | Select Village                   | Dongari                                   |                  |                          |                       |            |
|   | Vibhag Number                    | 2   |                  |                          |                       |            |
|   | Assesment Typ                    | e Assesment Range                         | Rate Rs/-        | Unit                     |                       |            |
|   | जिरायत शेत जमी                   | न 0-1.25                                  | 784900           | हेक्टर                   |                       |            |
|   | जिरायत शेत जमी                   | न 1.26-2.50                               | 862300           | हेक्टर                   |                       |            |
|   | जिरायत शेत जमी                   | न 2.51-5.00                               | 1031700          | हेक्टर                   |                       |            |
|   | जिरायत शेत जमी                   | न 5.01-7.50                               | 1148200          | हेक्टर                   |                       |            |
|   | जिरायत शेत जमी                   | न 7.51-10.00                              | 1486900          | हेक्टर                   |                       |            |
|   | जिरायत शेत जमी                   | न 10.01-12.50                             | 1784500          | हेक्टर                   |                       |            |
|   | जिरायत शेत जमी                   | न 12.51-च्या पुढे                         | 1948700          | हेक्टर                   |                       |            |
|   | निवासी                           | 0-0.00                                    | 23100            | चौरस मीटर                |                       |            |
|   |                                  | 1 <u>2</u>                                |                  |                          |                       |            |
|   | <i>M</i> -                       |   |                  |                          |                       |            |
| Stamp Duty Ready Recko                          | ner Market Value Rat             | te for Flat                               | 23100            |                          |                       |            |
| Increase by 10% on Flat L                       | ocated on 11 <sup>th</sup> Floor |   | 2310             |                          |                       |            |
| Stamp Duty Ready Reck<br>Increase/Decrease) (A) | oner Market Value F              | Rate (After                               | 25,410.00        | Sq. Mtr.                 | 2,361.00              | Sq. Ft.    |
| Stamp Duty Ready Recko                          | ner Market value Rat             | e for Land (B)                            | 1780             |                          |                       |            |
| The difference between la                       |                                  | . ,                                       | 23,630.00        |                          |                       |            |
| Percentage after Deprecia                       | •                                | . ,                                       | 100%             |                          |                       |            |
| Rate to be adopted after                        | ,                                | iation [B + (C X D)]                      | 25,410.00        | Sq. Mtr.                 | 2,361.00              | Sq. Ft.    |
| Multi-Storied building v                        |                                  | /-  |                  | <u> </u>                 |                       |            |
|   | / commercial unit /              | office on above floor in mult             | istoried buildin | ng, the rate mer         | ntioned in the r      | eady       |

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<br>Structure & Kaccha Structure.   |  |
| 0 to 2 Years                       | 100%                                      | 100%   |  |
| Above 2 & up to 5 Years            | 95%                                       | 95%  |  |
| Above 5 Years                      | depreciation is to be considered. However | 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 |  |





Since 1989



## **Price Indicators**

| erty  |  | Flat                         |  |   |
|---|--|------------------------------|--|---|
| Source  |  | Nobroker.com                 |  |   |
| r   |  | -                            |  |   |
|   |  | Carpet                       | Built Up   | Saleable  |
| а   |  | 365.00                       | 401.50   | -   |
| centage   |  | -                            | 10%  | -   |
| e Per Sq. Ft.   |  | ₹13,151.00                   | ₹11,955.00   | -   |
|   |  |                              |  | •   |
|   |  |                              | litew (  |   |
| 8 NOBROKER  |  |                              | Pay Rent Poet Your Property 🚫                        | Trupti Parmani 🗸 🔿 🗘 📄 🖬  |
|   | at In Hari Sakha Society, Di<br>Ioride | ronag For 😣 Loan Verified    | ₹48 Lacs ₹27,510/Month<br>Negotiable Estimated ENI ~ | 560 Need Home Loan ?<br>Sq.Ft Apply Loan  |
| Ressie Near manzi<br>Home / Flats for Sele in Numbei / Flat |  | e in Uren / Property Details |  |   |
| Photos O Locati   |  |                              | Shortlist  | Jun 13, 2024  |
|   |  |                              | 1 Bathroom   | Points On<br>Immediately  |
| 4 4   |  |                              | No. of Extreme                                       | Possession  |
| 1 9 1   |  |                              | I telcory  | Hari Sakha Society,   |
| 4   |  |                              | None   | Full  |
|   |  | I THERE THE ADDRESS          | Failing  | Power Sackup  |
|   |  |                              |  | Sold Out Wrong Info   |
|   |  |                              | Price trends by NBE                                  | stimate Check Now   |
| Nearby: Manzil Pride  |  |                              |  |   |
| Overview  |  |                              | Activity On This Pro                                 | perty   |
| 1 2 <del> </del>  |  |                              | Q 22 ♥0  |   |
| Age of Building   | Newly Constructed                      | Ownership Type Self Owned    |  | Shortlists Contected<br>Powered By : NBEstimate   |
| Maintenance Charges   | ₹3.6 Per Sq.Ft/M                       | Flooring Mosaic              |  | Powered sy ; insestimate  |
| Builtup Area  | 560 Sq.Ft                              | Carpet Area 365 Sq.Ft        | Similar Properties                                   |   |
| D Furnishing Status   | Fully Furnished                        | Ø Focing East                | 18   | iK Flat In The Pearl, New Panve   |
|   | 8/10                                   | Parking None                 | Test,  | Road  |
| Floor   |  |                              |  |   |
| Floor   | Yes                                    |                              | 749.3  | tabla dav adit  |
|   | Yes                                    |                              |  |   |
|   | Yes                                    |                              | 1Bł<br>Peru  | IK Flat In Shiv Apartment For S   |
| යා<br>හිදී Gated Security                                   | Yes                                    |                              | 1Bł<br>Peru  | HK Flat In Shiv Apartment For S<br>on Park Road, wear HOPC Bank<br>1 stellay<br>Builtop Artes |



Since 1989



An ISO 9001 : 2015 Certified Company

## **Price Indicators**

| unce         https://www.99acres.com/           oor         -           Carpet         Built Up         Saleable           ea         525.00         577.50         -           irreentage         -         10%         -           Society         Restructure (restrict) (respect / society / Laximant)         -         -           Society         Owner/Deals         Restructure (restrict) (  | operty   |  | Flat  |  |                                  |
|---|--|--|---|--|----------------------------------|
| Carpet     Built Up     Saleable       ea     525.00     577.50     -       rrcentage     -     10%     -       ite Per Sq. Ft.     ₹10,667.00     ₹9,697.00     -       99acres     Buy     Extent Locality / Project / Society / Landmark:     Image: Society / Extent Locality / Project / Society / Landmark:     Image: Society / Extent Locality / Project / Society / Landmark:     Image: Society / Extent Locality / Project / Society / Landmark:     Image: Society / Extent Locality / Project / Society / Landmark:     Image: Society / Extent Locality / Project / Society / Landmark:     Image: Society / Extent Locality / Project / Society / Landmark:     Image: Society / Extent Locality / Project / Society / Landmark:     Image: Society / Extent Locality / Project / Society / Landmark:     Image: Society / Extent Locality / Project / Society / Landmark:     Image: Society / Extent Locality / Project / / Extent Locality /  | urce   |  | https://www.99acres.com/  |  |                                  |
| ea     525.00     577.50     -       rrcentage     10%     -       tite Per Sq. Ft.     ₹10,667.00     ₹9,697.00     -       99acres       Buy Enter Locality / Prijetr / Society / Lindmark       Party in the Municipal - Files for sake in box data in   | oor  |  | -   |  |                                  |
| recentage       -       10%       -         rise Per Sq. Ft.       ₹10,667.00       ₹9,697.00       -         992cTCeS       Buy® Enter Locating / Project / Society / Landmark: <ul> <li>Post property III</li> <li>Post property III</li> <li>Post property III</li> <li>Post property IIII</li> <li>Post property IIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIII</li></ul>   |  |  | Carpet  | Built Up   | Saleable                         |
| Inter Per Sq. Ft.       It 10,667.00       It 9,697.00       -         992.cr cs       Bay-       Enter Locality / Project / Society / Landmark   | ea   |  | 525.00  | 577.50   | -                                |
| 992CCCS       Bayel Enter Locality / Project / Society / Landmark <ul> <li>C</li> <li>Post property m</li> <li>C</li> <li>Post property m</li> <li>C</li> </ul> Post property in Nation Mundes / Res for sade in Downgel? 2 Bird Res for sade in Downgel?       Post property m       C       C       Post property m       C       Post prop   | rcentage   |  | -   | 10%  | -                                |
| Tenses Property in Name Mumbers - Rate for sale in Normage 1 - 2 Bird / Rate for sale in Dornage 1.       Contract Owner / Rate for sale in Normage 1.       Contract Owner / Rate for sale in Normage 1.         Extension - State   | te Per Sq. Ft.   |  | ₹10,667.00  | ₹9,697.00  | -                                |
| Tenses Property in Name Mumbers - Rate for sale in Normage 1 - 2 Bird / Rate for sale in Dornage 1.       Contract Owner / Rate for sale in Normage 1.       Contract Owner / Rate for sale in Normage 1.         Extension - State   |  |  |   |  |                                  |
| Tenses Property in Name Mumbers - Rate for sale in Normage 1 - 2 Bird / Rate for sale in Dornage 1.       Contract Owner / Rate for sale in Normage 1.       Contract Owner / Rate for sale in Normage 1.         Extension - State   |  | -  |   |  |                                  |
| Termsection Type: Reserte 0       Tennesition 1/ test betaken the design in Capital procession 1/ test betaken the design in Capital processind           | 99acres  | Buy - Enter Locality / Project / So            | ciety / Landmark 📀  | • Q Post prope   | erty 📼 🛛 🥙 🗉 🚍                   |
| Termsection Type: Reserte 0       Tennesition 1/ test betaken the design in Capital procession 1/ test betaken the design in Capital processind           |  |  |   | Po   | sted on Oct 25, 2024 Ready to my |
| Specie 10,666 per state.       2BHK 2Baths       Contract Owner ***         Statusted EMI et 44,727       Bat/Apartment for Sale       Interview       Shortistat         Statusted EMI et 44,727       Restration Nor. F5200003160       Wester: Https://mainternaminahartagovie/         Statusted EMI et 44,727       Society       Owner Details       Price Trends       Society Reviews       Explore Locality       >         Statusted EMI et 44,727       Society (17)       Society (17)       Image: Review Statusted EMI et 44,728       Image: Review Statusted EMI et 44,728       Image: Review Statusted EMI et 44,728         Videos (1)       Property (19)       Society (17)       Image: Review Statusted EMI et 44,728       Image: Review Statusted EMI et 44,728       Image: Review Statusted EMI et 44,728         Videos (1)       Property (19)       Society (17)       Image: Review Statusted EMI et 44,728       Image: Review Statusted EMI et 44,728       Image: Review Statusted EMI et 44,728         Videos (1)       Property (19)       Society (17)       Image: Review Statusted EMI et 44,728         Videos (14)       Property Age       Its Statusted EMI et 44,728       Image: Review Statusted EMI et 44,748       Image: Review Statusted EMI et 44,748       Image: Review Statusted EMI et 44,748       Image:  | AL 42  | Flats for sale in Navi Mumbai > Flats for sale | in Dronagiri > 2 BHK Rats for sale in Dronagiri   |  |                                  |
| Estimated EMI R44,227       Plat/Apartment for Sale       Image: Shortist         Image: Resister R   |  |  |   |  | Contact Owner FREE               |
| In Nort Villa Height, Dronaget, Nard Mumbal   |  |  |   |  | Contact Owner                    |
| I in Marry Mille Height: Drendight, Navi Mumbal         Wetscher Lington No. 1920000031 @ Wetsche Hittpal/mehanem.maharathtra.gou/Mill         Overview       Society       Owner Details       Price Trends       Society Reviews       Explore Locality         Videos (1)       Property (19)       Society (17)       Image: Soci   | Estimated EMI ₹ 44,727   |  |   |  | C Shortlist                      |
| Overview       Society       Owner Details       Price Trends       Society Reviews       Explore Locality         Videos (1)       Property (19)       Society (17)       Image: Configuration Con   |  | in Misri Villa Height, Drona                   | giri, Navi Mumbai   |  | V shorthat                       |
| Overview       Society       Owner Details       Price Trends       Society Reviews       Explore Locality         Videos (1)       Property (19)       Society (17)       Image: Configuration       2 Bedrooms, 2 Bathrooms, 3 Batconies         Image: Configuration       Society (17)       Image: Configuration       2 Bedrooms, 2 Bathrooms, 3 Batconies         Image: Configuration       Society (17)       Image: Configuration       2 Bedrooms, 2 Bathrooms, 3 Batconies         Image: Configuration       Society (17)       Image: Configuration       2 Bedrooms, 2 Bathrooms, 3 Batconies         Image: Configuration       Society (17)       Image: Configuration       2 Bedrooms, 2 Bathrooms, 3 Batconies         Image: Configuration       Society (17)       Image: Configuration       2 Bedrooms, 2 Bathrooms, 3 Batconies         Image: Configuration       Property Age       Image: Configuration Society (18)       Property Age         Image: Configuration       Society View Construction Society       Image: Configuration Society View Construction Society       Image: Configuration Society View Construction Society         Image: Configuration       Image: Configuration Society View Construction Society       Image: Configuration Society       Image: Configuration Society         Image: Configuration       Image: Configuration Society View Configuration Society       Image: Configuration Society       Image: Configura   | RERA STATUS  | Registration No: P5200003140 Websit            | e https://maharera.maharashtra.eov.in/  |  |                                  |
| Videos (1)       Property (19)       Society (17)       Image: Configuration         Carpet area: 525       sq.ft.v       2 Bedrooms, 2 Bathrooms, 3 Batconies         Carpet area: 525       sq.ft.v       2 Bedrooms, 2 Bathrooms, 3 Batconies         Carpet area: 525       sq.ft.v       2 Bedrooms, 2 Bathrooms, 3 Batconies         Carpet area: 525       sq.ft.v       2 Bedrooms, 2 Bathrooms, 3 Batconies         With Order       5 Lac       Image: Name Address         Image: Name Address       Micri Villa Height       Dronagrit, Nam Mumbal         Image: Name Address       Micri Villa Height       Dronagrit, Nam Mumbal         Image: Name Address       Micri Villa Height       Image: Name Address         Image: Name Address       Micri Villa Height       Image: Name Address         Image: Name Address       Micri Villa Height       Image: Name Address         Image: Name Address       Micri Villa Height       Image: Name Address         Image: Name Address       Micri Villa Height       Image: Name Address         Image: Name Address       Micri Villa Height       Image: Name Address         Image: Name Address       Micri Villa Height       Image: Name Address         Image: Name Address       Micri Villa Height       Image: Name Address         Image: Name Address       Mic   |  |  |   |  |                                  |
| Image: Second State of State  | Overview Socie   | ety Owner Details                              | Price Trends Society Review   | vs Explore Locality >  |                                  |
| Image: State of the section Type: Resale of the section |  |  |   |  |                                  |
| Image: Second States       Image: Second States         Image: Second   |  |  |   |  |                                  |
| Image: Second State of State  |  |  |   |  |                                  |
| Carpet area: 525 sq.ft. Ŷ       2 Bedrooms, 2 Batkrooms, 3 Balconies         (#377egm.)       Price         © 5 Lac       Mini Vilia Height         © 10,666 per sq.ft. (All indusive, Negotable)       Promagiri, Navi Mumbai         Image: Price       Image: Price         © 10,666 per sq.ft. (All indusive, Negotable)       Promagiri, Navi Mumbai         Image: Price       Image: Price         Image: Price       <  | Videos (1) Pro   | operty (19) Society (17)                       |   | Configuration  |                                  |
| (#3.7 sg.m.)         (#3.7 sg.m.)         (#3.7 sg.m.)         (#1.6 classes)         (#3.7 sg.m.)         (#1.6 classes)         (#1.6 classes  |  |  |   |  | throoms 3 Balconies              |
| Places nearby   Fat No 1302 Sector 50 Plot No 1438.143a, Dronagiri, Navi Mumbai     Property Ownership: Freehold ①   Purposing: Unfurnished   Property Ownership: Freehold ①   Purposing: Unfurnished   Property Code: 578160039  |  |  |   |  |                                  |
| **56 Lac       Misri Villa Height         © 10,666 per sq.ft. (All inclusive, Negotiable)       Misri Villa Height         Dronagiri, Navi Mumbai       Property Age         13" of 14 Floors       West         ** Property Age       To 5 Year Old View Construction Status         ** Diaces nearby       View All (5)         ** Tansaccion Type: Resale ®       Property Ownership: Freehold ®         Property Ownership: Freehold ®       Eurnishing: Unfurnished         Parking: 1 Coverd       Property Ownership: Freehold ®   | And a state of the local division of the loc |  |   |  |                                  |
| **56 Lac       Misri Villa Height         © 10,666 per sq.ft. (All inclusive, Negotiable)       Misri Villa Height         Image: Places nearby       Image: Property Age         To 5 Year Old       View Construction Status         Image: Places nearby       View All (5)         Fat No 1302 Sector 50 Plot No 143&143a, Dronagiri, Navi Mumbal       Image: Places nearby         Image: Places nearby       View All (5)         Image: Places nearby       Image: Places nearby         Image: Places nearby       View All (5)         Image: Places nearby       Image: Places nearby         Image: Places nearby       View All (5)         Image: Places nearby       Image: Places nearby         Image: Property Ownership: Freehold Image: Places nearby       Image: Places nearby         Image: Places nearby       Image: Places nearby       Image: Places nearby         Image: Places nearby       Image: Places nearby       Image: Places nearby         Image: Places nearby       Image: Places nearby       Image: Places nearby         Image: Places nearby       Image: Places nearby       Image: Places nearby         <  |  |  |   | 1000   |                                  |
| Places nearby       View All (5)         Places nearby       Places nearby         Places nearby       Place  |  |  | Price   | Address  |                                  |
| 13 <sup>st</sup> of 14 Floors       West         → Property Age         1 to 5 Year Old       View Construction Status         ✓       Places nearby         ✓       Fat No 1302 Sector 50 Plot No 143&143a, Dronagiri, Navi Mumbai         ✓       Jawaharlal Nehru Port Trust Hospital         ①       Dr Taneja's CarePoint Hospital         ✓       Property Ownership: Freehold         Øwer Backup: None       Property Code: 578160039   |  |  |   | 11.00  |                                  |
| 13 <sup>nd</sup> of 14 Floors       West         → Property Age<br>To 5 Year Old       Property Age<br>To 5 Year Old         New Construction Status       View All (5)         Places nearby<br>Flat No 1302 Sector 50 Plot No 143&143a, Dronagiri, Navi Mumbal       View All (5)         Jawaharlal Nehru Port Trust Hospital       Dr Taneja's CarePoint Hospital       Telipada Bus Station       W Uran ST Depot       Dronager         Transaction Type: Resale ●       Property Ownership: Freehold ●       Furnishing: Unfurnished<br>Power Backup: None       Gated Community: Yes<br>Property Code: 578160039  |  |  | ₹ 56 Lac  | Misri Villa Height   | umbai                            |
| Property Age<br>To 5 Year Old       View Construction Status         Image: Property Age<br>To 5 Year Old       View Construction Status         Image: Property Age<br>To 5 Year Old       View Construction Status         Image: Property Age<br>Tarbaction Type: Resale Image: Age to the status       View All (5)         Image: Property Ownership: Freehold Image: Age to the status       Image: Property Ownership: Freehold Image: Property  |  |  | ₹ 56 Lac  | Misri Villa Height   | ımbai                            |
| I to 5 Year Old       View Construction Status         Image: Places nearby       View All (5)         Flat No 1302 Sector 50 Plot No 143&143a, Dronagiri, Navi Mumbai       Image: Places nearby         Image: Places nearby       View All (5)         Image: Flat No 1302 Sector 50 Plot No 143&143a, Dronagiri, Navi Mumbai       Image: Places nearby         Image: Flat No 1302 Sector 50 Plot No 143&143a, Dronagiri, Navi Mumbai       Image: Places nearby         Image: Flat No 1302 Sector 50 Plot No 143&143a, Dronagiri, Navi Mumbai       Image: Places nearby         Image: Flat No 1302 Sector 50 Plot No 143&143a, Dronagiri, Navi Mumbai       Image: Places nearby         Image: Flat No 1302 Sector 50 Plot No 143&143a, Dronagiri, Navi Mumbai       Image: Places nearby         Image: Flat No 1302 Sector 50 Plot No 143&143a, Dronagiri, Navi Mumbai       Image: Places nearby         Image: Flat No 1302 Sector 50 Plot No 143&143a, Dronagiri, Navi Mumbai       Image: Places nearby         Image: Flat No 1302 Sector 50 Plot No 143&143a, Dronagiri, Navi Mumbai       Image: Places nearby         Image: Flat No 1302 Sector 50 Plot No 143&143a, Dronagiri, Navi Mumbai       Image: Places nearby         Image: Flat No 1302 Sector 50 Plot No 143&143a, Dronagiri, Navi Mumbai       Image: Places nearby         Image: Flat No 143&143a, Dronagiri, Navi Mumbai       Image: Places nearby       Image: Places nearby         Image: Flat No 143&143a, Dronagiri, Navi Mumbai <t< td=""><td></td><td></td><td>₹ 56 Lac<br/>@ 10,666 per sq.ft. (All inclusi</td><td>Misri Villa Height<br/>ve, Negotiable) Dronagiri, Navi Mu</td><td>umbai</td></t<>   |  |  | ₹ 56 Lac<br>@ 10,666 per sq.ft. (All inclusi  | Misri Villa Height<br>ve, Negotiable) Dronagiri, Navi Mu   | umbai                            |
| I to 5 Year Old       View Construction Status         Image: Places nearby       View All (5)         Flat No 1302 Sector 50 Plot No 143&:143a, Dronagiri, Navi Mumbai       View All (5)         Image: Places nearby       Image: Places nearby         Image: Flat No 1302 Sector 50 Plot No 143&:143a, Dronagiri, Navi Mumbai       Image: Places nearby         Image: Places nearby       Image: Places nearby         Image: Flat No 1302 Sector 50 Plot No 143&:143a, Dronagiri, Navi Mumbai       Image: Places nearby         Image: Places nearby       Image: Places nearby  |  |  | ₹ 56 Lac<br>@ 10,666 per sq.ft. (All inclusi  | ve, Negotiable) Dronagiri, Navi Mu   | umbai                            |
| Places nearby       View All (5)         Flat No 1302 Sector 50 Plot No 143&143a, Dronagiri, Navi Mumbai       View All (5)         Jawaharlal Nehru Port Trust Hospital       Dr Taneja's CarePoint Hospital       Image: Telipada Bus Station       Image: Uran ST Depot       Image: Dronage: Operation of the sector  |  |  | ₹ 56 Lac<br>@ 10,666 per sq.ft. (All inclusi  | ve, Negotiable) Dronagiri, Navi Mu   | umbai                            |
| Places nearby       View All (5)         Flat No 1302 Sector 50 Plot No 143&143a, Dronagiri, Navi Mumbai       Image: CarePoint Hospital         Image: Places nearby       Image: Places nearby         Image: Places nearby       P  |  |  | ₹ 56 Lac<br>@ 10,666 per sq.ft. (All inclusi<br>Ploor Number<br>13 <sup>rd</sup> of 14 Floors   | ve, Negotiable)<br>Misri Villa Height<br>Dronagiri, Navi Mu<br>Pacing<br>West  | umbai                            |
| Places nearby       View All (5)         Flat No 1302 Sector 50 Plot No 143&143a, Dronagiri, Navi Mumbai       Image: CarePoint Hospital         Image: Places nearby       Image: Places nearby         Image: Places nearby       P  |  |  | ₹ 56 Lac<br>@ 10,666 per sq.ft. (All inclusi<br>Ploor Number<br>13 <sup>rd</sup> of 14 Floors   | ve, Negotiable)<br>Misri Villa Height<br>Dronagiri, Navi Mu<br>Pacing<br>West  | umbai                            |
| Places nearby       View All (5)         Flat No 1302 Sector 50 Plot No 143&143a, Dronagiri, Navi Mumbai       Image: CarePoint Hospital         Image: Places nearby       Image: Places nearby         Image: Places nearby       P  |  |  | ₹ 56 Lac<br>@ 10,666 per sq.ft. (All inclusi<br>Ploor Number<br>13 <sup>rd</sup> of 14 Floors   | ve, Negotiable)<br>Misri Villa Height<br>Dronagiri, Navi Mu<br>Pacing<br>West  | umbai                            |
| Flat No 1302 Sector 50 Plot No 143&143a, Dronagiri, Navi Mumbai         Image: Station Interview Property Contraction Type: Resale Image: Res                           |  |  | ₹ 56 Lac<br>@ 10,666 per sq.ft. (All inclusi<br>I Floor Number<br>13 <sup>rd</sup> of 14 Floors<br>Property Age<br>1 to 5 Year Old View Constru   | ve, Negotiable)<br>Misri Villa Height<br>Dronagiri, Navi Mu<br>Pacing<br>West  | umbai                            |
| Flat No 1302 Sector 50 Plot No 143&143a, Dronagiri, Navi Mumbai         Image: Station Interview Property Contraction Type: Resale Image: Res                           |  |  | ₹ 56 Lac<br>@ 10,666 per sq.ft. (All inclusi<br>I Floor Number<br>13 <sup>rd</sup> of 14 Floors<br>Property Age<br>1 to 5 Year Old View Constru   | ve, Negotiable)<br>Misri Villa Height<br>Dronagiri, Navi Mu<br>Pacing<br>West  | umbai                            |
| Flat No 1302 Sector 50 Plot No 143&143a, Dronagiri, Navi Mumbai         Image: Station Interview Property Contraction Type: Resale Image: Res                           |  |  | ₹ 56 Lac<br>@ 10,666 per sq.ft. (All inclusi<br>I Floor Number<br>13 <sup>rd</sup> of 14 Floors<br>Property Age<br>1 to 5 Year Old View Constru   | ve, Negotiable)<br>Misri Villa Height<br>Dronagiri, Navi Mu<br>Pacing<br>West  | umbai                            |
| Flat No 1302 Sector 50 Plot No 143&143a, Dronagiri, Navi Mumbai         Image: Station Interview Property Contraction Type: Resale Image: Res                           |  |  | ₹ 56 Lac<br>@ 10,666 per sq.ft. (All inclusi<br>I Floor Number<br>13 <sup>rd</sup> of 14 Floors<br>Property Age<br>1 to 5 Year Old View Constru   | ve, Negotiable)<br>Misri Villa Height<br>Dronagiri, Navi Mu<br>Pacing<br>West  | umbai                            |
| Transaction Type: Resale ①       Property Ownership: Freehold ①       Furnishing: Unfurnished       Gated Community: Yes         Parking: 1 Covered       Water Source: 24*7 Water       Power Backup: None       Property Code: \$78160039   | Places near  |  | ₹ 56 Lac<br>@ 10,666 per sq.ft. (All inclusi<br>I Floor Number<br>13 <sup>rd</sup> of 14 Floors<br>Property Age<br>1 to 5 Year Old View Constru   | ve, Negotiable)<br>Misri Villa Height<br>Dronagiri, Navi Mu<br>Pacing<br>West  |                                  |
| Transaction Type: Resale ①       Property Ownership: Freehold ①       Furnishing: Unfurnished       Gated Community: Yes         Parking: 1 Covered       Water Source: 24*7 Water       Power Backup: None       Property Code: \$78160039   |  | by   | <ul> <li>₹ 56 Lac</li> <li>@ 10,666 per sq.ft. (All inclusion of the square sq</li></ul> | ve, Negotiable)<br>Misri Villa Height<br>Dronagiri, Navi Mu<br>Pacing<br>West  |                                  |
| Parking: 1 Covered Water Source: 24*7 Water Power Backup: None Property Code: \$78160039  | Flat No 1302 Secto   | by<br>bor 50 Plot No 143&143a, Dronagiri, Nav  | <ul> <li>₹ 56 Lac</li> <li>@ 10,666 per sq.ft. (All inclusi</li> <li>Filoor Number</li> <li>13rd of 14 Floors</li> <li>⇒ Property Age</li> <li>1 to 5 Year Old View Construction</li> </ul>   | ve, Negotiable) Misri Villa Height<br>Dronagiri, Navi Mu<br>Ø Facing<br>West   | View All (5)                     |
| Parking: 1 Covered Water Source: 24*7 Water Power Backup: None Property Code: \$78160039  | Flat No 1302 Secto   | by<br>bor 50 Plot No 143&143a, Dronagiri, Nav  | <ul> <li>₹ 56 Lac</li> <li>@ 10,666 per sq.ft. (All inclusi</li> <li>Filoor Number</li> <li>13rd of 14 Floors</li> <li>⇒ Property Age</li> <li>1 to 5 Year Old View Construction</li> </ul>   | ve, Negotiable) Misri Villa Height<br>Dronagiri, Navi Mu<br>Ø Facing<br>West   | View All (5)                     |
| Parking: 1 Covered Water Source: 24*7 Water Power Backup: None Property Code: \$78160039  | Flat No 1302 Secto   | by<br>bor 50 Plot No 143&143a, Dronagiri, Nav  | <ul> <li>₹ 56 Lac</li> <li>@ 10,666 per sq.ft. (All inclusi</li> <li>Filoor Number</li> <li>13rd of 14 Floors</li> <li>⇒ Property Age</li> <li>1 to 5 Year Old View Construction</li> </ul>   | ve, Negotiable) Misri Villa Height<br>Dronagiri, Navi Mu<br>Ø Facing<br>West   | View All (5)                     |
| Parking: 1 Covered Water Source: 24*7 Water Power Backup: None Property Code: \$78160039  | Flat No 1302 Secto   | by<br>bor 50 Plot No 143&143a, Dronagiri, Nav  | <ul> <li>₹ 56 Lac</li> <li>@ 10,666 per sq.ft. (All inclusi</li> <li>Filoor Number</li> <li>13rd of 14 Floors</li> <li>⇒ Property Age</li> <li>1 to 5 Year Old View Construction</li> </ul>   | ve, Negotiable) Misri Villa Height<br>Dronagiri, Navi Mu<br>Ø Facing<br>West   | View All (5)                     |
| Parking, r covereu water source. 24*7 water Power Backup: None Property Lode: 578160039   | Flat No 1302 Secto   | by<br>Port Trust Hospital                      | <ul> <li>₹ 56 Lac</li> <li>@ 10,666 per sq.ft. (All inclusion of the square s</li></ul>         | ve, Negotiable) Misri Villa Height<br>Dronagiri, Navi Mu<br>West<br>ction Status   | View All (5)<br>T Depot          |
|   | Flat No 1302 Secto   | by<br>Port Trust Hospital                      | * 56 Lac       @ 10,666 per sq.ft. (All inclusion of the sq.ft.  | ve, Negotiable) Misri Villa Height<br>Dronagiri, Navi Mu<br>Sector<br>etion Status<br>bada Bus Station I Con Status<br>shed Gated Com      | View All (5)<br>T Depot          |
|   | Flat No 1302 Secto   | by<br>Port Trust Hospital                      | * 56 Lac       @ 10,666 per sq.ft. (All inclusion of the sq.ft.  | ve, Negotiable)<br>Misri Villa Height<br>Dronagiri, Navi Mu<br>Pacing<br>West<br>ction Status<br>bada Bus Station<br>shed<br>e Property Ci | View All (5)<br>T Depot T Depot  |



## **Sale Instances**

| Property<br>Source |  | Flat<br>Index no.2  |   |          |
|--------------------|--|---|---|----------|
|                    |  |   |   |          |
|                    |  | Carpet  | Built Up  | Saleable |
| Area               |  | 345.00  | 379.50  | -        |
| Percentage         |  | -   | 10%   | -        |
| Rate Per Sq. Ft.   |  | ₹9,465.00   | ₹8,605.00   | -        |
|                    |  |   |   |          |
|                    | 11/30/24, 9:37 AM  | igr_280   | 03  |          |
|                    | 2803464  | सूची क्र.2  | दुव्यम निबंधक : दु.नि. उरण  |          |
|                    | 26-01-2024   | •   | दस्त क्रमांक : 2803/2023  |          |
|                    | Note:-Generated Through eSearch<br>Module,For original report please   |   | नोदंणी :  |          |
|                    | contact concern SRO office.  |   | Regn:63m  |          |
| I                  |  | गावाचे नाव : उरण  |   |          |
|                    | (1)विलेखाचा प्रकार   | करारनामा  |   |          |
|                    | (2)मोबदला  | 3265500   |   |          |
|                    | (3) बाजारभाव(भाठेपटटयांच्या  | 1958260.5   |   |          |
|                    | बाबतितपटटाकार आकारणी देतो की<br>पटटेदार ते नमुद्र करावे)   |   |   |          |
|                    | (4) भू-मापन,पोटहिस्सा व  | 1) पालिकेचे नाव:रायगडइतर वर्ण   | न :, इतर माहिती: विभाग 3/3/50, दर 53500/-   |          |
|                    | घरक्रमांक(असल्यास)   | प्रती चौ मी सदनिका क्र.1002,दहा   | वा मजला,देव सखा,प्लॉट क्र.140,सेक्टर<br>क्षेत्र 28.208 चौ.मी.कारपेट + 3.832   |          |
|                    |  | 50,द्राणागरा,ता.उरण,ाज.रायगड.<br>चौ मी एन्क्लोज बाल्कनी + कार पा  | वित्र 28.208 चा.मा.कारपट + 3.832<br>किंग( ( Plot Number : 140 ; SECTOR  |          |
|                    |  | NUMBER: 50;))   |   |          |
|                    | (5) क्षेत्रफळ  | 28.208 चौ.मीटर  |   |          |
|                    | (6)आकारणी किंवा जुडी देण्यात असेल<br>तेव्हा.   |   |   | /        |
|                    | (७) दस्तप्रेवज करुन देणा-या/लिहून<br>ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी<br>न्यायालयाचा हुंकुमनामा किंवा आदेश<br>असल्यास,प्रतिवादिचे नाव व पत्ता. | श्रीराम केणी वय:-26 पत्ता:-प्लॉट नं: -, म<br>क:२६-ए, से.७, खारपर, ता.पनवेत, जि.रार<br>कोड:-410210 पॅन नं:-AAEFD0865E<br>2): नाव:-मे.सिल्कुर स्प्रिंग कंसटूक्शन प्रा.!<br>करीता कल्पेश श्रीराम केणी - वय:-26 पत्ता | गीदार पर्वत डी. पटेल तर्फे कबुलीजबाबा करीता कल्पेस<br>गळा नं: -, इमारतीचे नाव: ८११८१२, द लॅन्डमार्क, प्लॉट<br>गज., ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, राईग्राङ्(ं). पिन<br>लि तर्फे डायरेक्टर तनसुख पी. जैन तर्फे कबुलीजबाबा<br>-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ऑफिस क.१,<br>बाजार पेठ, उरण, जि. रायगज., ब्लॉक नं: -, रोड नं: -,<br>! पॅन नं:-AAKCS2772C |          |
|                    | (8)दस्तऐवज करुन पेणा-या पक्षकाराचे<br>व किंवा दिवाणी न्यायालयाचा हुकुमनामा<br>किंवा आदेश असल्यास,प्रतिवादिचे नाव<br>व पत्ता                        |   | 6; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: हाऊस<br>म चाळ, उरण, जि.रायगढ., ब्लॉक नं: -, रोठ नं: -,<br>२  पॅन नं:-AXRPM1162F  |          |
| I                  | (9) दस्तऐवज करुन दिल्याचा दिनांक   | 09/08/2023  |   |          |
| I                  | (10)दस्त नोंदणी केल्याचा दिनांक  | 09/08/2023  |   |          |
|                    | (11)अनुक्रमांक,खंठ व पृष्ठ   | 2803/2023   |   |          |
| I                  | (12)बाजारभावाप्रमाणे मुद्रांक शुल्क  | 195930  |   |          |
|                    | (13)बाजारभावाप्रमाणे नोंदणी शुल्क  | 30000   |   |          |
|                    | (14)मोरा   |   |   |          |
| I                  | मुल्यांकनासाठी विचारात घेतलेला<br>तपशील:-:   |   |   |          |
|                    | मुद्रांक शुल्क आकारताना निवडतेता<br>अनुच्छेद :- :  | Cantonment Area annexed to it,<br>Mumbai Metropolitan Region I  | nicipal Council, Nagarpanchayat or<br>or any rural area within the limits of the<br>Development Authority or any other<br>b clause (i), or the Influence Areas as per   |          |



Since 1989



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## **Sale Instances**

| Percentage - 10% -   | Property   | Flat<br>Index no.2  |  |          |
|--|--|---|--|----------|
| Carpet         Built Up         Saleable           Area         345.00         379.50         -           Percentage         -         10%         -           Rate Per Sq. Ft.         च.8,696.00         ₹7,905.00         -           11004.0264         पूपी 第.2         पूपा निकल दुनि, उरण<br>पा का सारा 1340024         -           11004.0264         पूपी ज.2         प्राया निकल दुनि, उरण<br>पा का सारा 1340024         -           11004.0264         पुपी ज.2         प्राया निकल दुनि, उरण<br>पा का सारा 1340024         -           11004.0264         पुपी ज.2         पुपा निकल दुनि, उरण<br>पा का सारा 1440024         -           11004.0264         पुपा निकल दुनि, उरण<br>पा जीनिका का         -         -           11004.0264         पुपा निकल दुनि, उरण<br>पा जीनिका का सारा<br>(3) पा जिनिका का सारा 1440024         -         -           11004.0264         पुरा निकल का सारा<br>(3) पा जिनिका का सारा 1440024         -         -         -           11004.0264         पुरा निकल का सारा<br>(3) पा जिनिका का सारा 1440024         -         -         -           11004.0264         पुरा निकल का सारा<br>(3) पा जिनेका का 300000         -         -         -         -           11004.0264         पुरा जा का सारा 1440000         -         -         -         -           1  | Source   |   |  |          |
| Area         345.00         379.50           Percentage         10%  | Floor  | -   |  |          |
| Area         345.00         379.50           Percentage         10%  |  | Carpet  | Built Up   | Saleable |
| Percentage         -         10%         -           Rate Per Sq. Ft.         ₹8,696.00         ₹7,905.00         -           10004 925.M         10.10%         -   | Area   | -   | 379.50   | -        |
| Rate Per Sq. Ft.         ₹8,696.00         ₹7,905.00         .           1000K 0.25.M         10000K 0.25.M         10000K 0.25.M  |  | -   | 10%  | -        |
| 130024.0.25.M         प्रतार्थ           134444         प्रता करण         प्रता करण           134445         प्रता करण         प्रता करण           134446         प्रता करण         प्रता करण           134456         प्रता करण         प्रता करण           134467         प्रता करण         प्रता करण           134468         प्रता करण         प्रता करण           13447         प्रता करण         प्रता करण           13447         प्रता करण         प्रता करण           13448         प्रता करण         प्रता करण           13447         13448         प्रता करण           13448         प्रता करण         प्रता करण           13448         प्रता करण         प्रता करण           13448         प्रता करण         प्रता करण           13448         प्रात करण         प्रता करण           13448         प्रात करण         1345300           135200         प्रा         134142074           1341         प्रात करण         134142074           1341         प्रात करण         134142074           1341         प्रात करण         134142074           1341         प्रात करण         134142074           1341         प्रात करण </td <td>•</td> <td>₹8.696.00</td> <td>₹7.905.00</td> <td>-</td>   | •  | ₹8.696.00   | ₹7.905.00  | -        |
| 134444       सुनी क       पुनी क       पुना किस्फ दुनि उरग         254-0254       रहा कार्या, 1344/2024       रहा कार्या, 1344/2024         Nose-Generated Trought elesses       नेरंग       नेरंग         contrast concern SPD office.       गराग ने पाय, 1344/2024         101       माराग ने पाय, 1376       माराग ने पाय, 1344/2024         (1) मिलेकाल कलग       करारा ने पाय, 1376       माराग ने पाय, 1376         (1) मिलेकाल कलग       करारा ने पाय, 1376       माराग ने पाय, 1376         (1) मिलेकाल कलग       1055200.5       माराग ने पाय, 1376.0, दर 35300-         पाराज कारा ने पाय, 1376       1055200.5       माराज कारा ने पाय, 1376.0, दर 35300-         पाराज कारा ने पाय, 1376.0       1055200.5       10141111         पाराज कारा ने पाय, 1376.0       1055200.5       10141111         पाराज कारा ने पाय, 1376.0       1055200.5       101411111         पाराज कारा ने पाय, 1376.0       105500.5       101411111         पाराज काराज कारा ने पाय, 1376.0       101411111       101411111         पाराज कारा ने पाय, 1376.0       11111111111111       111111111111111111111111111111111111  | •  | , , , , , , , , , , , , , , , , , , ,   | ,  |          |
| 30-04-0024     करता कराका : 1344/2024       Next-Generated Through elsearch<br>Module For organia report please<br>contact concern SRO afflee.     मेरावी :<br>  | 11/30/24, 9:35 AM  | igr_1344  |  |          |
| (1)विसेवाचा प्रकार करति<br>(2)मेबदता 300000<br>(2) मवाना प्रावर्ध देखे हो<br>वावतिप्रदरवा भग अलग देखे को<br>वावतिप्रदरवा भग अलग देखे को<br>वावतिप्रदरवा भग अलग देखे को<br>वावतिप्रदरवा भग अलग देखे को<br>वावतिप्रदरवा भग अलग देखे को<br>वावतिप्रदा में भग अलग देखे को<br>(9) भूमापन पोतरिसा व<br>परकार्थ (अलग)<br>(9) भूमापन पोतरिसा व<br>(9) भूमापन पोतरिसा उप्पादि (साराय (अलग देख महा) (पॉत क्रा.140, सेस्टर<br>50, ट्रोपापिरि, ता उपपा (अति राध्य (अलग तेख महा)<br>(9) भूमापन को कि व्रह्मा<br>(9) भूमापन को कि व्रह्मा<br>(9) भूमापन को कि व्रहमा<br>(9) भूमापन को कि व्रहमा<br>भूमा की अलग<br>साराय (अलग तेख कि व्रहमा<br>(9) भूमापन को कि व्रहमा<br>(9) भूमापन कि व्रहमा<br>(9) भूमापन का को कि व्रहमा<br>(9) भूमापन का का का के क्रमा के (19) म्हर्म का की का क्रमा के (19) म्हरमा के का के (19) म्हरमा के (19) म्हरमा के का के क्रमा के (19) म्हरमा का के व्रहम का के (19) म्हरमा का के (19) म्हरमा के (19) में (19) माराय (19) मिल के (19) मारा (19) मिल के (19) मारा (19) मारा (19) माराय (19)                        | 03-04-2024<br>Note:-Generated Through eSea<br>Module,For original report pleas | ch<br>a   | दस्त क्रमांक : 1344/2024<br>नोदंणी :   |          |
| राज्य करना         300000           (3) वजार-मान्य(माने प्रेरटवानि)<br>वावतिप्रदरपत्र नमुख आवसायी को को         1958260.5           (4) भू-मावन, योराहिसिंग व<br>पाल्क मान्न()         1) पातिकेचे नात:रायमानडदतर वर्णन : . इतर माहिती: विभाग 3/3/50, दर 53500/-<br>पाती चो मी सदनिका क्र 502, पानवा मावला देव मुखा पार्टका का 40, 282 08 चो मी कारपेद - 4 5322           (3) बाजार-मान्य()         1) पातिकेचे नात:रायमानडदतर वर्णन : . इतर माहिती: विभाग 3/3/50, दर 53500/-<br>पाती चो मी सदनिका क्र 502, पानवा मावला देव मुखा पार्टका का 502, पानवा मावला देव मुखा पार्टका का 502, पानवा मान्दला देव मुखा पार्टका का 502, पानवा मान्दला देव मुखा प्रार्टका का 502, पानवा मान्दला देव मान्द्र का 502, पानवा मान्द्र का 502, 102, 112, 112, 112, 112, 112, 112, 1   |  | गावाचे नाव : उरण  |  |          |
| () वालारभाव(भावेपटरवान्स)<br>बालविष्ठप्रदासन आकरपवि देते की<br>पटदेशर ने मुद्द बरको,         1958260.5           (4) भूभायम,धोटबिस्सा व<br>परक्रमांब, अकरपास)         1) पालिकेचे नाख-रायमाउद्धतर वर्णन :, इतर माहिती: विभाग 3/3/50, दर 53500-<br>प्रती ची मी सदनिका क.502, पानवा मा-लवा, देत साध, पार्टी ट क.140, सेविर<br>50, दोपाणिरी, ता पार्टण, पि रायमा-क. देत 28.208 ची मी कार्यन्त स्ट<br>ची मी प्रदर्शिका बाल्कनी( ( Plot Number : 140 ; SECTOR NUMBER : 50 ; )<br>)           (5) क्षेणळ         28.208 ची मीटर           (6) अंगळळ         28.208 ची मीटर           (7) इसोहेबल करन वेका-पालिष्ठन<br>केवान वा ध्रकाराने विवा बढ़ी देखात असेन<br>तेत्वा.         1) जाठ1 देव ब्राय इराज्याक, तील मु, इसारतीचे माट.(11/2) द तेंदघाई, दोह<br>कर घ, थे, कु वारय वा धर्मका, वित स्वारक, तील ने, करन, ने, नक्षाव, महाल्य-डिंग<br>कर 12, 100 ने, माठा न, इसारतीचे माट.(11/2) द तेंदघाई, दोह<br>कर घ, थे, कु वारय वा धर्मका, ति तारायन, जील ने, ने ते ने, महाल, महाल्य-डिंग<br>कर 12, यह, कि ने, माठा न, द्वारातीचे माट.(11/2) द तेंदघाई, दोह<br>कर घ, थे, कु वारय वा धर्मका, ति तारायन, जील ने, महाल, महाल्य-डिंग<br>कर 12, यह, वी में, माठा न, द्वारातीचे माट.(11/2) द तेंदघाई, दोह<br>कर घ, थे, कु वारय वा धर्मका, ति तारायन, जील ने, महाल, महाल्य-डिंग, सिं<br>कर 4, ति से का-4002 (17 - 4, माठा न, म्याल, महाल्य-वा के पाई कु मुखुद<br>कर थे, क्षेता केची - वा ब्राय कर कर केच, पाए सार, जीव न, मालाल,<br>चींता तिर्था कार्य कर कार्य-स्ट पाया धर्मकार<br>कर न, ति से का, किव को, माठा न, माठा न, इसारतीचे नाक घ, भ्र<br>कार न, ति सेक, वित को, कार का, इसारतीचे नाक च, भ्र<br>कार न, ति सेक, वित को, काराय, क्र किं, न, माठा न, इसारीच नाक च, हाय तें कर न,<br>तें स न, ति सेक, ति सेक, यहा को, कार न, चाल कें, सं व,<br>तें स न, ति सेक, ति सेक, विर को, व्यायन वा वा कर, केच दुंदा, पूर्व, स्तीक नं,<br>तें स न, ति सेक, ति सेक, ति सेक मान   | (1)विलेखाचा प्रकार   | करारनामा  |  |          |
| अवनितपटटाकार अकारणी देते की<br>पटटेवस ने मयुद्ध करके।         (७) भू मापन मरोसरिक्षा क<br>परक्रमांक(असरमान)       1) पारिकिये नाव:रायमाउद्धतर वर्णन :. इतर माहिती: विभाग 3/3:50, दर 53:500-<br>प्रति यो मी स्वतिका क 502, पाववा मर्खता देव सखा, परांत का 1.40, सेक्टर<br>50, दोप्राणिसी, ता उरण वि. रायमाउड, दोत्र 28, 208 वी, मी कराये र - 3, 832<br>वो, मी स्वर्य्यती वार्कने मी (Plot Number : 140; SECTOR NUMBER : 50; ))<br>)         (5) क्षेत्रफळ       28, 208 ची, मीटर         (6) अकारणी किवा बुढी देवयात असेत<br>देव;       1), नाव:-मी देव कृषा इत्याप्रदेव मार्ग केची - वार्य, 25 प्रता-की<br>त्रिवः         (7) इसोवस करन देवागतिन्न<br>देवया:या प्रकार के वार्क कि विवा<br>यायात्रपात कुषु म्याप्र किवा आदेव<br>असरीम, प्रतिकार किवा बार्ज मी (मा केची) - वा:- 32 प्रता-पति न: , पाराठी म. , दमारती चार, राईग्रह(७), पिन<br>कोड: १, ए से ७, कापर तापनलेन, विराधाउ, व्यक्ति म. , नते न: , महायू, राईग्रह(७), पिन<br>कोड: १, ए से ७, कापर तापनलेन, विराधाउ, व्यक्ति म. , नते न: , महायू, राईग्रह(७), पिन<br>कोड: १, ए से ७, कापर तापनलेन, विराधाउ, व्यक्ति म. , नते न: , महायू, राईग्रह(७), पिन<br>कोड: १, ए से ७, कापर तापनलेन, विराधाउ, व्यक्ति म. , नते न: , महायू,<br>राईग्रह(०), तिन कोड: -40001 पीन - , ALED 2003/E<br>काड: १, पा से मीया वाय: 32 पारा- तीति न: , पाराठी न: , पाराठी न: , पाराठी न: , पाराठी न: , पाराठी<br>का स. , ग्रिव कोड: , निंद न: , महायू,<br>राईकिवा विवर्ण यायात्रपाव क्र क्रिया कार्ड म्यार वार्ज न: , याराती न: , महायू,<br>राईकिवा वकन वेदन्याचा किवा<br>पा पा         (9) इसलेदेवल करन दित्याचा वित्रंग<br>वा पा       ): नाव: न्यापा पी नं -, ALED 2003/E<br>वा पा       ): नाव: न्यापता देन, प्राठा न: , इमारतीचे न: , माराठी न: , पाराठी<br>त: , माराठी वेव: तप्र<br>या की के-, , तिन को: -, तिवर त: , याठा न: , इमारतीचे न: , न्याठा<br>त: , नक्त ते: , नाव को:-, काठा? प्रत्य च: , न: , तिवः वेव: व्य, ए युई, स्टा, वुई, स्टी, वुई, स्विं न: ,<br>तेव न: , , तिन कोड: -, तिन ते: , नाठा न: , नाठा न: , न्यारावे न: , द्यारती न: , नाठा न  | (2)मोबदला  | 3000000   |  |          |
| पत्कमांक(असंत्यांस) प्रति ची मी सदनिका कर 502, पावचा मदला देव सचा प्रती ट का 140 रेवेटर<br>50 होणागिरी ता उरण खि रायगाउ, क्षेत्र 28.208 ची. मी कारपेट + 3.832<br>ची. मी एचवीज बाल्कनी( (Piot Number : 140 ; SECTOR NUMBER : 50 ; )<br>)<br>(5) क्षेत्रफळ<br>(6) क्षेत्रफळ<br>(7) उद्दांपेवज करून देवा-पालिट्टन<br>केवज, या प्रक्रमांच ने विचा दिवाती<br>यापालपाल क्रिया किवा बुदी टेप्पाल असेत<br>केव.<br>(7) उद्दांपेवज करून देवा-पालिट्टन<br>केवज, या प्रक्रमांच ने विचा दिवाती<br>यापालपाल क्रिया किवा बुदी होता<br>भारत केवज, बारप देव स्वा के पुकेसकुमार जी. मधुकीण गांचे कु यु. स्वृत्यून कर्त्यम<br>भारत केवज, व्यक्त स्व केवज, ब्या-प्रति ने -, माठा ने , माठा ने , माठा ने , माठा ने , माठा<br>कर 20, यू. के , बारप ता प्रती केवा ख़ ते , मोठा ने , माठा ने , माठा ने , माठा ने , माठा ने , माठा<br>भारत केवा, बिवा दिवाती<br>यापालपाल क्रिया किवा बुदी मांक वा गया.<br>भारत केवज, वारप देव ने , माठा ने , माठा<br>कर 20, यू. केवल स्वरी केवज, बारप देव ने , माठा ने , माठा ने , माठा ने , माठा ने , माठा<br>कर 20, यू. केवल स्वरी केवज, बारप देव ने , माठा ने ,<br>माठा, स्वरीक्ष केवज, यु. प्रता, न्ये केव, यु. प्रयत्न केवल केव, केवल स्वर्ग कहा क्षेत्र केवल केव, -, ते ने -, माठा न्,<br>संव्या (देव) किवा बुढी माम कार्ग वे ने , मेठा ने , माठा ने ,<br>माठा, स्वरीक्ष केवज, यु. प्रता, न्य केवल क्षेत्र देव केवल केवल हेवल स्वर्ग केवल केवल केवल केव केवल केवा, -, ते ने ने , माठा ने ,<br>संवीक्ष केवर करन केवल स्वरीक्ष स्वाव्य होतातीदेव<br>यात केवल केवल केवल केवल केवल केवल से क्षेत्र से ने ने , माठा ने , माठा ने , माठा ने , माठा ने ,<br>संवीक्ष केवर करन केवल केवल केवल से केवल स्वरीक्ष केवल केवल केवल खुत् हे हु हर, मुंब, स्वरीक ने ,<br>ते केव ने , , ति कोड -40001 यें ने - AUV92503714<br>(0) इसाऐवज करन दिव्याल दिवाक<br>(2) प्रयत्व करन दिव्याल दिवाक (2) प्रयत केवल सेवल केवल केवल केव ,<br>ते केव ने , ते कोड -40001<br>(1) अल्वानामामाममामे केवली चुल्क प्र<br>(1) अनुकारामानाममा केवली चुल्क<br>(1) केवलात केवलेवा दिवाक<br>(1) केवलात केवल वा विचात केवलेवा<br>(1) केवलात किवल सात विचलता<br>मुत्तीक चालत केवलेता<br>(1) केवलात केवलेता<br>मुत्तीक चालत केवला निवल सात केवला<br>मुत | बाबतितपटटाकार आकारणी देतो क  |   |  |          |
| (၈)आकारणी किंवा खुनी देण्यात असेत<br>तेवत:       ): नाव-से, देव कृणा ईटरप्रायदेस तर्फ मुकेणकुमार थी. मधुकीया घांचे कुमु, मृत्युन कर्लमें<br>औराम केणी. वय.25 प्रथापॉट नं., माळा नं., इमारती ने नाव. ८११/१३ द लेंडमार्क, पॉट<br>कर १९, १, ७, आपर ता पनवेत, ति. प्रायात, व्योंक नं., रोत नं., महाराष्ट्र, दर्शव्यार, पॉट<br>असल्पास, प्रतिवाहित्रे नाव व पता.         (१) इसरोविक करन ये वेण-पा पश्चकार से<br>असल्पास, प्रतिवाहित्रे नाव व पता.       ): नाव-से सिल्द स्तीर्ग मंग्रे कर्पुराष्ट्र नात्र, व्योंक नं., रोत नं., महाराष्ट्र, इर्प्युस्तु<br>कर १९, १, ७, आपर तेज नं., महाराष्ट्र, इर्प्युस्तु<br>कर १९, १, ७, आपर केणी. व्य.25 पतापॉट नं., माळा नं., इमारतीचे नाव. औष्टिम छ. १, भहत<br>मंत्रिल, सिटीहन हायस्पृत्त बवळ, आवार ये ३, उर्य, त्रि. रायगत., व्यॉक नं., नोड नं., महाराष्ट्र,<br>डाई-पाठा पि नंALKCS27720         (८)इटसपिवक करन पेण-पा पश्चकारावे<br>व किंवा दिवाणी यायातपाया हुकुमनामा<br>किंवा आदेद आसंत्यात्र, प्रतिद्वित्ते नाव<br>व पत्ता       ): नाव-स्वाजी विक्वा खवळे, आवार ये ३, उर्य्य, त्रि. रायगत., व्यॉक नं., ने संतर,<br>प्रति कें., पिरा कें., व्यायतं पाठ, हिं, पाटता गे डे, व्यायतं गार्ड-से बवळ, खेटू हैंस, मुंबई, त्रति नं.,<br>रोड नं, पि कंं 40001 पत्र नंALKCS2772C         (८)इटसपिवक करन दिल्पाचा हुकुमनामा<br>किंवा आदर आपर त्यायतं पाठ हुकुमनामा<br>किंवा आदर आपत कार्फ फार्टन, पाठा गार्ड-ति व्य वरा, पीं.नंप्रायन, व्यॉक नं., इमारतीचे नाव. १.५४,<br>आर.वी.आय सरोफ फार्टन, पाठा पांत नं इयार गार्जन नं., इमारतीचे नाव. १.५४,<br>आर.वी.आय सरोफ फार्टन, पाठा पांत नं अटाप्र करा, व्याय क्या, इं प्रत कों क, पित कों नं<br>रोत तं,, पित कों40001 पंत्र नं इप्रायतं व्या क्य., इं इं, इं स्त्रती कें,<br>रोड तं,, पित कों40001 पंत्र नं डि प्रायतं व., इं स्त्र, त्रतं क,<br>रोड तं,, पित कों40001 पंत्र नं डि प्रायतं व, रोड सं, मुं.इं,<br>रोड तं,, रिव कों, व्याया क्या कुं, व्याय कां करं, प्रत कों, व्यायां क, रोड तं, रोड<br>राया करावा वात्र प्रायात प्राया मु   |  | प्रती चौ मी सदनिका क्र.502,पाचवा मजल<br>50,द्रोणागिरी,ता.उरण,जि.रायगड. क्षेत्र 28   | ग,देव सखा,प्लॉट क्र.140,सेक्टर<br>2.208 चौ.मी.कारपेट + 3.832   |          |
| <ul> <li>तेवहा.</li> <li>(7) दरसंपेवज करून देणा-पालिहन<br/>रेवजणया प्रकारा से नाई किवी दिवापी<br/>नेपाया तयाचा हुकुमनासा किवा शिवापी<br/>नेपाया तयाचा हुकुमनासा किवा शिवापी<br/>नेपाया तयाचा हुकुमनासा किवा अदेशा<br/>असल्यास, प्रतिवादिवे नाव व पता.</li> <li>(7) दरसंपेवज करून देणा-पाटि का या प्रति तर्फ उपाये तर तनसुख वैन याचे कु यु. म्हणून<br/>कर्र्यश श्री पा केशी - वय35 पता. प्रतीर ने. , माला नं. , माला से जा से कु यु. म्हणून<br/>कर्र्यश श्री पा केशी - वय35 पता. प्रतीर ने. , माला नं. , माला से जा से कु यु. म्हणून<br/>कर्र्यश श्री पा केशी - वय35 पता. प्रतीर नं. , माला नं. , माला से जा अंग्रे कु यु. म्हणून<br/>कर्त्यश श्री पा केशी - वय35 पता. प्रतीर नं. , माला नं. , माला नं. , सारती नं ता. अगिक क ह. अत्वत<br/>नेजर ने प्रयाप केशा ने वय35 पता. प्रतीर नं. , माला नं. , सारती नं ता. अगिक क ह. अत्वत<br/>महिल, तिरीदन न सार्थपृक्त वजरु, वाला पर्य ठ, उपरा, वि. यागाउ, लॉक नं, रे नं. , महाराष्ट्र,<br/>ग्राईगार्ए:(5). पिन कोठ:-400702 पॅन नंAARCS2772C</li> <li>(8)ठरसंपेवज करून पेणा-या पश्चकाराये<br/>य किवा दिवाणी नायातराया हुमुम्मामा<br/>किवा आदंध अलत्यां हुम्मान्या के कार्टन, पाटा गीठ, डायांच गार्डनं सार्व जठर, देवह ईस्ट, युंबई, ल्लॉक नं,<br/>रोड नं, पिन कोठ:-400702 पॅन नंARCS2772C</li> <li>(9) ठरसंपेवज करून दित्याचा हिनां का कर्टने पाटा गीठ, डायांच गार्डनं सार्व ज नं, इपारतीचे नाव. प.१४,<br/>आर शी आय रारोण कार्टने पाटा तो हे, डायांच गार्ड सार्व जठर, वेवूर ईस्ट, युंबई, ल्लॉक नं,<br/>रोड नं, पिन कोठ:-40071 पें नंNUPSP3071</li> <li>(9) ठरसंपेवज करून दित्याचा दिनांक<br/>02/04/2024</li> <li>(10)इरसा नोटणी केत्याचा दिनांक<br/>02/04/2024</li> <li>(11)अनुकमांक,खंडव य पुष्ट<br/>1344/2024</li> <li>(12)कावारमाना मेहजी सुल्क<br/>30000</li> <li>(14)शेरा<br/>मुत्रीक नासाठी विचारात पेतलेता<br/>तप्पति:-<br/>मुत्रीक नासाठी विचारात पेतलेता<br/>नप्पति:-</li> <li>पुता क कुत्क अकारताना निवडतेता<br/>तप्पति:-</li> <li>प्रां क कारताना निवडतेता<br/>वयातीय:-</li> <li>प्रां क कारताना निवडतेता<br/>तप्पति:-</li> <li>प्रां क कारताना निवडतेता<br/>वार्याता:-</li> <li>पारी कर कार त्यात वराता त्या तिवता<br/>तपाती:-</li> </ul>  | (5) क्षेत्रफळ  | 28.208 चौ.मीटर  |  |          |
| ठेवणा-या प्रकृषणतांचे नाव किता विवाणी<br>न्यायात्तपांचा ढुकुमनामा किवा आदेग<br>असत्यास, प्रतिवादिवे नाव व पता.       श्रीरा से कणी - वय:-52 पता107देत, वि. रायगढ, स्लॉक नं :-, रोढ नं :-, महाराष्ट्र, राईग्रह्म(०). पिन<br>करदेश, श्रीराष केवी - वय:-32 पता107देत, वि. रायगढ, स्लॉक नं :-, रोढ नं :-, महाराष्ट्र, राईग्रह्म(०). पिन<br>कत्येम श्रीराष केवी - वय:-32 पता14दित्त स्वींग कंस् दुल्यमान प्राति. तर्फ ठायरेवरर तनमुख विन यांचे कु मु. एवपून<br>कत्येम श्रीराष केवी - वय:-32 पता14दित स्वींग कंस् दुल्यमान प्राति. तर्फ ठायरेवरर तनमुख विन यांचे कु मु. एवपून<br>कत्येम श्रीराष केवी - वय:-32 पता14दित स्वींग कंस दुल्यमान प्राति के :-, प्राठो नं :-, माराष्ट्र, राई नं :-, महाराष्ट्र,<br>तर्डग्रास्(०). पिन कोड -400702 पैन नं -AAKCS2772C         (ह)इदस्तरेवक करून पैणाया प्रकुलारांचे<br>व किवा श्रदिश कारून पैणाया प्रकुलारांचे<br>व किवा श्रदिश कारत्यास हुकुमानमान<br>किंवा आदेश असत्यास, प्रतिवादिने नाव<br>व पत्ता       1): नाव:-स्रयाली विश्वास फर्फ गांच ते जायर्न-सा क्वल, चेंसू इंस्ट, मुंबई, स्रतीक नं :-,<br>रोड नं :-, , .10 नं :-, प्रारातीचे नाव: प.१४,<br>अर वी आय स्टोफ कार्टन, पाटा रोड उायमंठ गार्डनं साब कण, चेंबूर ईंस्ट, मुंबई, स्रतीक नं :-,<br>रोड नं :-, , .10 नं :-, प्रारातीचे नाव:<br>2): नाव:-द्वेदशा सायावी फणसे वय:-52; पता:-(स्रींट :-, माठाने :-, इमारतीचे नाव: ए.१४,<br>आर वी. आय स्टोफ कार्टन, पाटा रोड तायमंठ गार्डनं साबळ, चेंबूर ईंस्, मुंबई, स्वींक नं :-,<br>रोड नं :-, , .10 नं ते:-, .25; पता:-(स्रींट :-, माठाने :-, इमारतीचे नाव: ए.१४,<br>आर वी. आय स्टोफ कार्टन, पाटा रोड ते व्यान्य<br>2): नाव:-द्वेदशा सायावी फणसे वय:-52; पता:-(स्रींट :-, माठाने :-, इमारतीचे नाव: ए.१४,<br>आर वी. आय स्टोफ कार्टन, चाठ ते :-, रोठ नं :-, माठाने :-, इमारतीचे नाव: ए.१४,<br>आर वी. आय स्टोफ कार्टन, चाठा केत :-,<br>रोड ने:-,, यो के:, रोठ नं:-, राठाने :-, इसारतीचे नाव:-,<br>रोठ ने:-, पांच केव:-, रोठ नं:-, राठाने :-, राठाने :-, पाठाने :-, राठाने :-, राठाने :-, राठाने<br>(1))अनुकारावा व्यांचे :-, नारंच केव:-, रोठ नं:-, नाव:-, व्यांचे :-, नाठाने :-, नाव:-, व्यांचे :-, नांच<br>(1))आप मांच केव:-, व्यांचे :-, नाव:-, नाव:-, नाव:-, नाव  |  | रेल   |  |          |
| व किंवा दिवाणी न्यायालयावा हुकुमानामा       आर.वी.आय स्टाफ कार्टर्स, पाटला रोड, डायमंड गार्ड-स जवळ, चेंबूर ईस्ट, मुंबई,, ब्लॉक नं,         किंवा आदेश असल्यास,प्रतिवादिवे नाव       रोड नं, , , पिन कोड400071 पॅन नंAJVPP36277         व पत्ता       शे. कं, , पिन कोड400071 पॅन नंAJVP36277         2): नावसुदेशा सयाजी फणसे वय52; पत्ता-प्लॉट नं, माळा नं, इमारतीचे नाव: ए-१४,         आर.वी.आय स्टाफ कार्टर्स, पाल कोड.4, पाटल रोड, डायमंड गार्ड-स जवळ, चेंबूर ईस्ट, मुंबई, ब्लॉक नं,         (१) दस्ताऐवज करून दिल्याचा दिनांक       02/04/2024         (१०)दस्त नोंढणी केल्याचा दिनांक       02/04/2024         (११)अनुक्रमांक,खंड व पृष्ठ       1344/2024         (१२)बाजारभावाप्रमाणे मुंदांक शुल्क       30000         (१३)बाजारभावाप्रमाणे मुंदांक शुल्क       30000         (१४)येता       मुंदर्गक जास्ताता निवडतेला         मुंदर्गक गुल्क आकारताना निवडतेला       (ii) within the limits of any Municipal Council, Nagarpanchayat or         अनुच्छेट:       (11) within the limits of to r, or any rural area within the limits of the   | ठेवणा-या पक्षकाराचे नाव किंवा दिव<br>न्यायालयाचा हुकुमनामा किंवा आदेग          | ाणी श्रीराम केणी - वयः-25 पत्ता-प्लॉट नं: -, माळा नं: -<br>क्र २६ ए. से ७, खारपर ता.पनवेल, जि.रायगठ, ब्लॉ<br>कोठ:-410210 पॅन नं:-AAEFD0865E<br>2): नाव:-मे.सिल्वर स्पिंग कंसट्रवशन प्रा.लि. तर्फ<br>कल्पेय श्रीराम केणी - वयः-25 पत्ता-प्लॉट नं: -, मार<br>मंजिल, सिटीझन हायश्कूल जवळ, बाजार पेठ, उरए | इमारतीचे नाव: ८११/८१२ द लॅन्डमार्क, प्लॉट<br>क नं:, रोड नं: -, महाराष्ट्र, राईग्रारु(८०). पिन<br>डायरेक्टर तनसुख जैन यांचे कु.मू. म्हणून<br>ठा नं: -, इमारतीचे नाव: ऑफिस क.१, अहल<br>ग, जि.रायगड., ब्लॉक नं:, रोड नं: -, महाराष्ट्र, |          |
| (10)दरेल नोंदणी केल्याचा दिनांक         02/04/2024           (11)अनुक मांक,खंड व पृष्ठ         1344/2024           (12)बाजारभावाग्रमाणे मुंदांक मुल्क         180000           (13)बाजारभावाग्रमाणे नोंदणी मुल्क         30000           (14)मेरा         मुल्यांकनासाठी विचारात पेतलेला<br>तपशील:-:           मुद्रयंकनासाठी विचारात पेतलेला<br>तपशील:-:         (i) within the limits of any Municipal Council, Nagarpanchayat or<br>Cantonment Area annexed to it, or any rural area within the limits of the   | व किंवा दिवाणी न्यायालयाचा हुकुमः<br>किंवा आदेग असल्यास,प्रतिवादिचे -          | तमा आर.बी.आय स्टोफ कार्टर्स, घाटला रोड, डायमंड ग<br>रोड नं: -, , पिन कोड: 400071 पॅन नं: AJVPP3<br>2): नाव:-सुदेशा सयाजी फणसे वय:-52; पत्ता:-<br>आर.बी.आय स्टोफ कार्टर्स, घाटला रोड, डायमंड ग   | ार्डन्स जवळ, चेंबूर ईस्ट, मुंबई., ब्लॉक नं: -,<br>607J<br>प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ए-१४,<br>ार्डन्स जवळ, चेंबूर ईस्ट, मुंबई., ब्लॉक नं: -,   |          |
| (11)अनुकमांक,खंड व पृष्ठ       1344/2024         (12)बाजारभावाप्रमाणे मुंद्रांक शुल्क       180000         (13)बाजारभावाप्रमाणे नोंदणी शुल्क       30000         (14)शेरा  | (१) दस्लंघेवज करून दिल्याचा दिनांव   | 5 02/04/2024  |  |          |
| (12)बाजारभावाप्रमाणे मुद्रांक शुल्क         180000           (13)बाजारभावाप्रमाणे नोंदणी शुल्क         30000           (14)चेरा  | (10)दस्त नोंदणी केल्याचा दिनांक  | 02/04/2024  |  |          |
| (13)बाजारभावाप्रमाणे नोंदणी घुल्क       30000         (14)घोरा          मुत्यांकनासाठी विचारात पेतलेला<br>तपप्रील:          मुद्रांक घुल्क आकारताना निवडलेला<br>अनुच्छेद :- :       (ii) within the limits of any Municipal Council, Nagarpanchayat or<br>Cantonment Area annexed to it, or any rural area within the limits of the  | (11)अनुक्रमांक,खंउ व पृष्ठ   | 1344/2024   |  |          |
| (14) घेरा       मुत्यांकनासाठी विचारात घेतलेला<br>तपमील:-:       मुद्रांक मुल्क आकारताना निवडलेला<br>अनुच्छेद :-:       (ii) within the limits of any Municipal Council, Nagarpanchayat or<br>Cantonment Area annexed to it, or any rural area within the limits of the  |  |   |  |          |
| मुल्यांकनासाठी विचारात पेतलेला<br>तपमील:-:<br>मुद्रांक मुल्क आकारताना निवडलेला<br>अनुच्छेद :- : (ii) within the limits of any Municipal Council, Nagarpanchayat or<br>Cantonment Area annexed to it, or any rural area within the limits of the  |  | 30000   |  |          |
| त्पयौत:-:<br>मुद्रांक सुल्क आकारताना निवडलेला<br>अनुच्छेद :-: (ii) within the limits of any Municipal Council, Nagarpanchayat or<br>Cantonment Area annexed to it, or any rural area within the limits of the  |  |   |  |          |
| अनुचिद :-: Cantonment Area annexed to it, or any rural area within the limits of the   |  |   |  |          |
| Land the second s  |  | Cantonment Area annexed to it, or any   | rural area within the limits of the  |          |



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As a result of my appraisal and analysis, it is my considered opinion that the value of the above property in the prevailing condition with aforesaid specifications is ₹34,50,000.00 (Rupees Thirty Four Lakh Fifty Thousand Only) after completion of the construction works. The Realizable Value of the above property is ₹33,81,000.00 (Rupees Thirty Three Lakh Eighty One Thousand Only). The Distress Value is ₹27,60,000.00 (Rupees Twenty Seven Lakh Sixty Thousand Only). As per Site Inspection 96% Construction Work is Completed.

Place : Mumbai Date : 04.12.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

| Director                      | Auth. Sig                    | yn. TM   |
|-------------------------------|------------------------------|--|
| Manoj Chalikwar               |                              |  |
| Govt. Reg. Valuer             |                              |  |
| Chartered Engineer (India)    |                              |  |
| Reg. No. IBBI/RV/07/2018/1036 |                              |  |
| State Bank of India Empanelme | INT NO.: SIVIE/ I CC/36/IBBI | 5  |
|                               |                              |  |
| The undersigned has inspected | d the property detailed in   | the Valuation Report dated   |
| on                            | We ar                        | e satisfied that the fair and reasonable market value of the property is |
| ₹                             | (Rup <mark>ees</mark>        |  |
|                               | only).                       |  |
|                               |                              |  |
|                               |                              |  |
| Date                          |                              |  |
|                               |                              | Signature  |
|                               |                              | (Name & Designation of the Inspecting Official/s)                        |
|                               |                              |  |
| Countersigned                 |                              |  |
| (BRANCH MANAGER)              |                              |  |
|                               |                              |  |
|                               |                              |  |

| Enclosures  |          |
|---|----------|
| Declaration-cum-undertaking from the valuer (Annexure-IV) | Attached |
| Model code of conduct for valuer - (Annexure V)           | Attached |



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## (Annexure-IV)

## DECLARATION-CUM-UNDERTAKING

- I, Manoj Chalikwar do hereby solemnly affirm and state that:
  - a. I am a citizen of India.
  - b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
  - c. The information furnished in my valuation report dated 04.12.2024 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
  - d. My engineer Rajesh Ghadi has personally inspected the property on 30.11.2024. The work is not sub contracted to any other valuer and carried out by myself.
  - e. Valuation report is submitted in the format as prescribed by the bank.
  - f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
  - g. I have not been removed / dismissed from service / employment earlier.
  - h. I have not been convicted of any offence and sentenced to a term of imprisonment
  - i. I have not been found guilty of misconduct in my professional capacity.
  - j. I have not been declared to be unsound mind
  - k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
  - I. I am not an undischarged insolvent.
  - m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty
  - n. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
  - o. My PAN Card number as applicable is AERPC9086P

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- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure

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- r. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the 'Standards' enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- s. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the 'Standards' as enshrined for valuation in the IVS in 'General Standards' and 'Asset Standards' as applicable. The valuation report is submitted in the prescribed format of the bank.
- t. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V A signed copy of same to be taken and kept along with this declaration)
- u. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- v. I am a Valuer, who is competent to sign this valuation report.
- w. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- x. Further, I hereby provide the following information.





| No. | Particulars   | Valuer comment  |
|-----|---|---|
| 1   | background information of the asset being valued;   | The property under consideration is purchased by Mr. Siddhesh Namdev Patil from M/s. Devkrupa Enterprises vide Agreement for sale dated 28.04.2022.   |
| 2   | purpose of valuation and appointing authority   | As per the request from State Bank of India, HLC CBD Belapur to<br>assess Fair Market Value value of the property for Housing Loan<br>purpose   |
| 3   | identity of the valuer and any other experts involved in the valuation;   | Manoj Chalikwar - Regd. Valuer<br>Rajesh Ghadi - Valuation Engineer<br>Vaishali Sarmalkar - Technical Manager<br>Pradnya Rasam - Technical Officer  |
| 4   | disclosure of valuer interest or conflict, if any;  | We have no interest, either direct or indirect, in the property valued.<br>Further to state that we do not have relation or any connection with<br>property owner / applicant directly or indirectly. Further to state that we<br>are an independent Valuer and in no way related to property owner /<br>applicant            |
| 5   | date of appointment, valuation date and date of report;   | Date of Appointment - 29.11.2024<br>Valuation Date - 04.12.2024<br>Date of Report - 04.12.2024  |
| 6   | inspections and/or investigations undertaken;   | Physical Inspection done on - 30.11.2024  |
| 7   | nature and sources of the information used or relied upon;  | Market Survey at the time of site visit<br>Ready Reckoner rates / Circle rates<br>Online search for Registered Transactions<br>Online Price Indicators on real estate portals<br>Enquiries with Real estate consultants<br>Existing data of Valuation assignments carried out by us   |
| 8   | Procedures adopted in carrying out the valuation and valuation standards followed;  | Sales Comparative Method  |
| 9   | restrictions on use of the report, if any;  | This valuation is for the use of the party to whom it is addressed and<br>for no other purpose. No responsibility is accepted to any third party<br>who may use or rely on the whole or any part of this valuation. The<br>valuer has no pecuniary interest that would conflict with the proper<br>valuation of the property. |
| 10  | major factors that were taken into account during the valuation;  | current market conditions, demand and supply position,<br>Residential Flat size, location, upswing in real estate prices, sustained<br>demand for Residential Flat, all round development of commercial and<br>Commercial application in the locality etc.  |
| 11  | major factors that were not taken into account during the valuation;  | -   |
| 12  | Caveats, limitations and disclaimers to the<br>extent they explain or elucidate the limitations<br>faced by valuer, which shall not be for the<br>purpose of limiting his responsibility for the<br>valuation report. | Attached  |





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### Assumptions, Disclaimers, Limitations & Qualifications

#### Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **4th December 2024** and does not take into account any unforeseeable developments which could impact the same in the future.

#### **Our Investigations**

We are not engaged to carry out all possible investigations in relation to the subject property. Where in our report we identify certain limitations to our investigations, this is to enable the reliant party to instruct further investigations where considered appropriate or where we recommend as necessary prior to reliance. Mumbai (VCIPL) is not liable for any loss occasioned by a decision not to conduct further investigations.

#### Assumptions

Assumptions are a necessary part of undertaking valuations. Vastukala Consultants India Pvt. Ltd. adopts assumptions for the purpose of providing valuation advice because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

#### Information Supplied by Others

The appraisal is based on the information provided by the client. The same has been assumed to be correct and has been used for appraisal exercise. Where it is stated in the report that another party has supplied information to VCIPL, this information is believed to be reliable but VCIPL can accept no responsibility if this should prove not to be so.

#### **Future Matters**

To the extent that the valuation includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based on the information known to VCIPL at the date of this document. VCIPL does not warrant that such statements are accurate or correct.

#### Map and Plans

Any sketch, plan or map in this report is included to assist the reader while visualising the property and assume no responsibility in connection with such matters.

#### Site Details

Based on inputs received from Client's representative and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **345.00 Sq. Ft. Carpet Area** in the name of **Mr. Siddhesh Namdev Patil .** Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

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#### **Property Title**

Based on our discussion with the Client, we understand that the subject property is owned by Mr. Siddhesh Namdev



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**Patil**. For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

#### **Environmental Conditions**

We have assumed that the subject property is not contaminated and is not adversely affected by any existing or proposed environmental law and any processes which are carried out on the property are regulated by environmental legislation and are properly licensed by the appropriate authorities.

#### Area

Based on the information provided by the Client's representative, we understand that the Residential Flat, admeasuring 345.00 Sq. Ft. Carpet Area.

#### **Condition & Repair**

In the absence of any information to the contrary, we have assumed that there are no abnormal ground conditions, nor archaeological remains present which might adversely affect the current or future occupation, development or value of the property. The property is free from rat, infestation, structural or latent defect. No currently known deleterious or hazardous materials or suspect techniques will be used in the construction of or subsequent alteration or additions to the property and comments made in the property details do not purport to express an opinion about, or advise upon, the condition of uninspected parts and should not be taken as making an implied representation or statement about such parts.

#### Valuation Methodology

For the purpose of this valuation exercise, the valuation methodology used is Direct Comparison Approach Method and proposed Highest and Best Use model is used for analysing development potential.

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar properties in an open and competitive market and is particularly useful in estimating the value of the Flat and properties that are typically traded on a unit basis.

In case of inadequate recent transaction activity in the subject micro-market, the appraiser would collate details of older transactions. Subsequently, the appraiser would analyse rental / capital value trends in the subject micro-market in order to calculate the percentage increase / decrease in values since the date of the identified transactions. This percentage would then be adopted to project the current value of the same.

Where reliance has been placed upon external sources of information in applying the valuation methodologies, unless otherwise specifically instructed by Client and/or stated in the valuation, VCIPL has not independently verified that information and VCIPL does not advise nor accept it as reliable. The person or entity to whom the report is addressed acknowledges and accepts the risk that if any of the unverified information in the valuation is incorrect, then this may have an effect on the valuation.

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#### Page 25 of 28

#### Not a Structural Survey

We state that this is a valuation report and not a structural survey.

#### Other

All measurements, areas and ages quoted in our report are approximate.

#### Legal

We have not made any allowances with respect to any existing or proposed local legislation relating to taxation on realization of the sale value of the subject property. VCIPL is not required to give testimony or to appear in court by reason of this appraisal report, with reference to the property in question, unless arrangement has been made thereof. Further, no legal advice on any aspects has been obtained for the purpose of this appraisal exercise.

#### **Property specific assumptions**

Based on inputs received from the client and site visit conducted, we understand that the subject property is Residential Flat, admeasuring 345.00 Sq. Ft. Carpet Area.

### ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

- 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.

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The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.





#### (Annexure-V)

## MODEL CODE OF CONDUCT FOR VALUERS

#### **Integrity and Fairness**

- 1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
- 2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
- 3. A valuer shall endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
- 4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
- 5. A valuer shall keep public interest foremost while delivering his services.

#### **Professional Competence and Due Care**

- 6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
- 7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.
- 8. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations / guidelines and techniques.
- 9. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
- 10. A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
- 11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

#### Independence and Disclosure of Interest

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- 12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
- 13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.

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- 14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
- 15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services
- 16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his / its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading)Regulations,2015 or till the time the valuation report becomes public, whichever is earlier.
- 17. A valuer shall not indulge in 'mandate snatching' or offering 'convenience valuations' in order to cater to a company or client's needs.
- 18. As an independent valuer, the valuer shall not charge success fee.
- 19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

### Confidentiality

20. A valuer shall not use or divulge to other clients orany other party any confidential information about the subject company, which has come to his / itsknowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

### Information Management

- 21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his /its decisions and actions.
- 22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organisation with which he/it is registered or any other statutory regulatory body.
- 23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organisation with which he/it is registered, or any other statutory regulatorybody.
- 24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

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#### Gifts and hospitality:

- 25. A valuer or his / its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.Explanation: For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).
- 26. valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself / itself, or to obtain or retain an advantage in the conduct of profession for himself / itself.

#### **Remuneration and Costs.**

- 27. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.
- 28. A valuer shall not accept any fees or charges otherthan those which are disclosed in a written contract with the person to whom he would be rendering service.

#### Occupation, employability and restrictions

- 29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.
- 30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

#### Miscellaneous

- 31. A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.
- 32. A valuer shall follow this code as amended or revised from time to time.

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

### Director

Auth. Sign.

Vastukala Consultants (I) Pvt.

Manoj Chalikwar Govt. Reg. Valuer Chartered Engineer (India) Reg. No. IBBI/RV/07/2018/10366 State Bank of India Empanelment No.: SME/TCC/38/IBBI/3

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