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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Mrs. Vinita Chandrakant Shelar & Mr. Chandrakant Tanaji Shelar**

Residential Flat No. 404, 4th Floor, Wing - A, "**Sirvi Heritage Co-op. Hsg. Soc. Ltd.**", Plot No. 153/B,
Sector 4, Village - Karanjade, Taluka - Panvel, District - Raigad, Navi Mumbai, PIN - 410 206, State -
Maharashtra, India.

Latitude Longitude : 18°58'30.8"N 73°6'13.6"E

Intended User:

**Cosmos Bank
APMC Vashi Branch**

C-1, Phase-II, APMC Masala Market, Sector -19, Vashi Navi Mumbai 400703

Our Pan India Presence at :

- | | | | |
|--------------|----------|-------------|-------------|
| 📍 Nanded | 📍 Thane | 📍 Ahmedabad | 📍 Delhi NCR |
| 📍 Mumbai | 📍 Nashik | 📍 Rajkot | 📍 Raipur |
| 📍 Aurangabad | 📍 Pune | 📍 Indore | 📍 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**

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VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 404, 4th Floor, Wing - A, "Sirvi Heritage Co-op. Hsg. Soc. Ltd.", Plot No. 153/B, Sector 4, Village - Karanjade, Taluka - Panvel, District - Raigad, Navi Mumbai, PIN - 410 206, State - Maharashtra, India belongs to **Mrs. Vinita Chandrakant Shelar & Mr. Chandrakant Tanaji Shelar**.

Boundaries of the property

North	: Internal Road
South	: Railway Track
East	: Sai Sadan Apartments
West	: Sai Simran Building

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 **₹ 75,42,600.00 (Rupees Seventy Five Lakhs Forty Two Thousands Six Hundred Only)**.

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

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.



Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

Cosmos Bank Empanelment No.: HO/Credit/87/2022-23

Encl.: Valuation report

Our Pan India Presence at :

- | | | | |
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|  Aurangabad |  Pune |  Indore |  Jaipur |

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Residential Flat No. 404, 4th Floor, Wing - A, "Sirvi Heritage Co-op. Hsg. Soc. Ltd.", Plot No. 153/B, Sector 4, Village - Karanjade, Taluka - Panvel, District - Raigad, Navi Mumbai, PIN - 410 206, State - 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 Fair Market Value as on 01.03.2025 for Bank Loan Purpose.
1	Date of inspection	27.02.2025
3	Name of the owner / owners	Mrs. Vinita Chandrakant Shelar & Mr. Chandrakant Tanaji Shelar
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership Details of ownership share is not available
5	Brief description of the property	Address: Residential Flat No. 404, 4 th Floor, Wing - A, "Sirvi Heritage Co-op. Hsg. Soc. Ltd.", Plot No. 153/B, Sector 4, Village - Karanjade, Taluka - Panvel, District - Raigad, Navi Mumbai, PIN - 410 206, State - Maharashtra, India. Contact Person : Mr. Hemant Arya (Tenant) Contact No. 8433710569
6	Location, Street, ward no	Village - Karanjade, District - Raigad
7	Survey / Plot No. of land	Village - Karanjade, Plot No - 153/B
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Residential Area
9	Classification of locality-high class/ middle class/poor class	Middle Class
10	Proximity to civic amenities like schools, Hospitals, Units, market, cinemas etc.	All the amenities are available in the vicinity
11	Means and proximity to surface communication by which the locality is served	Served by Buses, Taxies, Auto and Private Cars
	LAND	

12	Area of Unit supported by documentary proof. Shape, dimension and physical features	<p>Carpet Area in Sq. Ft. = 593.27 (Area as per Site measurement) Carpet Area in Sq. Ft. = 490.56 Flowerbed in Sq. Ft. = 68.00 Attached Terrace Area in Sq. Ft. = 29.62</p> <p>Carpet Area in Sq. Ft. = 648.00 (Area As Per Agreement for sale)</p> <p>Built Up Area in Sq. Ft. = 777.60 (Carpet Area + 20%) All the above areas are within 9% of the Agreement for Sale Area. The above calculations and detailed measurements taken by us prove that the Agreement for Sale area is not exorbitantly inflated. Hence, valuation is prepared based on the Agreement for Sale area.</p>
13	Roads, Streets or lanes on which the land is abutting	Village - Karanjade, Taluka - Panvel, District - Raigad, Pin - PIN - 410 206
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. (i) Initial Premium (ii) Ground Rent payable per annum (iii) Unearned increased payable to the Lessor in the event of sale or transfer	N.A.
16	Is there any restriction covenant in regard to use of land? If so, attach a copy of the covenant.	As per documents
17	Are there any agreements of easements? If so, attach a copy of the covenant	Information not available
18	Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so, give Particulars.	Information not available
19	Has any contribution been made towards development or is any demand for such contribution still outstanding?	Information not available
20	Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date of the notification.	No
	Attach a dimensioned site plan	N.A.
	IMPROVEMENTS	

22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available
23	Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)	Attached
24	Is the building owner occupied/ tenanted/ both?	Tenant Occupied - Mr. Hemant Arya since 2022
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Tenant Occupied
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per CIDCO norms Percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	Tenant Occupied - Mr. Hemant Arya since 2022
	(ii) Portions in their occupation	Fully Tenant Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	16,200.00 (Expected 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	Give details of the water and electricity charges, If any, to be borne by the owner	N. A.
30	Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	N. A.
31	If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
32	If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
33	Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?	N. A.
34	What is the amount of property tax? Who is to bear it? Give details with documentary proof	Information not available
35	Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Information not available
36	Is any dispute between landlord and tenant regarding rent pending in a court of rent?	N. A.

37	Has any standard rent been fixed for the premises under any law relating to the control of rent?	N. A.
26	SALES	
37	Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.	As per sub registrar of assurance records
38	Land rate adopted in this valuation	N. A. as the property under consideration is a Residential in a building. The rate is considered as composite rate.
39	If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.
40	COST OF CONSTRUCTION	
41	Year of commencement of construction and year of completion	Year of Completion – 2017 (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:	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, APMC Vashi Branch Branch to assess Fair Market Value as on 01.03.2025 for Residential Flat No. 404, 4th Floor, Wing - A, "**Sirvi Heritage Co-op. Hsg. Soc. Ltd.**", Plot No. 153/B, Sector 4, Village - Karanjade, Taluka - Panvel, District - Raigad, Navi Mumbai, PIN - 410 206, State - Maharashtra, India belongs to **Mrs. Vinita Chandrakant Shelar & Mr. Chandrakant Tanaji Shelar.**

We are in receipt of the following documents:

1)	Copy of Agreement for sale Registration No. 3349/2025 Dated 21.02.2025 between Mr. Suresh Maruti Ranmale & Mrs. Snehal Suresh Ranmale(The Seller) And Mrs. Vanita Chandrakant Shelar & Mr. Chandrakant Tanaji Shelar(The Purchaser).
2)	Copy of Occupancy Certificate No. CIDCO/BP-11118/TPO(NM)/2017/2664 Dated 28.07.2017 issued by City and Industrial Development Corp Of Maharashtra Ltd..
3)	Copy of Share Certificate No. 22 bearing Nos. 211 to 220 having 5 Shares of Rs. 50/- each dated 03/10/2022 in the name of Mr. Suresh Maruti Ranmale & Mrs. Snehal Suresh Ranmale issued by Sirvi Heritage Co-op. Hsg. Soc. Ltd..



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Location

The said building is located at bearing Plot No - 153/B in Sector - 4, Village - Karanjade, Taluka - Panvel, District - Raigad, PIN - 410 206. The property falls in Residential Zone. It is at a traveling distance 3.8 km. from Panvel Railway Station.

Building

The building under reference is having Part Ground + Part Stilt + 7 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" Thk. Brick Masonry walls. The external condition of building is Good. The building is used for Residential purpose. 4th Floor is having 6 Residential Flat. The building is having 1 lift.

Residential Flat:

The Residential Flat under reference is situated on the 4th Floor The composition of Residential Flat is 2 Bedroom + Living Room + Kitchen + Passage + 2 Toilet.+ Flowerbed & Attached Terrace Area (i.e. 2 BHK) This Residential Flat is Vitrified tiles flooring, Teak wood door frame with flush shutters, Powder coated Aluminum sliding windows, Concealed plumbing with C.P. fittings. Electrical wiring with concealed etc.

Valuation as on 1st March 2025

The Carpet Area of the Residential Flat	:	648.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2017 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building	:	8 Years
Cost of Construction	:	777.60 Sq. Ft. X ₹ 2,500.00 = ₹ 19,44,000.00
Depreciation $\{(100 - 10) \times (8 / 60)\}$:	12.00%
Amount of depreciation	:	₹ 2,33,400.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 69,000/- per Sq. M. i.e. ₹ 6,410/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 64,164/- per Sq. M. i.e. ₹ 5,961/- per Sq. Ft.
Value of property	:	648.00 Sq. Ft. X ₹ 12,000 = ₹77,76,000
Total Value of property as on 1st March 2025	:	₹77,76,000.00

(Area of property x market rate of developed land & Residential premises as on 2025 - 2026 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Fair value of the property as on 1st March 2025	:	₹ 77,76,000.00 - ₹ 2,33,400.00 = ₹ 75,42,600.00
Total Value of the property	:	₹ 75,42,600.00
The realizable value of the property	:	₹67,88,340.00
Distress value of the property	:	₹60,34,080.00
Insurable value of the property (777.60 X 2,500.00)	:	₹19,44,000.00

Guideline value of the property (777.60 X 5961.00)	:	₹46,35,274.00
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Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 404, 4th Floor, Wing - A, "**Sirvi Heritage Co-op. Hsg. Soc. Ltd.**", Plot No. 153/B, Sector 4, Village - Karanjade, Taluka - Panvel, District - Raigad, Navi Mumbai, PIN - 410 206, State - Maharashtra, India for this particular purpose at **₹ 75,42,600.00 (Rupees Seventy Five Lakhs Forty Two Thousands Six Hundred Only)** as on 1st March 2025

NOTES

1. I, Manoj Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **1st March 2025** is **₹ 75,42,600.00 (Rupees Seventy Five Lakhs Forty Two Thousands Six Hundred Only)** Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.
2. This valuation is done on the basis of information, which the valuer has obtained by information provided by the client about the premises and location of the surrounding area and also prevailing rates in the surrounding area, and further subject to document as mentioned in valuation report.
3. This valuer should not be held responsible for authentication of documents, clear title and other such related matters. For that purpose Latest Legal Opinion should be sought.



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PART III- VALUATION

I, hereby declare that

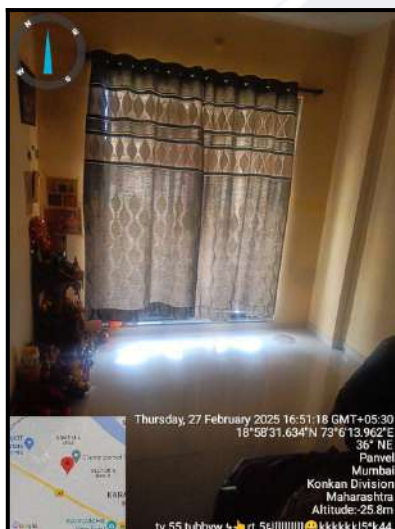
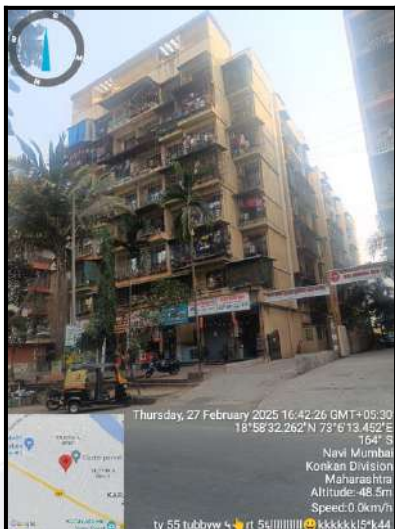
- a. The information furnished in part I is true and correct to the best of my knowledge and belief;
- b. I have no direct or indirect interest in the property valued:

ANNEXURE TO FORM 0-1

Technical details		Main Building				
1	No. of floors and height of each floor	: Part Ground + Part Stilt + 7 Upper Floors				
2	Plinth area floor wise as per IS 3361-1966	: N.A. as the said property is a Residential Flat Situated on 4 th Floor				
3	Year of construction	: 2017 (As per occupancy certificate)				
4	Estimated future life	: 52 Years Subject to proper, preventive periodic maintenance & structural repairs				
5	Type of construction- load bearing walls/RCC frame/ steel frame	: R.C.C. Framed Structure				
6	Type of foundations	: R.C.C. Foundation				
7	Walls	: All external walls are 9" thick and partition walls are 6" Thk. Brick Masonery.				
8	Partitions	: 6" Thk. Brick Masonery.				
9	Doors and Windows	: Teak wood door frame with flush shutters, Powder coated Aluminum sliding windows, .				
10	Flooring	: Vitrified tiles flooring.				
11	Finishing	: Cement Plastering.				
12	Roofing and terracing	: R.C.C. slab.				
13	Special architectural or decorative features, if any	: No				
14	<table border="1"> <tr> <td>(i)</td> <td>Internal wiring – surface or conduit</td> </tr> <tr> <td>(ii)</td> <td>Class of fittings: Superior/Ordinary/Poor.</td> </tr> </table>	(i)	Internal wiring – surface or conduit	(ii)	Class of fittings: Superior/Ordinary/Poor.	: Concealed plumbing with C.P. fittings. Electrical wiring with concealed
(i)	Internal wiring – surface or conduit					
(ii)	Class of fittings: Superior/Ordinary/Poor.					

Technical details		Main Building
15	Sanitary installations (i) No. of water closets (ii) No. of lavatory basins (iii) No. of urinals (iv) No. of sink	: As per Requirement
16	Class of fittings: Superior colored / superior white/ordinary.	: Superior White
17	Compound wall Height and length Type of construction	: 6'.0" High, R.C.C. column with B. B. masonry wall
18	No. of lifts and capacity	: 1Lift 
19	Underground sump – capacity and type of construction	: RCC Tank
20	Over-head tank Location, capacity Type of construction	: RCC Tank on Terrace
21	Pumps- no. and their horse power	: May be provided as per requirement
22	Roads and paving within the compound approximate area and type of paving	: Chequered tiles in open spaces, etc.
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	: Connected to Municipal Sewerage System

Actual Site Photographs



Route Map of the property



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



Longitude Latitude: 18°58'30.8"N 73°6'13.6"E

Note: The Blue line shows the route to site distance from nearest Railway Station (Panvel - 3.8 km.).

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)

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Year Language

Selected District

Select Taluka

Select Village

Search By Survey No. Location

Select Location

Select	विभाग नं.	उपविभाग	दर	एकक (Rs. /)
SurveyNo	27/27.1	27.1-निवासी सदनिका	69000	चौरस मीटर
SurveyNo	27/27.2	27.2-कार्यालय/औद्योगिक गाळा/मोडाऊन	74000	चौरस मीटर
SurveyNo	27/27.3	27.3-दुकाने	86200	चौरस मीटर

Stamp Duty Ready Reckoner Market Value Rate for Flat	69000			
Flat Located on 4 th Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	69,000.00	Sq. Mtr.	6,410.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	8550			
The difference between land rate and building rate(A-B=C)	60,450.00			
Percentage after Depreciation as per table(D)	8%			
Rate to be adopted after considering depreciation [B + (C X D)]	64,164.00	Sq. Mtr.	5,961.00	Sq. Ft.

Multi-Storied building with Lift

For residential premises / commercial unit / office on above floor in multistoried building, the rate mentioned in the ready reckoner will be increased as under:

	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 Structure & Kaccha Structure.
0 to 2 Years	100%	100%
Above 2 & up to 5 Years	95%	95%
Above 5 Years	After initial 5 year for every year 1% depreciation is to be considered. However maximum deduction available as per this shall be 70% of Market Value rate	After initial 5 year for every year 1.5% depreciation is to be considered. However maximum deduction available as per this shall be 85% of Market Value rate



Price Indicators

Property	Residential Flat		
Source	Housing.Com		
Floor	-		
	Carpet	Built Up	Saleable
Area	498.00	597.60	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹15,972.00	₹13,310.00	-

The screenshot displays a real estate listing on the Housing.com website. The listing is for 'Prime Homes' located in Karanjade, Navi Mumbai. The price is listed as ₹43.38 L - 79.54 L. The carpet area is 15.97 K - ₹23.08 K/sq.ft, and the built-up area is 188.00 - 498.00 sq.ft. The listing includes a 'Contact Seller' button, a 'Cover Image' placeholder, a photo of the building, and floor plan options. The listing is dated Oct 4, 2024.

Price Indicators

Property	Residential Flat		
Source	https://www.99acres.com/		
Floor	-		
	Carpet	Built Up	Saleable
Area	475.00	570.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹15,789.00	₹13,158.00	-

The screenshot shows a property listing on the 99acres website. The main heading is "2BHK 2Baths Flat/Apartment for Sale" located in "Jai Makk Anusaya Heights, Karanjade, Navi Mumbai". The price is listed as ₹75 Lac @ 15,789 per sq.ft. with an estimated EMI of ₹59,903. The property is registered with RERA (Registration No: P52000000651). Key specifications include a carpet area of 475 sq.ft., 2 bedrooms, 2 bathrooms, and 3+ balconies. The floor number is 11th of 12 floors, and the facing is West. The property is 1 to 5 years old. A video thumbnail shows an empty room with a watermark and a notification that 6 people viewed the property this week.

Sale Instances

Property	Residential Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	419.00	502.80	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹9,811.00	₹8,176.00	-



41586 29-03-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRD office.	सूची क्र.2	दुष्पत्र क्र. : दु.नि. पनवेल 1 दुष्पत्र क्र. : 415/2024 नोड नं. : Reprn:63m
मावाचे नाव : करजाडे		
(1)निवेष्टाचा प्रकार	करारनामा	
(2)नोडनं	3850000	
(3) बाबतभावा/पडोवड्याचा/बाबतितपट्टाकार/आकारवी देतो की पट्टेदार ते नमुद करावे	3219264	
(4) भू-मापन,प्लॅट/डिग्रीस व परमाणवक (असल्यास)	1) घातिकाचे नाव पनवेलदर वर्णन : इतर महिला: प्रभाव क्षेत्र 27.1,दर 69000/- रदनिका नं. ए-306,तिसरा मजला,सिखी हेरिटेज को.ऑप.सो.सि.प्लॅट नं. 153बी रोडवर नं. 4,करजाडे,नवी मुंबई,ता.पनवेल,जि.रायगड,पट्टे क्षेत्र 38.88 चौ.मी. (Plot Number : 153बी :)	
(5) क्षेत्रफळ	38.88 चौ.मीटर	
(6)आकारवी किंवा पुढी देण्यात आलेले ठेव.		
(7) दस्तऐवज करण देण-या/लिपून देण-या/पत्रकाराचे नाव किंवा दिवाणी न्यायालय/हुकूमनामा किंवा आदेश असल्यास,प्रतिबद्धिचे नाव व पत्ता.	1): नाव-केलन काणे - वय-28 पत्ता-प्लॅट नं. , माळा नं. , इगर्लीचे नाव , बर्लक नं. , रोड नं. रा. श्रीराम नगर, पावघट्टी हरणाई, राजगिरी, महाराष्ट्र, राजगिरी. पिन कोड-415713 पॅन नं.-ADAPW2292D 2): नाव-शेहा अकूबा घटौल (साह/अग्रेडरचे नाव) व शेहा केलन काणे (साह/नंतरचे नाव) - वय-27 पत्ता-प्लॅट नं. , माळा नं. , इगर्लीचे नाव , बर्लक नं. , रोड नं. रा. श्रीराम नगर, पावघट्टी हरणाई, राजगिरी, महाराष्ट्र, राजगिरी. पिन कोड-415713 पॅन नं.-DV/RPP9306P	
(8)दस्तऐवज करण देण-या/पत्रकाराचे व किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास,प्रतिबद्धिचे नाव व पत्ता	1): नाव-अमित आगराम गट्टे - वय-30; पत्ता-प्लॅट नं. , माळा नं. , इगर्लीचे नाव , बर्लक नं. , रोड नं. 101,इपेरीयल हार्बट्स्,प्लॅट नं. 19,मेरी माध कॉन्वेंट शाळेसमोर,सेक्टर नं. 35,कलनेटे, ता. पनवेल, जि. रायगड, महाराष्ट्र, हाईव्हे. (ः). पिन कोड-410206 पॅन नं.-BAPG4186N 2): नाव-सचली अमित गट्टे - वय-29; पत्ता-प्लॅट नं. , माळा नं. , इगर्लीचे नाव , बर्लक नं. , रोड नं. 101,इपेरीयल हार्बट्स्,प्लॅट नं. 19,मेरी माध कॉन्वेंट शाळेसमोर,सेक्टर नं. 35,कलनेटे, ता. पनवेल, जि. रायगड, महाराष्ट्र, हाईव्हे. (ः). पिन कोड-410206 पॅन नं.-ERFPS0984A	
(9) दस्तऐवज करण दिव्याच दिनांक	16/01/2024	
(10)दस्त नोंदणी दिव्याच दिनांक	17/01/2024	
(11)अनुक्रमणक,खंड व पृष्ठ	415/2024	
(12)बाबतभावाप्रमाणे मुद्रांक शुल्क	231000	
(13)बाबतभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेवट		
मुद्रांकनामाची विवरत घेतलेले ठरविले:-		
मुद्रांक शुल्क आकारल्यान निवडलेला अनुषेद :-	(f) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	



Sale Instances

Property	Residential Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	274.00	328.80	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹10,949.00	₹9,124.00	-

299398

23-06-2024

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

सूची क्र.2

द्वयम निबंधक : दु.नि. पनवेल 1

दस्त क्रमांक : 2993/2022

नोंदणी :

Regn:63m

गावाचे नाव : करंजाडे

(1)वित्तखाचा प्रकार	सेल डीड
(2)मोबदला	3000000
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1687000
(4) भू-मापन,पोटहस्ता व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पनवेलइतर वर्णन : इतर माहिती: , इतर माहिती: सदनिका क्र. 605,सहावा मजला,"साई सदन को.ऑप.हौ.सो.लि.",प्लॉट नं. 155,सेक्टर नं. 4,करंजाडे,ता.पनवेल,जि.रायगड,क्षेत्र 25.442 चौ.मी. कारपेट-या मिल्कतीचा करारनामा दस्त क्र. पवेल 4-7106/2018,दिनांक 02/06/2018 अन्वये मुद्रांक शुल्क व नोंदणी फी भरली आहे.((Plot Number : 155 ; SECTOR NUMBER : 4 :))
(5) क्षेत्रफळ	25.442 चौ.मीटर
(6)आकारणी किंवा जुळी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/तिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा नुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-चंद्रकांत शंकर कदम . वय:-50 पत्ता:-प्लॉट नं. : माळा नं. : इमारतीचे नाव: : ब्लॉक नं. : रोड नं: रुम नं.224, श्रवण रहोवासी संघ, गणेश मंदीर समोर, वडाला शिवडी क्रॉस रोड, वडाला मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400031 पॅन नं:-CXHPK1909E
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा नुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-दिनकर विठ्ठल कदम . वय:-41; पत्ता:-प्लॉट नं. : माळा नं. : इमारतीचे नाव: : ब्लॉक नं. : रोड नं: जी-008, सत्यकुंज कॉम्प्लेक्स, सेक्टर नं. 38, प्लॉट नं 41/42, कामोठे नवी मुंबई, महाराष्ट्र, राईगाड(६). पिन कोड:-410206 पॅन नं:-ANXPK0051B
(9) दस्तऐवज करून दिल्याचा दिनांक	14/03/2022
(10)दस्त नोंदणी केल्याचा दिनांक	14/03/2022
(11)अनुक्रमांक,खंड व पृष्ठ	2993/2022
(12)बाजारभावप्रमाणे मुद्रांक शुल्क	100
(13)बाजारभावप्रमाणे नोंदणी शुल्क	100
(14)शेरा	
संबंधितासाठी विवादान घेतलेला तारीख :-	संबंधितासाठी आढावाक्या नवी कारणा करारनामा अन्वयेदिलेले नोंदविलेले आहे.करारनामा तयारीत करारनामा

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **1st March 2025**

The term Value is defined as:

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

Fundamental assumptions and conditions presumed in this definition are:

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

UNDER LYING ASSUMPTIONS

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
2. The property is valued as though under responsible ownership.
3. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.
4. There is no direct/ indirect interest in the property valued.
5. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.

DECLARATION OF PROFESSIONAL FEES CHARGED

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

VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose as on day for **₹ 75,42,600.00 (Rupees Seventy Five Lakhs Forty Two Thousands Six Hundred Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

Cosmos Bank Empanelment No.: HO/Credit/87/2022-23



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company

