

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Mavji Ramji Patel & Mrs. Swathi Mavji Patel**

Residential Flat No. 804, 8th Floor, Building No. B Type, Wing - B, "**Vardan Heights**", Near Union Bank, Kalyan - Bhiwandi Road, Village – Temghar, Taluka – Bhiwandi, District - Thane, PIN Code - 421 302, State – Maharashtra, Country – India.

Latitude Longitude - 19°16'46.4"N 73°04'34.6"E

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Valuation Prepared for:

Cosmos Bank

Ghodbunder Branch

Shop No. 4, Cosmos Heritage, Near Tikuji Ni Wadi, Ghodbunder Road, Manpada, Thane (West), PIN Code – 410 209, State - Maharashtra, Country - India.



Thane : 101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) - 400 601, (M.S.), INDIA
E-mail : thane@vastukala.org, Tel. : 80978 82976 / 90216 25621

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Thane **Nanded** **Indore** **Raipur**
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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

The property bearing Residential Flat No. 804, 8th Floor, Building No. B Type, Wing - B, "Vardan Heights", Near Union Bank, Kalyan - Bhiwandi Road, Village – Temghar, Taluka – Bhiwandi, District - Thane, PIN Code - 421 302, State – Maharashtra, Country – India belongs to **Mr. Mavji Ramji Patel & Mrs. Swathi Mavji Patel**.

Boundaries of the property.

North	:	Internal Road / Open Plot
South	:	Internal Road
East	:	Internal Road
West	:	Swayam Siddhi Night Degree College

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 and valued for banking purpose for **₹ 45,83,025.00 (Rupees Forty Five Lakh Eighty Three Thousand Twenty Five 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.

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C.M.D.

Auth. Sign



Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

Encl: Valuation report in Form – 01



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Residential Flat No. 804, 8th Floor, Building No. B Type, Wing - B, "Vardan Heights", Near Union Bank, Kalyan - Bhiwandi Road, Village – Temghar, Taluka – Bhiwandi, District - Thane, PIN Code - 421 302, State – Maharashtra, Country – 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 the Fair Market Value as on 10.04.2023 for Banking Purpose
2	Date of inspection	06.04.2023
3	Name of the owner/ owners	Mr. Mavji Ramji Patel & Mrs. Swathi Mavji Patel
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. 804, 8 th Floor, Building No. B Type, Wing - B, "Vardan Heights", Near Union Bank, Kalyan - Bhiwandi Road, Village – Temghar, Taluka – Bhiwandi, District - Thane, PIN Code - 421 302, State – Maharashtra, Country – India. Contact Person: Mr. Datta Bhandari - (Tenant) Contact No. 8408999321
6	Location, street, ward no	Near Union Bank, Kalyan - Bhiwandi Road, Village – Temghar, Taluka – Bhiwandi, District - Thane
	Survey/ Plot no. of land	Survey No. 111/1, 110/18A of Village - Temghar
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. = 494.00 (Area as per Actual Site Measurement) Carpet Area in Sq. Ft. = 486.00 (Area as per Agreement for Sale) Built Up Area in Sq. Ft. = 583.00

		(Area as per Agreement for Sale)
13	Roads, Streets or lanes on which the land is abutting	Near Union Bank, Kalyan - Bhiwandi Road, Village – Temghar, Taluka – Bhiwandi, District - Thane
14	If freehold or leasehold land	Freehold
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
21	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. Datta Bhandari Rented Since – 5 Years ₹ 8,000.00 Present rental income per month
	If the property owner occupied, specify portion and extent of area under owner-occupation	N.A.
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per local norms Percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	Mr. Datta Bhandari (Tenant)

	(ii)	Portions in their occupation	Fully Occupied
	(iii)	Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 8,000.00 Present rental income per month
	(iv)	Gross amount received for the whole property	Details not provided
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.
		SALES	
38		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
39		Land rate adopted in this valuation	N. A. as the property under consideration is a Residential Flat in a building. The rate is considered as composite rate.
40		If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.

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, Ghodbunder Branch to assess fair market value as on **10.04.2023** for Residential Flat No. 804, 8th Floor, Building No. B Type, Wing - B, "Vardan Heights", Near Union Bank, Kalyan - Bhiwandi Road, Village – Temghar, Taluka – Bhiwandi, District - Thane, PIN Code - 421 302, State – Maharashtra, Country – India belongs to **Mr. Mavji Ramji Patel & Mrs. Swathi Mavji Patel.**

We are in receipt of the following documents:

1	Copy Agreement for sale dated 24.12.2019 between M/s. Shiv Jyoti Enterprises (The Promoter) and Mrs. Mavji Ramji Patel (the Allottee/s).
2	Copy of Amended Commencement Certificate No. B.P.K. / 12 / 2015 - 2016 / Case No. NRV / 1402 dated 07.09.2015 issued by Bhiwandi Nizampur City Municipal Corporation.
3	Copy of Occupancy Certificate No. B.P.K. / 12 / 2015 - 2016 / Case No. NRV / 2063 dated 31.07.2017 issued by Bhiwandi Nizampur City Municipal Corporation.

LOCATION:

The said building is located at Survey No. 111/1, 110/18A of Village - Temghar, Taluka – Bhiwandi, District - Thane, PIN Code - 421 302, State – Maharashtra, Country – India. The property falls in Residential Zone. It is at a traveling distance 4.1 from Bhiwandi Road Station.

BUILDING:

The building under reference is having Stilt + 9th Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" thick internal brick walls. The walls are having sand faced plaster from outside. The staircase is of R.C.C. with R.C.C. trades and risers with chequered tile floor finish. The building external condition is Good. The building is used for residential purpose. 8th Floor is having 4 Residential Flat & 1 Refuge Area The building is having 2 lifts.

Residential Flat:

The residential flat under reference is situated on the 8th Floor. It consists of 1 Bedroom + Living Room + Kitchen + Bath + WC + Cupboard Area + Passage (**i.e. 1 BHK with Bath + WC**). The residential flat is finished with Vitrified flooring, Teak wood door frame with flush shutters door, Aluminum sliding windows & Concealed electrification & Concealed plumbing.

Valuation as on 10th April 2023

The Carpet Area of the Residential Flat	:	486.00 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 2023	:	06 years
Cost of Construction	:	583.00 Sq. Ft. X ₹ 2,500.00 = ₹ 14,57,500.00
Depreciation $\{(100-10) \times 6 / 60\}$:	9.00%
Amount of depreciation	:	₹ 1,31,175.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 46,620.00 per Sq. M. i.e. ₹ 4,331.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 44,393.00 per Sq. M. i.e. ₹ 4,124.00 per Sq. Ft.
Prevailing market rate	:	₹ 9,700.00 per Sq. Ft.
Value of property as on 10.04.2023	:	486.00 Sq. Ft. X ₹ 9,700.00 = ₹ 47,14,200.00

(Area of property x market rate of developed land & Residential premises as on 2022 - 23 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Depreciated fair value of the property as on 10.04.2023	:	₹ 47,14,200.00 - ₹ 1,31,175.00 = ₹ 45,83,025.00
Total Value of the property	:	₹ 45,83,025.00
The realizable value of the property	:	₹ 41,24,723.00
Distress value of the property	:	₹ 36,66,420.00
Insurable value of the property (583.00 X 2,500.00)	:	₹ 14,57,500.00
Guideline value of the property (583.00 X 4,124.00)	:	₹ 24,04,292.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 804, 8th Floor, Building No. B Type, Wing - B, "Vardan Heights", Near Union Bank, Kalyan - Bhiwandi Road, Village – Temghar, Taluka – Bhiwandi, District - Thane, PIN Code - 421 302, State – Maharashtra, Country – India for this particular purpose at **₹ 45,83,025.00 (Rupees Forty Five Lakh Eighty Three Thousand Twenty Five Only)**, as on **10th April 2023**.

NOTES

1. I, Sharad B. Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **10th April 2023 is ₹ 45,83,025.00 (Rupees Forty Five Lakh Eighty Three Thousand Twenty Five 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- DECLARATION

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:

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ANNEXURE TO FORM 0-1

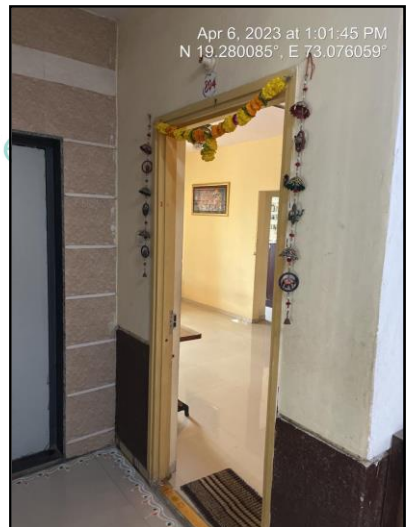
Technical details		Main Building
1.	No. of floors and height of each floor	Stilt + 9 th Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 8 th Floor
3	Year of construction	2017 (As per Occupancy Certificate)
4	Estimated future life	54 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" thick.
8	Partitions	6" thick brick wall
9	Doors and Windows	Teak wood door frame with flush shutters door
10	Flooring	Vitrified tiles flooring
11	Finishing	Cement plastering with POP finishing
12	Roofing and terracing	R.C.C. Slab
13	Special architectural or decorative features, if any	Yes
14	(i) Internal wiring – surface or conduit	Concealed electrification
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	Concealed plumbing
15	Sanitary installations	
	(i) No. of water closets	As per Requirement
	(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	2 Lifts
19	Underground sump – capacity and type of construction	R.C.C tank
20	Over-head tank Location, capacity Type of construction	R.C.C 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



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Actual site photographs

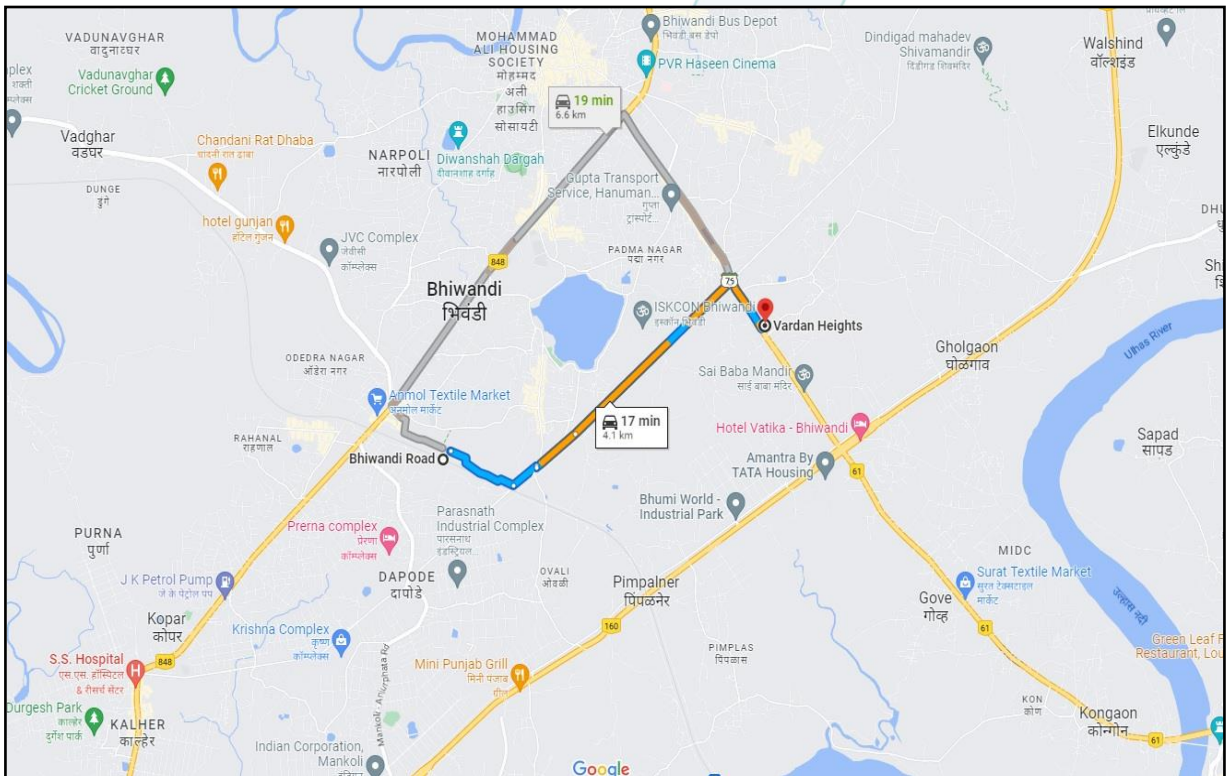
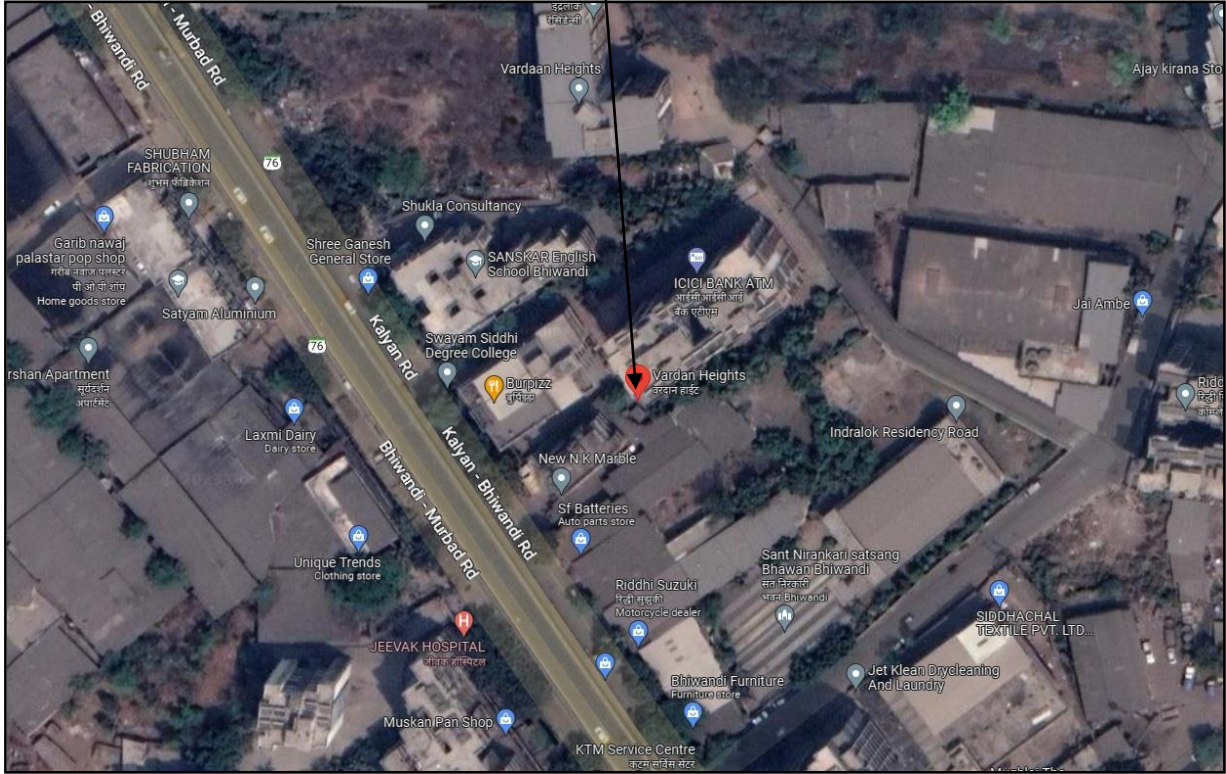


Actual site photographs



Route Map of the property


Site u/r



Latitude Longitude - 19°16'46.4"N 73°04'34.6"E

Note: The Blue line shows the route to site from nearest railway station (Bhiwandi Road – 4.1 KM)

Ready Reckoner Rate


Department of Registration & Stamps
 Government of Maharashtra

नोंदणी व मुद्रांक विभाग
 महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
 वाजारमूल्य दर पत्रक

Home
Valuation Rules
User Manual
Close

Year: 20232024 Language: English

Selected District: ठाणे

Select Taluka: भिवंडी

Select Village: गावाचे नाव : टेमघर (भिवंडी निजामपूर महानगरपालिका)

Search By: Survey No Location

Enter Survey No: 111

उपविभाग	खुली बचीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
6/65-बॉर्ड क्र. 13/1) टेमघर. सर्वे क्रमांक.	9500	44400	51100	55500	51100	चौ. मीटर	सर्व्हे नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat (A)	44,400.00			
Increase by 5% on Flat Located on 8 th Floor	2,220.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	46,620.00	Sq. Mtr.	4,331.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	9,500.00			
The difference between land rate and building rate (A – B = C)	37,120.00			
Depreciation Percentage as per table (D) [100%-6%] (Age of the building – 6 Years)	94%			
Rate to be adopted after considering depreciation [B + (C x D)]	44,393.00	Sq. Mtr.	4,124.00	Sq. Ft.

Multi-Storied building with Lift

For residential premises / commercial unit / office on above floor in multistoried building, the rate mentioned in the ready reckoner will be increased as under:

	Location of Flat / Commercial Unit in the building	Rate
a)	On Ground to 4 Floors	No increase for all floors from ground to 4 floors
b)	5 Floors to 10 Floors	Increase by 5% on units located between 5 to 10 floors
c)	11 Floors to 20 Floors	Increase by 10% on units located between 11 to 20 floors
d)	21 Floors to 30 Floors	Increase by 15% on units located between 21 to 30 floors
e)	31 Floors and above	Increase by 20% on units located on 31 and above floors

Depreciation Percentage Table

Completed Age of Building in Years	Value in percent after depreciation	
	R.C.C. Structure / other Pukka Structure	Cessed Building, Half or Semi – Pukka Structure & Kaccha Structure.
0 to 2 Years	100%	100%
Above 2 & up to 5 Years	95%	95%
Above 5 Years	After initial 5 year for every year 1% depreciation is to be considered. However maximum deduction available as per this shall be 70% of Market Value rate	After initial 5 year for every year 1.5% depreciation is to be considered. However maximum deduction available as per this shall be 85% of Market Value rate

Price Indicators

99acres
Buy ▾ Enter Locality / Project / Society / Landmark

Home > Property in Mumbai > Flats in Mumbai > Flats in Bhiwandi > 1 BHK Flats in Bhiwandi

Posted on Feb 08, 2023 | Ready to move

₹42 Lac @ 9,012 per sq.ft.
Estimated EMI ₹ 33,546

1BHK 2Baths
Flat/Apartment for Sale
In Arihant City, Bhiwandi, Mumbai Beyond Thane, Mumbai

REERA STATUS REGISTERED Registration No: P51700010350 Website: https://maharera.mahaonline.gov.in

Area
Carpet area: 466 sq.ft. (43.29 sq.m.)

Configuration
1 Bedroom, 2 Bathrooms, 2 Balconies

Price
₹ 42 Lac+ Govt Charges & Tax @ 9,012 per sq.ft. (Negotiable)

Address
Arihant City
Bhiwandi, Mumbai Beyond Thane

Floor Number
9th of 12 Floors


Facing
West

Overlooking
Park/Garden, Main Road, Club, Pool

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

Overview
Society
Owner Details
Price Trends
Registry Record
Explore Locality

Property (4) Society (43)



Photos (14)

Places nearby
Bhiwandi, Mumbai Beyond Thane, Mumbai

Bhiwandi Road
Big Basket
Mumbai Nasik Expressway
Kinderworld
ISBM
Swayam Siddhi College
ZI

[View All \(15\)](#)

Why should you consider this property?

Gated Society
Overlooking Main Road
Marble Flooring
Corner Property
Visitor Parking Available
On-Call Maintenance Staff

Overlooking Park/Garden
Feng Shui/ Vaastu Compliant
Parking Available

NOBROKER
My Bookings Play Rent Post Your Property

1 BHK Flat In Arihant City Phase 2, Bhiwandi For Sale in Bhiwandi
Bhiwandi - Murbad Rd, Bhadwad Gaon, Sonale Village, Bhiwandi, Maharashtra 421302

₹ 45 Lacs
Non-negotiable


₹ 25,791/Month
Estimated EMI

550
Sq.Ft

Need Home Loan?
[Apply Loan](#)

Home / Flats for Sale in Mumbai / Property Details

Photos
Location



1 Bedroom
No. of Bedroom

1 Bathroom
No. of Bathroom

2
Bathrooms

Jan 19, 2023
Posted On

Immediately
Possession

Arihant City Phase ...
Apartment

Get Owner Details

Price trends by NBEstimate

Report what was not correct in this property

Listed by Broker
Sold Out
Wrong Info

Overview


Age of Building	Newly Constructed	Ownership Type	Self Owned
Maintenance Charges	₹2.2 Per Sq.ft/m	Flooring	Vitrified Tiles
Builtup Area	550 Sq.ft	Carpet Area	435 Sq.ft
Furnishing Status	Unfurnished Furnish Now	Facing	North-West
Floor	10/15	Parking	None

Activity On This Property

46 Unique Views 0 Shortlists 0

Similar Properties

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Valuers & Appraisers
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Interior Designers
Chartered Engineers (I)
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NO. 107, 120, MH2010 PTC/019/19

Price Indicators

99acres
Buy ▾ | Enter Locality / Project / Society / Landmark

Home > Property in Mumbai > Flats in Mumbai > Flats in Bhiwandi > 1 BHK Flats in Bhiwandi

Posted on Jan 14, 2023 | Ready to move

₹45 Lac

@ 10,416 per sq.ft.

Estimated EMI ₹ 35,942

1BHK 1Bath

Flat/Apartment for Sale

In Arihant City, Bhiwandi, Mumbai Beyond Thane, Mumbai

REERA STATUS: REGISTERED | Registration No: P51700010350 | Website: <https://maharera.it.mahaonline.gov.in>

Overview
Society
Owner Details
Price Trends
Registry Record
Explore Locality >

Property (5)
Society (43)

Photos (1/5)

Area

Carpet area: 432 sq.ft. (40.13 sq.m.)

Price

₹ 45 Lac @ 10,416 per sq.ft.

Floor Number

10th of 15 Floors

Configuration

1 Bedroom , 1 Bathroom, 2 Balconies

Address

Arihant City Bhiwandi, Mumbai Beyond Thane

Property Age

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

Places nearby View All (15)

Bhiwandi, Mumbai Beyond Thane, Mumbai

Bhiwandi Road
Big Basket
Mumbai Nasik Expressway
Kinderworld
ISBM
Swayam Siddhi College
ZI

Why should you consider this property?

Fresh Construction
Parking Available

99acres
Buy ▾ | Enter Locality / Project / Society / Landmark

Home > Property in Mumbai > Flats in Mumbai > Flats in Bhiwandi > 1 BHK Flats in Bhiwandi > 35 to 40 Lakh

Posted on Feb 20, 2023 | Ready to move

₹40 Lac

@ 5,839 per sq.ft.

Estimated EMI ₹ 31,948

1BHK 2Baths

Flat/Apartment for Sale

In Arihant City, Bhiwandi, Mumbai Beyond Thane, Mumbai

REERA STATUS: REGISTERED | Registration No: P51700010350 | Website: <https://maharera.it.mahaonline.gov.in>

Overview
Society
Owner Details
Price Trends
Registry Record
Explore Locality >

Property (0)
Society (43)

Video (1/2) | Photos (24) | Floor Plan (17)

Area

Built Up area: 685 sq.ft. (63.64 sq.m.)

Carpet area: 470 sq.ft. (43.66 sq.m.)

Price

₹ 40 Lac @ 5,839 per sq.ft. (Negotiable)

Floor Number

10th of 12 Floors

Configuration

1 Bedroom , 2 Bathrooms, 3 Balconies with Study Room

Address

Arihant City Bhiwandi, Mumbai Beyond Thane

Property Age

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

Places nearby View All (15)

1005, Bhiwandi, Mumbai Beyond Thane, Mumbai

Bhiwandi Road
Big Basket
Mumbai Nasik Expressway
Kinderworld
ISBM
Swayam Siddhi College
ZI

Why should you consider this property?

Parking Available
Fitness Center/ Gym
Club/ Community Center
Swimming Pool Available
Rain Water Harvesting

Sales Instance

860581 07-04-2023 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : दु.नि. भिवंडी 1 दस्त क्रमांक : 8605/2022 नोदणी : Regn:63m
गावाचे नाव : टेमघर		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	3481394	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2405370	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:भिवंडी-निजामपूर मनपइतर वर्णन .; इतर माहिती: सदनिका क्र. 111,बी विंग,पहिल मजला,ऑनईट कॅलिस्टो,फेज -2,सदनिकेचे क्षेत्र 35.69 चौ.मी. कारपेट,गाव मौजे टेमघर,तालुका भिवंडी,जिल्हा ठाणे.((Survey Number : 120/2 पार्ट, 120/3पार्ट, 123/1/बी, 123/1/सी, 123/1पार्ट ;))	
(5) क्षेत्रफळ	49.25 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. ऑनईट बिल्डकॉन डेव्हलपर्स तर्फे भागीदार मे. ऑनईट इन्फ्रा होल्डींग्ज प्रा. लि. चे संचालक सारंग गुप्ता तर्फे कु.मु. ललित छगनलाल त्रिवेदी वय:-44 पत्ता:-प्लॉट नं. युनिट नं. 203, बी विंग, माळा नं. -, इमारतीचे नाव: प्रमुख प्लाझा प्रिमाथसेस, ब्लॉक नं. -, रोड नं: कार्डीनल ग्रॅसिअस रोड, चकाला, अंधेरी पूर्व, मुंबई ., महाराष्ट्र, मुम्बई. पिन कोड:-400099 पॅन नं:-AAEFO1972D	
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-प्रमोद अमरदास वैष्णव - वय:-25; पत्ता:-प्लॉट नं: रूम नं. 133, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: अक्षय हॉटेलच्या मागे, ईस्माईल चाळ इंदिरा कॉलोनी, बी आर रोड, मुलुंड प., मुंबई सुबुरबान, महाराष्ट्र, मुम्बई. पिन कोड:-400080 पॅन नं:-BDLPV0623B 2): नाव:-अमरदास मुलदास वैष्णव - वय:-57; पत्ता:-प्लॉट नं: रूम नं. 133, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: अक्षय हॉटेलच्या मागे, ईस्माईल चाळ इंदिरा कॉलोनी, बी आर रोड, मुलुंड प., मुंबई सुबुरबान, महाराष्ट्र, मुम्बई. पिन कोड:-400080 पॅन नं:-ADHPV0736E	
(9) दस्तऐवज करुन दिल्याचा दिनांक	31/03/2022	
(10)दस्त नोदणी केल्याचा दिनांक	20/06/2022	
(11)अनुक्रमांक, खंड व पृष्ठ	8605/2022	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	208900	
(13)बाजारभावाप्रमाणे नोदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील :-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **10th April 2023**.

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 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.

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 **₹ 45,83,025.00 (Rupees Forty Five Lakh Eighty Three Thousand Twenty Five Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

C.M.D.

Auth. Sign

Sharadkumar B. Chalikwar
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09

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