

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mr. Arvind J. Parmar & Mrs. Lalita A. Parmar**

Residential Flat No. B-305, 3<sup>rd</sup> Floor, Wing - B, Building No. B – 3/4, "Nageshwar Co-Op. Hsg. Soc. Ltd.",  
Padmavati Nagar, 150 Ft. Road, Bhayandar (West), Taluka & District – Thane, PIN Code – 401 101,  
State – Maharashtra, Country – India.

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Latitude Longitude - 19°17'43.6"N 72°50'51.1"E

### Valuation Done for: **Cosmos Bank**

#### **Naupada Thane Branch**




Kusumanjali, Opposite Deodhar Hospital, Naupada, Thane (West),  
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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**Mumbai** - 400 093, (M.S.), INDIA  
 TeleFax : +91 22 28371325/24  
 mumbai@vastukala.org

## VALUATION OPINION REPORT

The property bearing Residential Flat No. B-305, 3<sup>rd</sup> Floor, Wing - B, Building No. B – 3/4, "Nageshwar Co-Op. Hsg. Soc. Ltd.", Padmavati Nagar, 150 Ft. Road, Bhayandar (West), Taluka & District – Thane, PIN Code – 401 101, State – Maharashtra, Country – India belongs to **Mr. Arvind J. Parmar & Mrs. Lalita A. Parmar.**

Boundaries of the property.

North : Mahakaleshwar Temple  
South : Shri Shankheshwar Parshwanath Jain Temple  
East : Internal Road  
West : Shankheshwar Building

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 **₹ 58,13,437.00 (Rupees Fifty Eight Lakh Thirteen Thousand Four Hundred Thirty Seven 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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Director

Auth. Sign.

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Encl: Valuation report in Form – 01



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

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**Valuation Report of Residential Flat No. B-305, 3<sup>rd</sup> Floor, Wing - B, Building No. B – 3/4, "Nageshwar Co-Op. Hsg. Soc. Ltd.", Padmavati Nagar, 150 Ft. Road, Bhayandar (West), Taluka & District – Thane,****PIN Code – 401 101, 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 24.05.2023 for Banking Purpose
2	Date of inspection	11.04.2023
3	Name of the owner/ owners	<b>Mr. Arvind J. Parmar &amp; Mrs. Lalita A. Parmar</b>
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	<b>Address:</b> Residential Flat No. B-305, 3 <sup>rd</sup> Floor, Wing - B, Building No. B – 3/4, "Nageshwar Co-Op. Hsg. Soc. Ltd.", Padmavati Nagar, 150 Ft. Road, Bhayandar (West), Taluka & District – Thane, PIN Code – 401 101, State – Maharashtra, Country – India.  <b>Contact Person:</b> Mrs. Lalita A. Parmar (Owner's Wife)
6	Location, street, ward no	Padmavati Nagar, 150 Ft. Road, Bhayandar (West), Taluka & District – Thane.
	Survey/ Plot no. of land	Old Survey No. 661 and New Survey No. 262/1,2 of Village – Bhayandar
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
	<b>LAND</b>	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 380.00 Balcony Area in Sq. Ft. = 46.00 Total Carpet Area in Sq. Ft. = 426.00 (Area as per Actual Site Measurement)  <b>Built Up Area in Sq. Ft. = 585.00</b> <b>(Area as per Agreement for sale)</b>

13	Roads, Streets or lanes on which the land is abutting	Padmavati Nagar, 150 Ft. Road, Bhayandar (West), Taluka & District – Thane.
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
21	Attach a dimensioned site plan	N.A.
	<b>IMPROVEMENTS</b>	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available
23	Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)	Attached
24	Is the building owner occupied/ tenanted/ both?	Owner Occupied
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Occupied
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per TMC norms Percentage actually utilized – Details not available
26	<b>RENTS</b>	
	(i) Names of tenants/ lessees/ licensees, etc	N.A.
	(ii) Portions in their occupation	N.A.

	(iii)	Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 12,000.00 Expected rental income per month
	(iv)	Gross amount received for the whole property	N.A.
27		Are any of the occupants related to, or close to business associates of the owner?	N.A.
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.
		<b>SALES</b>	
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.
		<b>COST OF CONSTRUCTION</b>	



41	Year of commencement of construction and year of completion	Year of Completion – 2008 (Approx.)
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.
	<b>Remark:</b>	

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Naupada Thane Branch to assess fair market value as on 24.05.2023 for Residential Flat No. B-305, 3<sup>rd</sup> Floor, Wing - B, Building No. B – 3/4, "Nageshwar Co-Op. Hsg. Soc. Ltd.", Padmavati Nagar, 150 Ft. Road, Bhayandar (West), Taluka & District – Thane, PIN Code – 401 101, State – Maharashtra, Country – India belongs to **Mr. Arvind J. Parmar & Mrs. Lalita A. Parmar.**

### We are in receipt of the following documents:

1	Copy of Agreement for sale (Document No. 3915 / 2005) dated 14.06.2005 between M/s. Sudarshan Developers and Arvind J. Parmar & Lalita A. Parmar.
2	Copy of Index II (Document No. 4939 / 2019) dated 29.03.2019.
3	Copy of Commencement Certificate Jav. Kr. MB / MNP / NR / 1348 / 8640 / 2003 – 2004 dated 17.12.2003 issued by Mira Bhayandar Municipal Corporation.
4	Copy of Society Share Certificate No. 29 dated 26.02.2008 in the name of Arvind J. Parmar & Lalita A. Parmar.
5	Copy of 7/12 Extracts.
6	Copy of No Objection Letter issued by Sudarshan Developers.
8	Copy Tax Receipt No. 27072018/27/6000192 dated 27.07.2018 in the name of Arvind J. Parmar issued by Mira Bhayandar Municipal Corporation
9	Copy of Property Tax Assessment No. B060034039029 dated 10.06.2018 for the year 2018-2019 issued by Mira Bhayandar Municipal Corporation.
10	Copy of Society Maintenance Bill No. 317 dated 31.01.2019 in the name of Mr. Arvind J. Parmar & JT.
11	Copy of No Objection Certificate date not visible issued by Nageshwar Co-Op. Hsg. Soc. Ltd.

### LOCATION:

The said building is located at Old Survey No. 661 and New Survey No. 262/1,2 of Village – Bhayandar, Taluka & District – Thane, PIN Code – 401 101, State – Maharashtra, Country – India. The property falls in Residential Zone. It is at a travelling distance 3.2 Km. from Bhayandar railway station.

**BUILDING:**

The building under reference is having Ground + 3<sup>rd</sup> 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. 3<sup>rd</sup> Floor is having 4 Residential Flats. The building is not having lift.

**Residential Flat:**

The residential flat under reference is situated on the 3<sup>rd</sup> Floor. It consists of 1 Bedroom + Living Room + Kitchen + 1 Toilet + WC + Passage + Balcony + Balcony (i.e. **1 BHK with 1 Toilet + WC**). The residential flat is finished with Vitrified flooring, Teak wood door frame with flush door with safety door, Powder Coated Aluminum sliding windows, Concealed electrification & plumbing. The flat condition is good.

**Valuation as on 24<sup>th</sup> May 2023**

<b>The Built Up Area of the Residential Flat</b>	<b>:</b>	<b>585.00 Sq. Ft.</b>
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**Deduct Depreciation:**

Year of Construction of the building	:	2008 (Approx.)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	15 years
Cost of Construction	:	585.00 Sq. Ft. X ₹ 2,500.00 = ₹ 14,62,500.00
Depreciation $\{(100-10) \times 15 / 60\}$	:	22.50%
Amount of depreciation		₹ 3,29,063.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 69,600.00 per Sq. M. i.e. ₹ 6,466.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 62,520.00 per Sq. M. i.e. ₹ 5,808.00 per Sq. Ft.
Prevailing market rate	:	₹ 10,500.00 per Sq. Ft.
<b>Value of property as on 24.05.2023</b>	<b>:</b>	<b>585.00 Sq. Ft. X ₹ 10,500.00 = ₹ 61,42,500.00</b>

**Note:** As per Actual Site Measurement, Carpet Area is 426.00 Sq. Ft. (Including Balcony Area) & Built up Area 585.00 Sq. Ft. respectively mentioned in the documents provided to us. The loading factor of Built up area to Carpet area is 37%. For the purpose of valuation, we have considered Built up Area of agreement. Hence, to give proper weightage to the value of property, lower rate of ₹ 10,500/- per Sq. Ft.

(Area of property x market rate of developed land & Residential premises as on 2023 - 24 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

<b>Depreciated fair value of the property as on 24.05.2023</b>		<b>₹ 61,42,500.00 - ₹ 3,29,063.00 = ₹ 58,13,437.00</b>
<b>Total Value of the property</b>	<b>:</b>	<b>₹ 58,13,437.00</b>
<b>The realizable value of the property</b>	<b>:</b>	<b>₹ 52,32,093.00</b>

<b>Distress value of the property</b>	:	<b>₹ 46,50,750.00</b>
<b>Insurable value of the property (585.00 Sq. Ft. X ₹ 2,500.00)</b>	:	<b>₹ 14,62,500.00</b>
<b>Guideline Value of the property (585.00 Sq. Ft. X ₹ 5,808.00)</b>	:	<b>₹ 33,97,680.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. B-305, 3<sup>rd</sup> Floor, Wing - B, Building No. B – 3/4, "**Nageshwar Co-Op. Hsg. Soc. Ltd.**", Padmavati Nagar, 150 Ft. Road, Bhayandar (West), Taluka & District – Thane, PIN Code – 401 101, State – Maharashtra, Country – India for this particular purpose at **₹ 58,13,437.00 (Rupees Fifty Eight Lakh Thirteen Thousand Four Hundred Thirty Seven Only)**. as on **24<sup>th</sup> May 2023**.

### NOTES

1. I, Manoj 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 **24<sup>th</sup> May 2023 is ₹ 58,13,437.00 (Rupees Fifty Eight Lakh Thirteen Thousand Four Hundred Thirty Seven 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- 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:



**ANNEXURE TO FORM 0-1**

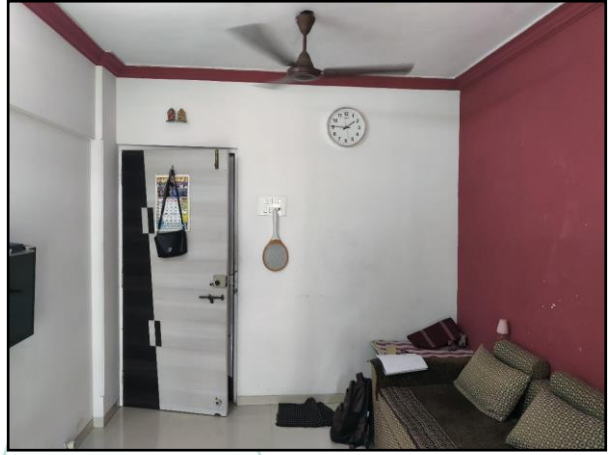
Technical details		Main Building
1.	No. of floors and height of each floor	Ground + 3 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 3 <sup>rd</sup> Floor
3	Year of construction	2008 (Approx.)
4	Estimated future life	45 Years Subject 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 door with safety 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	Not Provided
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





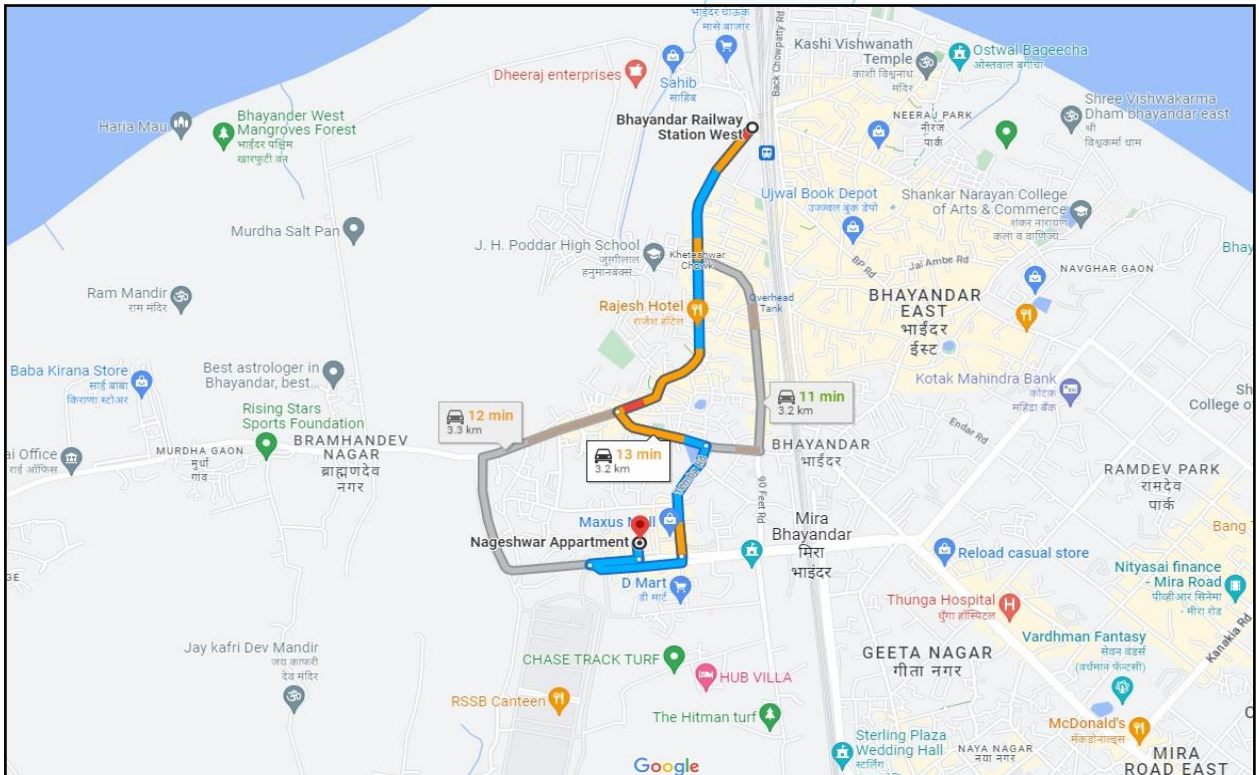
## Actual site photographs





## Route Map of the property

Site u/r




**Latitude Longitude - 19°17'43.6"N 72°50'51.1"E**

**Note: The Blue line shows the route to site from nearest railway station (Bhayandar – 3.2 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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Valuation Rules
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Year: 20232024 Language: English

Annual Statement of Rates

Selected District: ठाणे

Select Taluka: ठाणे

Select Village: मौजे [गांव] भाईदर

Search By:  Survey No  Location

Enter Survey No: 262

उपविभाग	सूची नमून	निवासी दरनिका	ऑफिस	दुकाने	औद्योगिक	एकर (Rs.)	Attribute
1/11-एच - 2) शु-भाग मौजे भाईदर गांवातील रेल्वे लाईनच्या पश्चिमेकडील व दरील अे ते जी व एच -1 भागातील मिळकती बगळता इतर सर्व मिळकती	22400	69600	79910	108400	79910	चौ. मीटर	सव्हे नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	69,600.00			
No Increase, Flat Located on 3 <sup>rd</sup> Floor	00.00			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)</b>	<b>69,600.00</b>	<b>Sq. Mt.</b>	<b>6,466.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	22,400.00			
The difference between land rate and building rate (A – B = C)	47,200.00			
Depreciation Percentage as per table (D) [100% - 15%] (Age of the Building – 15 Years)	85%			
<b>Rate to be adopted after considering depreciation [B + (C x D)]</b>	<b>62,520.00</b>	<b>Sq. Mt.</b>	<b>5,808.00</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

**NOBROKER**
My Bookings | Pay Rent | Post Your Property



**1 BHK Flat In Kashmiri Jyoti Chs For Sale In Maxus Mall**  
Bhayandar West, Mira Bhayandar


**₹ 48 Lacs**  
Negotiable

**₹ 27,510/Month**  
Estimated EMI

**550**  
Sq.Ft

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



<b>1 Bedroom</b> No. of Bedroom	Apr 3, 2023 Posted On
<b>1 Bathroom</b> No. of Bathroom	Immediately Possession
<b>NA</b> Balcony	Kashmiri Jyoti Chs Apartment

[Get Owner Details](#)

Price trends by NBEstimate

Report what was not correct in this property

Listed by Broker | Sold Out | Wrong Info

Nearby: Maxus Mall | D Mart | Prime Diagnostic Center | Big Bazaar | Hubtown Iris

**Overview**

Age of Building	>10 Years	Ownership Type	Self Owned
Maintenance Charges	₹1.6 Per Sq.ft/m	Flooring	NA
Builtup Area	550 Sq.ft	Carpet Area	400 Sq.ft
Furnishing Status	Semi <a href="#">Furnish Now</a>	Facing	West


**Activity On This Property**

100 Unique Views | 1 Shortlists | 4

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**NOBROKER**
My Bookings | Pay Rent | Post Your Property



**1 BHK Flat In Chintamani Apt For Sale In Bhayandar West**  
Shree Siddhivinayak Marg , Bhayandar west near Maxus Mall - 401101

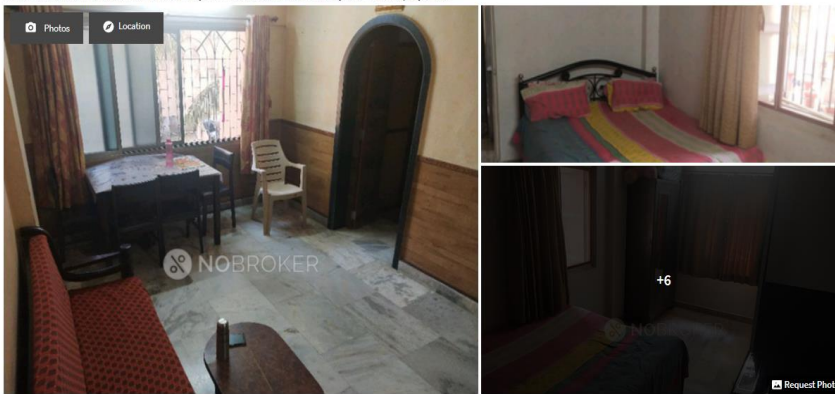
**₹ 50 Lacs**  
Negotiable

**₹ 28,857/Month**  
Estimated EMI

**575**  
Sq.Ft

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<b>1 Bedroom</b> No. of Bedroom	Oct 28, 2022 Posted On
<b>1 Bathroom</b> No. of Bathroom	Immediately Possession
<b>NA</b> Balcony	Chintamani Apt Apartment
<b>Bike and Car</b> Parking	Partial Power Backup

[Get Owner Details](#)

Price trends by NBEstimate

Report what was not correct in this property

Listed by Broker | Sold Out | Wrong Info

Nearby: Maxus Mall | D Mart | Prime Diagnostic Center | Big Bazaar | Kanungo Estate


**Overview**

Age of Building	>10 Years	Ownership Type	Self Owned
Maintenance Charges	₹1.6 Per Sq.ft/m	Flooring	Marble/Granite
Builtup Area	575 Sq.ft	Furnishing Status	Semi <a href="#">Furnish Now</a>

**Activity On This Property**


525 Unique Views | 2 Shortlists | 9

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Licence's Engineer

# Price Indicators

**NOBROKER**
My Bookings | Pay Rent | Post Your Property

**1 BHK Flat In Geeta Nagar For Sale In Bhayandar West**  
Tembao Rd, Near Maxus Cinemas

₹ 48 Lacs  
Negotiable

₹ 27,510/Month  
Estimated EMI

500  
Sq.Ft

Need Home Loan?  
[Apply Loan](#)

Home / Flats for Sale in Mumbai / Flats for Sale in Bhayandar west / 1bkhk Flat for Sale in Bhayandar west / Property Details

Photos
Location

Nearby: Maxus Mall | D Mart | Prime Diagnostic Center | Big Bazaar | Hubtown Iris

1 Bedroom <small>No. of Bedroom</small>	Feb 18, 2023 <small>Posted On</small>
2 Bathroom <small>No. of Bathroom</small>	Immediately <small>Possession</small>
1 <small>Balcony</small>	Geeta Nagar <small>Apartment</small>
Bike <small>Parking</small>	None <small>Power Backup</small>

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	>10 Years	Ownership Type	Self Owned
Maintenance Charges	₹1.4 Per Sq.ft/m	Flooring	Vitrified Tiles
Builtup Area	500 Sq.ft	Furnishing Status	Fully Furnished

**Activity On This Property**

676  
Unique Views

3  
Shortlists

5  
...

**Similar Properties**

**square yards**
Mumbai | Buy | Rent | Projects | Agents | More Services | Resources | Data Intelligence

Home > Property for Sale in Mumbai > Property for Sale in Mira Bhayandar > Property for Sale in Nageshwar CHS, Mumbai > 1 Bedroom 550 Sq.Ft. Apartment in Mira Bhayandar Mumbai

138 Views
Compare

Cover Image, nageshwar-chs 1 Bedroom 550 Sq.Ft. Apartment In Mira Bhayandar Mumbai 4547477

**₹ 48 L**

1 Bedroom  
Unfurnished  
2 Bathroom  
550 Sq.Ft. (Built-up Area)  
East Facing

2 Buyers Interested in this Property

Get Instant Home Loan
Request for Call

**Nageshwar CHS**  
**1 Bedroom 550 Sq.Ft. Apartment in Mira Bhayandar Mumbai**  
Listing ID #4547477

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**Key Highlights**

Well Maintained
Safe & Secure Locality
Affordable
Well ventilated
Family

The listed Unfurnished 550 square feet apartment is located in peaceful locality of mira bhayandar, mumbai and is on sale.

- With 1 bedroom and 2 bathrooms, this property is perfect for a single family.
- The property is present on 3rd floor in a 10 storey building.

The property is well maintained and is 10+ years old.

**Contact our Real Estate Experts**

**Uttamchand Golecha**  
+9199201XXXXX

Name:

Email ID:

+91 | Phone Number:

Enable updates through [WhatsApp](#)

**Property Information**



## Sales Instance

2247337 20-04-2023 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि.ठाणे 7 दस्त क्रमांक : 2247/2023 नोंदणी : Regn:63m
<b>गावाचे नाव : भाईदर</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	3500000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3026904	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मिरा-भाईदर मनपाइतर वर्णन : इतर माहिती: , इतर माहिती: मौजे भाईदर,एच 2 वार्ड,विभाग क्र. 1/11,जुना सर्वे क्र. 660,658,661,नवीन सर्वे क्र. 251,262,263,हिस्सा क्र. 1,2,सदनिका क्र. 401,चौथा मजला,श्री शत्रुंजय को-ऑप. हौसिंग सोसायटी लिमिटेड,पद्मावती नगर,150 फिट रोड,भाईदर पश्चिम,ठाणे 401 101.,चे एकूण क्षेत्रफळ 43.49 चौरस मीटर बिल्टअप चा करारनामा. तसेच सदर दस्तात नमूद केल्याप्रमाणे.( ( Survey Number : New Survey No. 251, 262, 263, Hissa No. 1, 2 ; ) )	
(5) क्षेत्रफळ	43.49 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:-रमेश कन्हैयालालजी सोलंकी - - वय:-47 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: सदनिका क्र. 401,चौथा मजला,श्री शत्रुंजय को-ऑप. हौसिंग सोसायटी लिमिटेड, पद्मावती नगर, 150 फिट रोड, भाईदर पश्चिम, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-401101 पॅन नं:- BLXPS3965H 2): नाव:-वंदना रमेश सोलंकी - - वय:-44 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सदनिका क्र. 401, चौथा मजला, श्री शत्रुंजय को-ऑप. हौसिंग सोसायटी लिमिटेड, पद्मावती नगर, 150 फिट रोड, भाईदर पश्चिम, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-401101 पॅन नं:- DMFPS3323N	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-महेन्द्र चंद भंडारी - - वय:-76; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: नेहरू कॉलोनी, फालना, पाली, राजस्थान, राजस्थान, पाली. पिन कोड:-306116 पॅन नं:- AAVPB0051D	
(9) दस्तऐवज करून दिल्याचा दिनांक	03/02/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	03/02/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	2247/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	245000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		

## **DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE**

This exercise is to assess **Fair Market Value** of the property under reference as on **24<sup>th</sup> May 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 knowledgeably 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 **₹ 58,13,437.00 (Rupees Fifty Eight Lakh Thirteen Thousand Four Hundred Thirty Seven Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Auth. Sign.

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