

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Sudeep Dey & Ritzuta Deb Krori**

Residential Flat No. 1806, 18th Floor, Wing '2C', "**J P North Estella**", Vinay Nagar, Next to R.N.A. Kashmiria Road, Village - Ghodbunder, Mira Road (East), Taluka & District – Thane, PIN – 401 107, State – Maharashtra, Country – India.

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Latitude Longitude - 19°16'55.9"N 72°53'15.5"E

Valuation Prepared for:

Cosmos Bank

Kandivali (West) Branch

Shop No. 6 - 7, Sangita Apartment, Opp. Balbharti School, S. V. Road, Kandivali (West), Mumbai - 400 067, State – Maharashtra, Country – India.



Our Pan India Presence at :

| | | | |
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| Thane | Nanded | Indore | Raipur |
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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

VALUATION OPINION REPORT

The property Residential Flat No. 1806, 18th Floor, Wing '2C', "J P North Estella", Vinay Nagar, Next to R.N.A. Kashmiria Road, Village - Ghodbunder, Mira Road (East), Taluka & District – Thane, PIN – 401 107, State – Maharashtra, Country – India belongs to **Sudeep Dey & Ritzuta Deb Krori**.

Boundaries of the property.

| | | |
|-------|---|---------------------------|
| North | : | J P Alexa |
| South | : | J P Atria |
| East | : | J K Iris / J P North Road |
| West | : | Apna Ghar Phase II |

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 **₹ 99,21,600.00 (Rupees Ninety-Nine Lakh Twenty-One Thousand Six Hundred 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
Chalikwar**
Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.01.06 16:33:33 +05'30'

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

Encl. Valuation Report



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Valuation Report of Residential Flat No. 1806, 18th Floor, Wing '2C', "J P North Estella", Vinay Nagar, Next to R.N.A. Kashmirira Road, Village - Ghodbunder, Mira Road (East), Taluka & District – Thane, PIN – 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 06.01.2024 for Bank Loan Purpose |
| 2 | Date of inspection | 05.01.2024 |
| 3 | Name of the owner/ owners | Sudeep Dey & Ritzuta Deb Krori |
| 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. 1806, 18 th Floor, Wing '2C', "J P North Estella", Vinay Nagar, Next to R.N.A. Kashmirira Road, Village - Ghodbunder, Mira Road (East), Taluka & District – Thane, PIN – 401 107, State – Maharashtra, Country – India. Contact Person: Mr. Sudeep Dey (Owner) Contact No.: 9307982334 |
| 6 | Location, street, ward no | Vinay Nagar, Next to R.N.A. Complex, Kashmirira Road, Ward No. U-2, Zone 8/34 |
| 7 | Survey/ Plot no. of land | Survey No. 24, Hissa No. 3(pt) |
| 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. = 511.00 Balcony Area in Sq. Ft. = 80.00 Total Area in sq. Ft. = 591.00 (Area as per Actual Site Measurement) |

| | | |
|----|--|---|
| | | Carpet Area in Sq. Ft. = 468.00 (Area as per Agreement for Sale) Built-up Area in Sq. Ft. = 515.00 (Carpet Area + 10%) |
| 13 | Roads, Streets or lanes on which the land is abutting | Next to R.N.A. Complex, Kashmirira Road |
| 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? | Owner Occupied |
| | 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 MBMC norms Percentage actually utilized – Details not |

| | | |
|----|---|--|
| | | available |
| 26 | RENTS | |
| | (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 | ₹ 24,000.00 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. |
| | 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 upon, the basis of arriving at the land rate | N. A. |
| | <i>COST OF CONSTRUCTION</i> | |
| 41 | Year of commencement of construction and year of completion | Year of Construction – 2019 (As per part 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: As per Site Inspection, Actual measured Total Carpet area 591.00 Sq. Ft. (including Balcony area) is more than Total Carpet area 468.00 Sq. Ft. mentioned in the documents provided to us. We have considered area mentioned in the documents. Hence, to give proper weightage to the value of the property, higher rate i.e. 21,200/- per Sq. Ft. is considered. | |

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Kandivali (West) Branch to assess fair market value as on 06.01.2024 for Residential Flat No. 1806, 18th Floor, Wing '2C', "**J P North Estella**", Vinay Nagar, Next to R.N.A. Kashmiria Road, Village - Ghodbunder, Mira Road (East), Taluka & District – Thane, PIN – 401 107, State – Maharashtra, Country – India belongs to **Sudeep Dey & Ritzuta Deb Krori**.

We are in receipt of the following documents:

| | |
|---|---|
| 1 | Copy of Agreement for Sale dated 15.07.2017 between Skylark Realtors Private Limited (the Promoter) AND Sudeep Dey & Ritzuta Deb Krori (the Allotee/s). |
| 2 | Copy of Part Occupancy Certificate No. MNP / NR / 2681 / 2019-20 dated 03.08.2019 issued by Mira Bhayander Municipal Corporation. |
| 3 | Copy of Commencement Certificate No. M.B. / MNP / NR / 5290 / 2016-17 dated 31.03.2017 issued by Mira Bhayander Municipal Corporation. |

LOCATION:

The said building is constructed at land bearing Survey No. 24, Hissa No. 3(pt) of Village Ghodbunder, Taluka & District Thane, within the limits of the Mira Bhayander Municipal Corporation. The property falls in Residential Zone. It is at a travelling distance of 4.2 Km. from Mira Road railway station.

BUILDING:

The building under reference is having Stilt + 2 Podiums + 3 to 23 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. 8th Floor is having 6 Residential Flats. The building has 2 lifts.

Residential Flat:

The residential flat under reference is situated on the 8th Floor. It consists of Living Room + Kitchen + 2Bedrooms + 2 Toilets + Passage + Cupboard + Balconies (i.e., **2BHK with 2 Toilets**). The residential flat is finished with Vitrified tiles flooring, Teak wood door frame with flush shutters, Powder coated Aluminum sliding windows, Concealed electrification & plumbing etc.

Valuation as on 6th January 2024

| | | |
|---|---|----------------|
| The Carpet Area of the Residential Flat | : | 468.00 Sq. Ft. |
|---|---|----------------|

Deduct Depreciation:

| | | |
|---|---|--|
| Year of Construction of the building | : | 2019 (As per Part Occupancy Certificate) |
| Expected total life of building | : | 60 Years |
| Age of the building as on 2024 | : | 04 Years |
| Cost of Construction | : | 515.00 X 2,800.00 = ₹ 14,42,000.00 |
| Depreciation $\{(100-10) \times 24 / 60\}$ | : | N.A. the building age is below 5 years |
| Amount of depreciation | : | N.A. |
| Guideline rate obtained from the Stamp Duty Ready Reckoner for new property | : | ₹ 1,11,540.00 per Sq. M. i.e. ₹ 10,362.00 per Sq. Ft. |
| Guideline rate (after depreciate) | : | N.A. the building age is below 5 years |
| Prevailing market rate | : | ₹ 21,200.00 per Sq. Ft. |
| Value of property as on 06.01.2024 | : | 468.00 Sq. Ft. X ₹ 21,200.00 = ₹ 99,21,600.00 |

(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)

| | | |
|---|---|----------------|
| Depreciated fair value of the property as on 06.01.2024 | : | ₹ 99,21,600.00 |
| Total Value of the property | : | ₹ 99,21,600.00 |
| The realizable value of the property | : | ₹ 89,29,440.00 |
| Distress value of the property | : | ₹ 79,37,280.00 |
| Insurable value of the property (515.00 X 2,800.00) | : | ₹ 14,42,000.00 |
| Guideline value of the property (515.00 X 10,362.00) | : | ₹ 53,36,430.00 |

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 1806, 18th Floor, Wing '2C', "J P North Estella", Vinay Nagar, Next to R.N.A. Kashmiria Road, Village - Ghodbunder, Mira Road (East), Taluka & District – Thane, PIN – 401 107, State – Maharashtra, Country – India for this particular purpose at **₹ 99,21,600.00 (Rupees Ninety Nine Lakh Twenty One Thousand Six Hundred Only)** as on **6th January 2024**.

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 **6th January 2024 is ₹ 99,21,600.00 (Rupees Ninety Nine Lakh Twenty One Thousand Six Hundred 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

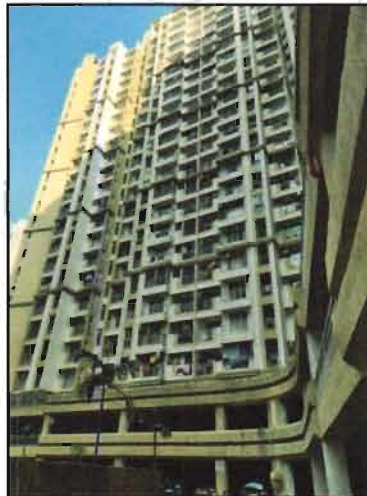
- (a) The information furnished in part I is true and correct to the best of my knowledge and belief;
- (b) I have no direct or indirect interest in the property valued:

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ANNEXURE TO FORM 0-1

| Technical details | | Main Building |
|-------------------|--|--|
| 1. | No. of floors and height of each floor | Stilt + 2 Podiums + 3 to 23 Upper Floors |
| 2. | Plinth area floor wise as per IS 3361-1966 | N.A. as the said property is a Residential Flat situated on 18 th Floor |
| 3 | Year of construction | 2019 (As per Part Occupancy Certificate) |
| 4 | Estimated future life | 56 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, Powder coated Aluminium sliding windows |
| 10 | Flooring | Vitrified tiles flooring |
| 11 | Finishing | Cement plastering |
| 12 | Roofing and terracing | R.C.C. Slab |
| 13 | Special architectural or decorative features, if any | No |
| 14 | (i) Internal wiring – surface or conduit | Concealed electrification & plumbing |
| | (ii) Class of fittings: Superior/ Ordinary/ Poor. | |
| 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 | Existing |
| 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 | 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°16'55.9"N 72°53'15.5"E

Note: The Blue line shows the route to site from nearest railway station (Mira Road – 4.2 Km.)



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Annual Statement of Rates Ver. 2.0
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[Valuation Guidelines](#) | [User Manual](#)

Year 2023-2024 **Language** English

Selected District Thane

Select Village सोने गांव | सोनेवडर इलाका B (मिठा भाईवर म)

Search By Survey No. Location

| Select | व्यवस्थापन | भूमी क्षेत्र | विक्री दर/मिटर | श्रीधरी | दुबाने | श्रीधरी/मिटर | दर (₹/) |
|----------|---|--------------|----------------|---------|--------|--------------|---------|
| SurveyNo | 8/32-वृ-1) पु.भाग सोनेवडर गावातील जमज विळकती | 8350 | 0 | 0 | 0 | 0 | ₹. मीटर |
| SurveyNo | 8/33-वृ-1) पु.भाग सोनेवडर गावातील जमज विळकती - अतिक्रमण प्र.ची ची. | 8550 | 0 | 0 | 0 | 0 | ₹. मीटर |
| SurveyNo | 8/34-वृ-2) पु.विभाग सोनेवडर गावातील पु.भाग वृ-1 कणकटा गावातील सर्व विळकती मंथे इलाका - अतिक्रमण (सर्व नं. 209 ते 214 इलाका कमालम्हा गाव नकाशावर आडकुन देव साहीत) प्र.ची ची. रस्ता | 27700 | 10,140.00 | 103100 | 128800 | 103100 | ₹. मीटर |
| SurveyNo | 8/35-वृ-2) पु.विभाग सोनेवडर गावातील पु.भाग वृ-1 कणकटा गावातील सर्व विळकती मंथे इलाका - अतिक्रमण (सर्व नं. 209 ते 214 इलाका कमालम्हा गाव नकाशावर आडकुन देव साहीत) प्र.ची ची. रस्ता | 10070 | 0 | 0 | 0 | 0 | ₹. मीटर |
| SurveyNo | 8/35/अ - वृ-2) पु.विभाग सोनेवडर गावातील पु.भाग वृ-1 कणकटा गावातील सर्व विळकती मंथे इलाका - अतिक्रमण (सर्व नं. 209 ते 214 इलाका कमालम्हा गाव नकाशावर आडकुन देव साहीत) प्र.ची ची. इतर | 9200 | 0 | 0 | 0 | 0 | ₹. मीटर |

| | | | | |
|--|--------------------|-----------------|------------------|----------------|
| Stamp Duty Ready Reckoner Market Value Rate for Flat | 1,01,400.00 | | | |
| Increase by 10% on Flat Located on 18 th Floor | 10,140.00 | | | |
| Stamp Duty Ready Reckoner Market Value Rate (After Reduced) (A) | 1,11,540.00 | Sq. Mtr. | 10,362.00 | 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

The screenshot displays the Square Yards website interface for the JP North Estella project. At the top, the navigation bar includes 'square yards' and various menu items like 'Market', 'Buy', 'Rent', 'Projects', 'Agents', 'Services', 'Resources', 'Intelligence', and 'Price Monitor'. The main content area features a 3D architectural rendering of the project with the 'square yards' logo overlaid. To the right, project details are listed: 'JP North Estella', 'Mira Road, Mumbai', a price range of '₹ 70.48 Lac to 1.44 Cr', and a status of 'Ready to Move'. Below this, there are two promotional banners: a 'Valuation Report' offer and a 'Dive Deeper, Save Bigger' promotion. A 'Rating' section follows, showing star ratings for 'Sports & Culture', 'Club House', 'Specialities', 'Green Area', 'Fittings & Furnishing', and 'Decision Drivers' like 'Connectivity', 'Lifestyle', 'Livability', and 'Value for Money'. The 'JP North Estella - Project Info' section provides a brief description of the project. A 'What's on your mind?' section offers a way to ask questions to property experts. At the bottom, 'JP North Estella - RERA Details' are provided, including Project RERA Reg. #5170000015 and Square Yards RERA Reg. #2100000484. The page also includes a 'Contact our Real Estate Experts' form and a 'Why Buy through Square Yards?' section with icons for Zero Brokerage, Full Service Support, and Lowest Price Guarantee.

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Price Indicators

The screenshot displays a real estate listing for 'Loha Casa Rooms' on the website 'OLX'. The main heading is 'Loha Casa Rooms 2 Bedroom 644 Sq.Ft Apartment in Mira Road East Mumbai'. The price is listed as ₹ 1.4 Cr. The listing includes a gallery of images, a map, and a 'View Details' button. Below the main listing, there are several promotional banners: 'Valuation Report', 'Dive Deeper, Save Bigger' (offering ₹25,000 off on interest), and 'Contact our Real Estate Experts'. A 'Key highlights' section lists features like '2 Bedroom', '2 Bathrooms', and '2 Balconies'. A 'Property Information' table is also present.

| Property Information | Details | Details |
|----------------------|-------------------------|-----------------------|
| Type | Residential | Apartment |
| Builder | Wire Plaza East | ₹44.95 FT Carpet area |
| Area | 644 Sq. Ft. Carpet Area | Kurtmudra |
| Bedrooms | 2 | 2 |
| Bathrooms | 2 | 2 |
| Balconies | 2 | 2 |
| Carpet Area | 644 Sq. Ft. | 644 Sq. Ft. |
| Plot Area | 21 | 21 |
| Floor Plan | 1,4 | 1,4 |
| Property Status | Completed | Available |
| Ownership | Free | Free |

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Sales Instance

| | | |
|---|--|---------------------------------|
| 17665393 | सूची क्र. 2 | दुय्यम निबंधक सह दु.नि. ठाणे 10 |
| 02-01-2024 | | दस्त क्रमांक 17665 2023 |
| Note -Generated Through eSearch Module For original report please contact concern SRO office | | नोंदणी : Regn 63m |
| गावाचे नाव : घोडबंदर | | |
| (1) विलेखाचा प्रकार | करारनामा | |
| (2) मोबदला | 9500000 | |
| (3) बाजारभाव भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे। | 6203800 | |
| (4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) | 1) पालिकेचे नाव: मिरा-भाईदर मनपाइतर वर्णन : इतर माहिती: पालिकेचे नाव: मिरा-भाईदर मनपा, वार्ड यु 2 विभाग 8/34 सदनिळा क्र. 605, माळा नं: 6 वा मजला 2 सी विंग इमारतीचे नाव: जे पी नॉर्थ, इस्टेला ब्लॉक नं: विनय नगर नेक्ट टू आर एन ए काशीमीरा रोड, रोड : मीरा रोड ईस्ट ठाणे - 401107, क्षेत्रफळ. 468 चौरस फीट कारपेट एरिया आणि कार पार्किंग, सर्वे नं. 24 व इतर ((Survey Number : 24/3P :)) | |
| (5) क्षेत्रफळ | 468 चौ फूट | |
| (6) आकारणी किंवा जुळी देण्यात असेल तेव्हा | | |
| (7) दस्तावेज करून देणा-या पक्षकाराचे ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता | 1) नाव -पुजा रमेश - - वय -31 पत्ता -प्लॉट नं 605, माळा नं साहवा, इमारतीचे नाव इस्टेला, ब्लॉक नं विनय नगर, रोड नं - , महाराष्ट्र, THANE. पिन कोड -401107 पॅन नं -DBPFR8158D 2) नाव -गौरी शंकर साहू - - वय -39 पत्ता -प्लॉट नं 605, माळा नं साहवा, इमारतीचे नाव इस्टेला, ब्लॉक नं विनय नगर, रोड नं - , महाराष्ट्र, THANE. पिन कोड -401107 पॅन नं - ARVPG5711A | |
| (8) दस्तावेज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता | 1) नाव -विशाल केशव उपाध्या - - वय -44 पत्ता -प्लॉट नं 905-906, माळा नं नौवा, इमारतीचे नाव एट्टीया, ब्लॉक नं विनय नगर, रोड नं - , महाराष्ट्र, THANE. पिन कोड -401107 पॅन नं - AARPU1828K 2) नाव -सीमा विशाल उपाध्या - - वय -38, पत्ता -प्लॉट नं 905-906, माळा नं नौवा, इमारतीचे नाव एट्टीया, ब्लॉक नं विनय नगर, रोड नं - , महाराष्ट्र, THANE. पिन कोड -401107 पॅन नं - ACNPU9308M | |
| (9) दस्तावेज करून दिल्याचा दिनांक | 04/10/2023 | |
| (10) दस्त नोंदणी केण्याचा दिनांक | 04/10/2023 | |
| (11) अनुक्रमांक खंड व पृष्ठ | 17665/2023 | |
| (12) बाजारभावाप्रमाणे मुद्रांक शुल्क | 665000 | |
| (13) बाजारभावाप्रमाणे नोंदणी शुल्क | 30000 | |
| (14) शेर | | |
| मुन्यांकनासठी विचारात घेतलेला तपशील :- | | |
| मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- | (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it. | |



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DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **6th January 2024**.

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 neighbourhood 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 ₹ 99,21,600.00 (Rupees Ninety Nine Lakh Twenty One Thousand Six Hundred Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj
Chalikwar**
Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.01.06 16:34:01 +05'30'

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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