

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owners: **Krunal Vaishnav & Mansi D Vohra**

Residential Flat No. 2803, 28<sup>th</sup> Floor, Wing – A, "Aaradhya Highpark", Western Express Highway,  
Near Singapore International School, Mira Road (East), Taluka & District Thane – 401 107,  
State - Maharashtra, Country – India.

Longitude Latitude: 19°15'47.7"N 72°52'33.3"E

### Valuation Prepared for:

**State Bank of India**

**RACPC - Chinchpokli**

Retail Assets Centralised Processing Centre, Mumbai South Voltas House, 'A', 1<sup>st</sup> Floor,  
Dr. Ambedkar Road, Chinchpokli (East), Mumbai - 400 033, State - Maharashtra, Country - India.



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- Regd. Office :** 121, 1st Floor, Ackruti Star,  
Central Road, MIDC, Andheri (E),  
**Mumbai - 400 093, (M.S.), INDIA**
- TeleFax : +91 22 28371325/24  
mumbai@vastukala.org



## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 2803, 28<sup>th</sup> Floor, Wing – A, "Aaradhya Highpark", Western Express Highway, Near Singapore International School, Mira Road (East), Taluka & District Thane – 401 107, State - Maharashtra, Country – India belongs to **Krunal Vaishnav & Mansi D Vohra**.

### Boundaries of the property.

North	:	Internal Road
South	:	Thakur Mall
East	:	Under Construction - E & F Wing
West	:	Western express Highway

Considering various parameters recorded, 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 for this particular purpose at **₹ 89,28,000.00 (Rupees Eighty Nine Lakh Twenty Eight Thousand 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 valuation report.

Hence certified

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

**MANOJ BABURAO  
CHALIKWAR**

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED, ou=RCBARK, 2.5.4.20=182229544a8350030e079e2089913496f8553941  
31311522847a1865632e02ac46e440866,  
st=MAHARASHTRA,  
serialNumber=17318a364a000089862c55a8cc3d82a311d1  
3c594c387929c2078c250c, c=IN, o=MANOJ BABURAO  
CHALIKWAR  
Date: 2023.03.02 16:37:04 +05'30'

Auth. Sign.



**Director**

**Manoj B. Chalikwar**  
Registered Valuer  
Chartered Engineer (India)  
Reg. No. CAT-I-F-1763  
SBI Empanelment No.: SME/TCC/2021-22/86/3  
Encl: Valuation report.



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mumbai@vastukala.org

**Vastukala Consultants (I) Pvt. Ltd.**121, 1<sup>st</sup> Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai – 400 093

To,

**The Branch Manager,****State Bank of India****RACPC - Chinchpokli**

Retail Assets Centralised Processing Centre,

Mumbai South Voltas House, 'A', 1<sup>st</sup> Floor,

Dr. Ambedkar Road, Chinchpokli (East),

Mumbai - 400 033, State - Maharashtra,

Country - India.

**VALUATION REPORT (IN RESPECT OF FLAT)**

1	General	
1.	Purpose for which the valuation is made	: To assess fair market value of the property for Banking Purpose.
2.	a)	Date of inspection : 01.03.2023
	b)	Date on which the valuation is Made : 02.03.2023
3.	List of documents produced for perusal: i) Copy of Agreement for Sale dated 27.01.2020 between M/s. Man Vastucon LLP (the Promoters) and Krunal Vaishnav & Mansi D Vohra (the Purchasers). ii) Copy of RERA Registration Certificate No. P51700017865 dated 09.09.2021. iii) Copy of Occupancy Certificate No. MB / MNP / NR / 3177 / 2022 – 2023 dated 18.11.2022 issued by Mira Bhayander Municipal Corporation (As downloaded from RERA site). iv) Copy of Amended Commencement Certificate No. MNP / NR / 1563 / 2021 – 2022 dated 25.08.2021 issued by Mira Bhayander Municipal Corporation (As downloaded from RERA site).	
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: <b>Krunal Vaishnav &amp; Mansi D Vohra</b>  <u>Address:</u> Residential Flat No. 2803, 28 <sup>th</sup> Floor, Wing – A, "Aaradhya Highpark", Western Express Highway, Near Singapore International School, Mira Road (East), Taluka & District Thane – 401 107, State - Maharashtra, Country – India.  <u>Contact Person:</u> Krunal Vaishnav (Owner) Contact No.: 98250 78113  Joint Ownership Details of ownership share is not available
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The property is a Residential Flat located on 28 <sup>th</sup> Floor. The composition of residential flat is 1 Bedroom + Living Room + Kitchen + 2 Toilets + Passage + Balcony (i.e., <b>1BHK + 2 Toilets</b> ). The property is at 4.5 Km. travelling distance from nearest railway station Mira

		Road.	
6.	Location of property	:	
	a) Plot No. / Survey No.	:	Old Survey No. 92, New Survey No. 13/1 of Village - Mahajanwadi
	b) Door No.	:	Residential Flat No. 2803
	c) C.T.S. No. / Village	:	Village – Mahajanwadi
	d) Ward / Taluka	:	Taluka – Thane
	e) Mandal / District	:	District – Thane
	f) Date of issue and validity of layout of approved map / plan	:	Copy of Occupancy Certificate No. MB / MNP / NR / 3177 / 2022 – 2023 dated 18.11.2022 issued by Mira
	g) Approved map / plan issuing authority	:	Bhayander Municipal Corporation (As downloaded from
	h) Whether genuineness or authenticity of approved map/ plan is verified	:	RERA site).
	i) Any other comments by our empanelled valuers on authentic of approved plan	:	N.A.
7.	Postal address of the property	:	Residential Flat No. 2803, 28 <sup>th</sup> Floor, Wing – A, "Aaradhya Highpark", Western Express Highway, Near Singapore International School, Mira Road (East), Taluka & District Thane – 401 107, State - Maharashtra, Country – India.
8.	City / Town	:	Mira Road (East), Thane
	Residential area	:	Yes
	Commercial area	:	No
	Industrial area	:	No
9.	Classification of the area	:	
	i) High / Middle / Poor	:	Middle Class
	ii) Urban / Semi Urban / Rural	:	Urban Area
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Village - Mahajanwadi Mira Bhayandar Municipal Corporation
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No
12.	Boundaries of the property		
		<b>As per Site</b>	<b>As per Document</b>
	North	:	Internal Road Details not available
	South	:	Thakur Mall Details not available
	East	:	Under Construction - E & F Wing Details not available
	West	:	Western express Highway Details not available
13	Dimensions of the site		N. A. as property under consideration is a Residential Flat in a building.
		A As per the Deed	B Actuals



	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	-	-
14.	Extent of the site	:	<p>Carpet Area in Sq. Ft. = 397.00  Flowerbed Area in Sq. Ft. = 64.00  Total Carpet Area in Sq. Ft. = 461.00  (Area as per actual site measurement)</p> <p><b>RERA Carpet Area in Sq. Ft. = 388.00</b>  <b>EBVT Area in Sq. Ft. = 108.00</b>  <b>Total Carpet Area in Sq. Ft. = 496.00</b>  <b>(Area as per Agreement for Sale)</b></p> <p>Built up Area in Sq. Ft. = 546.00  (Total Carpet Area + 10%)</p> <p><b>All the above areas are within +/- 10% of the Agreement for Sale Area. The above calculations and detail measurements taken by us prove that the Agreement for Sale are is not exorbitantly inflated. Hence, valuation is based on the Agreement for Sale area.</b></p>	
14.1	Latitude, Longitude & Co-ordinates of Flat	:	19°15'47.7"N 72°52'33.3"E	
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	<b>RERA Carpet Area in Sq. Ft. = 388.00</b> <b>EBVT Area in Sq. Ft. = 108.00</b> <b>Total Carpet Area in Sq. Ft. = 496.00</b> <b>(Area as per Agreement for Sale)</b>	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Vacant	
<b>II</b>	<b>APARTMENT BUILDING</b>			
1.	Nature of the Apartment	:	Residential	
2.	Location	:		
	C.T.S. No.	:	Old Survey No. 92, New Survey No. 13/1 of Village - Mahajanwadi	
	Block No.	:	-	
	Ward No.	:	-	
	Village / Municipality / Corporation	:	Village - Mahajanwadi Mira Bhayandar Municipal Corporation	
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 2803, 28 <sup>th</sup> Floor, Wing - A, "Aaradhya Highpark", Western Express Highway, Near Singapore International School, Mira Road (East), Taluka & District Thane - 401 107, State - Maharashtra,	

		Country – India.
3.	Description of the locality Residential / Commercial / Mixed	: Residential
4.	Year of Construction	: 2023 (As per Site information)
5.	Number of Floors	: 2 Basement + Ground + 2 Podium + 1 <sup>st</sup> to 30 <sup>th</sup> Upper Floors
6.	Type of Structure	: R.C.C. Framed Structure
7.	Number of Dwelling units in the building	: 8 Flats on 28 <sup>th</sup> Floor
8.	Quality of Construction	: Good
9.	Appearance of the Building	: Good
10.	Maintenance of the Building	: Good
11.	Facilities Available	:
	Lift	: 4 Lifts
	Protected Water Supply	: Municipal Water supply
	Underground Sewerage	: Connected to Municipal sewer
	Car parking - Open / Covered	: Open car parking space
	Is Compound wall existing?	: Yes
	Is pavement laid around the building	: Yes

<b>III</b>	<b>Residential Flat</b>	
1	The floor in which the Flat is situated	: 28 <sup>th</sup> Floor
2	Door No. of the Flat	: Residential Flat No. 2803
3	Specifications of the Flat	:
	Roof	: R.C.C. Slab
	Flooring	: Vitrified tiles flooring
	Doors	: Teak Wood door frame, Flush doors shutters
	Windows	: Powder Coated Aluminum Sliding windows
	Fittings	: Concealed plumbing with C.P. fittings. Electrical wiring with concealed
	Finishing	: Cement Plastering
4	House Tax	:
	Assessment No.	: Details not available
	Tax paid in the name of:	: Details not available
	Tax amount:	: Details not available
5	Electricity Service connection No.:	: Details not available
	Meter Card is in the name of:	: Details not available
6	How is the maintenance of the Flat?	: Good
7	Sale Deed executed in the name of	: <b>Krunal Vaishnav &amp; Mansi D Vohra</b>
8	What is the undivided area of land as per Sale Deed?	: Details not available
9	What is the plinth area of the Flat?	: Built up Area in Sq. Ft. = 546.00 (Carpet Area + 10%)
10	What is the floor space index (app.)	: As per MBMC norms
11	What is the Carpet Area of the Flat?	: Carpet Area in Sq. Ft. = 397.00 Flowerbed Area in Sq. Ft. = 64.00 Total Carpet Area in Sq. Ft. = 461.00

		(Area as per actual site measurement)  <b>RERA Carpet Area in Sq. Ft. = 388.00</b> <b>EBVT Area in Sq. Ft. = 108.00</b> <b>Total Carpet Area in Sq. Ft. = 496.00</b> <b>(Area as per Agreement for Sale)</b>
12	Is it Posh / I Class / Medium / Ordinary?	: Medium
13	Is it being used for Residential or Commercial purpose?	: Residential purpose
14	Is it Owner-occupied or let out?	: Vacant
15	If rented, what is the monthly rent?	: ₹ 18,500.00 Expected rental income per month
<b>IV</b>	<b>MARKETABILITY</b>	:
1	How is the marketability?	: Good
2	What are the factors favoring for an extra Potential Value?	: Located in developing area
3	Any negative factors are observed which affect the market value in general?	: No
<b>V</b>	<b>Rate</b>	:
1	After analyzing the comparable sale instances, what is the composite rate for a similar Flat with same specifications in the adjoining locality? - (Along with details / reference of at - least two latest deals / transactions with respect to adjacent properties in the areas)	: ₹ 17,000.00 to ₹ 19,000.00 per Sq. Ft. on Carpet Area
2	Assuming it is a new construction, what is the adopted basic composite rate of the Flat under valuation after comparing with the specifications and other factors with the Flat under comparison (give details).	: ₹ 18,000.00 per Sq. Ft. on Carpet Area
3	Break – up for the rate	:
	I. Building + Services	: ₹ 3,000.00 per Sq. Ft.
	II. Land + others	: ₹ 15,000.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office for new property (an evidence thereof to be enclosed)	: ₹ 70,725.00 per Sq. M. i.e. ₹ 6,570.00 per Sq. Ft.
	In case of variation of 20% or more in the valuation proposed by the Valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given	It is a foregone conclusion that market value is always more than the RR price. As the RR Rates area Fixed by respective State Government for computing Stamp Duty / Rgstn. Fees. Thus the differs from place to place and Location, Amenities per se as evident from the fact as even RR Rates Decided by Government Differs.
<b>VI</b>	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>	
<b>a</b>	Depreciated building rate	:
	Replacement cost of Flat with Services (v(3)i)	: ₹ 3,000.00 per Sq. Ft.
	Age of the building	: New Construction (as per site information)

	Life of the building estimated	:	60 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	N.A., as the property age is below 5 years
	Depreciated Ratio of the building	:	-
<b>b</b>	Total composite rate arrived for Valuation	:	-
	Depreciated building rate VI (a)	:	₹ 3,000.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 15,000.00 per Sq. Ft.
	<b>Total Composite Rate</b>	:	<b>₹ 18,000.00 per Sq. Ft.</b>
	<b>Remarks</b>	:	-

**Details of Valuation:**

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	496.00 Sq. Ft.	18,000.00	89,28,000.00
2	Wardrobes			
3	Showcases /			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works etc.			
9	Potential value, if any			
10	Others			
	<b>Total / Realizable value of the property</b>			<b>89,28,000.00</b>
	<b>Insurable value of the property (546.00 Sq. Ft. X 3,000.00)</b>			<b>16,38,000.00</b>
	<b>Guideline value of the property (546.00 Sq. Ft. X 6,570.00)</b>			<b>35,87,220.00</b>

**Justification for price /rate**

The Market Value of the property is based on facts of markets discovered by us during our enquiries, however the government rate value in this case is less than the market value arrived by us. We are of the opinion that the value arrive by us will prove to be correct if an Auction of the subject property is carried out. As far as Market Value in Index II is concerned, it is not possible to comment on same, may be government rates are fixed by sampling during same point of time in part and whereas, Market values change every month. In most of the cases the actual deal amount or Transaction value is not reflected in Index II because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market.

**Method of Valuation / Approach**

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently



sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a residential flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 17,000.00 to ₹ 19,000.00 per Sq. Ft. on Carpet Area. Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all-round development in the locality etc. We estimate ₹ 18,000.00 per Sq. Ft. on Carpet Area for valuation.

Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	
i) Saleability	Good
ii) Likely rental values in future in	₹ 18,500.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income

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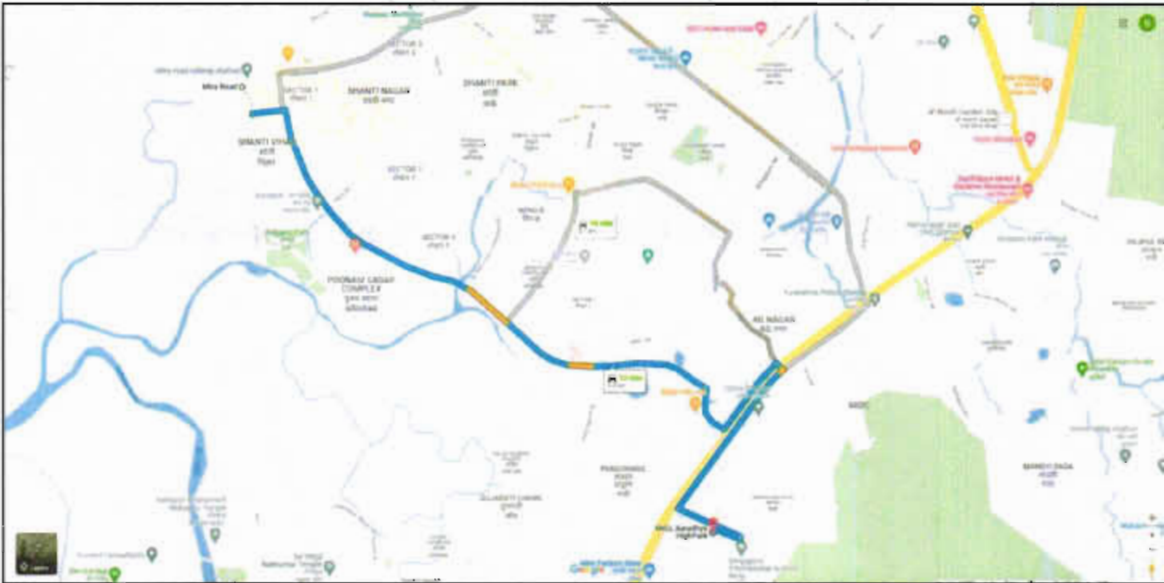
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### Route Map of The Property Site u/r



**Longitude Latitude: 19°15'47.7"N 72°52'33.3"E**

**Note:** The Blue line shows the route to site from nearest railway station (Mira Road – 4.5 Km)



## Ready Reckoner Rate


**Department of Registration & Stamps**  
 Government of Maharashtra

**नोंदणी व मुद्रांक विभाग**  
 महाराष्ट्र शासन

**नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन**  
 बाजारमूल्य दर पत्रक

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**Year** 20222023      **Language** English

**Selected District** ठाणे

**Select Taluka** ठाणे

**Select Village** मोरे (पूर्व) | महाजनवाडी

**Search By**  Survey No    Location

**Enter Survey No** 13

उपविभाग	सूची क्रम	निवासी संक्रमांक	संशोधन	दफ्तरी	जे.वॉल्यूम	एकक (Sq. Ft.)	Attribute
6/25-एफ) बु-विभाग महाजनवाडी गावातील पश्चिम दुसऱ्यारी मार्गाच्या पूर्व दक्षिणेकडील संख्ये 112 अतिरिक्त रुजर सर्व भिडकडी	22300	61500	70800	92200	70800	चौ. मीटर	सर्व्ही नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	61,500.00			
Increase by 15% on Flat Located on 28 <sup>th</sup> Floor	9,225.00			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)</b>	<b>70,725.00</b>	<b>Sq. Mtr.</b>	<b>6,570.00</b>	<b>Sq. Ft.</b>

### 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

**Table – D: 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

**99acres** Buy - Enter Locality / Project / Society / Landmark

**₹94 Lac** (₹18,540 per sq.ft.) **1BHK 2Baths**  
 Residential Apartment for Sale  
 Mira Road, Mira Road And Beyond, RD - 10

**REGISTRATION** Registration No. P5170007265 Website: <https://maharashtra.maharatna.gov.in/>

**Overview** Society Dealer Details Price Trends Recommendations Articles

**Property (9) Society (39)**

**Price**  
 Carpet area: 507 sq.ft.  
 ₹94 Lac + Govt Charges & Tax @ 18,540 per sq.ft. (Negotiable) [View Price Details](#)

**Location**  
 5<sup>th</sup> of 30 Floors  
 Overlooking: Park/Garden, Main Road

**Configuration**  
 1 Bedroom, 2 Bathrooms, 3+ Balconies with Others

**Address**  
 MCL Aaradhya Highpark Mira Road, Mira Road And Beyond

**Project Start**  
 By 2025 [View Construction Status](#)

**99acres** Buy - Enter Locality / Project / Society / Landmark

**₹93 Lac** (₹18,787 per sq.ft.) **1BHK 2Baths**  
 Residential Apartment for Sale  
 Mira Road, Mira Road And Beyond, RD - 10

**REGISTRATION** Registration No. P5170007185 Website: <https://maharashtra.maharatna.gov.in/>

**Overview** Society Dealer Details Price Trends Recommendations Articles

**Property (9) Society (39)**

**Price**  
 Carpet area: 495 sq.ft.  
 ₹93 Lac + Govt Charges & Tax @ 18,787 per sq.ft. [View Price Details](#)

**Location**  
 25<sup>th</sup> of 30 Floors  
 Overlooking: Park/Garden, Main Road

**Configuration**  
 1 Bedroom, 2 Bathrooms, 2 Balconies

**Address**  
 MCL Aaradhya Highpark Mira Road, Mira Road And Beyond

**Project Start**  
 C to 1 Year Old [View Construction Status](#)

## Price Indicators

**magicbricks** Buy Rent Sell Home Loans

Home | Property for Sale in Mumbai | Property for Sale in Mumbai | Property for Sale in Mira Road | 1 BHK Property for Sale in Mira Road | 750 Sq Ft

Posted on Feb 02, 23 | Property ID: 55423567

**₹92.0 Lac** Get ₹ 27,600 cashback on Home Loan

1 BHK 750 Sq. Ft Flat For Sale **Mira Road, Mumbai**

1 Bed 2 Baths 3 Balconies 1 Covered Parking

Carpet Area: **450 sqft** ₹ 20,444/sqft

Floor: **11 (Out of 22 Floors)**

Additional Rooms: **1 Store Room**

Developer: **MICL Group**

Transaction Type: **New Property**

Facing: **East**

Project: **MCL Aaradhya High Park**

Status: **Ready to Move**

Lifts: **3**

Contact Agent: **Ashish Patel** (Certified Agent, Local to Superstar)

Your Name: **Snyam Kajuikar**

Email: **snyam@vastukala.org**

Mobile Number: **9765074720**

I Agree to Magicbricks Terms of Use

Contact Agent | Get Phone No. | Last contact made 23 days ago | Get Contact Details

Download Brochure

**More Details**

Price Breakup: **₹92 Lac | ₹ 4,60,000** Approx. Registration Charges | **₹3,000** Monthly

Booking Amount: **₹1.0 Lac**

Address: **Mira Road, Mumbai. Mira Road, Mumbai - Mira Road and Beyond, Maharashtra**

**magicbricks** Buy Rent Sell Home Loans

Home | Property for Sale in Mumbai | Property for Sale in Mumbai | Property for Sale in Mira Road | 1 BHK Property for Sale in Mira Road | 750 Sq Ft

Posted on Mar 01, 23 | Property ID: 65103271

**₹96.0 Lac** Get ₹ 28,600 cashback on Home Loan **VERIFIED ON SITE**

1 BHK 750 Sq. Ft Flat For Sale **Mira Road, Mumbai**

1 Bed 2 Baths 2 Balconies Semi-Furnished

Carpet Area: **507 sqft** ₹ 18,935/sqft

Floor: **9 (Out of 30 Floors)**

Facing: **North**

Developer: **MICL Group**

Transaction Type: **Resale**

Lifts: **4**

Project: **MCL Aaradhya High Park**

Status: **Ready to Move**

Furnished Status: **Semi-Furnished**

Contact Agent: **Mangli Purohit** (Certified Agent)

Your Name: **Snyam Kajuikar**

Email: **snyam@vastukala.org**

Mobile Number: **9765074720**

I Agree to Magicbricks Terms of Use

Contact Agent | Get Phone No. | Get Contact Details

Download Brochure

**More Details**

Price Breakup: **₹96 Lac | ₹ 4,80,000** Approx. Registration Charges | **₹5,000** Monthly

Booking Amount: **₹1.5 Lac**

## Sale Instance

Index 2		सूची क्र.2	दुपयम निबंधक : सह दु नि ठाने 4
56376			दरम क्रमांक : 563/2020
25/01/2020			नोंदणी :
Note :-Generated Through eSearch Module. For original report please contact concern SRO office.			Regn.63m
<b>पत्राचे नाव : महाजनवाडी</b>			
(1) विविधता प्रकार	करारनामा		
(2) नोंददस्ता	14950000		
(3) कायदा भाव/भांडेपट्टा याचा बाबतिलपट्टाकार अकारणी देणे की पट्टेदार ते मसुदा करावे	6871000		
(4) 1/2 व्यापन पेट्टेदारा व परजमांक/असल्यास	1) पत्रिकेचे नाव मित्र- भाईदर मनसादरर जर्मन सदनिका नं. 2401 मळा नं. 24 का मजला इमारतीचे नाव- डॉ. विम-आराध्या हायवॉर्क ब्लॉक नं. मित्र रोड पुणे ठाने-401107, रोड नं. वेपटन एलव्हेस हायवे. इतर माहिती मोठे महाजनवाडी मध्ये विचारु इतरनेमनात शाळे काळा बांधला जाणारा प्रस्तावित प्रकल्प आराध्या हायवॉर्क मधील फेज 1 की इमारत- दस्ता मसुदा केलेले सदनिका नं. क्षेत्रांक 72.26 चौ.मिटर भेरा कारपोट व नकाशात दर्शिलेले ई की जी टी आणि ओ पी सेट 16.62 चौ. मिटर आणि बाह्यनकाशे क्षेत्रात व्हाऊन पार्क करणारे अधिकार सहा ( ( Survey Number : पुन सर्वे नं. 92, मधील 13/1 :))		
(5) क्षेत्रफळ	79.49 चौ.मीटर		
(6) अकारणी किंवा सुट्टी देण्यात असेल तेव्हा.			
(7) दस्तऐवज करून देणा-या विविध देण्या-या पत्रकाराचे नाव किंवा विविध न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास प्रतिक्रियेचे नाव व पत्ता	1) नाव- मन सायुजाणि दल एल पी वे अचिकुल हनुवाडी श्री. मुळेच पुन रोड लॉरे मुळयार श्री. दल विचार गवरे वॉ-25, पत्ता-पॉट नं. - मळा नं 12 का मजला- इमारतीचे नाव- कुवाळ कामगिरीत कोमप्लेक्स, ब्लॉक नं. सोपर्स टॉप था वर, वेदुर पॉडिम मुई-400089, रोड नं. जी.एम रोड महाराष्ट्र मुई, पिन कोड-400089 पिन नं- ACRFS8663E		
(8) दस्तऐवज करून देणा-या पत्रकाराचे व किंवा विविध न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास प्रतिक्रियेचे नाव व पत्ता	1) नाव- संजय विद्या शंभु वॉ-43, पत्ता- लक्ष नं की-201 - मित्र कॉम्प्लेक्स, वसंत नगरी सेक्टर-6, मीठ विद्या मंदिर वसंत वॉडक, वॉई-401208, न्यु सिंग रोड- लोडिडोरी MAHARASHTRA, THANE Non-Government, पिन कोड- 401208 पिन नं- AJWEP51110P 2) नाव- प्रतिभा संजय शंभु वॉ-40, पत्ता- पॉट नं. रूप नं की-201, मळा नं. - इमारतीचे नाव- मित्र कॉम्प्लेक्स, वसंत नगरी सेक्टर-6, ब्लॉक नं. मीठ विद्या मंदिर वसंत वॉडक, वॉई-401208, रोड नं. न्यु सिंग रोड, महाराष्ट्र, ठाने- पिन कोड-401208 पिन नं- CGFPS2593K		
(9) दस्तऐवज करून दिल्याचा दिनांक	15/01/2020		
(10) दस्त नोंदणी केलेल्या दिनांक	17/01/2020		
(11) अनुमत्याचा खंड व पृष्ठ	563/2020		
(12) कायदा भावप्रमाण मूद्रांक शुल्क	897000		
(13) कायदा भावप्रमाण नोंदणी शुल्क	30000		

Index 2		सूची क्र.2	दुपयम निबंधक : सह दु नि ठाने 4
61976			दरम क्रमांक : 619/2020
25/01/2020			नोंदणी :
Note :-Generated Through eSearch Module. For original report please contact concern SRO office.			Regn.63m
<b>पत्राचे नाव : महाजनवाडी</b>			
(1) विविधता प्रकार	करारनामा		
(2) नोंददस्ता	12750000		
(3) कायदा भाव/भांडेपट्टा याचा बाबतिलपट्टाकार अकारणी देणे की पट्टेदार ते मसुदा करावे	5107000		
(4) 1/2 व्यापन पेट्टेदारा व परजमांक/असल्यास	1) पत्रिकेचे नाव मित्र- भाईदर मनसादरर जर्मन सदनिका नं. 908 मळा नं 9 का मजला इमारतीचे नाव- द विम-आराध्या हायवॉर्क ब्लॉक नं. मित्र रोड पुणे ठाने-401107, रोड नं. वेपटन एलव्हेस हायवे. इतर माहिती मोठे महाजनवाडी मध्ये विचारु इतरनेमनात शाळे काळा बांधला जाणारा प्रस्तावित प्रकल्प आराध्या हायवॉर्क मधील फेज 1 की इमारत- दस्ता मसुदा केलेले सदनिका नं. क्षेत्रांक 62.74 चौ.मिटर भेरा कारपोट व नकाशात दर्शिलेले ई की जी टी आणि ओ पी सेट 11.41 चौ. मिटर आणि बाह्यनकाशे क्षेत्रात व्हाऊन पार्क करणारे अधिकार सहा ( ( Survey Number : पुन सर्वे नं. 92, मधील 13/1 :))		
(5) क्षेत्रफळ	63.01 चौ.मीटर		
(6) अकारणी किंवा सुट्टी देण्यात असेल तेव्हा.			
(7) दस्तऐवज करून देणा-या विविध देण्या-या पत्रकाराचे नाव किंवा विविध न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास प्रतिक्रियेचे नाव व पत्ता	1) नाव- मन सायुजाणि दल एल पी वे अचिकुल हनुवाडी श्री. मुळेच पुन रोड लॉरे मुळयार श्री. दल विचार गवरे वॉ-62, पत्ता-पॉट नं. - 12 का मजला (कुवाळ कामगिरीत कोमप्लेक्स, सोपर्स टॉप था वर, वेदुर पॉडिम मुई-400089, जी.एम रोड वेदुर भाई MAHARASHTRA, MUMBAI, Non-Government, पिन कोड-400089 पिन नं- ACRFS8663E		
(8) दस्तऐवज करून देणा-या पत्रकाराचे व किंवा विविध न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास प्रतिक्रियेचे नाव व पत्ता	1) नाव- अविंदर सिंह लुनसम सिंह टाऊन ऑन मुळयार श्रीमती हनुवाडी और- अविंदर सिंह टाऊन वॉ-32, पत्ता-पॉट नं. की/108, मळा नं. - इमारतीचे नाव- बुददान की- ऑन ही को सि, कुवाळ कामगिरीत कोमप्लेक्स, ब्लॉक नं. मित्राव, पिन-भायदर मित्र रोड पुणे, ठाने-401107, रोड नं. - महाराष्ट्र, ठाने- पिन कोड-401107 पिन नं- BLP53133H 2) नाव- हनुवाडी और- अविंदर सिंह टाऊन वॉ-32, पत्ता- पॉट नं. की/108, मळा नं. - इमारतीचे नाव- बुददान की- ऑन ही को सि, कुवाळ कामगिरीत कोमप्लेक्स, ब्लॉक नं. मित्राव, पिन-भायदर मित्र रोड पुणे, ठाने-401107, रोड नं. - महाराष्ट्र, ठाने- पिन कोड-401107 पिन नं- AJQPV3053K		
(9) दस्तऐवज करून दिल्याचा दिनांक	15/01/2020		
(10) दस्त नोंदणी केलेल्या दिनांक	18/01/2020		
(11) अनुमत्याचा खंड व पृष्ठ	619/2020		
(12) कायदा भावप्रमाण मूद्रांक शुल्क	765000		
(13) कायदा भावप्रमाण नोंदणी शुल्क	30000		











Sr. No.	Particulars	Valuer comment
1.	background information of the asset being valued;	The property was purchased by Krnal Vaishnav & Mansi D Vohra from Man Vastucon LLP vide Agreement for Sale dated 27.01.2020.
2.	purpose of valuation and appointing authority	As per the request from State Bank of India, RACPC - Chinchpokli to assess value of the property for Bank Loan purpose
3.	identity of the valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Deepak Jain – Valuation Engineer Shyam Kajvilkar – Technical Manager Girish Agre – Technical Officer
4.	disclosure of valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	date of appointment, valuation date and date of report;	Date of Appointment – 01.03.2023 Valuation Date – 02.03.2023 Date of Report – 02.03.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on 01.03.2023
7.	nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> <li>• Market Survey at the time of site visit</li> <li>• Ready Reckoner rates / Circle rates</li> <li>• Online search for Registered Transactions</li> <li>• Online Price Indicators on real estate portals</li> <li>• Enquiries with Real estate consultants</li> <li>• Existing data of Valuation assignments carried out by us</li> </ul>
8.	procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparison Method
9.	restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Residential Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

## **Assumptions, Disclaimers, Limitations & Qualifications**

### **Value Subject to Change**

The subject appraisal exercise is based on prevailing market dynamics as on **02<sup>nd</sup> March 2023** and does not take into account any unforeseeable developments which could impact the same in the future.

### **Our Investigations**

We are not engaged to carry out all possible investigations in relation to the subject property. Where in our report we identify certain limitations to our investigations, this is to enable the reliant party to instruct further investigations where considered appropriate or where we recommend as necessary prior to reliance. Vastukala Consultants India Pvt. Ltd. (VCIPL) is not liable for any loss occasioned by a decision not to conduct further investigations

### **Assumptions**

Assumptions are a necessary part of undertaking valuations. VCIPL adopts assumptions for the purpose of providing valuation advice because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

### **Information Supplied by Others**

The appraisal is based on the information provided by the client. The same has been assumed to be correct and has been used for appraisal exercise. Where it is stated in the report that another party has supplied information to VCIPL, this information is believed to be reliable but VCIPL can accept no responsibility if this should prove not to be so.

### **Future Matters**

To the extent that the valuation includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based on the information known to VCIPL at the date of this document. VCIPL does not warrant that such statements are accurate or correct.

### **Map and Plans**

Any sketch, plan or map in this report is included to assist the reader while visualising the property and assume no responsibility in connection with such matters.

### **Site Details**

Based on inputs received from Client's representative and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **496.00 Sq. Ft. Total Carpet Area** in the name of **Krunal Vaishnav & Mansi D Vohra**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.



## Property Title

Based on our discussion with the Client, we understand that the subject property is owned by **Krunal Vaishnav & Mansi D Vohra**. For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

## Environmental Conditions

We have assumed that the subject property is not contaminated and is not adversely affected by any existing or proposed environmental law and any processes which are carried out on the property are regulated by environmental legislation and are properly licensed by the appropriate authorities.

## Area

Based on the information provided by the Client's representative, we understand that the Residential Flat, admeasuring **496.00 Sq. Ft. Total Carpet Area**.

## Condition & Repair

In the absence of any information to the contrary, we have assumed that there are no abnormal ground conditions, nor archaeological remains present which might adversely affect the current or future occupation, development or value of the property. The property is free from rat, infestation, structural or latent defect. No currently known deleterious or hazardous materials or suspect techniques will be used in the construction of or subsequent alteration or additions to the property and comments made in the property details do not purport to express an opinion about, or advise upon, the condition of uninspected parts and should not be taken as making an implied representation or statement about such parts

## Valuation Methodology

For the purpose of this valuation exercise, the valuation methodology used is Direct Comparison Approach Method and proposed Highest and Best Use model is used for analysing development potential.

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar properties in an open and competitive market and is particularly useful in estimating the value of the Flat and properties that are typically traded on a unit basis.

In case of inadequate recent transaction activity in the subject micro-market, the appraiser would collate details of older transactions. Subsequently, the appraiser would analyse rental / capital value trends in the subject micro-market in order to calculate the percentage increase / decrease in values since the date of the identified transactions. This percentage would then be adopted to project the current value of the same.

Where reliance has been placed upon external sources of information in applying the valuation methodologies, unless otherwise specifically instructed by Client and/or stated in the valuation, VCIPL has not independently verified that information and VCIPL does not advise nor accept it as reliable. The person or entity to whom the report is addressed acknowledges and accepts the risk that if any of the unverified information in the valuation is incorrect, then this may have an effect on the valuation.

### **Not a Structural Survey**

We state that this is a valuation report and not a structural survey

### **Other**

All measurements, areas and ages quoted in our report are approximate

### **Legal**

We have not made any allowances with respect to any existing or proposed local legislation relating to taxation on realization of the sale value of the subject property. VCIPL is not required to give testimony or to appear in court by reason of this appraisal report, with reference to the property in question, unless arrangement has been made thereof. Further, no legal advice on any aspects has been obtained for the purpose of this appraisal exercise

### **Property specific assumptions**

Based on inputs received from the client and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **496.00 Sq. Ft. Total Carpet Area.**

## **ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS**

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 the property is free of liens and encumbrances.
4. 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.
5. There is no direct/ indirect interest in the property valued.
6. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.

(Annexure - V)

## MODEL CODE OF CONDUCT FOR VALUERS

### Integrity and Fairness

1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.

### Professional Competence and Due Care

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.
8. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations / guidelines and techniques.
9. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
10. A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

### Independence and Disclosure of Interest

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.
14. A valuer shall maintain complete independence in his/its professional relationships and shall

conduct the valuation independent of external influences.

15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his / its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.
18. As an independent valuer, the valuer shall not charge success fee.
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

### **Confidentiality**

20. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his / its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

### **Information Management**

21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his /its decisions and actions.
22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organisation with which he/it is registered or any other statutory regulatory body.
23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organisation with which he/it is registered, or any other statutory regulatory body.
24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

### **Gifts and hospitality:**

25. A valuer or his / its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.

Explanation: For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).



26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself / itself, or to obtain or retain an advantage in the conduct of profession for himself / itself.

### Remuneration and Costs.

27. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.
28. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

### Occupation, employability and restrictions.

29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.
30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

### Miscellaneous

31. A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.
32. A valuer shall follow this code as amended or revised from time to time.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO  
CHALIKWAR

Director

**Manoj B. Chalikwar**  
Registered Valuer  
Chartered Engineer (India)  
Reg. No. CAT-I-F-1763  
SBI Empanelment No.: SME/TCC/2021-22/86/3  
Encl: Valuation report.

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=KOLKATA, c=IN, email=manojbaburaochalikwar@vastukala.com, serial=1763, version=3  
2.5.4.20=982204e41e72d0590d10e3288e1340d34013  
3317527917180282.para/cn=403976, cn=manojbaburao,  
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2.5.4.20=982204e41e72d0590d10e3288e1340d34013  
3317527917180282.para/cn=403976, cn=MANOJ BABURAO  
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Auth. Sign.