

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Shri. Sambhaji Baban Kute**

Residential Flat No. 203, 2nd Floor, "**Dream Homes**", Dream Homes Co-op. Hsg. Soc. Ltd., Plot No. 113, Sector 19, Village - Ulwe, Taluka - Panvel, District - Raigad, Navi Mumbai, PIN Code - 410 206, State - Maharashtra, India.

Latitude Longitude : 18°58'25.4"N 73°1'42.8"E

Intended User:

**Cosmos Bank
Ambarnath Branch**

Panvelkar Pride, Shop no 1 to 4, Plot no 63-64, C T S NO 4740, Near Hutatma Chawk Ambarnath (East)



VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 203, 2nd Floor, "**Dream Homes**", Dream Homes Co-op. Hsg. Soc. Ltd., Plot No. 113, Sector 19, Village - Ulwe, Taluka - Panvel, District - Raigad, Navi Mumbai, PIN Code - 410 206, State - Maharashtra, India belongs to **Shri. Sambhaji Baban Kute**.

Boundaries of the property

North : Keyan Apartment
South : Sai Sangam Bold Building
East : Mahavir Darpan Building
West : Internal 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 **₹ 50,61,000.00 (Rupees Fifty Lakhs Sixty One Thousands 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



Residential Flat No. 203, 2nd Floor, "Dream Homes", Dream Homes Co-op. Hsg. Soc. Ltd., Plot No. 113, Sector 19, Village - Ulwe, Taluka - Panvel, District - Raigad, Navi Mumbai, PIN Code - 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 14.11.2024 for Housing Loan Purpose.
1	Date of inspection	09.11.2024
3	Name of the owner / owners	Shri. Sambhaji Baban Kute
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, "Dream Homes", Dream Homes Co-op. Hsg. Soc. Ltd., Plot No. 113, Sector 19, Village - Ulwe, Taluka - Panvel, District - Raigad, Navi Mumbai, PIN Code - 410 206, State - Maharashtra, India. Contact Person : Mr. Sai Prasad Pen (Tenant) Contact No. 9594320310
6	Location, Street, ward no	Village - Ulwe, District - Raigad
7	Survey / Plot No. of land	Village - Ulwe, Plot No - 113
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. = 391.00 (Area as per Site measurement) Carpet Area in Sq. Ft. = 350.00 (Area As Per Agreement for sale) Built Up Area in Sq. Ft. = 420.00 (Carpet Area + 20%)

13	Roads, Streets or lanes on which the land is abutting	Village - Ulwe, Taluka - Panvel, District - Raigad, Pin - PIN Code - 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. Sai Prasad Pen / Rented Since 2 Years
	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. Sai Prasad Pen / Rented Since 2 Years
(ii)	Portions in their occupation	Fully Tenant Occupied

	(iii)	Monthly or annual rent/compensation/license fee, etc. paid by each	Rs. 9,350.00 Present rental income per month
	(iv)	Gross amount received for the whole property	N.A.
27		Are any of the occupants related to, or close to business associates of the owner?	Information not available
28		Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details	N. A.
29		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 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, Ambarnath Branch Branch to assess Fair Market Value as on 14.11.2024 for Residential Flat No. 203, 2nd Floor, "**Dream Homes**", Dream Homes Co-op. Hsg. Soc. Ltd., Plot No. 113, Sector 19, Village - Ulwe, Taluka - Panvel, District - Raigad, Navi Mumbai, PIN Code - 410 206, State - Maharashtra, India belongs to **Shri. Sambhaji Baban Kute**.

We are in receipt of the following documents:

1)	Copy of Agreement for sale No.10713/2010 Dated 08.09.2010 between M/s. Loyal Developers (The Builder) And Shri. Sambhaji Baban Kute(The purchaser).
2)	Copy of Approved Building Plan No.CIDCO / ATPO / 882 Dated 05.10.2012 issued by City and Industrial Development Corp Of Maharashtra Ltd..
3)	Copy of Commencement Certificate No.CIDCO / ATPO / 1568 Dated 11.03.2010 issued by City and Industrial Development Corp Of Maharashtra Ltd..
4)	Copy of Occupancy Certificate No.CIDCO / BP-5596 / ATPO (NM & K) / 2012 / 882 Dated 05.10.2012 issued by City and Industrial Development Corp Of Maharashtra Ltd..
5)	Copy of Society Share Certificate No.07 Dated 14.01.2022 And Shri. Sambhaji Baban Kute(The purchaser) issued by SOCIETY.
6)	Copy of Maintenance Bill Dated 05.10.2024 issued by SOCIETY.
7)	Copy of Previous Valuation Report Dated 06.05.2017 issued by Vastukala Consultant (I) Pvt Ltd.

Location

The said building is located at bearing Plot No - 113 in Sector - 19, Village - Ulwe, Taluka - Panvel, District - Raigad, PIN Code - 410 206. The property falls in Residential Zone. It is at a traveling distance 300M from Bamandongri Railway Station.

Building

The building under reference is having Stilt + 4 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" Thk. Brick Masonery walls. The external condition of building is Good. The building is used for Residential purpose. 2nd Floor is having 4 Residential Flat. The building is having 1 lift.



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Residential Flat:

The Residential Flat under reference is situated on the 2nd Floor The composition of Residential Flat is 1 Bedroom + Living Room + Kitchen + Passage + Bathroom + WC. This Residential Flat is Vitrified Tile Flooring, Teak Wood Door frame with Solid flush door, Powder coated Aluminum sliding windows, Concealed plumbing with C.P. fittings. Electrical wiring with concealed etc.

Valuation as on 14th November 2024

The Carpet Area of the Residential Flat	:	350.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2012 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	12 Years
Cost of Construction	:	420.00 Sq. Ft. X ₹ 2,500.00 = ₹ 10,50,000.00
Depreciation $\{(100 - 10) \times (12 / 60)\}$:	18.00%
Amount of depreciation	:	₹ 1,89,000.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 82,500/- per Sq. M. i.e. ₹ 7,665/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 75,392/- per Sq. M. i.e. ₹ 7,004/- per Sq. Ft.
Value of property	:	350.00 Sq. Ft. X ₹ 15,000 = ₹52,50,000
Total Value of property as on 14th November 2024	:	₹52,50,000.00

(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 14th November 2024	:	₹ 52,50,000.00 - ₹ 1,89,000.00 = ₹ 50,61,000.00
Total Value of the property	:	₹ 50,61,000.00
The realizable value of the property	:	₹45,54,900.00
Distress value of the property	:	₹40,48,800.00
Insurable value of the property (420.00 X 2,500.00)	:	₹10,50,000.00
Guideline value of the property (420.00 X 7004.00)	:	₹29,41,680.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 203, 2nd Floor, "Dream Homes", Dream Homes Co-op. Hsg. Soc. Ltd., Plot No. 113, Sector 19, Village - Ulwe, Taluka - Panvel, District - Raigad, Navi Mumbai, PIN Code - 410 206, State - Maharashtra, India for this particular purpose at **₹ 50,61,000.00 (Rupees Fifty Lakhs Sixty One Thousands Only)** as on 14th November 2024

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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 **14th November 2024** is **₹ 50,61,000.00 (Rupees Fifty Lakhs Sixty One Thousands 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

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 + 4 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 occupancy certificate)
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 Solid flush door, Powder coated Aluminum sliding windows, .
10	Flooring	:	Vitrified Tile Flooring.
11	Finishing	:	Cement Plastering with POP false Ceiling.

Technical details		Main Building
12	Roofing and terracing	: R. C. C. Slab.
13	Special architectural or decorative features, if any	: No
14	(i) Internal wiring – surface or conduit	: Concealed plumbing with C.P. fittings. Electrical wiring with concealed
	(ii) Class of fittings: Superior/Ordinary/Poor.	
15	Sanitary installations	: 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.	: 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	: 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

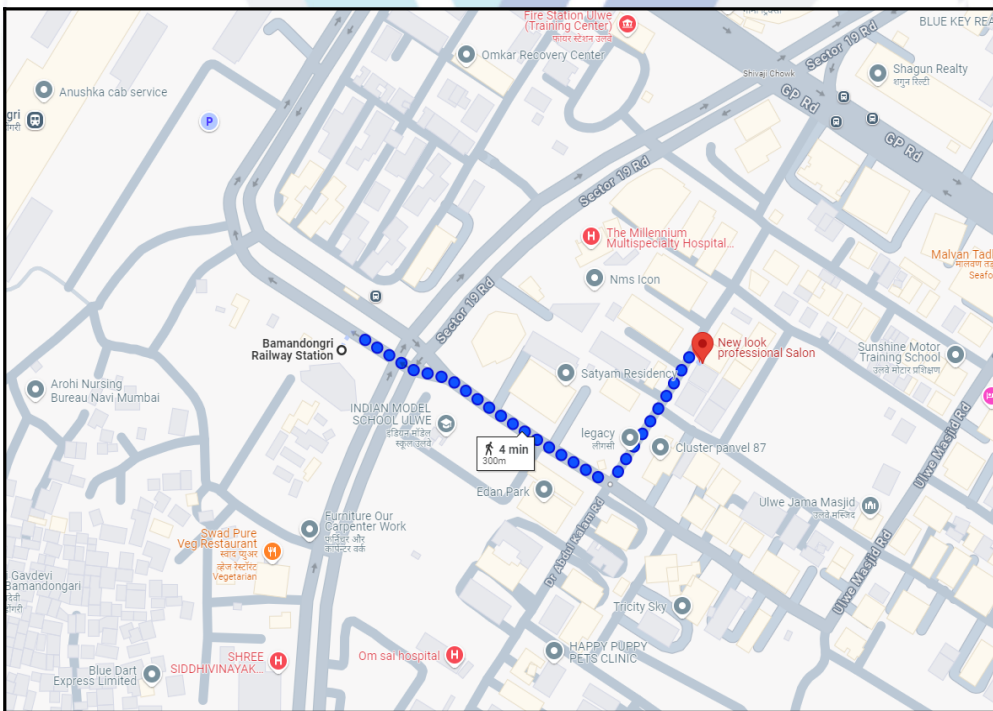
Actual Site Photographs



Route Map of the property



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



Longitude Latitude: 18°58'25.4"N 73°1'42.8"E

Note: The Blue line shows the route to site distance from nearest Railway Station (Bamandongri - 300M).





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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. Location

Select Location

Select	विभाग नं.	उपविभाग	दर	एकक (Rs. /)
SurveyNo	27/27.2	27.2-कार्यालय/औद्योगिक गाळा/गोडाऊन	93500	चौरस मीटर
SurveyNo	27/27.3	27.3-दुकाने	103100	चौरस मीटर
SurveyNo	27/27.1	27.1-निवासी सदनिका	82500	चौरस मीटर

Stamp Duty Ready Reckoner Market Value Rate for Flat	82500			
Flat Located on 2 nd Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	82,500.00	Sq. Mtr.	7,665.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	23270			
The difference between land rate and building rate(A-B=C)	59,230.00			
Percentage after Depreciation as per table(D)	12%			
Rate to be adopted after considering depreciation [B + (C X D)]	75,392.00	Sq. Mtr.	7,004.00	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



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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	410.00	492.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹15,854.00	₹13,211.00	-

The screenshot displays a real estate listing on the Housing.com website. The main heading is '1 BHK Flat' located in Sector 19, Ulwe, Navi Mumbai. The price is listed as ₹65.0 L, with an EMI starting at ₹34.42 K and a rate of ₹9.85 K/sq.ft. The listing features several images of the interior, including the living room and a bedroom. Below the images, key details are provided: 650 sq.ft Built Up Area, ₹9.85 K/sq.ft Avg. Price, 1 Years Old Age of property, Ready to move Possession status, Higher of 7 floors, East facing Facing, and Unfurnished Furnishing. The listing also includes a 'Property Highlights' section with features like Gated Community, Lift, Security Guards, and 24x7 Security. A 'Property Overview' table summarizes the details: Brokerage (No Charge), Price (₹65.0 L), Carpet Area (410 sq.ft), Bedrooms (1), Bathrooms (1), Parking (1 Covered and 1 Open Parking), and Balcony (2). The listing is dated 'More than a month ago'.

Price Indicators

Property	Residential Flat		
Source	https://www.99acres.com/		
Floor	-		
	Carpet	Built Up	Saleable
Area	640.00	768.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹15,313.00	₹12,760.00	-

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

Home > Property in Navi Mumbai > Flats for sale in Navi Mumbai > Flats for sale in Ulwe > Flats for sale in Sector 19 Ulwe > 2 BHK Flats for sale in Sector 19 Ulwe Posted on Nov 08, 2024 | Ready to move

₹98 Lac @ 15,312 per sq.ft. **2BHK 2Baths** [Contact Dealer **FREE**](#)
 Estimated EMI ₹ 78,273 [Shortlist](#)
 Flat/Apartment for Sale
 in Skyline Bhakti Heights, Sector 19 Ulwe, Navi Mumbai

RERA STATUS REGISTERED | Registration No: P52000013292 | Website: https://maharera.maharashtra.gov.in/

[Overview](#) [Society](#) [Dealer Details](#) [Price Trends](#) [Society Reviews](#) [Explore Locality](#)

Property (9) **Society (3)**

Area
Carpet area: 640 sq.ft. (59.46 sq.m.)

Configuration
2 Bedrooms , 2 Bathrooms, 2 Balconies with Others

Price
₹ 98 Lac
@ 15,312 per sq.ft. (Negotiable) [View Price Details](#)

Address
Skyline Bhakti Heights
Sector 19 Ulwe, Navi Mumbai

Floor Number
9th of 11 Floors

Facing
North-East

Overlooking
Park/Garden

Property Age
1 to 5 Year Old

Places nearby Sector 19 Ulwe, Navi Mumbai [View All \(5\)](#)

[Nerul Sector NMMT Bus Depot](#) [Baman-dongri railway station](#) [Baman-dongri railway station](#) [Kharkopar railway station](#)

Sale Instances

Property	Residential Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	309.00	370.80	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹12,945.00	₹10,787.00	-

14858529
25-10-2024

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

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 5
दस्त क्रमांक : 14858/2024
नोंदणी :
Regn:63m

गावाचे नाव : उलवे

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	4000000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3524944
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पनवेलइतर वर्णन : , इतर माहिती: प्रभावक्षेत्र-27.1,दर-82500/-प्रती चौ.मी,सदनिका नं. 902,9 वा मजला,गुरबानी सिग्रेचर,प्लॉट नं. 275,सेक्टर 19 उलवे,तालुका. पनवेल जिल्हा. रायगड 28.72 चौ. मी .कार्पेट एरिया व 9.10 चौ .मी .एनक्लोज बाल्कनी एरिया((Plot Number : 275 ;))
(5) क्षेत्रफळ	28.72 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:-गुरबानी असोसिएट्स एल एल पी तर्फे भागीदार श्री कमल किशोर चुग वय:- पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. 506/507 पर्सपोलीस बिल्डिंग प्लॉट नं 74 सेक्टर 17 वाशी नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-AARFG8225G
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-जरार सहिद बानकर वय:-27; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. रूम नं. 4 चाळ नं २०, कोकण नगर वसाहत, नवजीवन सोसायटी जवळ , चेंबूर मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400071 पॅन नं:-CGDPB6317C 2): नाव:-बुशरा मोहम्मद इरफान खतीब उर्फ श्रीमती बुशरा जरार बानकर वय:-24; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. रूम नं. 4 चाळ नं 20, कोकण नगर वसाहत, नवजीवन सोसायटी जवळ , चेंबूर मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400074 पॅन नं:-IASPK3006C
(9) दस्तऐवज करून दिल्याचा दिनांक	06/09/2024
(10)दस्त नोंदणी केल्याचा दिनांक	06/09/2024
(11) अनुक्रमांक, खंड व पृष्ठ	14858/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	240000
(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.

Sale Instances

Property	Residential Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	380.00	456.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹12,105.00	₹10,088.00	-

13780529
06-09-2024

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

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 5
दस्त क्रमांक : 13780/2024
नोंदणी :
Regn:63m

गावाचे नाव : उलवे

(1) विलेखाचा प्रकार	सेल डीड
(2) मोबदला	4600000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3617460
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असत्यास)	1) पालिकेचे नाव:पनवेलइतर वर्णन :, इतर माहिती: सदनिका क्र. 502,5 वा मजला,वेलकौन मून सी एच एस ली,प्लॉट क्र. 213,सेक्टर- 19,उलवे,नवी मुंबई,ता- पनवेल,जि- रायगड.. क्षेत्र- 32.215 चौ मी कारपेट + 1.709 चौ मी सी बी + 1.393 चौ मी एफ बी .. दस्त क्र. 11459/2014,दि. 12/07/2024,प व ल- 5,नुसार मु शु आणि नॉ फी वसूल करण्यात आली.. ((Plot Number : 213 ; SECTOR NUMBER : 19 ;))
(5) क्षेत्रफळ	32.215 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:-विशाल मुकुंदसिंग ठाकूर वय:-29 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: 304, सत्यम मॅजिस्टी, प्लॉट क्र. २८, से- १८, उलवे, नवी मुंबई, महाराष्ट्र, राईगाड:(:). पिन कोड:-410206 पॅन नं:-AWNPT7443B 2): नाव:-अत्मास जाकीर हुसेन मीर वय:-31 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: 304, सत्यम मॅजिस्टी, प्लॉट क्र. २८, से- १८, उलवे, नवी मुंबई, महाराष्ट्र, राईगाड:(:). पिन कोड:-410206 पॅन नं:-CQKPM8368R
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सोहेल युसूफ शेख वय:-29; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ए ७०४, प्रगती अट्हेनु, प्लॉट क्र. ८५/८६, से- १९, उलवे, नवी मुंबई, महाराष्ट्र, राईगाड:(:). पिन कोड:-410206 पॅन नं:-GNOPS6412M 2): नाव:-मेहरुत्रिसा युसूफ शेख वय:-54; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ए ७०४, प्रगती अट्हेनु, प्लॉट क्र. ८५/८६, से- १९, उलवे, नवी मुंबई, महाराष्ट्र, राईगाड:(:). पिन कोड:-410206 पॅन नं:-CDHPS6753G
(9) दस्तऐवज करून दिल्याचा दिनांक	21/08/2024
(10) दस्त नोंदणी केल्याचा दिनांक	21/08/2024
(11) अनुक्रमांक, खंड व पृष्ठ	13780/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	100
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14) शैरा	
मुल्यांकनासाठी विचारत घेतलेला तपशील:-:	मुल्यांकनाची आवश्यकता नाही कारण करारनामा अलाहिदा नोंदविला आहे कारणाचा तपशील करारनामा अलाहिदा नोंदविला आहे
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.

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **14th November 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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Vastukala Consultants (I) Pvt. Ltd.

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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 **₹ 50,61,000.00 (Rupees Fifty Lakhs Sixty One Thousands 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



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