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Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Abhishek Tiwary S/O Akhilanand Tiwary**

Residential Land Bearing on Plot No. 303, Riyasat Sankalp, Survey No. 146/1, 146/2, 146/4, 146/5, 146/6/A, 152/1, 152/2, 153, 154, 156/1, 156/3, 158/2/A, 159/2 of Village – Nadhal, Taluka – Khalapur, Dist. – Raigad, PIN – 410 206, Maharashtra, India

Longitude Latitude: 18°53'46.6"N 73°13'17.7"E

Intended User:

State Bank of India

RACPC Kalyan

Ground Floor, 1st Floor, Millennium Heights, Opp. Patedar Bhawan Marriage Hall, Shahad Mohone Road, Shahad, Kalyan (West) - 421 103, Maharashtra, India

Thane: 101, 1st Floor, Beth Shalom, Near Civil Hospital, Thane (W) - 400601, (M.S),INDIA
Email :thane@vastukala.co.in | Tel : 80978 82976 / 90216 05621

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Valuation Report: SBI / RACPC Kalyan / Mr. Abhishek Tiwary S/O Akhilanand Tiwary (14012/2310340) Page 3 of 28

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Vastu/Thane/01/2025/14012/2310340
31/14-459-VSU
Date: 31.01.2025

1. VALUATION OPINION REPORT

This is to certify that the property Residential Land Bearing on Plot No. 303, Riyasat Sankalp, Survey No. 146/1, 146/2, 146/4, 146/5, 146/6/A, 152/1, 152/2, 153, 154, 156/1, 156/3, 158/2/A, 159/2 of Village – Nadhal, Taluka – Khalapur, Dist. – Raigad, PIN – 410 206, State - Maharashtra, Country - India belongs to **Mr. Abhishek Tiwary S/O Akhilanand Tiwary.**

Boundaries of the property

North : Plot No. 302
South : Plot No. 304
East : Plot No. 292
West : 9 Mtr Road

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 –

Particulars	Fair Market Value In (₹)	Realizable Value In (₹)	Distress Sale Value In (₹)
Residential Land	62,40,000/-	61,15,200/-	49,92,000/-

The valuation of the property is based on the documents produced by the concerned. Legal aspects have not been taken into consideration while preparing this valuation 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/2021-22/86/3

Encl: Valuation report.

Thane: 101, 1st Floor, Beth Shalom, Near Civil Hospital, Thane (W) – 400601, (M.S),INDIA
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Vastukala Consultants (I) 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
RACPC Kalyan
 Ground Floor, 1st Floor, Millennium Heights,
 Opp. Patedar Bhawan Marriage Hall, Shahad Mohone Road,
 Shahad, Kalyan (West) - 421 103, Maharashtra, India

2. VALUATION REPORT (IN RESPECT OF RESIDENTIAL PLOT)

I General	
1.	Purpose for which the valuation is made : As per the request from State Bank of India, RACPC Kalyan to assess value of the property for banking purpose.
2.	a) Date of inspection : 29.01.2025
	b) Date on which the valuation is made : 31.01.2025
3.	Copy of List of documents produced for perusal
	<ol style="list-style-type: none"> Copy of Approved Plan No. MSRDC / SPA / BP – 542 / Layout Approval / 2023 / 2058 date 14.12.2023 issued by Maharashtra State Road Development Corporation Ltd. (MSRDC) Copy of Letter No. MSRDC / SPAC / BP – 542 / Layout Approval / 2023 / 2058 dated 14.12.2023 Final Approval to the land sub – division layout issued by SAP – MSRDC. Copy of Sale Deed dated 17.01.2025 between Riyasat Infra Developers Private Limited (Vendor) and Mr. Abhishek Tiwary S/O Akhilanand Tiwary (Purchaser) Copy of RERA Certificate vide No. P52000054353 issued by Maharashtra Real Estate Regulatory Authority
4.	<p>Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)</p> <p>Name of Owner: Mr. Abhishek Tiwary S/O Akhilanand Tiwary</p> <p>Address: Residential Land Bearing on Plot No. 303, Riyasat Sankalp, Survey No. 146/1, 146/2, 146/4, 146/5, 146/6/A, 152/1, 152/2, 153, 154, 156/1, 156/3, 158/2/A, 159/2 of Village – Nadhal, Taluka – Khalapur, Dist. – Raigad, PIN – 410 206, State - Maharashtra, Country - India.</p> <p>Contact Person: Mr. Aditya Tamboli (Contact Person) Mobile No. : 93567 45829</p>
5.	Brief description of the property (Including Leasehold / freehold etc.) :
	The immovable property comprises of Freehold Residential land. The property is situated on Residential Land Bearing on Plot No. 303, Riyasat Sankalp, Survey No. 146/1, 146/2, 146/4, 146/5, 146/6/A, 152/1, 152/2, 153, 154, 156/1, 156/3, 158/2/A, 159/2 of Village – Nadhal, Taluka – Khalapur, Dist. – Raigad, PIN – 410 206, State - Maharashtra, Country - India. It is located at about 3.1 Km. travelling distance from Chowk Railway Station. Surface transport to the property is by auto-rickshaws & Private Vehicles.



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	Land: The property under consideration is open plot without any demarcation. Plot levelling work in progress.				
	As per Sale Deed, the area of plot of land is 104.00 Sq. M., which is considered for valuation.				
6.	Location of property	:			
	a) Plot No. / Survey No.	:	Survey No. 146/1, 146/2, 146/4, 146/5, 146/6/A, 152/1, 152/2, 153, 154, 156/1, 156/3, 158/2/A, 159/2		
	b) Door No.	:	-		
	c) C.T.S. No. / Village	:	Survey No. 146/1, 146/2, 146/4, 146/5, 146/6/A, 152/1, 152/2, 153, 154, 156/1, 156/3, 158/2/A, 159/2		
	d) Ward / Taluka	:	Taluka- Khalapur		
	e) Mandal / District	:	Navi Mumbai, District- Raigad		
7.	Postal address of the property	:	Residential Land Bearing on Plot Nos. 303, Riyasat Sankalp, Survey No. 146/1, 146/2, 146/4, 146/5, 146/6/A, 152/1, 152/2, 153, 154, 156/1, 156/3, 158/2/A, 159/2 of Village – Nadhal, Taluka – Khalapur, Dist. – Raigad, PIN – 410 206, State - Maharashtra, Country – India		
8.	City / Town	:	Navi Mumbai, District Raigad		
	Residential area	:	Yes		
	Commercial area	:	No		
	Industrial area	:	No		
9.	Classification of the area	:			
	i) High / Middle / Poor	:	Middle Class		
	ii) Urban / Semi Urban / Rural	:	Rural		
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Maharashtra State Road Development Corporation Ltd. (MSRDC), Village Nadhal		
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No		
12.	In Case it is Residential Land, any conversion to house site plots is contemplated	:	Yes		
13.	Boundaries of the property				
	Particulars	North	South	East	West
	As per Site Inspection				
	Plot No. 303	Open Plot	Open Plot	Open Plot	Road
	As per Draft Agreement for sale				
	Plot No. 303	Plot No. 302	Plot No. 304	Plot No. 292	9 Mtr Road
14.1	Dimensions of the site	:			
			A As per the Sale Deed	B Actuals	
	North	:	Land area = 104.00 Sq. M. (As per Sale Deed)		
	South	:			
	East	:			
	West	:			
14.2	Latitude, Longitude & Co-ordinates of property	:	18°53'46.6"N 73°13'17.7"E		
14.	Extent of the site	:	Land area = 104.00 Sq. M.		

15.	Extent of the site considered for Valuation (least of 14A& 14B)	:	(As per Sale Deed)
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Vacant plot of land
II CHARACTERISTICS OF THE SITE			
1.	Classification of locality	:	Middle lass
2.	Development of surrounding areas	:	Under developing residential area
3.	Possibility of frequent flooding/ submerging	:	No
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	:	All available near by
5.	Level of land with topographical conditions	:	Plain land
6.	Shape of land	:	Rectangle
7.	Type of use to which it can be put	:	Residential
8.	Any usage restriction	:	Residential
9.	Is plot in town planning approved layout?	:	Yes
10.	Corner plot or intermittent plot?	:	Intermittent
11.	Road facilities	:	Yes
12.	Type of road available at present	:	Karjat- Chowk- Murbad Road
13.	Width of road – is it below 12 meter or more than 20 ft.	:	More than 20 ft
14.	Is it a Land – Locked land?	:	No
15.	Water potentiality	:	Municipal Water Supply
16.	Underground sewerage system	:	Municipal Sewerage System
17.	Is Power supply is available in the site	:	N.A. as the property is open land
18.	Advantages of the site	:	Located in developing Residential cum Commercial Area
19.	Special remarks, if any like threat of acquisition of land for publics service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-cost / tidal level must be incorporated)	:	No
Part – A (Valuation of land)			
1	Size of plot	:	Land area = 104.00 Sq. M. (As per Sale Deed)
	North & South	:	-
	East & West	:	-
2	Total extent of the plot	:	Land area = 104.00 Sq. M. (As per Sale Deed)
3	Prevailing market rate (Along with details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 50,000/- to ₹ 65,000/- per Sq. M. Sale instances are not available and hence not attached in the report. Details of online listings are attached with the report.
4	Ready Reckoner rate from Government Portal	:	₹ 4,490/- per Sq. M.

	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 than RR prices. As the RR rates are fixed by respective state governments for computing stamp duty / regn. Fees. Thus, the rates differ from place to place and location. Amenities per se as evident from the fact that even RR rates decided by Govt. differ.
5	Assessed / adopted rate of valuation of Land	:	₹ 60,000/- per Sq. M.
6	Estimated value of land	:	₹ 62,40,000/-
Part – B (Valuation of Building)			
1	Technical details of the building	:	
	a) Type of Building (Residential / Commercial / Industrial)	:	N.A. as the property is open land
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	N.A. as the property is open land
	c) Year of construction	:	N.A. as the property is open land
	d) Number of floors and height of each floor including basement, if any	:	N.A. as the property is open land
	e) Plinth area floor-wise	:	N.A. as the property is open land
	f) Condition of the building	:	N.A. as the property is open land
	i) Exterior – Excellent, Good, Normal, Poor	:	N.A. as the property is open land
	ii) Interior – Excellent, Good, Normal, Poor	:	N.A. as the property is open land
	g) Date of issue and validity of layout of approved map	:	N.A. as the property is open land
	h) Approved map / plan issuing authority	:	
	i) Whether genuineness or authenticity of approved map / plan is verified	:	
	j) Any other comments by our empaneled valuers on authentic of approved plan	:	No

Specifications of construction (floor-wise) in respect of

Sr. No.	Description	:	
1.	Foundation	:	N.A. as the property is open land
2.	Basement	:	N.A. as the property is open land
3.	Superstructure	:	N.A. as the property is open land
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber	:	N.A. as the property is open land
5.	RCC Works	:	N.A. as the property is open land
6.	Plastering	:	N.A. as the property is open land
7.	Flooring, Skirting, dado	:	N.A. as the property is open land
8.	Special finish as marble, granite, wooden paneling, grills etc.	:	N.A. as the property is open land
9.	Roofing including weatherproof course	:	N.A. as the property is open land
10.	Drainage	:	N.A. as the property is open land

2.	Compound Wall	:	
	Height	:	
	Length	:	Not existing
	Type of construction	:	
3.	Electrical installation	:	
	Type of wiring	:	N.A. as the property is open land
	Class of fittings (superior / ordinary / poor)	:	N.A. as the property is open land
	Number of light points	:	N.A. as the property is open land
	Fan points	:	N.A. as the property is open land
	Spare plug points	:	N.A. as the property is open land
	Any other item	:	-
4.	Plumbing installation	:	
	a) No. of water closets and their type	:	N.A. as the property is open land
	b) No. of wash basins	:	N.A. as the property is open land
	c) No. of urinals	:	N.A. as the property is open land
	d) No. of bathtubs	:	
	e) Water meters, taps etc.	:	N.A. as the property is open land
	f) Any other fixtures	:	N.A. as the property is open land

Part – C (Extra Items)		:	Amount in ₹
1.	Portico	:	N.A. as the property is open land
2.	Ornamental front door	:	
3.	Sit out / Verandah with steel grills	:	
4.	Overhead water tank	:	
5.	Extra steel / collapsible gates	:	
	Total		

Part – D (Amenities)		:	Amount in ₹
1.	Wardrobes	:	N.A. as the property is open land
2.	Glazed tiles	:	
3.	Extra sinks and bathtub	:	
4.	Marble / ceramic tiles flooring	:	
5.	Interior decorations	:	
6.	Architectural elevation works	:	
7.	Paneling works	:	
8.	Aluminum works	:	
9.	Aluminum handrails	:	
10.	False ceiling	:	
	Total		

Part – E (Miscellaneous)		:	Amount in ₹
1.	Separate toilet room	:	N.A. as the property is open land
2.	Separate lumber room	:	
3.	Separate water tank / sump	:	
4.	Trees, gardening	:	
	Total		

Part – F (Services)		:	Amount in ₹
1.	Water supply arrangements	:	N.A. as the property is open land
2.	Drainage arrangements	:	

3.	Compound wall	:	
4.	C.B. deposits, fittings etc.	:	
5.	Pavement		
	Total		

Government Value

Particulars	Area in Sq. Ft.	Rate in ₹	Value in ₹
Land	104.00	4,490/-	4,66,960/-

3. TOTAL ABSTRACT OF THE ENTIRE PROPERTY

Part - A	Land	₹ 62,40,000/-
Part - B	Buildings	-
Part - C	Compound Wall	-
Part - D	Amenities	-
Part - E	Pavement	-
Part - F	Services	-
	Fair Market Value In (₹)	₹ 62,40,000/-
	Realizable Value In (₹)	₹ 61,15,200/-
	Distress Sale Value In (₹)	₹ 49,92,000/-
	Insurable Value In (₹)	N.A. as the property is open land
Remarks	1. The property under consideration is open plot without any demarcation. Plot levelling work in progress. 2. For the purpose of valuation we have considered the area as per Sale Deed.	

4. 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 arrived 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.

5. METHOD OF VALUATION / APPROACH

Land cost can be estimated using the Sales Comparison Approach or Market Approach by studying recent sales of land close to the subject property, and these sales should be comparable in size and location with subject property.

This approach is most commonly used for real estate properties that are not easily sold like schools, hospitals, government buildings and above type of property.

As the property is an open land, we have adopted Comparative Sales Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 50,000/- to ₹ 65,000/- per Sq. M. As the plot under reference is Open Land, we have adopted ₹ 60,000/- per Sq. M. for the purpose of valuation. Considering the rate with attached report, current market conditions, demand and supply position, Land size, location, sustained demand for Open Plot, all round development of Residential and Commercial application in the locality etc.

The saleability of the property is: Normal

Likely rental values in future in: N.A.

Any likely income it may generate: N.A.



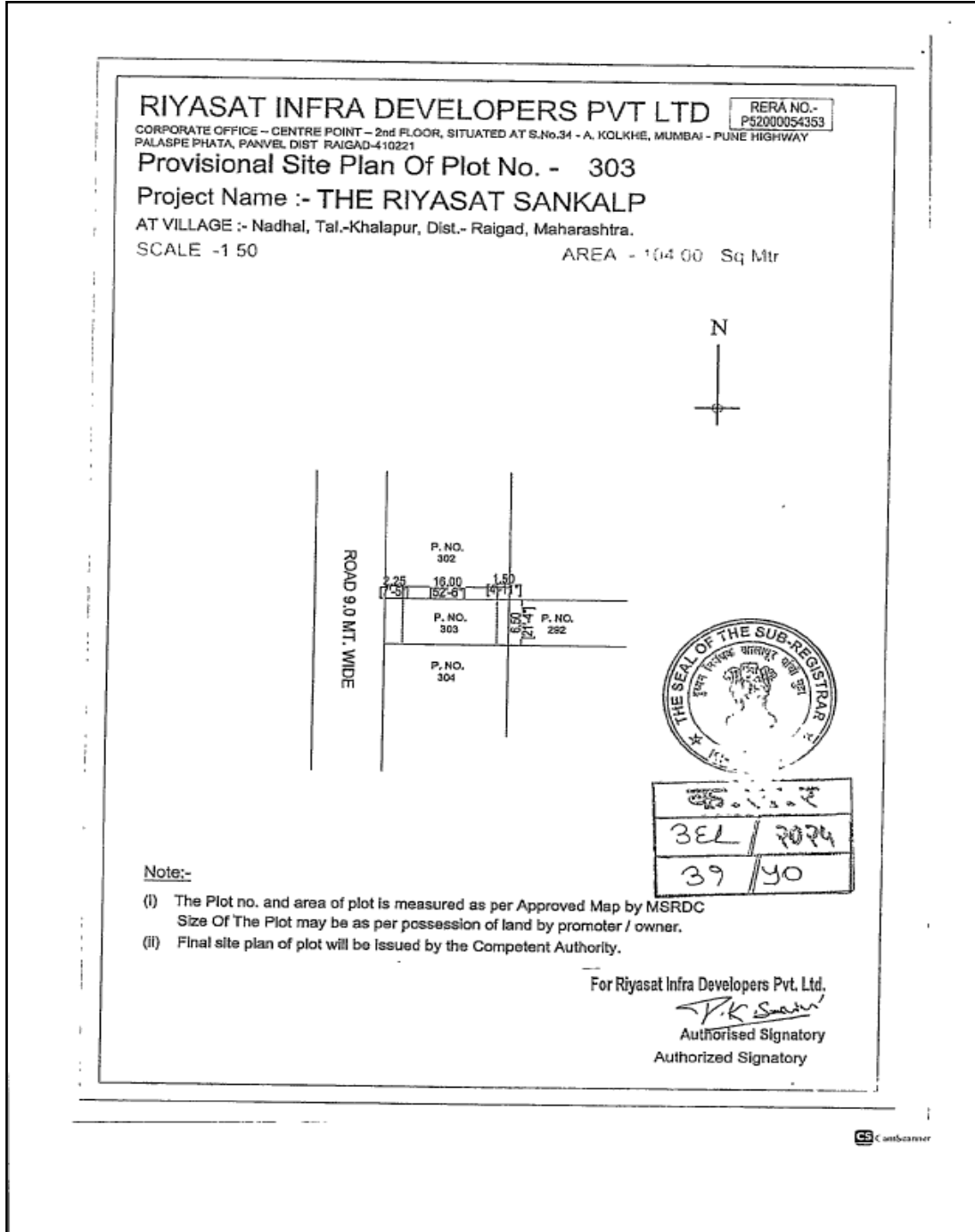
Since 1989

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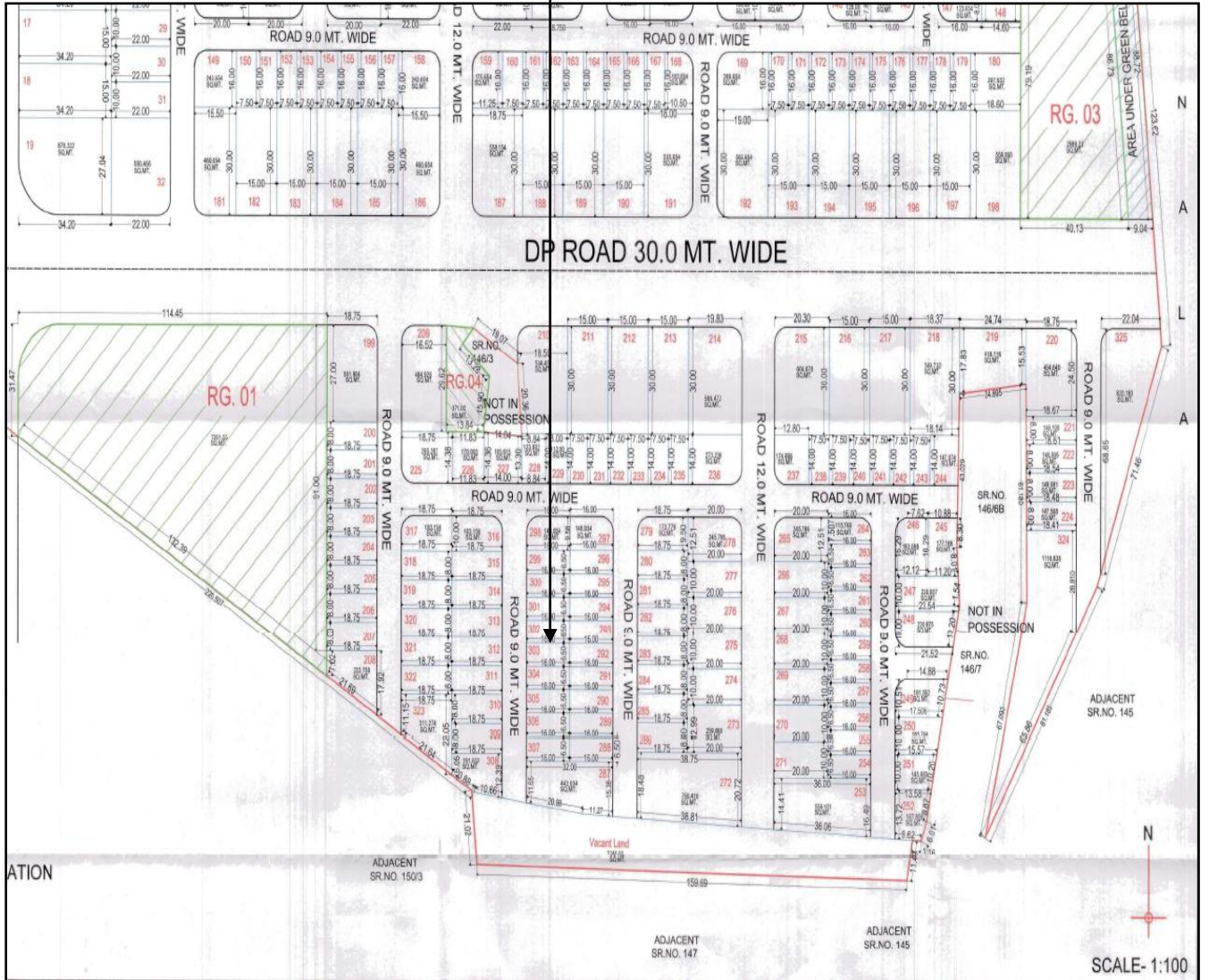
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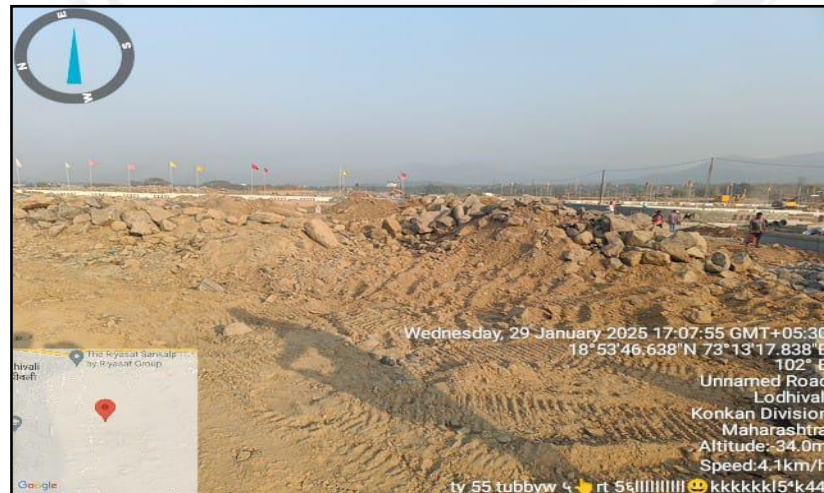
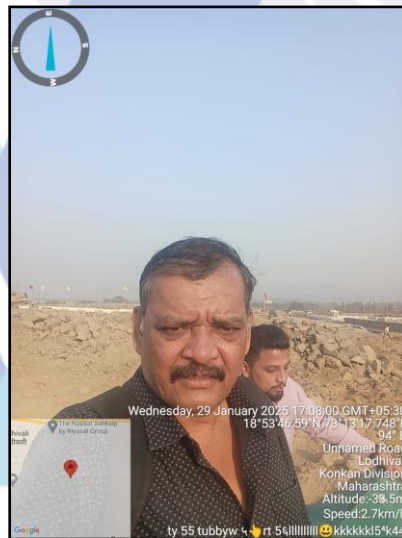
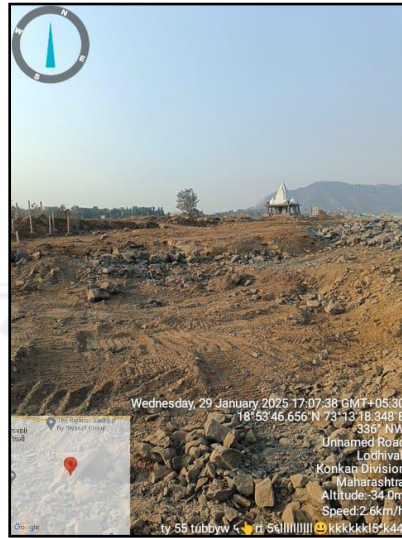
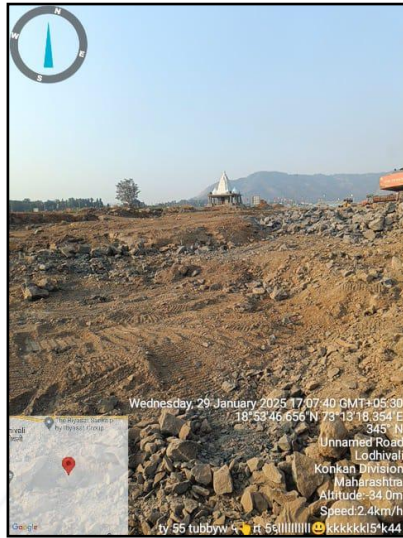
6. LOCATION PLAN



7. LAYOUT PLAN

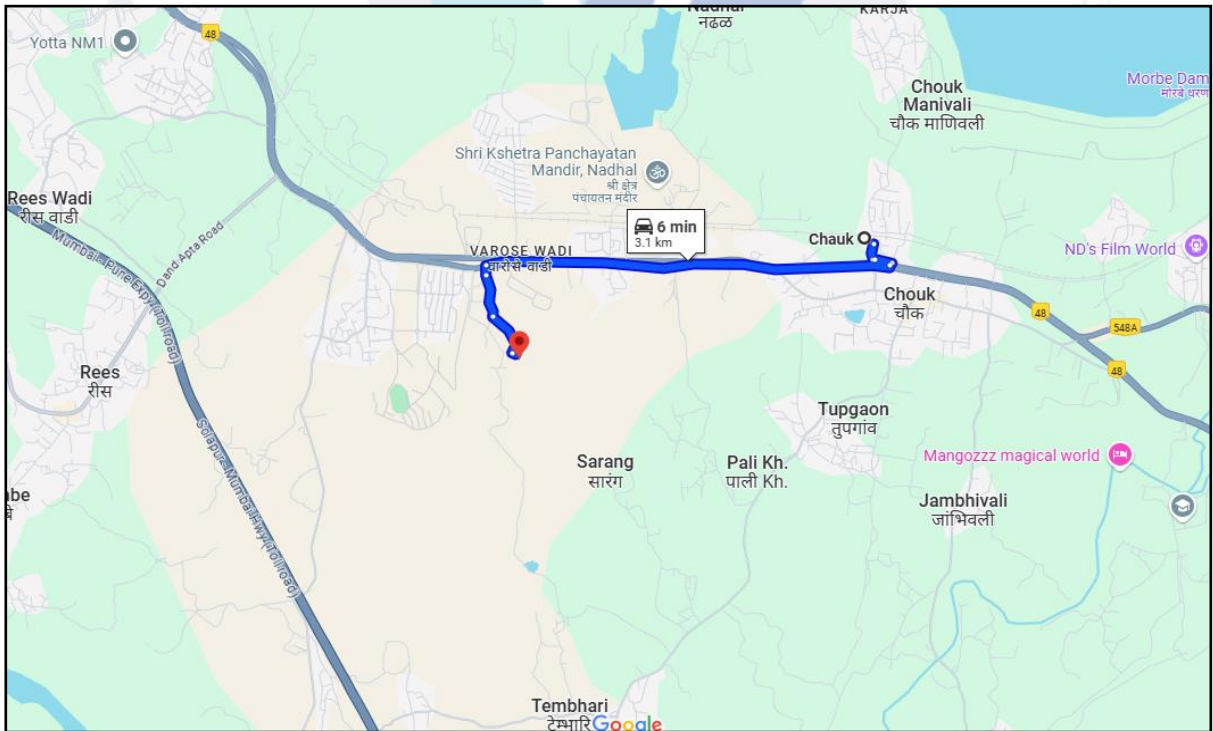
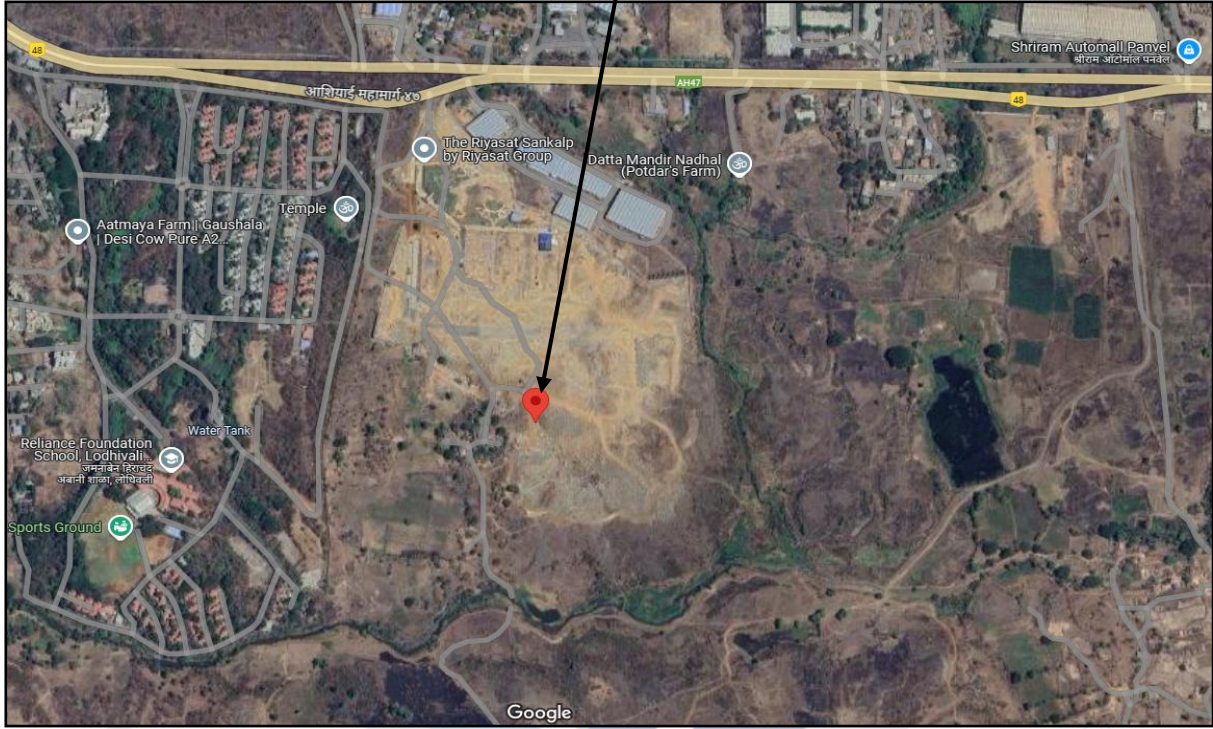


8. ACTUAL SITE PHOTOGRAPHS



9. ROUTE MAP OF THE PROPERTY

Site u/r



Longitude Latitude: 18°53'46.6"N 73°13'17.7"E

Note: The Blue line shows the route to site from nearest railway station (Chauk – 3.1 KM.)




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10. READY RECKONER RATE



Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



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

[Home](#) [Valuation Guidelines](#) | [User Manual](#)

Year: Language:

Selected District:

Select Taluka:

Select Village:

Vibhag Number:

Assesment Type	Assesment Range	Rate Rs/-	Unit
दुकाने	0-0	40200	चौरस मीटर
कार्यालये	0-0	30100	चौरस मीटर
गावठाणातील मिल्कती	0-0.00	5280	चौरस मीटर
हायवेवरील जमिनी	0-0	8110	चौरस मीटर
बिनशेती जमीनी भूखंड	0-0	4490	चौरस मीटर
औद्योगिक बिनशेती जमिनी	0-0.00	3630	चौरस मीटर
महाराष्ट्र औद्योगिक विकास क्षेत्र (MIDC) औद्योगिक	0-0.00	4400	चौरस मीटर
महाराष्ट्र औद्योगिक विकास क्षेत्र (MIDC) निवासी	0-0.00	8800	चौरस मीटर

1 2 3

11. PRICE INDICATORS

Property	Residential Land		
Source	99acres		
Particulars	Area in Sq. Ft.	Area in Sq. M.	Rate per Sq. M.
Residential Plot	1,120.00	104.05	64,584.00

99acres
Buy
Post property FREE

Home > Property in Navi Mumbai > Plots in Navi Mumbai > Plots in Khalapur Posted on Jan 16, 2025 | Ready to move

₹67.2 Lac @ 6,000 per sq.ft. Residential Land/Plot for Sale
in The Riyasat Sankalp, Khalapur, Navi Mumbai

Estimated EMI ₹ 53,673


RERA STATUS REGISTERED | Registration No: P52000054353 | Website: <https://maharera.maharashtra.gov.in/>

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[Shortlist](#)

Property (6) | **Society (35)**



Photos (1/6)

Dimensions
 Plot area 1120 sq.ft.
 l x b : 52.50 ft. (16.00 mt.) x 21.40 ft. (6.52 mt.)

Address
 The Riyasat Sankalp
 Khalapur, Navi Mumbai

Corner Property
 Yes

No. of Open Sides
 1

Price
 ₹ 67.2 Lac
 @ 6,000 per sq.ft. (All inclusive)

Facing
 East

Gated Society
 Yes

Overlooking
 Pool, Park/Garden, Club, Main Road, Others

Places nearby [View All \(7\)](#)

153, Khalapur, Navi Mumbai

Why should you consider this property?

East Facing

Close to Hospital

Corner Property

Close to Railway Station

Close to Airport

Overlooking Park/Garden

Overlooking Main Road

Feng Shui/ Vaastu Compliant

Rain Water Harvesting

Transaction Type: Resale	Property Ownership: Freehold	Width of facing road: 30.0 Feet	Gated Community: Yes
Corner Property: Yes	Boundary Wall: Yes	Property Code: R79634327	No. of Open sides: 1
Any construction done: Yes (Other)		<small>www.99acres.com/R79634327</small>	

PRICE INDICATORS

Property	Residential Land		
Source	99acres		
Particulars	Area in Sq. Ft.	Area in Sq. M.	Rate per Sq. M.
Residential Plot	1,120.00	104.05	65,353.00

99acres
Post property FREE

Home > Property in Navi Mumbai > Plots in Navi Mumbai > Plots in Khalapur Posted on Jan 13, 2025 | Ready to move

₹ 68 Lac @ 6,071 per sq.ft. Contact Owner FREE


Residential Land/Plot for Sale
In The Riyasat Sankalp, Khalapur, Navi Mumbai Shortlist

Estimated EMI ₹ 54,312

RERA STATUS REGISTERED Registration No: P52000054353 Website: <https://maharera.maharashtra.gov.in/>

[Overview](#) [Society](#) [Owner Details](#) [Explore Locality](#) [Recommendations](#) [Articles](#)

Property (0) [Society \(35\)](#)



Photos (1/34) Floor Plan (1)

Dimensions
Plot area 1120 sq.ft. (104.05 sq.m.)

Price
₹ 68 Lac
@ 6,071 per sq.ft. (Negotiable)

Address
The Riyasat Sankalp
Khalapur, Navi Mumbai

Facing
North

Corner Property
Yes

Gated Society
Yes

No. of Open Sides
4

Overlooking
Pool, Park/Garden, Club, Main Road, Others

Places nearby [View All \(7\)](#)

Khalapur, Navi Mumbai

[Shematikhar](#)
[Little World Mall](#)
[NH 48, Rees](#)
[Reliance Foundation School](#)
[Chhatrapati Shivaji Maharaj University](#)

Why should you consider this property?

North Facing
Close to Hospital
Close to Airport
Corner Property
Close to Railway Station
Overlooking Park/Garden
Overlooking Main Road

Transaction Type: **Resale** Property Ownership: **Freehold** Gated Community: **Yes** Corner Property: **Yes**

Boundary Wall: **Yes** Property Code: **Q79578393** No. of Open sides: **4**

[www.99acres.com/Q79578393](#)

About Property

PRICE INDICATORS

Property	Residential Land		
Source	NOBROKER		
Particulars	Area in Sq. Ft.	Area in Sq. M.	Rate per Sq. M.
Residential Plot	1,100.00	102.19	63,605.00

Pay Rent
Post Your Property
New
Trupti Parmani
Heart
Bell
Menu

Plot For Sale In Riyasat Sankalp In Khalapur
Lodhivali near Reliance Foundation School

₹ 65 Lacs
Price Non-Negotiable

₹ 5,909
per sq. ft.

1,100 sq. ft.
Plot Area

Need Land Loan ?
Apply Loan

Home / Plots for sale in Mumbai / Property Details

Photos Location

Shortlist

Feb 7, 2024 <small>Posted On</small>	Immediately <small>Possession</small>
21 x 53 sq.ft. <small>Dimension (L x B)</small>	NA <small>Ownership</small>
30 ft. <small>Width of facing road</small>	No <small>Boundary wall</small>

Get Owner Details

Report what was not correct in this property

Listed by Broker
Sold Out
Wrong Info

Overview

Project Name	Riyasat Sankalp	Gated Security	NA
Electricity Connection	NA	Water Supply	NA
Sewage Connection	NA	Floors allowed for construction	NA

Activity On This Property

29
Unique Views

0
Shortlists

0
Contacted

Powered By: NBEstimate

NoBroker Services

Check
Loan Eligibility

Book
Legal Services

Create
Agreement

Similar Properties

Plot For Sale In Sankalp ...
nedhal
Within 5 km
Price ₹60 Lacs Plot Area 1,120 sqft

Plot For Sale In The Riya...
Reliance Township Tal Lodhivali, ...
Within 5 km

SALE INSTANCE

Property	Residential Land		
Source	Index II		
Particulars	Area in Sq. Ft.	Area in Sq. M.	Rate per Sq. M.
Residential Plot	-	230.00	60,165.00

8195462 03-12-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : दु.नि. खालापूर दस्त क्रमांक : 8195/2024 नोंदणी : Regn:63m
गावाचे नाव : नढाळ		
(1)विलेखाचा प्रकार	सेल डीड	
(2)मोबदला	13026281	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1031038.7	
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:रायगडइतर वर्णन : इतर माहिती: मौजे नढाळ तालुका खालापूर जिल्हा रायगड येथील प्रोजेक्ट नाव द रियासत संकल्प हे सर्व्हे नं 153/प्लॉट नं /75 क्षेत्र 2.29.63 आर चौ मी आकार 22.96 रु पै या बिनशेती मिळकतीचे असे((Survey Number : 153/प्लॉट नं/75 ;))	
(5) क्षेत्रफळ	2.2963 आर.चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-रियासत इन्फ्रा डेव्हलपर्स प्रा लिमिटेड च्या तर्फे दस्तऐवज प्रवेशासाठी कु. मु. दिनेश मेहरा . वय:-24; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: सेंटर पोईंट, दुसरा मजला, पळस्पे फाटा, पनवेल, रायगड, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, RAIGARH(MH). पिन कोड:-410206 पॅन नं:-AAKCR9676A	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अनिता सत्यपाल शर्मा . वय:-53; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: ए-१०२, शाह आर्केड, प्लॉट नं. ४/५, सेक्टर ६, खारघर, पनवेल, रायगड, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, RAIGARH(MH). पिन कोड:-410210 पॅन नं:-AUWPS7464E 2): नाव:-सुमीत सत्यपाल शर्मा . वय:-24; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: ए-१०२, शाह आर्केड, प्लॉट नं. ४/५, सेक्टर ६, खारघर, पनवेल, रायगड, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, RAIGARH(MH). पिन कोड:-410210 पॅन नं:-JIGPS8154G	
(9) दस्तऐवज करून दिल्याचा दिनांक	26/11/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	26/11/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	8195/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	781600	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-:		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :	(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.	

As a result of my appraisal and analysis, it is my considered opinion that the Fair Market Value for this particular above property in the prevailing condition with aforesaid specification is ₹ 62,40,000/- (Rupees Sixty Two Lakh Forty Thousand Only). The Realizable Value of the above property is ₹ 61,15,200/- (Rupees Sixty One Lakh Fifteen Thousand Two Hundred Only). The Distress Sale Value is ₹ 49,92,000/- (Rupees Forty Nine Lakh Ninety Two Thousand Only).

Place: Thane

Date: 31.01.2025

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/2021-22/86/3

The undersigned has inspected the property detailed in the Valuation Report dated _____
on _____. We are satisfied that the fair and reasonable market value of the property is
₹ _____ (Rupees _____
_____ 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)

12. DECLARATION-CUM-UNDERTAKING

I, Manoj Chalikwar son of Shri. Baburao 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 31.01.2025 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) I/ my authorized representative has personally inspected the property on 29.01.2025. 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;
- l) 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
- p) I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer



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- q) I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- 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) I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- v) My CIBIL Score and credit worthiness is as per Bank's guidelines.
- w) I am the Director of the company, who is competent to sign this valuation report.
- x) I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- y) Further, I hereby provide the following information.

Sr. No.	Particulars	Valuer comment
1	Background information of the asset being valued;	The Open Land is owned by Mr. Abhishek Tiwary S/O Akhilanand Tiwary.
2	Purpose of valuation and appointing authority	As per the request from State Bank of India, RACLC Kalyan to assess value of the property for banking purpose.
3	Identity of the Valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Rajesh Ghadi – Valuation Engineer Vaishali Sarmalkar – Technical Manager
4	Disclosure of Valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5	Date of appointment, valuation date and date of report;	Date of Appointment – 29.01.2025 Valuation Date – 30.01.2025 Date of Report – 31.01.2025
6	Inspections and/or investigations undertaken;	Physical Inspection done on 29.01.2025
7	Nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> • Market Survey at the time of site visit • Ready Reckoner rates / Circle rates • Online Price Indicators on real estate portals • Enquiries with Real estate consultants • Existing data of Valuation assignments carried out by us
8	Procedures adopted in carrying out the valuation and valuation standards followed;	Comparative Sales Method / Market Approach
9	Restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10	Major factors that were taken into account during the valuation.	Current market conditions, demand and supply position, residential land size, location, sustained demand for residential land, all round development of residential application in the locality etc.
11	Major factors that were taken into account during the valuation.	Nil
12	Caveats, limitations, and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

13. ASSUMPTIONS, DISCLAIMERS, LIMITATIONS & QUALIFICATIONS

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **31st January 2025** 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. Vastukala Consultants India Pvt. Ltd. (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. VCIPL adopts assumptions for the purpose of providing valuation advise 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

this report is included to assist the reader while visualizing 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 currently a contiguous and non-agricultural land parcel admeasuring **104.00 Sq. M.** in the name of



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Owner **Mr. Abhishek Tiwary S/O Akhilanand Tiwary**. At present, the property is vacant. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

Property Title

Based on our discussion with the Client, we understand that the property is in the name of **Mr. Abhishek Tiwary S/O Akhilanand Tiwary**. 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.

Town Planning

The permissible land use, zoning, achievable FSI, area statement adopted for purpose of this valuation is based on the information provided by the Client's representative and the same has been adopted for this valuation purpose. VCIPL has assumed the same to be correct and permissible. VCIPL has not validated the same from any authority.

Area

Based on the documents, we understand that the subject property is contiguous and non-agricultural land parcel admeasuring **104.00 Sq. M.**

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 cost approach.

The cost approach is a Real Property Valuation method which considers the value of a property as the cost of the land plus the replacement cost of the building (construction costs) minus the physical and functional depreciation.



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This approach is most commonly used for real estate properties that are not easily sold like schools, hospitals, government buildings and above type of property.

Land cost can be estimated using the Sales Comparison Approach by studying recent sales of land close to the subject property, and these sales should be comparable in size and location with subject property.

There are different ways to estimate replacement costs, the most common being finding out the cost to build a square foot of comparable properties multiplied by the total square footage of the building. The cost approach is commonly used for Industrial purpose, Industrial Building and properties mentioned above.

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.

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 currently is vacant, contiguous and non-agricultural land parcel admeasuring **104.00 Sq. M.**

14. 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.
6. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.

15. 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

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 or any other party any confidential information about the subject company, which has come to his / its knowledge 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 regulatory body.
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.

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.
26. 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, 2020.
27. A 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.

28. 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.
29. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

Occupation, employability and restrictions.

30. 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.
31. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

Miscellaneous

32. 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.
33. A valuer shall follow this code as amended or revised from time to time.

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/2021-22/86/3



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