

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mr. Amit Ashok Viridhe & Mrs. Shweta Amit Viridhe.**

Residential Flat No. B/33, 3<sup>rd</sup> Floor, Wing – B, Building No. 132 - SB, "Shashank Srishti Co-Op. Hsg. Soc. Ltd.",  
Srishti Housing Complex, Sector - II, Mira Road (East), Thane – 401 107, State – Maharashtra, Country – India.

**Latitude Longitude - 19°16'14.4"N 72°52'10.6"E**

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### Valuation Prepared for:

**Cosmos Bank**

**Mulund (East)**

Ground + 1<sup>st</sup> Floor of Shop No. 2, 1<sup>st</sup> Floor of Shop No. 1, "Romell Vasanti", Vasanti Vihar Co-op. Hsg. Soc. Ltd.,  
Navghar Road, Mulund (East), Mumbai – 400 081, 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](mailto:thane@vastukala.org), Tel. : 80978 82976 / 90216 25621

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**Regd. Office** : B1-001, U/B Floor, Boomerang,  
Chandivali Farm Road, Andheri (East),  
**Mumbai** - 400 072, (M.S.), INDIA  
TeleFax : +91 22 28371325/24  
✉ [mumbai@vastukala.org](mailto:mumbai@vastukala.org)

## VALUATION OPINION REPORT

The property bearing Residential Flat No. B/33, 3<sup>rd</sup> Floor, Wing – B, Building No. 132 - SB, “**Shashank Srishti Co-Op. Hsg. Soc. Ltd.**”, Shrishti Housing Complex, Sector - II, Mira Road (East), Thane – 401 107, State – Maharashtra, Country – India belongs to **Mr. Amit Ashok Virdhe & Mrs. Shweta Amit Virdhe.**

Boundaries of the property.

North	:	Yayati Building
South	:	Open Plot
East	:	Internal Road
West	:	Shouri 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 **₹ 62,81,312.00 (Rupees Sixty Two Lakh Eighty One Thousand Three Hundred Twelve 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.**



**Director**

**Auth. Sign.**

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Cosmos Emp. No. H.O./Credit/67/2019-20



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**Residential Flat No. B/33, 3rd Floor, Wing – B, Building No. 132 - SB, "Shashank Srishti Co-Op. Hsg. Soc. Ltd.",  
Shrishti Housing Complex, Sector - II, Mira Road (East), Thane – 401 107,  
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 27.06.2023 for Bank Loan Purpose
2	Date of inspection	23.06.2023
3	Name of the owner/ owners	<b>Mr. Amit Ashok Virdhe &amp; Mrs. Shweta Amit Virdhe</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 shares is not available
5	Brief description of the property	<b>Address:</b> Residential Flat No. B/33, 3 <sup>rd</sup> Floor, Wing – B, Building No. 132 - SB, "Shashank Srishti Co-Op. Hsg. Soc. Ltd.", Shrishti Housing Complex, Sector - II, Mira Road (East), Thane – 401 107, State – Maharashtra, Country – India.  <b>Contact Person:</b> Priyon Dhumade (Tenant) Contact No. 8691865183
6	Location, street, ward no	Shrishti Housing Complex, Sector - II, Mira Road (East), Thane – 401 107
7	Survey/ Plot no. of land	Survey No. 75,207, 217 to 220, 228 to 236, 238 to 251, 255 to 258 of Village Mira
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, 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. = 425.00 Cup Board Area in Sq. Ft. = 11.00 Total Carpet Area in Sq. Ft. = 436.00 (Area as per Actual Site Measurement)

		<b>Carpet Area in Sq. Ft. = 424.00 (Area as per Agreement for sale)</b>  Built Up Area in Sq. Ft. = 509.00 (Carpet Area + 20%)
13	Roads, Streets or lanes on which the land is abutting	Shrishti Housing Complex, Sector - II, Mira Road (East), Thane – 401 107
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. <sup>®</sup>
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?	Tenant Occupied - Priyon Dhumade Occupied Since – 1½ Year
	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 MBMC 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	₹ 13,000.00 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?	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.
	<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><i>COST OF CONSTRUCTION</i></b>	
41	Year of commencement of construction and year of completion	Year of Completion – 1990 (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.
	<b><u>Remark:</u></b>	

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Mulund (East) Branch to assess fair market value as on 27.06.2023 for Residential Flat No. B/33, 3<sup>rd</sup> Floor, Wing – B, Building No. 132 - SB, “**Shashank Srishti Co-Op. Hsg. Soc. Ltd.**”, Shrishti Housing Complex, Sector - II, Mira Road (East), Thane – 401 107, State – Maharashtra, Country – India belongs to **Mr. Amit Ashok Virdhe & Mrs. Shweta Amit Virdhe.**

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

1	Copy of Agreement for Sale dated 28.11.2022.
2	Copy of Occupancy Certificate dated 23.03.1990 issued by Mira Bhayander Municipal Corporation.
3	Copy of Society Maintenance Bill No. 5215 dated 01.05.2023 in the name of Mr. Amit Ashok Virdhe & Mrs. Shweta Amit Virdhe issued by Shashank Srishti Co-Op. Hsg. Soc. Ltd.

### LOCATION:

The said building is located at Survey No. 75,207, 217 to 220, 228 to 236, 238 to 251, 255 to 258 of Village Mira. The property falls in Residential Zone. It is at a travelling distance 2.4 Km. from Mira Road railway station.

### BUILDING:

The building under reference is having Part Ground + Part Stilt + 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 building is used for residential purpose. 3<sup>rd</sup> Floor is having 4 Residential Flats. Building is without building lift.

### Residential Flat:

The residential flat under reference is situated on the 3<sup>rd</sup> Floor. It consists of Bedroom + Living Room + Dining Area + Kitchen + 2 Toilets + Passage + Cup Board Area (i.e., **1 BHK + 2 Toilets**). The residential flat is finished with Vetrified flooring, Teak wood door frame with solid flush doors, Powder Coated Aluminum sliding windows, Counseled electrification & plumbing etc.

**Valuation as on 27<sup>th</sup> June 2023**

<b>The Carpet Area of the Residential Flat</b>	<b>:</b>	<b>424.00 Sq. Ft.</b>
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**Deduct Depreciation:**

Year of Construction of the building	:	1990 (As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	33 Years
Cost of Construction	:	424.00 X 2,500.00 = ₹ 12,72,500.00
Depreciation $\{(100-10) \times 37 / 60\}$	:	49.50%
Amount of depreciation	:	₹ 6,29,888.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 83,045.00 per Sq. M. i.e. ₹ 7,715.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 65,111.00 per Sq. M. i.e. ₹ 6,049.00 per Sq. Ft.
Prevailing market rate	:	₹ 16,500.00 per Sq. Ft.
<b>Value of property as on 27.06.2023</b>	<b>:</b>	<b>424.00 Sq. Ft. X ₹ 16,300.00 = ₹ 69,11,200.00</b>

(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 27.06.2023</b>	<b>:</b>	<b>₹ 69,11,200.00 - ₹ 6,29,888.00 =</b> <b>₹ 62,81,312.00</b>
<b>Total Value of the property</b>	<b>:</b>	<b>₹ 62,81,312.00</b>
<b>The realizable value of the property</b>	<b>:</b>	<b>₹ 56,53,180.80</b>
<b>Distress value of the property</b>	<b>:</b>	<b>₹ 50,25,049.60</b>
<b>Insurable value of the property (509 X 2,500.00)</b>	<b>:</b>	<b>₹ 12,72,500.00</b>
<b>Guideline value of the property (509 X 6,049.00)</b>	<b>:</b>	<b>₹ 30,78,941.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 43, 4th Floor, Building No. 23-A, "Shree Kunj Co-Op. Hsg. Soc. Ltd.", Brindaban Complex, Majiwade, Thane (West), Takula & District – Thane, PIN Code – 400 601, State – Maharashtra, Country – India for this particular purpose at **₹ 62,81,312.00 (Rupees Sixty Two Lakh Eighty One Thousand Three Hundred Twelve Only)** as on **27<sup>th</sup> June 2023**.

## **NOTES**

1. I, Sharadkumar 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 **27<sup>th</sup> June 2023 is ₹ 62,81,312.00 (Rupees Sixty Two Lakh Eighty One Thousand Three Hundred Twelve 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:

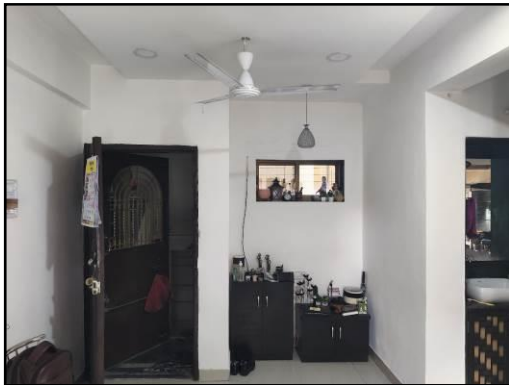
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**ANNEXURE TO FORM 0-1**

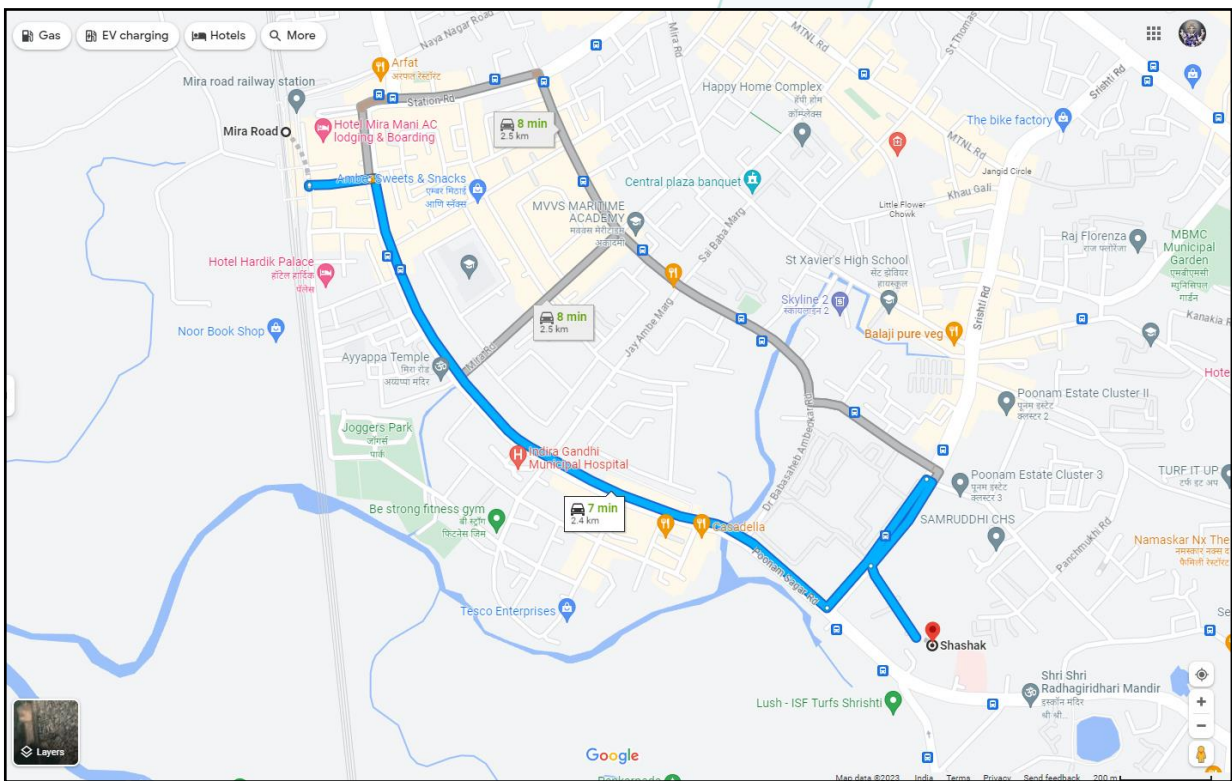
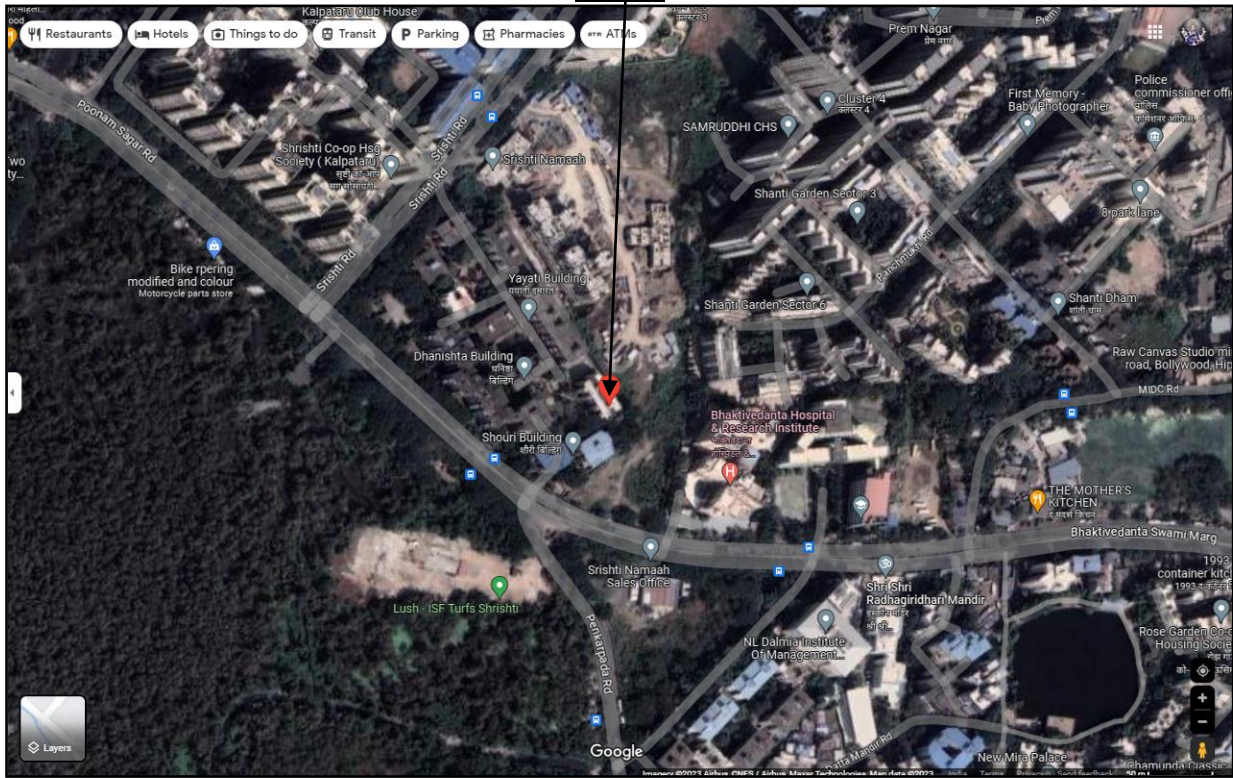
Technical details		Main Building
1.	No. of floors and height of each floor	Part Ground + Part Stilt + 3rd Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 3 <sup>rd</sup> Floor
3	Year of construction	1990 (As per Occupancy Certificate)
4	Estimated future life	27 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 Solid flush door, Powder Coated Aluminum sliding windows
10	Flooring	Vitrified flooring
11	Finishing	Cement plastering with POP finished
12	Roofing and terracing	R.C.C. Slab
13	Special architectural or decorative features, if any	No
14	(i) Internal wiring – surface or conduit	Open Casing Cape electrification
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	Open 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	Provided
18	No. of lifts and capacity	No Lift
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	Cement concrete in open spaces, etc.
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	Connected to Municipal Sewerage System

## Actual Site Photographs



# Route Map of the property

Site u/r



**Latitude Longitude - 19°16'14.4"N 72°52'10.6"E**

**Note: The Blue line shows the route to site from nearest railway station (Mira Road – 2.4 Km.)**

## Ready Reckoner Rate

Valuation		Home	Rule Guideline	LOGOUT													
 <b>Department of Registration &amp; Stamps</b> Government Of Maharashtra		<b>नोंदणी व मुद्रांक विभाग</b> महाराष्ट्र शासन															
																	
<b>Location Details</b>																	
Select Type <input type="radio"/> Development Agreement <input type="radio"/> Tenant Occupied <input checked="" type="radio"/> Other		Division Name <span style="border: 1px solid black; padding: 2px;">Kokan</span>		<a href="#">Help on Division</a>													
District Name	<span style="border: 1px solid black; padding: 2px;">ठाणे</span>	Taluka Name	<span style="border: 1px solid black; padding: 2px;">ठाणे</span>	Village/Zone Name	<span style="border: 1px solid black; padding: 2px;">मोजे (गांव ) मिरा</span>												
Attribute	<span style="border: 1px solid black; padding: 2px;">सह नंबर</span>	<span style="border: 1px solid black; padding: 2px;">75</span>	SubZone Name	<span style="border: 1px solid black; padding: 2px;">5/22-क्यु मिरा गावातील सं</span>													
Mahapalika Area	<span style="border: 1px solid black; padding: 2px;">Navi Mumbai Municipal</span>																
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 20%;">Open Land</th> <th style="width: 20%;">Residence</th> <th style="width: 20%;">Office</th> <th style="width: 20%;">Shop</th> <th style="width: 20%;">Industry</th> <th style="width: 20%;">Unit</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">28700</td> <td style="text-align: center; border: 2px solid red;">97700</td> <td style="text-align: center;">111980</td> <td style="text-align: center;">122100</td> <td style="text-align: center;">111980</td> <td style="text-align: center;">Square Meter</td> </tr> </tbody> </table>		Open Land	Residence	Office	Shop	Industry	Unit	28700	97700	111980	122100	111980	Square Meter				
Open Land	Residence	Office	Shop	Industry	Unit												
28700	97700	111980	122100	111980	Square Meter												

Stamp Duty Ready Reckoner Market Value Rate for Flat	97,700.00			
Reduced by 15% on Flat Located on 3 <sup>rd</sup> Floor	14,655.00			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Reduced) (A)</b>	<b>83,045.00</b>	<b>Sq. Mtr.</b>	<b>7,715.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	28,700.00			
The difference between land rate and building rate (A – B = C)	54,345.00			
Depreciation Percentage as per table (D) [100% - 33%] (Age of the Building – 33 Years)	67%			
<b>Rate to be adopted after considering depreciation [B + (C x D)]</b>	<b>65,111.00</b>	<b>Sq. Mtr.</b>	<b>6,049.00</b>	<b>Sq. Ft.</b>

### Building not having lift

The following table gives the valuation of residential building / flat / commercial unit / office in such building on above floor where there is no lift. Depending upon the floor, ready reckoner rates will be reduced.

	Floor on which flat is Located	Rate to be adopted
a)	Ground Floor / Stilt / Floor	100%
b)	First Floor	95%
c)	Second Floor	90%
d)	Third Floor	85%
e)	Fourth Floor and above	80%

**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

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**OVERVIEW** PROMOTIONS BUY-O-METER AMENITIES PRICE TRENDS LOCALITY PROJECT Q&A DEVELOPER CALCULATOR

**Overview**

Project Name: **Kalpataru** Brokerage: **No Charge**  
 Access Zero Brokerage Properties >

Price: **₹63.0 L** Carpet Area: **410 sq.ft**

Bedrooms: **1** Bathrooms: **2**

Parking: **1 Covered and 1 Open Parking** Balcony: **3**

Added: **10 days ago**

**About this property**

Mira Road is one of the most preferred residential locality in Mumbai. The place is known for its modern amenities, clubhouses, restaurants, malls and various entertainment hubs. The location is well connected to major parts of Mumbai and provides seam [Read More](#)

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**Propvilla Realty Pvt Ltd**  
 Broking Expert  
 +9182917...  
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Name:

+91 Phone:

Email:

I agree to be contacted by Housing and other agents via WhatsApp, SMS, phone, email etc  
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**Get Contact Details**

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**1 BHK Flat In Srishti Complex, Mira Bhayandar For Sale In Mira Bhayandar** **₹ 65 Lacs** **₹ 37,254/Month** **615** **Need Home Loan?**  
 Negotiable Estimated EMI Sq.Ft. [Apply Loan](#)

Sector-3, Mira Road, Powai, Mumbai, Maharashtra, 400016

Home / Flats for Sale in Mumbai / Flats for Sale in Mira road east / 1BHK Flat for Sale in Mira road east / Property Details

**1 Bedroom** No. of Bedroom: 1 **Jun 20, 2023** Posted On

**1 Bathroom** No. of Bathroom: 1 **Immediately** Possession

**1** Balcny. Srishti Complex, MI... as a ment

**Get Owner Details**

**Price trends by NB Estimate** [Check Now](#)

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 Listed by Broker | Sold Out | Wrong Info

**Overview**

Age of Building: >10 Years Ownership Type: Self Owned

Maintenance Charges: ₹ 1 Per Sq.Ft/M Flooring: Vitrified Tiles

Buildup Area: 615 Sq.Ft Carpet Area: 382 Sq.Ft

Furnishing Status: Semi [Furnish Now](#) Facing: West

Floor: 2/4 Parking: None

Gated Security: Yes

**Activity On This Property**

45 Unique Views 1 Shortlist 5 Contacted  
 Forecast By: NB Estimate

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# Price Indicators

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OVERVIEW PROMOTIONS FURNISHINGS BUY-O-METER AMENITIES RATINGS AND REVIEWS PRICE TRENDS LOCALITY PROJECT Q&A DEVELOPER CALCULATOR

**Overview**

Project Name: Srishti Namaah

Brokerage: No Charge  
[Access Zero Brokerage Properties >](#)

Price: ₹65.8 L

Carpet Area: 418 sq.ft

Bedrooms: 1

Bathrooms: 2

Parking: 1 Covered and 1 Open Parking

Balcony: 3

Added: 23 days ago

**About this property**

The project that has redefined Mira Road for over 3 decades, is set to do it all over again. With the launch of Srishti Namaah, Tower C. Welcome to a new way of living well. Discover spacious 2 bed homes with abundant natural light and free-flowing [Read More](#)

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**Awesome! Better priced property in this area**

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Please share your contact

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+91 Phone: \_\_\_\_\_

Email: \_\_\_\_\_

I agree to be contacted by Housing and other agents via WhatsApp, SMS, phone, email etc

I am interested in Home Loans

Get Contact Details

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OVERVIEW PROMOTIONS FURNISHINGS BUY-O-METER AMENITIES PRICE TRENDS LOCALITY PROJECT Q&A DEVELOPER CALCULATOR

**Overview**

Project Name: Srishti Namaah

Brokerage: No Charge  
[Access Zero Brokerage Properties >](#)

Price: ₹71.0 L

Carpet Area: 418 sq.ft

Bedrooms: 1

Bathrooms: 2

Parking: 1 Open Parking

Balcony: 2

Added: 25 days ago

**About this property**

Looking for a good 1 BHK Apartment in Mira Bhayandar, Mumbai? This property is in one of Mumbai's most popular locations. The property is on floor 30. Total number of floors is 35. Maintenance charges of this property is Rs 2400. This Apartment is av [Read More](#)

Share Save

**Great choice! Nice neighborhood around**

**Contact Seller**

Propline  
Housing Expert  
+9173047.....

Please share your contact

Name: \_\_\_\_\_

+91 Phone: \_\_\_\_\_

Email: \_\_\_\_\_

I agree to be contacted by Housing and other agents via WhatsApp, SMS, phone, email etc

I am interested in Home Loans

Get Contact Details

**Still deciding?**  
Shortlist this property for now & easily come back to it later.

Share Report

## Sales Instance

5205393 24-06-2023 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि. ठाणे 10 दस्त क्रमांक : 5205/2023 नोंदणी : Regn:63m
<b>गावाचे नाव : मिरे</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	6000000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4723795	
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मिरा-भाईदर मनपाइतर वर्णन : , इतर माहिती: वार्ड क्र.क्यू.विभाग क्र.5/22,सदनिका क्र. बी/21,बिल्डींग न.323/बी-1,दुसरा मजला,मयुर सृष्टी को.ओप.हो.सो.ली.,सृष्टी कॉम्प्लेक्स,सेक्टर-3,मिरारोड,पु. क्षेत्र.48.35 चौ. मी. बिल्टअप( ( Survey Number : 75,207, 217 ते 220, 228 ते 236, 238 ते 251, 255 ते 258 ; ) )	
(5) क्षेत्रफळ	48.35 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:-जॉनसन डिसिल्वा - - वय:-51 पत्ता:-प्लॉट नं: बी/21,, माळा नं: दुसरा , इमारतीचे नाव: बी. न. 323/बी-1, ब्लॉक नं: मयुर सृष्टी को.ओप.हो.सो.ली., रोड नं: सृष्टी कॉम्प्लेक्स सेक्टर-3, मिरारोड, पु., महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-ABXPD4659A 2): नाव:-संजिवनी डिसिल्वा - - वय:-50 पत्ता:-प्लॉट नं: बी-21, माळा नं: दुसरा , इमारतीचे नाव: बी. न. 323/बी-1, ब्लॉक नं: मयुर सृष्टी को.ओप.हो.सो.ली., रोड नं: सृष्टी कॉम्प्लेक्स सेक्टर-3, मिरारोड, पु., महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-AKRPD6125G	
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सुनील जयप्रकाश यादव - - वय:-31; पत्ता:-प्लॉट नं: 202, माळा नं: -, इमारतीचे नाव: बिल्डींग न.8, शांती गार्डन , ब्लॉक नं: सेक्टर-4, रॉयल कॉलेज च्या मागे , रोड नं: मिरारोड, पु., महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-ADXPY7811M	
(9) दस्तऐवज करुन दिल्याचा दिनांक	24/03/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	24/03/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	5205/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	420000	
(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 **27<sup>th</sup> June 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 ₹ **62,81,312.00 (Rupees Sixty Two Lakh Eighty One Thousand Three Hundred Twelve Only)**.

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

**Director**

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Cosmos Emp. No. H.O./Credit/67/2019-20

Auth. Sign.

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