

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Shri. Bhaskar Dagdu Thakur**

Residential Flat No. 203, 2nd Floor, Wing - A, "**Tulsi Kamal**", Plot No. 233, Sector 10, Village - Kharghar, Navi Mumbai, Taluka - Panvel, District - Raigad, PIN - 410 210, State - Maharashtra, India.

Latitude Longitude : 19°1'57.6"N 73°4'31.7"E

Intended User:

**Cosmos Bank
Kalamboli Branch**

Shivam Apartment, Plot No 12, Sector 2E, Kalamboli Raigadh 410218

Our Pan India Presence at :

- | | | | |
|--|--|---|---|
|  Nanded |  Thane |  Ahmedabad |  Delhi NCR |
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Regd. Office

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

 **+91 2247495919**

 **mumbai@vastukala.co.in**

 **www.vastukala.co.in**



VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 203, 2nd Floor, Wing - A, "**Tulsi Kamal**", Plot No. 233, Sector 10, Village - Kharghar, Navi Mumbai, Taluka - Panvel, District - Raigad, PIN - 410 210, State - Maharashtra, India belongs to **Shri. Bhaskar Dagdu Thakur**.

Boundaries of the property

North	: Tricity Pristine
South	: Omkar Empire Building
East	: Kopra Road & Suncity Avenue
West	: Internal Road & Open Plot

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 1,00,18,652.00 (Rupees One Crore Eighteen Thousands Six Hundred And Fifty Two 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.:

Encl.: Valuation report

Our Pan India Presence at :

- | | | | |
|--|--|---|---|
|  Nanded |  Thane |  Ahmedabad |  Delhi NCR |
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Residential Flat No. 203, 2nd Floor, Wing - A, "Tulsi Kamal", Plot No. 233, Sector 10, Village - Kharghar, Navi Mumbai, Taluka - Panvel, District - Raigad, PIN - 410 210, 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 12.07.2024 for Bank Loan Purpose.
1	Date of inspection	10.07.2024
3	Name of the owner / owners	Shri. Bhaskar Dagdu Thakur
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 Flat No. 203, 2 nd Floor, Wing - A, "Tulsi Kamal", Plot No. 233, Sector 10, Village - Kharghar, Navi Mumbai, Taluka - Panvel, District - Raigad, PIN - 410 210, State - Maharashtra, India. Contact Person : Shri. Bhaskar Dagdu Thakur (Owner) Contact No. 9324251569
6	Location, Street, ward no	Village - Kharghar, Navi Mumbai District - Raigad
7	Survey / Plot No. of land	Village - Kharghar, Plot No - 233
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Residential Area
9	Classification of locality-high class/ middle class/poor class	Middle Class
10	Proximity to civic amenities like schools, Hospitals, Units, market, cinemas etc.	All the amenities are available in the vicinity
11	Means and proximity to surface communication by which the locality is served	Served by Buses, Taxies, Auto and Private Cars
	LAND	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 616.41 (Area as per Site measurement) Carpet Area in Sq. Ft. = 593.00 (Area As Per Agreement for sale) Built Up Area in Sq. Ft. = 711.60 (Carpet Area + 20%)

13	Roads, Streets or lanes on which the land is abutting	Village - Kharghar, Navi Mumbai Taluka - Panvel, District - Raigad, Pin - PIN - 410 210
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?	Owner Occupied - Shri. Bhaskar Dagdu Thakur
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Owner 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	Owner Occupied - Shri. Bhaskar Dagdu Thakur
	(ii) Portions in their occupation	Fully Owner Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	21,600.00 (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 – 2012 (As per agreement)
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, Kalamboli Branch Branch to assess Fair Market Value as on 12.07.2024 for Residential Flat Residential Flat No. 203, 2nd Floor, Wing - A, "**Tulsi Kamal**", Plot No. 233, Sector 10, Village - Kharghar, Navi Mumbai, Taluka - Panvel, District - Raigad, PIN - 410 210, State - Maharashtra, India belongs to **Shri. Bhaskar Dagdu Thakur**.

We are in receipt of the following documents:

1)	Copy of Agreement for sale Registration No.452/2014 Dated 10.01.2014 between M/s. Metro Realty(The Builder) And Shri. Bhaskar Dagdu Thakur(The Purchaser).
2)	Copy of Commencement Certificate No.CIDCO/BP/ATPO/402 Dated 05.06.2009 issued by CIDCO.

Location

The said building is located at bearing Plot No - 233 in Sector - 10, Village - Kharghar, Navi Mumbai, Taluka - Panvel, District - Raigad, PIN - 410 210. The property falls in Flat Zone. It is at a traveling distance 2.3 km. from Kharghar Railway Station.

Building

The building under reference is having Stilt + 11 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. 2nd is having 3 Residential Flat. The building is having 2 lifts.

Residential Flat:

The Residential Flat under reference is situated on the 2nd. The Composition of Residential Flat The composition of Residential Flat is 2 Bedroom + Living Room + Kitchen + Dining + Passage + 2 Toilet.+ Attached Terrace + Flowerbed area 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. Concealed Electrical wiringetc.

Valuation as on 12th July 2024

The Carpet Area of the Residential Flat	:	593.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2012 (As per agreement)
Expected total life of building	:	60 Years



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Age of the building as on 2024	:	12 Years
Cost of Construction	:	711.60 Sq. Ft. X ₹ 2,800.00 = ₹ 19,92,480.00
Depreciation $\{(100 - 10) \times (12 / 60)\}$:	18.00%
Amount of depreciation	:	₹ 3,58,848.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,08,700/- per Sq. M. i.e. ₹ 10,099/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,01,104/- per Sq. M. i.e. ₹ 9,393/- per Sq. Ft.
Value of property as on 12th July 2024	:	593.00 Sq. Ft. X ₹ 17,500 = ₹ 1,03,77,500.00

(Area of property x market rate of developed land & Residential premises as on 2024 - 2025 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Fair value of the property as on 12th July 2024	:	₹ 1,03,77,500.00 - ₹ 3,58,848.00 = ₹ 1,00,18,652.00
Total Value of the property	:	₹ ₹ 1,00,18,652.00
The realizable value of the property	:	₹ 90,16,787.00
Distress value of the property	:	₹ 80,14,922.00
Insurable value of the property (711.60 X 2,800.00)	:	₹ 19,92,480.00
Guideline value of the property (711.60 X 9393.00)	:	₹ 66,84,059.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat Residential Flat No. 203, 2nd Floor, Wing - A, "Tulsi Kamal", Plot No. 233, Sector 10, Village - Kharghar, Navi Mumbai, Taluka - Panvel, District - Raigad, PIN - 410 210, State - Maharashtra, India for this particular purpose at **₹ 1,00,18,652.00 (Rupees One Crore Eighteen Thousands Six Hundred And Fifty Two Only)** as on 12th July 2024

NOTES

1. I, Manoj Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **12th July 2024** is **₹ 1,00,18,652.00 (Rupees One Crore Eighteen Thousands Six Hundred And Fifty Two 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.

PART III- VALUATION



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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:

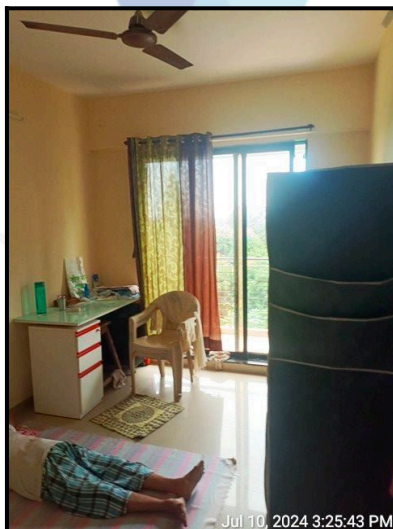
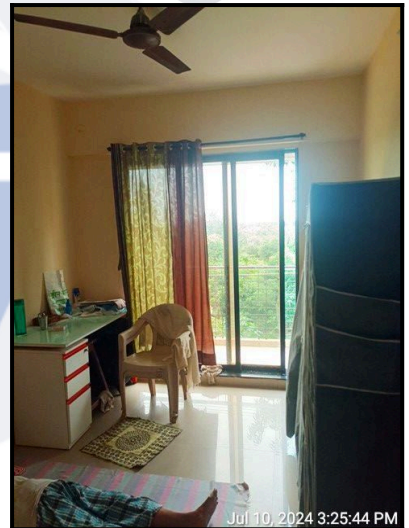
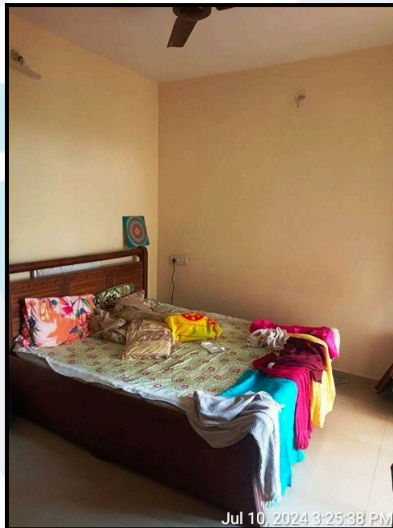
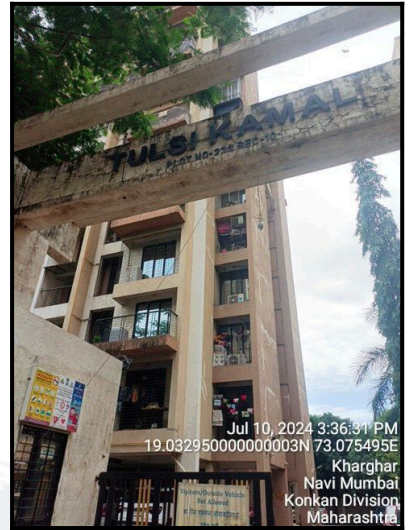
ANNEXURE TO FORM 0-1

Technical details		Main Building								
1	No. of floors and height of each floor	: Stilt + 11 Upper Floors								
2	Plinth area floor wise as per IS 3361-1966	: N.A. as the said property is a Residential Flat Situated on 2 nd Floor								
3	Year of construction	: 2012 (As per agreement)								
4	Estimated future life	: 48 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. Concealed Electrical wiring				
(i)	Internal wiring – surface or conduit									
(ii)	Class of fittings: Superior/Ordinary/Poor.									
15	Sanitary installations <table border="1"> <tr> <td>(i)</td> <td>No. of water closets</td> </tr> <tr> <td>(ii)</td> <td>No. of lavatory basins</td> </tr> <tr> <td>(iii)</td> <td>No. of urinals</td> </tr> <tr> <td>(iv)</td> <td>No. of sink</td> </tr> </table>	(i)	No. of water closets	(ii)	No. of lavatory basins	(iii)	No. of urinals	(iv)	No. of sink	: As per Requirement
(i)	No. of water closets									
(ii)	No. of lavatory basins									
(iii)	No. of urinals									
(iv)	No. of sink									
16	Class of fittings: Superior colored / superior white/ordinary.	:								

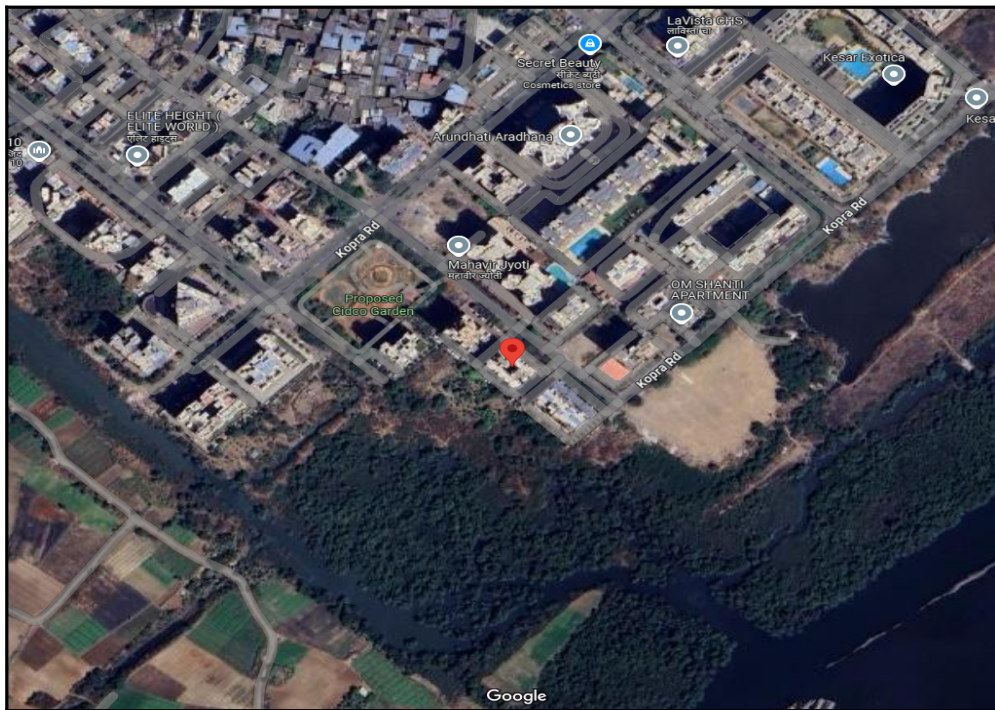
Technical details**Main Building**

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	:	2 Lifts
19	Underground sump – capacity and type of construction	:	Connected to Municipal Sewerage System
20	Over-head tank Location, capacity Type of construction	:	Connected to Municipal Sewerage System
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 marks shows the exact location of the property



Longitude Latitude: 19°1'57.6"N 73°4'31.7"E

Note: The Blue line shows the route to site distance from nearest Railway Station (Kharghar - 2.3 km.).

Ready Reckoner Rate

DIVISION / VILLAGE : KHARGHAR Commence From 1st April 2024 To 31st March 2025 Kharghar						
Type of Area	Urban		Local Body Type	Municipal Corporation-Class "D"		
Local Body Name	Panvel Municipal Corporation Panvel					
Land Mark	Kharghar Cidco Sector No. 10, including Kopara Gaathan Kharghar					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
20	20/10	45400	108700	125100	135800	125100
(Record Not Available)						
⇐ Compare With Previous Year ↓						

Stamp Duty Ready Reckoner Market Value Rate for Flat	108700			
Flat Located on 2 nd Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	1,08,700.00	Sq. Mtr.	10,099.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	45400			
The difference between land rate and building rate(A-B=C)	63,300.00			
Percentage after Depreciation as per table(D)	12%			
Rate to be adopted after considering depreciation [B + (C X D)]	1,01,104.00	Sq. Mtr.	9,393.00	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	Metro Tulsi Kamal, Sector 10 Kharghar, Navi Mumbai		
Source	https://www.99acres.com/		
Floor	-		
	Carpet	Built Up	Saleable
Area	650.00	780.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹16,154.00	₹13,462.00	-



99acres
Post property FREE

Home > Flats in Navi Mumbai > Flats in Kharghar > Flats in Sector 10 Kharghar > 2 BHK Flats in Sector 10 Kharghar

₹1.05 Cr

@ 16,153 per sq.ft.

Estimated EMI ₹83,864

2BHK 2Baths


Flat/Apartment for Sale

in Metro Tulsi Kamal, Sector 10 Kharghar, Navi Mumbai

RERA STATUS NOT AVAILABLE | Website: <https://maharera.tn.mahaonline.gov.in/>

Overview

Society Dealer Details Price Trends Registry Record Society Reviews




SAI PROPERTY SOLUTION
Manish Thakur
FEATURED DEALER | Member Since Oct, 2013

Contact Dealer FREE

Ready to move Property | Posted on May 21, 2024

Property (7) Society (4)



Area

Super Built up area 1050 sq.ft. (97.55 sq.m.)

Carpet area: 650 sq.ft. (60.39 sq.m.)

Price

₹ 1.05 Crore+ Govt Charges & Tax @ 16,153 per sq.ft. (Negotiable) [View Price Details](#)

Address

Metro Tulsi Kamal
Sector 10 Kharghar, Navi Mumbai

Floor Number

9th of 12 Floors

Facing

East

Overlooking

Main Road, Park/Garden

Property Age

5 to 10 Year Old

Places nearby

Sector 10 Kharghar, Navi Mumbai View All (50)

Hanuman & Sani Temple

Shiv Mandir Kharghar

Ganpati Mandir

Medicity Hospital

Sukrut Maternity Clinic

+

Why you should consider this property?



VASTUKALA

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Property	Metro Tulsi Kamal, Plot No 233, Sector 10, Kharghar, Navi Mumbai		
Source	Housing.Com		
Floor	-		
	Carpet	Built Up	Saleable
Area	800.00	960.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹17,500.00	₹14,583.00	-

99acres Buy ▾ Enter Locality / Project / Society / Landmark Post property **FREE**

Home > Flats in Navi Mumbai > Flats in Kharghar > Flats in Sector 10 Kharghar > 2 BHK Flats in Sector 10 Kharghar Posted on Jun 11, 2024 | Ready to move

Verified
₹1.4 Cr @ 12,068 per sq.ft.
 Estimated EMI ₹1,11,819

2BHK 2Baths
 Flat/Apartment for Sale
 in Nathdwara Elite Heights, Sector 10 Kharghar, Navi Mumbai

CONTACT DEALER FREE
 Shortlist

RERA STATUS NOT AVAILABLE Website: <https://maharera.mahaonline.gov.in/>

Overview Society Dealer Details Price Trends Society Reviews Explore Locality >

Videos (1) **Property (12)** **Society (13)**

Area
 Super Built up area 1160 sq.ft. (107.77 sq.m.)
 Carpet area: 800 sq.ft. (74.32 sq.m.)

Configuration
 2 Bedrooms, 2 Bathrooms, 2 Balconies

Price
 ₹1.4 Crore+ Govt Charges & Tax
 @ 12,068 per sq.ft. (Negotiable) [View Price Details](#)

Address
 Nathdwara Elite Heights
 Sector 10 Kharghar, Navi Mumbai

Floor Number
 11th of 15 Floors

Facing
 East


Property Age
 5 to 10 Year Old

Places nearby [View All \(50\)](#)
 000, Sector 10 Kharghar, Navi Mumbai

- Khandeshwar Shiva Temple
- Hanuman Mandir
- Hdfc bank ATM
- Janeshwari Brain and Spinte Centre Swati Maternity

Why you should consider this property?

Property	Kesar Exotica, Sector 10 Kharghar, Navi Mumbai Shortlist Property added to your shortlist Contact DealerFREE		
Source	magic bricks		
Floor	-		
	Carpet	Built Up	Saleable
Area	780.00	936.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹17,949.00	₹14,957.00	-



magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾
Hi, nitesh ▾
Post Property FREE

Posted on: Jul 11, 24
Property ID: 72

₹1.20 Cr EMI - ₹ 54k | [Get pre-approved loan](#)

2 BHK 1150 Sq-ft Flat For Sale in [Sector 10 Kharghar, Navi Mumbai](#)

2 Beds | 2 Baths | 2 Balconies | 1 Covered Parking

Carpet Area 800 sqft <small>₹15,000/sqft</small>	Floor 5(Out of 7 Floors)	Transaction Type Resale
Status Ready to Move	Facing North - East	Lifts 2
Furnished Status Semi-Furnished	Car Parking 1 Covered	Type Of Ownership Freehold

Contact Agent
Get Phone No.

More Details

Price Breakup	₹1.2 Cr ₹ 6,00,000 <small>Approx. Registration Charges ₹ 2,500</small>
Booking Amount	₹1.0 Lac
Address	sector 10 kharghar, Sector 10 Kharghar, Navi Mumbai - Central Navi Mumbai, Maharashtra
Landmarks	road touch standalone building, near to highway and a fully furnished
Furnishing	Semi-Furnished

Contact Agent

Mukesh Bhanushali
-91-89XXXXXXX

Get Phone No.

Sale Instances

Property	Metro Tulsī Kamal, Sector 10 Kharghar, Navi Mumbai		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	622.00	746.40	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹15,434.00	₹12,862.00	-

7/11/24, 2:18 PM		igr_3554	
3554528 29-03-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		सूची क्र.2	
		दुय्यम निबंधक : सह दु.नि.पनवेल 4 दस्त क्रमांक : 3554/2024 नोंदणी : Regn:63m	
गावाचे नाव : खारघर			
(1)वित्तेखाचा प्रकार	सेल डीड		
(2)मोबदला	9600000		
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	8291000		
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पनवेल म.न.पा.इतर वर्णन : इतर माहिती: सदनिका नंबर 601,सहावा मजला,बी-विंग,तुलसी कमल सीएचएस लि., प्लॉट नं.233,सेक्टर 10,खारघर,ता. पनवेल,जि. रायगड,क्षेत्र 622 चौरस फुट कारपेट व ओपन फोर व्हीलर पार्किंग लॉट नं.45,सदरहू मिळकतीचे दस्त क्र. 14820/2023 पनवेल-4,दिनांक 23/10/2023 रोजीच्या करारनामानुसार मु.शु. व नोंदणी फी वसूल केली((SECTOR NUMBER : 10 ;))		
(5) क्षेत्रफळ	622 चौ.फूट		
(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:-अमित एच.पटेल - - वय:-55 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: 131,प्रभू निवास,तळ मजला,एसआयडब्ल्यूएस कॉलेज जवळ,वडाळा (प),मुंबई., ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुंबई. पिन कोड:-400031 पॅन नं:-AAJPP8042M		
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-प्रशांत बाळकृष्ण श्रीरामे - - वय:-40; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. प्लॉट नं.ई-85,ओएनजीसी कॉलनी,विद्याविहार (प),मुंबई., रोड नं. -, महाराष्ट्र, मुंबई. पिन कोड:-400077 पॅन नं:-BKDPS7337E		
(9) दस्तऐवज करून दिल्याचा दिनांक	23/02/2024		
(10)दस्त नोंदणी केल्याचा दिनांक	23/02/2024		
(11)अनुक्रमांक,खंड व पृष्ठ	3554/2024		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	100		
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100		
(14)शेरा			
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	मुल्यांकनाची आवश्यकता नाही कारण करारनामा अलाहिदा नोंदविला आहे कारणाचा तपशील करारनामा अलाहिदा नोंदविला आहे		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.		

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **12th July 2024**

The term Value is defined as:

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

Fundamental assumptions and conditions presumed in this definition are:

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

UNDER LYING ASSUMPTIONS

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

DECLARATION OF PROFESSIONAL FEES CHARGED

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

VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose as on day for **₹ 1,00,18,652.00 (Rupees One Crore Eighteen Thousands Six Hundred And Fifty Two 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.:



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company

