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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 : **Mr. Ashish Bhalchandra Bhandari & Mrs. Latika Ashish Bhalchandra**

Residential Flat No. 702, 7th Floor, "**Daffodils Co-op. Hsg. Soc. Ltd.**", Plot No. B-23, Sector 8,
Village - Ulwe, Taluka - Panvel, District - Raigad, Navi Mumbai, PIN Code - 410 206, State -
Maharashtra, India.

Latitude Longitude : 18°58'7.9"N 73°0'53.3"E

Intended User:

Cosmos Bank
Dadar Branch

Horizon Bldg., 1st Floor, Ranade Road & Gokhale Road, Dadar (West), Mumbai -
400 028, State - Maharashtra, Country - India.

Our Pan India Presence at :

- | | | | |
|------------|--------|-----------|-----------|
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| Mumbai | Nashik | Rajkot | Raipur |
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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

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VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 702, 7th Floor, "Daffodils Co-op. Hsg. Soc. Ltd.", Plot No. B-23, Sector 8, Village - Ulwe, Taluka - Panvel, District - Raigad, Navi Mumbai, PIN Code - 410 206, State - Maharashtra, India belongs to **Mr. Ashish Bhalchandra Bhandari & Mrs. Latika Ashish Bhalchandra** .

Boundaries of the property

North	: Krishna Sapphire Building
South	: Neel Siddhi Building
East	: Road
West	: Internal Road & Progressive Icon 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 **₹ 70,16,176.00 (Rupees Seventy Lakhs Sixteen Thousands One Hundred And Seventy Six 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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Residential Flat No. 702, 7th Floor, "**Daffodils Co-op. Hsg. Soc. Ltd.**", Plot No. B-23, Sector 8, 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 14.01.2025 for Bank Loan Purpose.
1	Date of inspection	13.01.2025
3	Name of the owner / owners	Mr. Ashish Bhalchandra Bhandari & Mrs. Latika Ashish Bhalchandra
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. 702, 7 th Floor, " Daffodils Co-op. Hsg. Soc. Ltd. ", Plot No. B-23, Sector 8, Village - Ulwe, Taluka - Panvel, District - Raigad, Navi Mumbai, PIN Code - 410 206, State - Maharashtra, India. Contact Person : Mr. Kailash Shikhare (Tenant) Contact No. 9767195667
6	Location, Street, ward no	Village - Ulwe, District - Raigad
7	Survey / Plot No. of land	Village - Ulwe, Plot No - B-23
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. = 587.51 (Area as per Site measurement)</p> <p>Carpet Area in Sq. Ft. = 367.00 Flowerbed Area in Sq. Ft. = 19.00 Dry Balcony Area in Sq. Ft. = 18.00 Terrace Area in Sq. Ft. = 183.00 Total Carpet Area in Sq. Ft. = 587.00 (Area as per Actual Site Measurement) Carpet Area in Sq. Ft. = 541.00 (Area As Per Agreement for sale)</p> <p>Built Up Area in Sq. Ft. = 649.20 (Carpet Area + 20%)</p> <p>Carpet Area in Sq. Ft. = 382.80 Dry Balcony Area in Sq. Ft. = 9.68 Flowerbed Area in Sq. Ft. = 60.86 Projected Terrace Area in Sq. Ft. = 24.86 Natural Terrace Area in Sq. Ft. = 61.90 (40% of Total Terrace Area i.e. 154.76 Sq. Ft.) Total Carpet Area in Sq. Ft. = 541.00 (Area as per Agreement for Sale)</p>
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. Kailash Shikhare
	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. Kailash Shikhare
	(ii) Portions in their occupation	Fully Tenant Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	10,000/- 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 – 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, Dadar Branch Branch to assess Fair Market Value as on 14.01.2025 for Residential Flat No. 702, 7th Floor, "Daffodils Co-op. Hsg. Soc. Ltd.", Plot No. B-23, Sector 8, Village - Ulwe, Taluka - Panvel, District - Raigad, Navi Mumbai, PIN Code - 410 206, State - Maharashtra, India belongs to **Mr. Ashish Bhalchandra Bhandari & Mrs. Latika Ashish Bhalchandra**.

We are in receipt of the following documents:

1)	Copy of Agreement for sale Document No.9476/2019 Dated 30.08.2019 between Mrs. Sheetal Devgan(The Transferor) And Mr. Ashish Bhalchandra Bhandari & Mrs. Latika Ashish Bhalchandra(The Transferee).
2)	Copy of Commencement Certificate Document No.CIDCO / ATPO / BP - 10600 / 2013 /1889 Dated 04.12.2013 issued by City and Industrial Development Corp Of Maharashtra ltd..



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3)	Copy of Occupancy Certificate Document No.CIDCO / BP - 10600 / TPO (NM) / 2017 / 2366 dated 08.02.2017 issued by City and Industrial Development Corp Of Maharashtra Ltd..
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Location

The said building is located at bearing Plot No - B-23 in Sector - 8, Village - Ulwe, Taluka - Panvel, District - Raigad, PIN Code - 410 206. The property falls in Residential Zone. It is at a traveling distance 2.8 Km. from Bamandongri Railway Station.

Building

The building under reference is having 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. 7th Floor is having 3 Residential Flat. The building is having 1 lift.

Residential Flat:

The Residential Flat under reference is situated on the 7th Floor The composition of Residential Flat is 1 Bedroom + Living Room + Kitchen + 2 Passage + Toilet. 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 January 2025

The Carpet Area of the Residential Flat	:	541.00 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 as on 2024	:	8 Years
Cost of Construction	:	649.20 Sq. Ft. X ₹ 2,300.00 = ₹ 14,93,160.00
Depreciation $\{(100 - 10) \times (8 / 60)\}$:	12.00%
Amount of depreciation	:	₹ 1,79,124.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 86,625/- per Sq. M. i.e. ₹ 8,048/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 81,380/- per Sq. M. i.e. ₹ 7,560/- per Sq. Ft.
Value of property	:	541.00 Sq. Ft. X ₹ 13,300 = ₹71,95,300
Total Value of property as on 14th January 2025	:	₹71,95,300.00

(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 14th January 2025	:	₹ 71,95,300.00 - ₹ 1,79,124.00 = ₹ 70,16,176.00
Total Value of the property	:	₹ 70,16,176.00
The realizable value of the property	:	₹63,14,558.00
Distress value of the property	:	₹56,12,941.00



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Insurable value of the property (649.20 X 2,300.00)	:	₹14,93,160.00
Guideline value of the property (649.20 X 7560.00)	:	₹49,07,952.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 702, 7th Floor, "Daffodils Co-op. Hsg. Soc. Ltd.", Plot No. B-23, Sector 8, Village - Ulwe, Taluka - Panvel, District - Raigad, Navi Mumbai, PIN Code - 410 206, State - Maharashtra, India for this particular purpose at **₹ 70,16,176.00 (Rupees Seventy Lakhs Sixteen Thousands One Hundred And Seventy Six Only)** as on 14th January 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 **14th January 2025** is **₹ 70,16,176.00 (Rupees Seventy Lakhs Sixteen Thousands One Hundred And Seventy Six 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	: 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 7 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 Solid flush door, Powder coated Aluminum sliding windows, .				
10	Flooring	: Vitrified Tile 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.	: 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



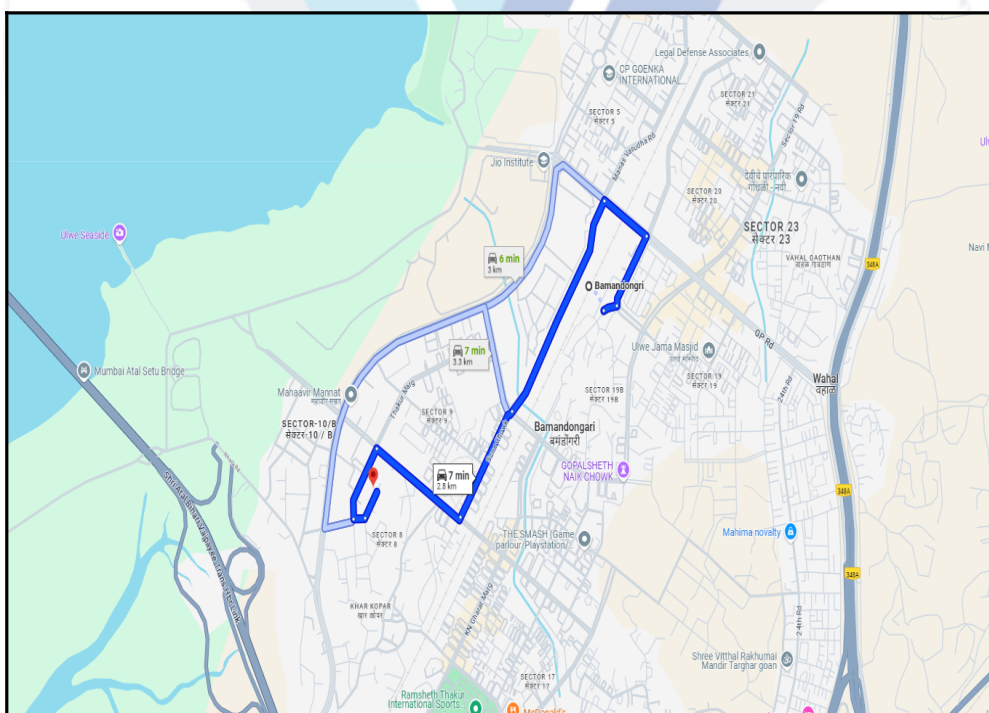
Actual Site Photographs



Route Map of the property




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



Longitude Latitude: 18°58'7.9"N 73°0'53.3"E


Note: The Blue line shows the route to site distance from nearest Railway Station (Bamandongri - 2.8 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)

[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			
Increase by 5% on Flat Located on 7 th Floor	4125			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	86,625.00	Sq. Mtr.	8,048.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	21060			
The difference between land rate and building rate(A-B=C)	65,565.00			
Percentage after Depreciation as per table(D)	8%			
Rate to be adopted after considering depreciation [B + (C X D)]	81,380.00	Sq. Mtr.	7,560.00	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	Ulwe Sector 8		
Source	https://www.99acres.com/		
Floor	5th		
	Carpet	Built Up	Saleable
Area	440.00	528.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹13,864.00	₹11,553.00	-

99acres
Post property FREE

Home > Property in Navi Mumbai > Flats for sale in Navi Mumbai > Flats for sale in Ulwe > Flats for sale in Sector 8 Ulwe > 1 BHK Flats for sale in Sector 8 Ulwe

Verified

₹61 Lac @ 8,905 per sq.ft.
Estimated EMI ₹ 48,721

1BHK 1Bath
Flat/Apartment for Sale
In Aatmay Elixir, Sector 8 Ulwe, Navi Mumbai

RERA STATUS REGISTERED | Registration No: P52000011324 | Website: https://maharera.maharashtra.gov.in/

SHREE SIDDHIVINAYAK HOMES

Kunal Sudhir koli

FEATURED DEALER | Member Since May, 2024

Contact Dealer FREE

Ready to move Property | Posted on Jan 08, 2025

Overview Society Dealer Details Price Trends Registry Record Society Reviews

Videos (1) **Property (10)** **Society (12)**

Area

Super Built up area 685 sq.ft. (63.64 sq.m.)

Built Up area: 670 sq.ft. (62.25 sq.m.)

Carpet area: 440 sq.ft. (40.88 sq.m.)

Price

₹ 61 Lac+ Govt Charges & Tax @ 8,905 per sq.ft. [View Price Details](#)

Address

Aatmay Elixir
Sector 8 Ulwe, Navi Mumbai

Floor Number

5th of 13 Floors

Facing

East

Overlooking

Main Road

Configuration

1 Bedroom , 1 Bathroom, 3 Balconies with Store Room

Property Age

1 to 5 Year Old [View Construction Status](#)

Places nearby View All (4)

152, Sector 8 Ulwe, Navi Mumbai

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

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Valuers & Appraisers
Architects & Interior Designers
Chartered Engineers (I)
TEV Consultants
Lender's Engineer
UJ 1120 MH2010 PTC201789

Price Indicators

Property	Daffodils, Ulwe		
Source	Nobroker.com		
Floor	Middle		
	Carpet	Built Up	Saleable
Area	417.00	500.40	626.00
Percentage	-	20%	-
Rate Per Sq. Ft.	₹12,830.00	₹10,691.00	₹8,546.00

Pay Rent
Post Your Property
Sign up
Log in

1 BHK Flat In Daffodils For Sale In Ulwe

Daffodils, Sector 8, Ulwe Cluster_panvel_73 23, Sector 8, Ulwe Navi ...

₹ 53.5 Lacs

Non-negotiable

₹ 30,663/Month

Estimated EMI

626

Sq.Ft

Need Home Loan ?

Apply Loan

Home / Flats for Sale in Mumbai / Flats for Sale in Ulwe / 1bhk Flat for Sale in Ulwe / Property Details

Photos
Location

1 Bedroom

No. of Bedroom

1 Bathroom

No. of Bathroom

NA

Balcony

Bike and Car

Parking

Aug 26, 2024

Posted On

Immediately

Possession

Daffodils

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: Yogam Isha Hatha Yoga | Ulwe | Suncoast Co-Op.Hsg.Soc. | Navaratna Veg Restaurant

Navi Mumbai International PreSchool

Overview

<small>Age of Building</small>	5-10 Years	<small>Ownership Type</small>	Self Owned
<small>Maintenance Charges</small>	₹2.6 Per Sq.Ft/M	<small>Flooring</small>	NA
<small>Builtup Area</small>	626 Sq.Ft	<small>Furnishing Status</small>	Unfurnished Furnish Now

Activity On This Property

20
Unique Views

0
Shortlists

1
Contacted

Powered By : NBEstimate

Similar Properties

Sale Instances

Property	Ulwe Sector 8		
Source	Index no.2		
Floor	7th		
	Carpet	Built Up	Saleable
Area	797.00	956.40	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹11,292.00	₹9,410.00	-

14/01/2025, 14:35

lgr_5179

517986

24-07-2024

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

सूची क्र.2

दुय्यम निबंधक : दु.नि. पनवेल 1

दस्त क्रमांक : 5179/2024

नोदणी :

Regn:63m

गावाचे नाव : उलवे

(1) विलेखाचा प्रकार	सेल डीड
(2) मोबदला	9000000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	7015932
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:रायगडइतर वर्णन ; इतर माहिती: सदनिका क्र.701,सातवा मजला,ईश्वर औरा को ऑप हौसिंग सोसायटी लि.,प्लॉट नंबर ए-13,सेक्टर - 8 पी टी,उलवे,ता. पनवेल,जि. रायगड ... क्षेत्र 624.926 चौ.फुट कारपेट + 56 चौ.फुट एफ बी + 32 चौ.फुट ड्राय बाल्कनी + 84 चौ.फुट टेरेस...दस्त क्र. पवेल-1-4294/2024 दि.06/06/2024 अन्वये मु.शु.व नो. फी. वसूल((Plot Number : A 13 ;))
(5) क्षेत्रफळ	624 चौ.फूट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणाऱ्या/लिहून ठेवणाऱ्या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-प्रिया रस्तोगी - वय:-54 पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: 14, बरकर स्ट्रीट, आय व्ही आय समोर, इज्जत नगर, बरेली, यु पी, उत्तर प्रदेश, बरेली. पिन कोड:-243122 पॅन नं:-AARPR2447K
(8) दस्तऐवज करून घेणाऱ्या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-शुभम बारसकर - वय:-33; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: 161-आय, ए.ई.एन कॉलनी, नॉर्थेन रेल्वे, वाराणसी कॅम्प, उत्तर प्रदेश, उत्तर प्रदेश, वाराणसी. पिन कोड:-221002 पॅन नं:-ATZPB6462F
(9) दस्तऐवज करून दिल्याचा दिनांक	04/07/2024
(10) दस्त नोदणी केल्याचा दिनांक	04/07/2024
(11) अनुक्रमांक, खंड व पृष्ठ	5179/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	100
(13) बाजारभावाप्रमाणे नोदणी शुल्क	100

Sale Instances

Property	Ulwe Sector 8		
Source	Index no.2		
Floor	6th		
	Carpet	Built Up	Saleable
Area	338.00	405.60	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹16,568.00	₹13,807.00	-

14/01/2025, 14:36

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10916528 03-08-2024 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 : 10916/2024 नोंदणी : Regn:63m
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गावाचे नाव : उलवे

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	5600000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2958300
(4) भू-मापन,पोटहिसा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:रायगडइतर वर्णन :, इतर माहिती: विभाग क्र. 27.1,दर मूल्य रु. 82,500/- प्रती चौरस मीटर,सदनिका क्र. 604,सहावा मजला,सारंग पिल्लर्स बेलव्यू प्लॉट नं. सी-1ए,सेक्टर - 8,उलवे,नवी मुंबई,ता. पनवेल,जि. रायगड,क्षेत्रफळ 27.293 चौरस मीटर कारपेट क्षेत्र + 4.132 चौरस मीटर एनक्लोस बाल्कनी क्षेत्र((Plot Number : C-1A ; SECTOR NUMBER : 8 ;))
(5) क्षेत्रफळ	27.293 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:-रोहित मोहन पवार वय:-36 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: रूम नं. 201, आशा हार्मोनी सीएचएस, प्लॉट नं. 14, ट्रीफ्त टोवर, सेक्टर - 17, खांदा कोलोनी, नवीन पनवेल वेस्ट, पनवेल, रायगड, महाराष्ट्र, राईगाई(ः). पिन कोड:-410206 पॅन नं:-AZLPP4726E
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सुशांत सोनू देसाई वय:-35; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: 375, गणेशवाडी, कुडासा तिठा, सासोली, सिंधुदुर्ग, महाराष्ट्र, सिंधुदुर्ग. पिन कोड:-416511 पॅन नं:-CAPPD6104F
(9) दस्तऐवज करून दिल्याचा दिनांक	19/06/2024
(10)दस्त नोंदणी केल्याचा दिनांक	19/06/2024
(11)अनुक्रमांक,खंड व पृष्ठ	10916/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	336000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **14th January 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 **₹ 70,16,176.00 (Rupees Seventy Lakhs Sixteen Thousands One Hundred And Seventy Six 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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