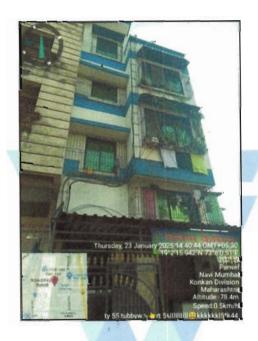


# Vastukala Consultants (I) Pvt. Ltd.

# Valuation Report of the Immovable Property



# Details of the property under consideration:

Name of Owner: Shri. Ganesh Badhru Chavan

Residential Row House on Plot No. B-66, Ground Floor + Mezzanine + 2nd Upper Floor, Sector - 14, Village -Kalamboli, Navi Mumbai, Taluka - Panvel, District - Raigad, PIN - 410 218, Maharashtra, India.

Latitude Longitude - 19°02'15.6"N 73°06'00.6"E

# Intended User: Cosmos Bank

Chembur (East) Branch

G-1, Plot No. 239, Ground Floor, "Richmond Heights", Central Avenue Road, Near Ambedkar Garden, Chembur (East), Mumbai - 400 071, State - Maharashtra, Country - India.



# Our Pan India Presence at:

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Ahmedabad Opelhi NCR Raipur Jaipur

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

\* +91 2247495919

mumbai@vastukala.co.in www.vastukala.co.in



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# Vastukala Consultants (I) Pvt. Ltd.

Valuation Report / Cosmos Bank / Chembur (East) Branch / Shri. Ganesh Badhru Chavan (013837/2310223) Page 2 of 19

Vastu/Mumbai/01/2025/013837/2310223 25/4-342-SORS Date: 25.01.2025

# VALUATION OPINION REPORT

The property bearing Residential Row House on Plot No. B-66, Ground Floor + Mezzanine + 2<sup>nd</sup> Upper Floor, Sector - 14, Village - Kalamboli, Navi Mumbai, Taluka - Panvel, District - Raigad, PIN - 410 218, Maharashtra, India belongs to Shri. Ganesh Badhru Chavan.

#### Boundaries of the property.

North Road

South Residential Building East Row House No. B-65 West Road & Open Plot

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose for ₹ 1,12,81,837.00 (Rupees One Crore Twelve Lakh Eighty One Thousand Eight Hundred Thirty Seven Only).

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

Auth. Sign

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj Chalikwar

Digitally signed by Manoj Chalikwar DN: cn=Manoj Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou=Mumbai, email=manoj@vastukala.org, c=lN Date: 2025.01.25 15:11:41 +05'30



Director

Manoj B. Chalikwar

Registered Valuer Chartered Engineer (India) Reg. No. CAT-I-F-1763

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

Encl: Valuation report



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**\*** +91 2247495919

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# Residential Row House on Plot No. B-66, Ground Floor + Mezzanine + 2nd Upper Floor, Sector – 14, Village - Kalamboli, Navi Mumbai, Taluka – Panvel, District – Raigad, PlN – 410 218, Maharashtra, India. Form 0-1

(See Rule 8 D)

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

#### **GENERAL**:

1	Purpose for which the valuation is made	To assess the Fair Market Value as on 25.01.2025 for Bank Loan Purpose		
2	Date of inspection	23.01.2025		
3	Name of the owner/ owners	Shri. Ganesh Badhru Chavan		
4	If the property is under joint ownership / co- ownership, share of each such owner. Are the shares undivided?	Sole Ownership		
5	Brief description of the property  Address: Residential Row House on Plot 66, Ground Floor + Mezzanine + 2 <sup>nd</sup> Upper Sector - 14, Village - Kalamboli, Navi Maharashtra, India.  Contact Person: Shri. Ganesh Chavan (Owner) Contact No. 9820592776			
6	Location, street, ward no	Plot No. B-66, Sector – 14, Navi Mumbai.		
7	Survey/ Plot no. of land	Plot No. B-66, Sector – 14, Village – Kalamboli, Navi Mumbai.		
8	Is the property situated in residential/ Residential/ mixed area/ Residential area?	Residential Area		
9	Classification of locality-high class/ middle class/poor class	Middle Class		
10	Proximity to civic amenities like schools, Hospitals, Residential Row House, market, cinemas etc.	All the amenities are available in the vicinity		
11	Means and proximity to surface communication by which the locality is served	Served by Buses, Taxies, Auto and Private cars		
	LAND			
12	Area of Residential Row House supported by	Area as per actual site measurement are as under:		
	documentary proof. Shape, dimension and	Floor Carpet Area in Sq. Ft		
	physical features	Ground 402.00  Mezzanine Floor 405.00		
		Mezzanine Floor 405.00 First 482.00		
		Second 482.00		
		Terrace Area 483.00		
		Total Carpet Area 2,254.00		
	·	Total Galpot Flour		

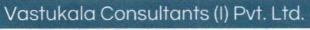




		Araa aa nar Annrayad l	huilding plan are as under:
		Floor	Carpet Area in Sq. Ft
		Stilt area (40%)	82.00
		Ground Floor	91.00
		First Floor	282.00
		Second Floor	282.00
		Terrace Area	130.00
		(40%)	.00.00
		Total Carpet Area	867.00
13	Roads, Streets or lanes on which the land is abutting	Plot No. B-66, Sector - Navi Mumbai.	- 14, Village – Kalamboli,
14	If freehold or leasehold land	Free hold	
15	If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease.	/ CONTRACTOR	
	(i) Initial Premium	N. A.	
	(ii) Ground Rent payable per annum	100	
	(iii) Unearned increased payable to the	W ARREST	
	Lessor in the event of sale or transfer	V AREA	
16	Is there any restriction covenant in regard to use of land? If so, attach a copy of the covenant.	As per documents	
17	Are there any agreements of easements? If so, attach a copy of the covenant	Information not availab	ole
18	Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so, give Particulars.	Information not availab	ole
19	Has any contribution been made towards development or is any demand for such contribution still outstanding?	Information not availab	ole
20	Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date of the notification.	No	
21	Attach a dimensioned site plan	N.A.	
	IMPROVEMENTS		
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not availab	ble
23	Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)	Attached	
24	Is the building owner occupied/ tenanted/ both?	Ground Floor - Tenan	t Occupied
		₹ 16,000/- Present rer	ntal income per month









	_		
			Mezzanine Floor – Owners Staff Occupied
			First Floor – Owner Occupied
			Second Floor – Tenant Occupied
			₹ 10,000/- Present rental income per month
		property owner occupied, specify portion extent of area under owner-occupation	
25		is the Floor Space Index permissible and entage actually utilized?	Floor Space Index permissible - As per CIDCO norms
			Percentage actually utilized – Details not available
26	REN	TS	
	(i)	Names of tenants/ lessees/ licensees,	Ground Floor – Shrawan Medical Store
		etc	Second Floor - Mr. Sanajy Anusha
	(ii)	Portions in their occupation	N. A
	(iii)	Monthly or annual rent	Ground Floor - Tenant Occupied
		/compensation/license fee, etc. paid by	₹ 16,000/- Present rental income per month
		each	Mezzanine Floor - Owners Staff Occupied
		VER VA	First Floor – Owner Occupied
		THE WAY	Second Floor – Tenant Occupied
	_	AND	₹ 10,000/- Present rental income per month
	(iv)	Gross amount received for the whole property	N.A.
27	Are any of the occupants related to, or close to business associates of the owner?		Information not available
28	Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details		N. A.
29		details of the water and electricity charges, , to be borne by the owner	N. A.
30		the tenant to bear the whole or part of the repairs and maintenance? Give particulars	N. A.
31	If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?		N. A.
32	If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?		N. A.
33	Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?		N. A.
34		t is the amount of property tax? Who is to it? Give details with documentary proof	Information not available
35	ls th	e building insured? If so, give the policy	Information not available





	no., amount for which it is insured and the annual premium			
36	Is any dispute between landlord and tenant regarding rent pending in a court of rent?	N. A.		
37	Has any standard rent been fixed for the premises under any law relating to the control of rent?	N. A.		
	SALES			
38	Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.	As per sub registrar of assurance records		
39	Land rate adopted in this valuation	N. A. as the property under consideration is a Row House in a building. The rate is considered as composite rate.		
40	If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.		
	COST OF CONSTRUCTION			
41	Year of commencement of construction and year of completion	Year of Completion – 2012 (As per Occupancy certificate)		
42	What was the method of construction, by contract/By employing Labour directly/ both?	N. A.		
43	For items of work done on contract, produce copies of agreements	N. A.		
44	For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof.	N. A.		
	Remark:  1. As per Approved plan, the property is approved for Part Stilt + Part Ground + 2 Upper to + Open Terrace area only. But as per site inspection the Property is Ground + Mezza Floor + 2 Upper Floors + Open Terrace. For the purpose of valuation, we have considered.			

## **PART II- VALUATION**

#### **GENERAL**:

Under the instruction of Cosmos Bank, Chembur (East) Branch Branch to assess fair market value as on 25.01.2025 for Residential Row House on Plot No. B-66, Ground Floor + Mezzanine + 2<sup>nd</sup> Upper Floor, Sector – 14, Village - Kalamboli, Navi Mumbai, Taluka – Panvel, District – Raigad, PIN – 410 218, Maharashtra, India belongs to **Shri. Ganesh Badhru Chavan**.

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

the area as per Approved building plan.

- 1. Copy of Tripartite Agreement dated 29.03.2007 between Shri. Gelji Premji Patel (The Seller) And Shri. Ganesh Badhru Chavan (The Purchaser).
- 2. Copy of Occupancy Certificate No. CIDCO / EE (BP 2449) / ATPO / 2012 / 187 dated 11.05.2012



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	issued by CIDCO
4.	Copy of Approved building plan No. CIDCO / (B.P.) / ATPO / 1624 dated 23.03.2010 issued by CIDCO

## LOCATION:

The said Residential Row House is located at Plot No. B-66, Sector – 14 of Village Kalamboli. The property falls in Residential Zone. It is at a travelling distance 4.2 Km. from Mansarovar railway station.

#### **BUILDING:**

The Residential Row House under reference is Ground + Mezzanine + 2 Upper Floors. It is a RCC framed structure with 9" thick external walls and 6" thick internal brick walls. The walls are having sand faced plaster from outside. The Residential Row House external condition is Good. The Residential Row House is used for Shops on Ground Floor and upper floor for Residential purpose. The Residential Row House having no lift.

## Residential Row House:

The Residential Row House under reference is situated on the Ground + Mezzanine + 2 Upper Floors. The Residential Row House is finished with Vitrified Floor, Teak wood, Glass Door, MS Rolling Shutter, Concealed electrification & Concealed plumbing.

## The composition of Row House is as under

Floor	Composition
Ground Clinic + Shop area + 2 Toilets	
Mezzanine	1 Bedroom + Living Room + Kitchen + W.C. + Bath
First	1 Bedroom + Living Room + Kitchen + W.C. + Bath
Second	1 Bedroom + Living Room + Kitchen + W.C. + Bath
Terrace	Open Terrace

## Valuation as on 25th January 2025

The Built-Up Area of the Residential Row House (as per approved plan)		867.00 Sq. Ft.
Deduct Depreciation:		
Year of Construction of the building	:	2012 (As per Occupancy Certificate)
Expected total life of building	:	47 Years
Age of the building as on 2024	:	13 Years
Cost of Construction	:	867.00 X 2,500.00 = 21,67,500.00
Depreciation {(100-10) X 47 / 60}	:	19.5%
Amount of depreciation	:	₹ 4,22,663.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 86,200.00 per Sq. M. i.e., ₹ 8,008.00 per Sq. Ft.
Guideline rate obtained from the Stamp Duty Ready Reckoner (after depreciate)	:	₹ 81,565.00 per Sq. M. i.e., ₹ 7,578.00 per Sq. Ft.
Prevailing market rate	:	₹ 13,500.00 per Sq. Ft.
Value of property as on 25.01.2025	:	867.00 Sq. Ft. X ₹ 13,500.00 = ₹ 1,17,04,500.00



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Valuation Report / Cosmos Bank / Chembur (East) Branch / Shri. Ganesh Badhru Chavan (013837/2310223) Page 8 of 19

(Area of property x market rate of developed land & Residential premises as on 2023 – 24 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Depreciated fair value of the property as on 25.01.2025	:	₹ 1,17,04,500.00 - ₹ 4,22,663.00 =
		₹ 1,12,81,837.00
Total Value of the property	1:	₹ 1,12,81,837.00
The realizable value of the property	:	₹ 1,01,53,653.00
Distress value of the property	:	₹ 90,25,469.60
Insurable value of the property (867.00 X 2,500.00)	:	₹ 21,67,500.00
Guideline value of the property (867.00 X 7,578.00)	:	₹ 65,70,126.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report Residential Row House on Plot No. B-66, Ground + Mezzanine + 2 Upper Floors, Sector − 14, Village - Kalamboli, Navi Mumbai, Taluka − Panvel, District − Raigad, PlN − 410 218, Maharashtra, India for this particular purpose at ₹ 1,12,81,837.00 (Rupees One Crore Twelve Lakh Eighty One Thousand Eight Hundred Thirty Seven Only) as on 25th January 2025.

#### **NOTES**

- 1. I, Manoj B. Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on 25<sup>th</sup> January 2025 is ₹ 1,12,81,837.00 (Rupees One Crore Twelve Lakh Eighty-One Thousand Eight Hundred Thirty-Seven Only). Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.
- 2. This valuation is done on the basis of information, which the valuer has obtained by information provided by the client about the premises and location of the surrounding area and also prevailing rates in the surrounding area, and further subject to document as mentioned in valuation report.

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3. This valuer should not be held responsible for authentication of documents, clear title and other such related matters. For that purpose Latest Legal Opinion should be sought.

#### **PART III- DECLARATION**

I hereby declare that

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



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## **ANNEXURE TO FORM 0-1**

## Technical details

# Main Building

1.	No. of floors and height of each floor		Ground + Mezzanine Floor + 2 Upper Floors + Terrace		
2.	Plinth area floor wise as per IS 3361-1966		N.A. as the said property is a Row House situated on Ground + Mezzanine Floor + 2 Upper Floors + Terrace.		
3	Year of co	onstruction	2012 (As per Occupancy Certificate)		
4		I future life	47 Years Subject to proper, preventive periodic maintenance & structural repairs		
5		onstruction- load bearing C frame/ steel frame	RCC frame Structure		
6	Type of fo	oundations	R.C.C. Foundation		
7	Walls		All external walls are 9" thick and partition walls are 6" thick.		
8	Partitions		6" thick brick wall		
9	Doors and	d Windows	Teak wood door frame with solid flush door, MS Rolling Shutter		
10	Flooring		Vitrified Tiles flooring / Cota tiles flooring		
11_	Finishing		Cement plastering with POP finished		
12		nd terracing	A.C. Sheet Roofing		
13	Special ar	rchitectural or decorative features,	No		
14	(i)	Internal wiring – surface or conduit	Concealed electrification Concealed plumbing		
	(ii)	Class of fittings: Superior/ Ordinary/ Poor.	V-A899		
15	Sanitary installations				
	(i)	No. of water closets	As per Requirement		
	(ii)	No. of lavatory basins			
	(iii)	No. of urinals			
	(iv)	No. of sink			
16	Class of fi white/ordi	ittings: Superior colored / superior nary.	Ordinary		
17	Compoun Height an Type of co		6'.0" High, R.C.C. column with B. B. masonry wall		
18		and capacity	No Lift		
19		and sump – capacity and type of	R,C.C tank		
20	Over-head tank Location, capacity		R.C.C tank on terrace		
	Type of construction				
21	Pumps- no. and their horse power		May be provided as per requirement		
22	Roads an	nd paving within the compound ate area and type of paving	Cement concrete in open spaces, etc.		
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity		Connected to Municipal Sewerage System		

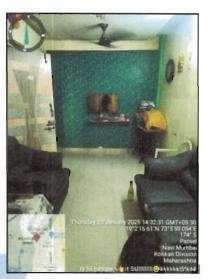




# **Actual site Photographs**





















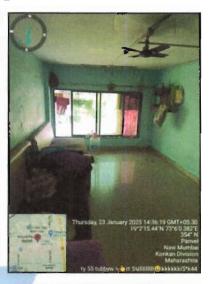
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# **Actual site Photographs**



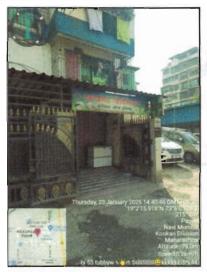


















# Route Map of the property Site, u/r



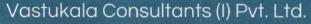


## Latitude Longitude - 19°02'15.6"N 73°06'00.6"E

Note: The Blue line shows the route to site from nearest Railway station (Mansarovar- 4.2 Km.)



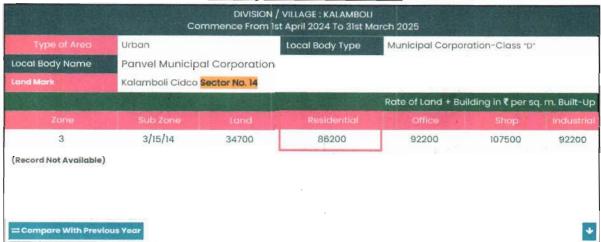
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# **Ready Reckoner Rate**



Stamp Duty Ready Reckoner Market Value Rate for Residential Row	86,200.00			
House		7		
No Increase by Residential Row House Located on Ground Floor				
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	86,200.00	Sq. Mtr.	8,008.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	34,700.00			
The difference between land rate and building rate (A – B = C)	51,500.00	100		
Depreciation Percentage as per table (D) [100% - 9%]	91%			
(Age of the Building – 9 Years)				
Rate to be adopted after considering depreciation [B + (C x D)]	81,565.00	Sq. Mtr.	7,578.00	Sq. Ft.

#### Residential Row House not having lift

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

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

## <u>Table – D: Depreciation Percentage Table</u>

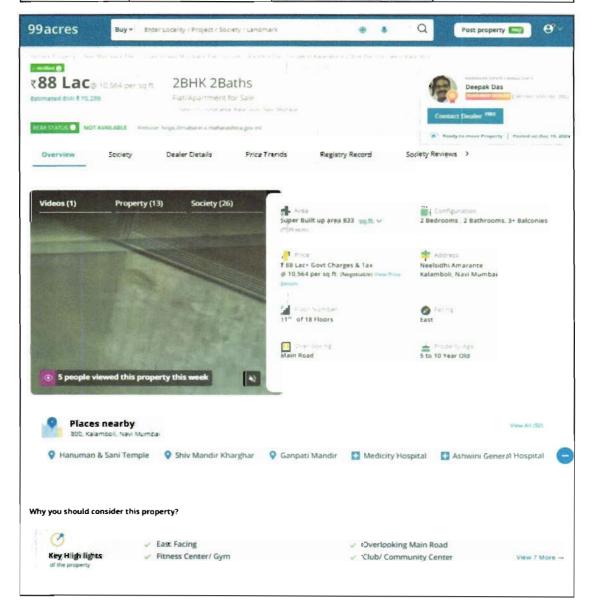
Completed Age of Residential Row Housein Years	Value in percent after depreciation			
	R.C.C. Structure / other Pukka Structure	Cessed Building, Half or Semi – Pukka Structure & Kaccha Structure.		
0 to 2 Years	100%	100%		
Above 2 & up to 5 Years	95%	95%		
Above 5 Years	After initial 5 year for every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



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# **Price Indicators**

Property	Flat		
Source	Index II		
Floor	-		
	Carpet	Built Up	Super Built Up
Area	578.00	694.00	833.00
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹ 15,224.91	₹ 12,680.00	₹ 10,564.22

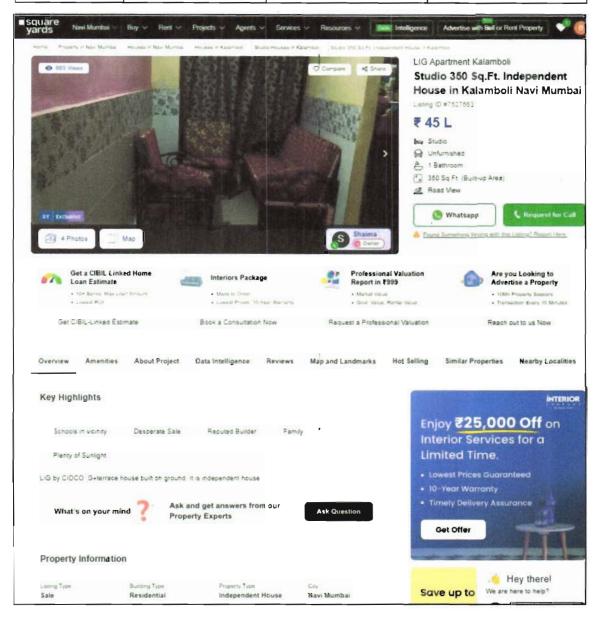






# **Price Indicators**

Property	Flat		
Source	Index II		
Floor	-	1	
	Carpet	Built Up	
Area	292.00	350.00	
Percentage	-	20%	
Rate Per Sq. Ft.	₹ 15,429.00	₹ 12,857.00	







# **Sales Instance**

Property	Flat		
Source	Index II		
Floor	-		
	Carpet	Built Up	Saleable
Area	287.00	<b>3</b> 44.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹ 16,881.53	₹ 14,084.00	-

23946353

08-01-2025

Note:-Generated Through eSearch Module, For original report please contact concern SRO office.

सूची क्र.2

दुयाम निबंधक : सह दु.नि.पनवेस २ दुन्त क्रमोक : 23946/2024 नोदणी Regn:63m

गावाचे नाव: कळवोली

(1)विलेखाचा प्रकार	अँग्रीमेंट टू सेल
(2)मोबदला	4500000
(3) बाजारभाव(भानेघटटयाच्या बाबतितघटटाकार आकारणी देतो की पटटेदार ते नमुद्र करावे)	2758400
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) प्रातिकेचे माव:रायगडइतर वर्णन :, इतर माहिती: सब प्लॉट/ सब पुनिट/ रो. हाऊस नंबर-17,श्री विनायक को ऑप ही सोसायटी विभिटेड,प्लॉट न, ए - 7, सेक्टर - 14,कळंबोली,तालुका-पनवेल,जिल्हा-रायगड,नवी मुंबई महाराष्ट्र पिन कमांक-410218,क्षेत्र 32.00 चौ. मी. रो हाऊस एरिया.( ( Plot Number : A-7 ; SECTOR NUMBER : 14 ; )
(5) क्षेत्रफळ	32.00 बो.मीटर
(४) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तपेवज करून देणा-या/लिसून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायात्तपाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1) नाव-राकेय सावळाराम जाधव वय:-39 पत्ता-प्रतीट ने -, माळा ने -, इमारतीचे नाव: रूम नेवर -१७, श्री विनायक को ऑप हो सोसायटी लिमिटेठ प्रतीट न, ए - 7 सेक्टर - 14, 'कळंबोली, तालुका-प्रनवेत, जिल्हा- रायगढ, नवी मुंबई महाराष्ट्र , व्लॉक ने -, 'रोड ने -, महाराष्ट्र, 'राईग्रार्-(ं:). पिन कोठ:-410218 पैन ने - AGIPJ9740Q
(८) इस्तऐवज करून घेणा-या पक्षकाराचे व किवा दिवाणी न्यायातवाचा हुकुमनामा किवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव-श्री गुलाम गीस खान सन ऑफ श्री मुस्ताक अहेमढ खान - वय-49; एसा-प्रतीट नं: -, माळा में -, हमारतीचे नाव ई-सेक्टर-, इ-क तिनों , रूप नंबर-१६८ चिंता केम्प मुंबई, महाराष्ट्र-, व्लॉक मं -, रोड नं -, महाराष्ट्र-, मुम्बई, यिन कोछ-400088 येंन मं -AXRPK6289P  2) नाव-मुफ्तरीबानो गुलाम गीस खान वय-42 एसा-फ्रॉट मं - माळा नं -, इमारतीचे नाव ई-सेक्टर-, एच कीव, रूप नंबर-१६८, चिंता केम्प मुंबई, ब्लॉक मं -, रीड मं -, महाराष्ट्र, मुम्बई यिन कोड-400088 येंन मं-82HPK0426P
(४) दस्तरेवज करुन दिल्यचा दिनांक	18/12/2024
(10)दस्त नोदणी केल्याचा दिनांक	18/12/2024
(11)अनुक्रमांक, खंड व पृष्ठ	23948/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुत्क	315000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)धेरा	
मुल्योकनासाठी विचारात घेतलेला तप्रशीलः:	
मुद्राक गुल्क आकारताना निवडतेला अनुच्छेद -	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.





# **Sales Instance**

Property	Flat		
Source	Index II		
Floor	-		
	Carpet	Built Up	Saleable
Area	287.00	344.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹ 15,017.00	₹ 12,529.00	-

23069398

31-12-2024

Note:-Generated Through eSearch Module.For onginal report please contact concern SRO

सूची क्र.2

दुयाम निबंधकः सह दु.नि.पनवेस ३ दस्त क्रमांक : 23089/2024 नोदणी

Regn.63m

## गावाचे नाव: कळबोली

(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	4000000	
(3) बाजारभाव(भावेपटटयाच्या बाबतितपटटाकार आकारणी देती की पटटेदार ते नमुद्र करावे)	2758400	
(४) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्पास)	1) पातिकेचे नावःरायगडद्दतर वर्णनः, इतर माहितीः रो हाऊस क्र. 17,अमृत को ऑप हो सो हि.प्लॉट क्र. बी- 53,सेक्टर- 14,ककंबोली,नवी मुंबई,ता- पनवेत. जि- रायगडः. क्षेत्र- 32 चौ मी बिल्टअप या मिळकतीचे( ( Plot Number : बी 53 ; SECTOR NUMBER : 14 ; )	
(5) <b>अत्रफळ</b>	32 चौ.मीटर	
(४) आकारणी किया जुडी देण्यात असेल तेव्हा.		
(7) दस्तपेवज करून देणा-याः तिह्न ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास प्रतिवादिवे नाव व पत्ता.	<ol> <li>नाव -सुनिल मुगटराव यादव - वय: 48 एता -प्लॉट न -, माळा न -, इमारतीचे नाव -, व्लॉक ने: -, रोड न: बी- ४, ए- १/१ , रीताजती सी एच एस ती. से- १०, कळबोती. नवी मुंबई , महाराष्ट्र, ग्राईग्राह्यं:) पिन कोड: -410218 पैन ने: -ACAPY5642R</li> </ol>	
	2) नाव -सर्विता सुनित पादुङ - वय:-43 प्रता:-प्तौट नं: -, माळा नं: -, इमारतीचे नाव: -, व्यॉक नं: -, रोड न: बी- ४, ए- १/१ , गिताजली सी एच एस ली, से- १०, कळबोती, नवी मुंबई, महाराष्ट्र, ग्राईग्राह:(ः). पिन कोड:-410218 पेन नं:-ADVPY9924H	
(६)दस्तरेवज करून घेणा-या पक्षकाराचे व किया दिवाणी न्यायालयाचा हुकुमनामा किया आदेश अस्त्यास,प्रतिवादिचे नाव व पत्ता	1) नाव-शकील अहमढ खान - वय-37; पत्ता-प्रतीट न - माळा न - इमारतीचे नाव: - इतीक न - रोड न: रूम क: १७. पारिजात सीसायटी, से- १२, कळबोती, नवी मुंबई - महाराष्ट्र, राईगारुः(ः) पिन कोड: -410218 पैन न - BFIPK1346F	
	<ol> <li>नाव -अनीसुल बानो शकीत अहमद खान - वय -35. पत्ता-प्लॉट ने - माळा ने - इमारतीचे नाव -, ब्लॉक न - रोठ ने रूप क्र १७. पारिवात सोसायटी. से- १२, कळबोली,नवी मुंबई , महाराष्ट्र , ग्रईगारु-(३-). पिन कोठ-410218 पॅन ने-CXLPK7727A</li> </ol>	
(९) दस्तपेवज करून दिल्याचा दिनाक	19/11/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	19/11/2024	
(11)अनुक्रमाक, खंड व पृष्ठ	23069/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	280000	
(13)बाजारभावाप्रमाणे नोंदणी शुक्क	30000	
(14) गैरा		
मुल्याकना साठी विचारात घेतलेला तपशीतः		
मुद्राक शुल्क आकारताना निवडतेता अनुच्छेद -	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	



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

This exercise is to assess Fair Market Value of the property under reference as on 25th December 2024.

The term Value is defined as

"The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeably and for self interest assuming that neither is under undue duress".

Fundamental assumptions and conditions presumed in this definition are:

- Buyer and seller are motivated by self-interest.
- 2. Buyer and seller are well informed and are acting prudently.
- 3. The property is exposed for a reasonable time on the open market.
- 4. Payment is made in cash or equivalent or in specified financing terms.

#### **UNDER LYING ASSUMPTIONS**

- 1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
- 2. The property is valued as though under responsible ownership.
- 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.
- The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.





# **DECLARATION OF PROFESSIONAL FEES CHARGED**

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

## **VALUATION OF THE PROPERTY PREMISES**

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose as on day for ₹ 1,12,81,837.00 (Rupees One Crore Twelve Lakh Eighty One Thousand Eight Hundred Thirty Seven Only)

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj Chalikwar

DN: cn=Manoj Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou=Mumbai, email=manoj@vastukala.org, c=IN Date: 2025.01.25 15:12:08 +05'30'

Director

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Encl: Valuation report



