

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Mrs. Kalpana Manik Nikam, Mr. Avinash Manik Nikam & Mr. Shashikant Manik Nikam**

Residential Flat No. B/04, Ground Floor, Wing - B, "**Samruddhbhoomi Co-op. Hsg. Soc. Ltd.**",
Matheran Road, Near Mumbai - Pune Express Highway, Village - Palidevad (Sukapur) , Taluka -
Panvel, District - Raigad, New Panvel, PIN - 410 206, State - Maharashtra, India.

Latitude Longitude : 18°59'57.9"N 73°7'53.7"E

Intended User:

**Cosmos Bank
Chembur East Branch**

Plot no 239. Ground floor. Central avenue road. Near ambedkar garden. Chembur
east . Mumbai 400071

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**

 **www.vastukala.co.in**



VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. B/04, Ground Floor, Wing - B, "**Samruddhbhoomi Co-op. Hsg. Soc. Ltd.**", Matheran Road, Near Mumbai - Pune Express Highway, Village - Palidevad (Sukapur), Taluka - Panvel, District - Raigad, New Panvel, PIN - 410 206, State - Maharashtra, India belongs to **Mrs. Kalpana Manik Nikam, Mr. Avinash Manik Nikam & Mr. Shashikant Manik Nikam.**

Boundaries of the property

North	: Internal Road
South	: Mumbai - Pune Express Highway
East	: Prabhat building / Internal Road
West	: Mumbai - Pune Express Highway

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 **₹ 30,46,412.50 (Rupees Thirty Lakhs Forty Six Thousands Four Hundred And Twelve 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 |
|  Mumbai |  Nashik |  Rajkot |  Raipur |
|  Aurangabad |  Pune |  Indore |  Jaipur |

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Residential Flat No. B/04, Ground Floor, Wing - B, "**Samruddhbhoomi Co-op. Hsg. Soc. Ltd.**", Matheran Road, Near Mumbai - Pune Express Highway, Village - Palidevad (Sukapur) , Taluka - Panvel, District - Raigad, New Panvel, 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 23.07.2024 for Bank Loan Purpose.
1	Date of inspection	19.07.2024
3	Name of the owner / owners	Mrs. Kalpana Manik Nikam, Mr. Avinash Manik Nikam & Mr. Shashikant Manik Nikam
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. B/04, Ground Floor, Wing - B, " Samruddhbhoomi Co-op. Hsg. Soc. Ltd. ", Matheran Road, Near Mumbai - Pune Express Highway, Village - Palidevad (Sukapur) , Taluka - Panvel, District - Raigad, New Panvel, PIN - 410 206, State - Maharashtra, India. Contact Person : Mrs. Kalpana Manik Nikam (Owner) Contact No. 9821801523
6	Location, Street, ward no	Matheran Road Village - Palidevad (Sukapur) , District - Raigad
7	Survey / Plot No. of land	Village - Palidevad (Sukapur) New Survey No - 33A, Hissa No. 2 & 3
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. = 319.00 (Area as per Site measurement) Built Up Area in Sq. Ft. = 475.00 (Area As Per Agreement for sale)



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13	Roads, Streets or lanes on which the land is abutting	Village - Palidevad (Sukapur) , 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?	Owner Occupied - Mrs. Kalpana Manik Nikam, Mr. Avinash Manik Nikam & Mr. Shashikant Manik Nikam
	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 Grampanchayat norms Percentage actually utilized – Details not available

26	RENTS		
	(i)	Names of tenants/ lessees/ licensees, etc	Owner Occupied - Mrs. Kalpana Manik Nikam, Mr. Avinash Manik Nikam & Mr. Shashikant Manik Nikam
	(ii)	Portions in their occupation	Fully Owner Occupied
	(iii)	Monthly or annual rent/compensation/license fee, etc. paid by each	6,900.00 (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	<i>COST OF CONSTRUCTION</i>	
41	Year of commencement of construction and year of completion	Year of Completion – 2007 (Building Completion 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, Chembur East Branch Branch to assess Fair Market Value as on 23.07.2024 for Residential Flat No. B/04, Ground Floor, Wing - B, "**Samruddhbhoomi Co-op. Hsg. Soc. Ltd.**", Matheran Road, Near Mumbai - Pune Express Highway, Village - Palidevad (Sukapur) , Taluka - Panvel, District - Raigad, New Panvel, PIN - 410 206, State - Maharashtra, India belongs to **Mrs. Kalpana Manik Nikam, Mr. Avinash Manik Nikam & Mr. Shashikant Manik Nikam.**

We are in receipt of the following documents:

1)	Copy of Agreement for sale Registration No.9502/2019 Dated 31.08.2019 between Mr. Pyarelal Mulchand Chouhan(The Vendor) And Mrs. Kalpana Manik Nikam, Mr. Avinash Manik Nikam & Mr. Shashikant Manik Nikam(The Purchasers).
2)	Copy of Building Completion Certificate No.- Dated 07.05.2007 issued by Group Grampanchayat Palidevad.

Location

The said building is located at Village - Palidevad (Sukapur) , Taluka - Panvel, District - Raigad, PIN - 410 206. The property falls in Flat Zone. It is at a traveling distance 1.9 km. from Panvel Junction Railway Station.

Building

The building under reference is having Ground + 2 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 Normal. The building is used for Residential purpose. Ground is having 4 Residential Flat. The building is without lift.

Residential Flat:

The Residential Flat under reference is situated on the Ground The composition of Residential Flat is 1 Bedroom + Living Room + Kitchen + Toilet + Bathroom + Passage. 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 23rd July 2024



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The Built Up Area of the Residential Flat	:	475.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2007 (Building Completion Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	17 Years
Cost of Construction	:	475.00 Sq. Ft. X ₹ 2,300.00 = ₹ 10,92,500.00
Depreciation $\{(100 - 10) \times (17 / 60)\}$:	25.50%
Amount of depreciation	:	₹ 2,78,587.50
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 54,200/- per Sq. M. i.e. ₹ 5,035/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 46,040/- per Sq. M. i.e. ₹ 4,277/- per Sq. Ft.
Value of property as on 23rd July 2024	:	475.00 Sq. Ft. X ₹ 7,000 = ₹33,25,000.00

(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 23rd July 2024	:	₹ 33,25,000.00 - ₹ 2,78,587.50 = ₹ 30,46,412.50
Total Value of the property	:	₹₹ 30,46,412.50
The realizable value of the property	:	₹27,41,771.00
Distress value of the property	:	₹24,37,130.00
Insurable value of the property (475.00 X 2,300.00)	:	₹10,92,500.00
Guideline value of the property (475.00 X 4277.00)	:	₹20,31,575.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. B/04, Ground Floor, Wing - B, "Samruddhbhoomi Co-op. Hsg. Soc. Ltd.", Matheran Road, Near Mumbai - Pune Express Highway, Village - Palidevad (Sukapur) , Taluka - Panvel, District - Raigad, New Panvel, PIN - 410 206, State - Maharashtra, India for this particular purpose at **₹ 30,46,412.50 (Rupees Thirty Lakhs Forty Six Thousands Four Hundred And Twelve Only)** as on 23rd 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 **23rd July 2024** is **₹ 30,46,412.50 (Rupees Thirty Lakhs Forty Six Thousands Four Hundred And Twelve Only)** Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.
2. This valuation is done on the basis of information, which the valuer has obtained by information provided by the client about the premises and location of the surrounding area and also prevailing rates in the surrounding area, and further subject to document as mentioned in valuation report.



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

PART III- 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



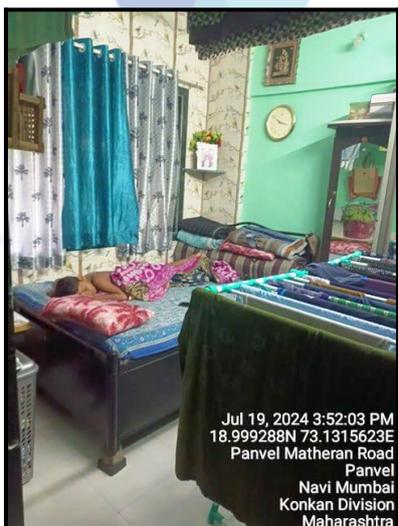
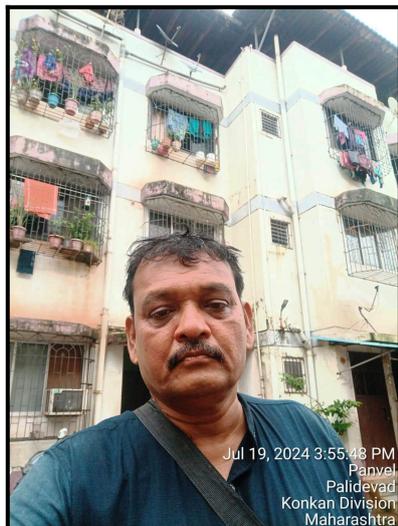
Technical details

Main Building

1	No. of floors and height of each floor	:	Ground + 2 Upper Floors				
2	Plinth area floor wise as per IS 3361-1966	:	N.A. as the said property is a Residential Flat Situated on Ground Floor				
3	Year of construction	:	2007 (Building Completion Certificate)				
4	Estimated future life	:	43 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 + POP Finish.				
12	Roofing and terracing	:	R.C.C. slab.				
13	Special architectural or decorative features, if any	:	No				
14	<table border="1"> <tbody> <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> </tbody> </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.	:
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	: Not Provided
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

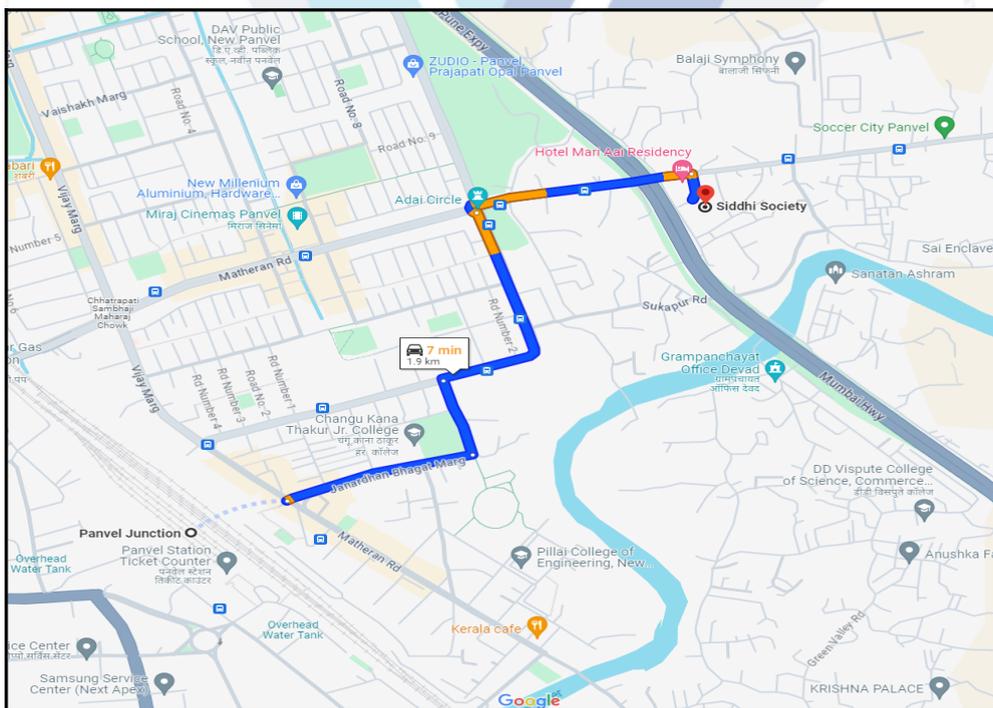
Actual Site Photographs



Route Map of the property



Note: Red marks shows the exact location of the property



Longitude Latitude: 18°59'57.9"N 73°7'53.7"E

Note: The Blue line shows the route to site distance from nearest Railway Station (Panvel Junction - 1.9 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)

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

Year: Language:

Selected District:

Select Taluka:

Select Village:

Search By: Survey No. SubZones

Select	उपविभाग	खुली जमीन	निवासी सदनिका	ऑफ़िस दुकाने औद्योगिक	एकक (Rs./)
SurveyNo	6/1 - वने	3031100	0	0 0 0	हेक्टर
SurveyNo	6/2 - गावठाण व पाडे या मधील जमिनी	6720	48100	55300 67300 55300	चौ. मीटर
SurveyNo	6/3 - रहिवास व इतर तत्सम वापरातील महामार्ग सन्मुख विकसित जमिनी	6930	49500	59200 67300 59200	चौ. मीटर
SurveyNo	6/4 - रहिवास व इतर तत्सम वापरातील विकसित जमिनी	6200	54200	61900 67300 61900	चौ. मीटर
SurveyNo	6/5 - रहिवास व इतर तत्सम वापरातील महामार्ग सन्मुख विकसनक्षम जमिनी	4670	51800	59200 67300 59200	चौ. मीटर

Stamp Duty Ready Reckoner Market Value Rate for Flat	54200			
No Increase on Flat Located on Ground Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	54,200.00	Sq. Mtr.	5,035.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	6200			
The difference between land rate and building rate(A-B=C)	48,000.00			
Percentage after Depreciation as per table(D)	17%			
Rate to be adopted after considering depreciation [B + (C X D)]	46,040.00	Sq. Mtr.	4,277.00	Sq. Ft.

Building not having lift

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

	Floor on which flat is Located	Rate to be adopted
a)	Ground Floor / Stilt / Floor	100%
b)	First Floor	95%

c)	Second Floor	90%
d)	Third Floor	85%
e)	Fourth Floor and above	80%

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	Pushpa Kalash, Sukhapur Panvel		
Source	https://www.99acres.com/		
Floor	1st		
	Carpet	Built Up	Saleable
Area	420.00	504.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹9,524.00	₹7,937.00	-

99acres
Buy ▾ Enter Local
Sell/Rent Property FREE

 ▾

Home Posted on Jun 19

₹40 Lac

@ 6,153 per sq.ft.

Estimated EMI ₹31,948

1BHK 1Bath

Flat/Apartment for Sale

in pushp kalash 2, Sukapur, Navi Mumbai

Contact Owner FREE

Shortlist

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

Overview
Owner Details
Price Trends
Registry Record
Explore Locality
Recon

Property (8)

Photos (1/8)

Area

Built Up area: 650 sq.ft. ▾

(60.39 sq.m.)

Carpet area: 420 sq.ft. (39.02 sq.m.)

Configuration

1 Bedroom , 1 Bathroom, N

Price

₹ 40 Lac+ Govt Charges & Tax

@ 6,153 per sq.ft. (All inclusive, Negotiable)

Address

pushp kalash 2

Sukapur, Navi Mumbai

Floor Number

1st of 3 Floors

Facing

North

Overlooking

Main Road

Property Age

10+ Year Old

Places nearby

A 105, Sukapur, Navi Mumbai

Quick links
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Valuers & Appraisers
Architects & Interior Designers
Chartered Engineers (I)
TEV Consultants
Lender's Engineer
U/1720 MH2010 PTC20789

Property	Pushpa Kalash, Sukhapur Panvel		
Source	Nobroker.com		
Floor	Middle		
	Carpet	Built Up	Saleable
Area	426.67	512.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹8,437.00	₹7,031.00	-



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Menu



Resale

1 RK Flat In Pushp Kalash li Chs. For ...

Sukhapur Near Balaji Mandir, Loan Verified

₹ 36 Lacs

Negotiable

₹ 20,633/Month

Estimated EMI

512

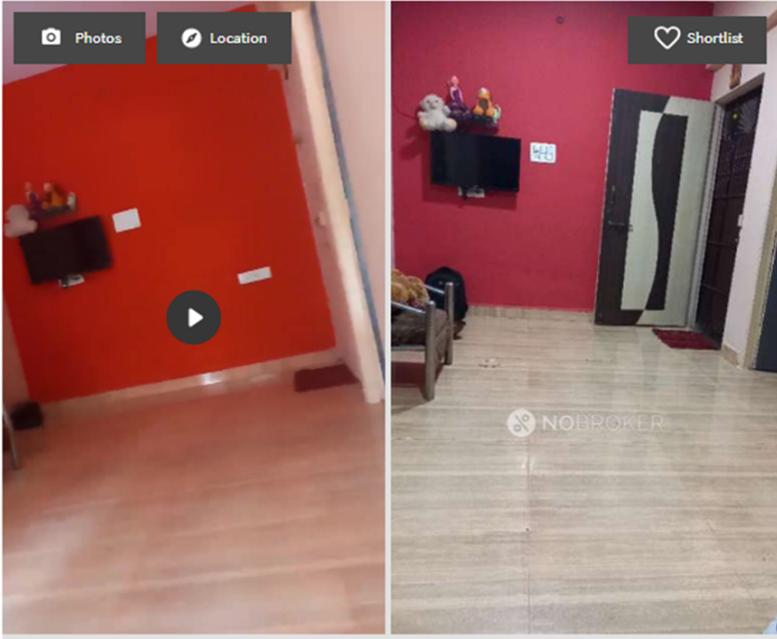
Sq.Ft

Need Home Loan ?

Apply Loan

Home / Flats for Sale in Mumbai / Flats for Sale in Sukapur / 1rk Flat for Sale in Sukapur / Property Details

Photos
Location



Shortlist

1 Bedroom

No. of Bedroom

1 Bathroom

No. of Bathroom

1

Balcony

Bike and Car

Parking

May 26, 2024

Posted On

Immediately

Possession

Pushp Kalash li Chs.

Apartment

None

Power Backup

Get Owner Details

Report what was not correct in this property

Listed by Broker
Sold Out

Wrong Info

Price trends by NBEstimate

Check Now

Nearby: Miraj Cinema Domino's Pizza Bikaner Mithaiwala Siciliano The Fusion Restro

Post Office - Panvel

Overview

Age of Building >10 Years

Maintenance Charges ₹1.1 Per Sq.Ft/M

Ownership Type Self Owned

Flooring Vitrified Tiles

Activity On This Property

0

Unique Views

0

Shortlists

0

Contacted

Powered By: NBEstimate

Sale Instances

Property	Samruddhbhumi CHSL., Sukhapur panvel		
Source	Index no.2		
Floor	1st		
	Carpet	Built Up	Saleable
Area	395.83	475.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹7,579.00	₹6,316.00	-

22/07/2024, 16:10

igr_8307

8307353

09-07-2024

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

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 2

दस्त क्रमांक : 8307/2024

नोंदणी :

Regn:63m

गावाचे नाव : पाली देवद

(1)विलेखाचा प्रकार	सेल डीड
(2)मोबदला	3000000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2392388
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पनवेलइतर वर्णन ., इतर माहिती: फ्लॉट नं. एच-104,पहिला मजला,विंग-एच,इमारतीचे नाव- "समृद्ध भूमी हौसिंग कॉम्प्लेक्स" व रजि. सोसायटीचे नाव- "समृद्धीभूमी को.ऑप.हौसिंग सोसायटी लि.",गट नं. 33-ए,हिस्सा नं. 2 आणि गट नं. 33-ए,हिस्सा नं. 3,मौजे पालीदेवद,ता.पनवेल,जि.रायगड,क्षेत्र 475 चौ.फुट बिल्टअप,या मिळकतीचे- दस्त अनुक्रमांक पवल-2-7305-2024 अन्वये दिनांक-08/04/2024 रोजी मुद्रांक शुल्क व नोंदणी फी वसूल करण्यात आलेली आहे.((Plot Number : . :))
(5) क्षेत्रफळ	475.00 चौ.फूट
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-सुधीर कुमार पंडा . . वय:-43 पत्ता:-प्लॉट नं. ., माळा नं. ., इमारतीचे नाव: ., ब्लॉक नं. ., रोड नं: फ्लॉट नं. एच-104, समृद्धभूमी को.ऑ.हौ.सो.लि., माथेरान रोड, टायटन रेस्टॉरंट जवळ, सुकापूर, नविन पनवेल, ता.पनवेल, जि.रायगड, महाराष्ट्र, राईगाड्:(ं). पिन कोड:-410206 पॅन नं:-AKOPP7044B
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-योगेश कृष्णा लाड . . वय:-29; पत्ता:-प्लॉट नं. ., माळा नं. ., इमारतीचे नाव: ., ब्लॉक नं. ., रोड नं: फ्लॉट नं. एच-103, समृद्धभूमी को.ऑ.हौ.सो.लि., माथेरान रोड, टायटन रेस्टॉरंट जवळ, सुकापूर, नविन पनवेल, ता.पनवेल, जि.रायगड, महाराष्ट्र, राईगाड्:(ं). पिन कोड:-410206 पॅन नं:-AKPPL2901A 2): नाव:-जान्हवी योगेश लाड . . वय:-29; पत्ता:-प्लॉट नं. ., माळा नं. ., इमारतीचे नाव: ., ब्लॉक नं. ., रोड नं: फ्लॉट नं. एच-103, समृद्धभूमी को.ऑ.हौ.सो.लि., माथेरान रोड, टायटन रेस्टॉरंट जवळ, सुकापूर, नविन पनवेल, ता.पनवेल, जि.रायगड, महाराष्ट्र, राईगाड्:(ं). पिन कोड:-410206 पॅन नं:-CAQPD1862H
(9) दस्तऐवज करुन दिल्याचा दिनांक	22/04/2024
(10)दस्त नोंदणी केल्याचा दिनांक	22/04/2024
(11)अनुक्रमांक,खंड व पृष्ठ	8307/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	100

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **23rd 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.



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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 **₹ 30,46,412.50 (Rupees Thirty Lakhs Forty Six Thousands Four Hundred And Twelve 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.:



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