

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Shri. Atul B. Shah & Mrs. Kamini A. Shah**

Residential Flat No. 203, 2nd Floor, 'D' Wing, Building No. 4, "**Shree Sharanam**", Sharanam Co-op. Hsg. Soc. Ltd.,
'H' Type, Unique Garden, Kanakia Layout, Village - Navghar, Mira Road (East), Taluka & District - Thane,
PIN – 401 107, State – Maharashtra, Country – India.

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Latitude Longitude - 19°17'36.2"N 72°52'38.2"E

Valuation Prepared for:

Cosmos Bank

Borivali West Branch

Shop No. 12 & 14, Mayfair, Ramdas Sutrale Marg, Opp. Chandawarkar Road, Borivali (West)
Mumbai - 400 092, State - Maharashtra, Country - India.



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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 bearing Residential Flat No. 203, 2nd Floor, 'D' Wing, Building No. 4, "Shree Sharanam", Sharanam Co-op. Hsg. Soc. Ltd., 'H' Type, Unique Garden, Kanakia Layout, Village - Navghar, Mira Road (East), Taluka & District - Thane, PIN - 401 107, State - Maharashtra, Country - India belongs to **Shri. Atul B. Shah & Mrs. Kamini A. Shah.**

Boundaries of the property.

North	:	MBMC Employee Quarters
South	:	Road & Happy Home CHSL.
East	:	Road
West	:	Road & La Gardenia

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 **₹ 54,09,050.00 (Rupees Fifty Four Lakh Nine Thousand Fifty 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: 2024.02.21 16:45:34 +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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- TeleFax : +91 22 28371325/24
- mumbai@vastukala.org

Residential Flat No. 203, 2nd Floor, 'D' Wing, Building No. 4, "Shree Sharanam", Sharanam Co-op. Hsg. Soc. Ltd., 'H' Type, Unique Garden, Kanakia Layout, Village - Navghar, 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 21.02.2024 for Bank Loan Purpose
2	Date of inspection	20.02.2024
3	Name of the owner/ owners	Shri. Atul B. Shah & Mrs. Kamini A. Shah
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. 203, 2 nd Floor, 'D' Wing, Building No. 4, "Shree Sharanam", Sharanam Co-op. Hsg. Soc. Ltd., 'H' Type, Unique Garden, Kanakia Layout, Village - Navghar, Mira Road (East), Taluka & District - Thane, PIN – 401 107, State - Maharashtra, Country - India. Contact Person: Mr. Rajiv Shantinath Kakde (Tenant) Contact No.: 9869515890
6	Location, street, ward no	Unique Garden, Kanakia Layout, Village - Navghar, Mira Road (East), Taluka & District - Thane
	Survey/ Plot no. of land	Old Survey No. 431, New Survey No. 93, Old Survey No. 432, New Survey No. 94, Old Survey No. 430(Pt.), New Survey No. 95, Hissa No. 2 of Village Navghar
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. = 378.00 Balcony Area in Sq. Ft. = 99.00 (Area as per actual site measurement) Carpet Area in Sq. Ft. = 392.00

		(Area as per Agreement for Sale) Built-up Area in Sq. Ft. = 470.00 (Area as per Index II)
13	Roads, Streets or lanes on which the land is abutting	Kanakia 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?	Tenant Occupied
	If the property owner occupied, specify portion and extent of area under owner-occupation	
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	Mr. Rajiv Shantinath Kakde
(ii)	Portions in their occupation	Entire Flat
(iii)	Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 14,000.00 Present rental income per month
(iv)	Gross amount received for the whole property	information not available
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 – 2009 (As per Completion 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, Borivali (West) Branch to assess fair market value as on 21.02.2024 for Residential Flat No. 203, 2nd Floor, 'D' Wing, Building No. 4, "**Shree Sharanam**", Sharanam Co-op. Hsg. Soc. Ltd., 'H' Type, Unique Garden, Kanakia Layout, Village - Navghar, Mira Road (East), Taluka & District - Thane, PIN – 401 107, State – Maharashtra, Country – India belongs to **Shri. Atul B. Shah & Mrs. Kamini A. Shah.**

We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 30.11.2010 between Shri. Dilesh C. Shah, Proprietor of M/s. Unique Realtors (the Builder / Promoter) AND Shri. Atul B. Shah & Mrs. Kamini A. Shah (the Purchaser / s)
2	Share Certificate No. 7, Bearing Nos. 61 to 70 having 10 Shares of Rs. 50/- each dated 08.12.2014 in the name of Mr. Atul B. Shah & Mrs. Kamini A. Shah issued by Sharnam Co-op. Hsg. Soc. Ltd.
2	Copy of Plinth Completion Certificate No. MNP / NR / 650 / 09-10 dated 29.05.2009 issued by Mira Bhayandar Municipal Corporation.
3	Copy of Commencement Certificate No. M.B., / MNP / NR / 3912 / 07-08 dated 01/02/2008 issued by Mira Bhayandar Municipal Corporation.
4	Copy of Property Tax Bill, Tax No. F060040013013 dated 31.04.2023 for assessment year 01.04.2023 – 31.03.2024 issued by Mira Bhayandar Municipal Corporation.

LOCATION:

The said building is located at land bearing Old Survey No. 431, New Survey No. 93, Old Survey No. 432, New Survey No. 94, Old Survey No. 430(Pt.), New Survey No. 95, Hissa No. 2 of Village Navghar, Taluka & District – Thane, within the limits of Mira Bhayandar Municipal Corporation. The property falls in Residential Zone. It is at a travelling distance of 3.7 km. from Mira Road railway station.

BUILDING:

The building under reference is having Ground (Part) + Stilt (Part) + 12 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 external condition is good. The building is used for residential purpose. 2nd Floor is having 4 Residential Flat. The building is having 2 Lifts.

Residential Flat:

The residential flat under reference is situated on the 2nd Floor. The composition of residential flats is having 1 Bedroom + Living Room + Kitchen + Toilet + WC + Passage + Balconies. (i.e., 1 BHK with 1 Toilet + 1 WC). The residential flat is finished with Vitrified tiles flooring, Teak wood door frame with flush shutters, Powder Coated Aluminum sliding windows, Concealed electrification & Concealed plumbing etc.

Valuation as on 21st February 2024

The Carpet Area of the Residential Flat	:	392.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2009 (As per Plinth Completion Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	15 Years
Cost of Construction	:	470.00 X 2,600.00 = 12,22,000.00
Depreciation $\{(100-10) \times 15 / 60\}$:	22.50%
Amount of depreciation	:	₹ 2,74,950.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 84,200.00 per Sq. M. i.e. ₹ 7,823.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 75,608.00 per Sq. M. i.e. ₹ 7,024.00 per Sq. Ft.
Prevailing market rate	:	₹ 14,500.00 per Sq. Ft.
Value of property as on 21.02.2024	:	392.00 Sq. Ft. X ₹ 14,500.00 = ₹ 56,84,000.00

(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 21.02.2024	:	₹ 56,84,000.00 - ₹ 2,74,950.00 = ₹ 54,09,050.00
Total Value of the property	:	₹ 54,09,050.00
The realizable value of the property	:	₹ 48,68,145.00
Distress value of the property	:	₹ 43,27,240.00
Insurable value of the property (470.00 X 2,600.00)	:	₹ 12,22,000.00
Guideline value of the property (470.00 X 7,024.00)	:	₹ 33,01,280.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 203, 2nd Floor, 'D' Wing, Building No. 4, "Shree Sharanam", Sharanam Co-op. Hsg. Soc. Ltd., 'H' Type, Unique Garden, Kanakia Layout, Village - Navghar, Mira Road (East), Taluka & District - Thane, PIN – 401 107, State – Maharashtra, Country – India for this particular purpose at **₹ 54,09,050.00 (Rupees Fifty Four Lakh Nine Thousand Fifty Only)** as on **21st February 2024**.

NOTES

1. I, Manoj Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **21st February 2024 is ₹ 54,09,050.00 (Rupees Fifty Four Lakh Nine Thousand Fifty 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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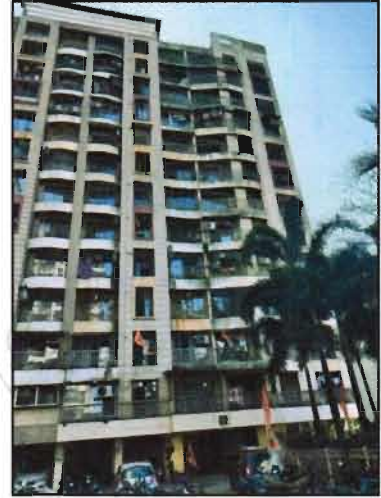
ANNEXURE TO FORM 0-1

Technical details		Main Building
1.	No. of floors and height of each floor	Ground (Part) + Stilt (Part) + 12 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 2 nd Floor
3.	Year of construction	2009 (As per Completion Certificate)
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 shutters, Powder coated Aluminum sliding windows
10.	Flooring	Vitrified tiles flooring
11.	Finishing	Cement plastering with POP false ceiling
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
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	Concealed plumbing
15.	Sanitary installations	As per Requirement
	(i) No. of water closets	
	(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	2 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	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

Actual site photographs



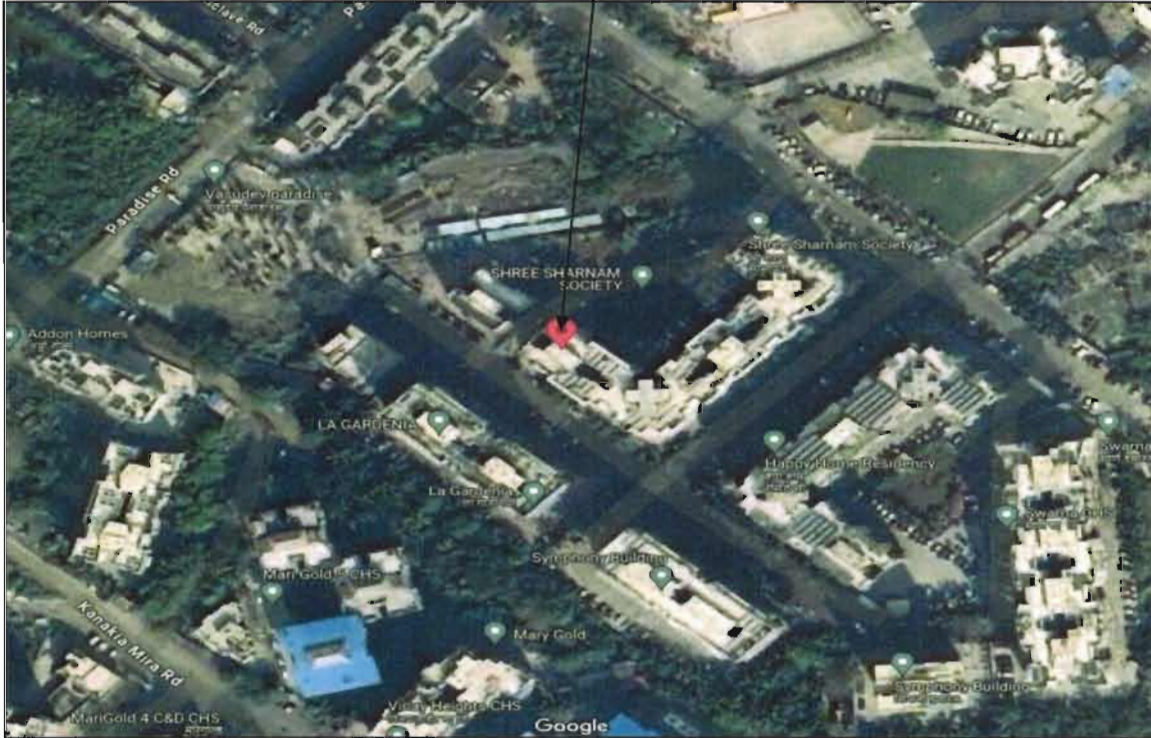
Actual site photographs



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Route Map of the property

Site,u/r



Latitude Longitude - 19°17'36.2"N 72°52'38.2"E

Note: The Blue line shows the route to site from nearest railway station (Mira Road – 3.7 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

Home Valuation Rules User Manual Close Feedback

Year 20232024 **Language** English

Annual Statement of Rates

Selected District: ठाणे
 Select Taluka: ठाणे
 Select Village: भीजे [गांव] नवघर
 Search By: Survey No Location

Select	उपविधान	बुली बरीन	निवासी इतनिका	जमीन	इफाने	जोडोविक	पक्क (P.C.)
SurveyNo	11/40-अ(1) पु-विभाग नवघर गावाच्या दक्षिण हद्दीपासून त्या गावातील सर्व मिळकती	28950	98300	112300	120180	112300	चौ. मीटर
SurveyNo	11/41-अ(अनु) पु-विभाग नवघर गावातील वरील विभाग "व्ही" मधील मिळकती अगळ्या दरलेखा उल्लेखीत सर्व मिळकती	26920	84200	90000	105200	90000	चौ. मीटर
SurveyNo	11/42 - अ(अनु) पु-विभाग नवघर गावातील वरील विभाग "व्ही" मधील मिळकती अगळ्या दरलेखा उल्लेखीत सर्व मिळकती -सभाध्य निवडणी -अधिकारीत प्र.चौ.मी	9300	0	0	0	0	चौ. मीटर

Stamp Duty Ready Reckoner Market Value Rate for Flat	84,200.00			
No Increase on flat located on 2 nd floors	0.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	84,200.00	Sq. Mtr.	7.823.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	26,920.00			
The difference between land rate and building rate (A – B = C)	57,280.00			
Depreciation Percentage as per table (D) [100% - 15%] (Age of the Building – 15 Years)	85%			
Rate to be adopted after considering depreciation [B + (C x D)]	75,608.00	Sq. Mtr.	7,024.00	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

Table – D: Depreciation Percentage Table

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

Price Indicators

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

₹89 Lac
Estimated EMI ₹11,885

2BHK 2Baths
Flat Apartment for Sale

Property (11) Society (12)

Carpet area: 650 sq.ft. ~ 40 m²

₹89 Lac+ Govt Charges & Tax @ 13,692 per sq.ft. [View Price Breakup](#)

8th of 12 Floors

Main Road Park/Garden

2 Bedrooms, 2 Bathrooms, 3+ Balconies with Study Room, Store Room

Pratik Shree Sharanam
Mira Road East, Mira Road And Beyond

West

1 to 5 Year Old

Places nearby
806, Mira Road East, Mira Road And Beyond, Mumbai

Ghodbunder Market | Landmark Heights Apartment Parking | Shree Haksh Mahadev Temple | Shree Datta Mandir

NOBROKER Find Your Property Sign in

1 BHK Flat In Sandstone Chs, Mira Road East For Sale in Mira Road East

₹70 Lac
₹40,120/Month
615 sq.ft.

1 Bedroom
2 Bathroom
1
Bike and Car

Jan 28, 2024
Immediately
Sandstone Chs, Mir...

Get Owner Details

Report what was not correct in this property:
Listed by Broker | Sold Out | Wrong Info

Price trends by 1B Estimate

Activity On This Property
± 265 | 1 | 1

Overview

Age of Building	10 Years	Ownership Type	Self Owned
Maintenance Charges	₹1.5 Per Sq.Ft/M	Flooring	Wooded Tiles
Bulkup fees	₹25 Sq.Ft	Carpet Area	470 Sq.Ft

Similar Properties

Price Indicators

The screenshot shows a real estate listing on the Magicbricks website. The listing is for a 1 BHK, 635 Sq-ft Flat for sale in Beverly Park, Mumbai. The price is ₹63.0 Lac, with an EMI of ₹28k. The listing includes details such as 1 Bed, 2 Baths, 3 Balconies, and is Unfurnished. The carpet area is 400 sqft, and the floor is 7 (Out of 12 Floors). The developer is Strawberry Construction, and the project is Sandstone. The transaction type is Resale, and the status is Ready to Move. The facing is East, and there are 2 lifts. The furnished status is Unfurnished. The listing also mentions 'East Facing Property' and provides contact information for the agent, Girraj Maharshi.

₹63.0 Lac EMI - ₹28k | Get Loan offers from 34+ banks

1 BHK, 635 Sq-ft Flat For Sale **Beverly Park, Mumbai**

1 Bed 2 Baths 3 Balconies Unfurnished

Carpet Area: 400 sqft - ₹1,675/sqft

Floor: 7 (Out of 12 Floors)

Facing: East

Developer: Strawberry Construction

Project: Sandstone

Transaction Type: Resale

Status: Ready to Move

Lifts: 2

Furnished Status: Unfurnished

East Facing Property

Contact Agent: Girraj Maharshi - 91-86xxxxxxx

Get Phone No.

More Details

Price Breakup: ₹63 Lac | ₹3,15,000 Approx. Registration Charges | ₹7,500 Monthly

Booking Amount: ₹1.0 Lac

Address: Mira Road Area, Mumbai, Beverly Park, Mumbai - Mira Road and Beyond, Maharashtra

Landmarks: Unique Gardens, Gaurav City, Mira Road East, Mira Bhayandar, Maharashtra



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Sales Instance

1109393 19-02-2024	सूची क्र.2	दुष्यम निबंधक : सह दु.नि. ठाणे 10 दस्त क्रमांक : 1109/2024 नोंदणी : Regn:63m
Note:-Generated Through eSearch Module.For original report please contact concern SRO office.		
गावाचे नाव : नवघर		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	8500000	
(3) बाजार भाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	6033000	
(4) भू-मापन.पॉटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मिरा-भाईदर मनपाइतर वर्णन : इतर माहिती: विलेज नवघर झोन डब्ल्यू 11/41,सदनिका नं 406.4था मजला,बिल्डींग नं 3,सी विंग,टाईप ई,श्री शरणम विंग सी को. ऑप. हो. सो. ली.,सेवेन ईलेवेन स्कुलेस्टीक स्कूल समोर,कनकिया रोड,युनिक गार्डन,मीरा रोड पूर्व,ठाणे. क्षेत्रफळ - 71.65 चौ.मी.बिल्ट अप,नवीन सर्वे नं.- 431,432,430(पार्ट),433(पार्ट)/3,जुना सर्वे नं. - 93,94,95/3,92/3((Survey Number : 93,94,95/3,92/3 ;))	
(5) क्षेत्रफळ	71.65 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:-पंकज मोहन -- वय:-51 पत्ता:-प्लॉट नं: सदनिका नं 406, माळा नं: 4था मजला, इमारतीचे नाव: बिल्डींग नं 3, सी विंग, टाईप ई, श्री शरणम विंग सी को. ऑप. हो. सो. ली. ब्लॉक नं: सेवेन ईलेवेन स्कुलेस्टीक स्कूल समोर, कनकिया रोड, युनिक गार्डन, रोड नं: मीरा रोड पूर्व,ठाणे, महाराष्ट्र, THANE. पिन कोड:-401107 पॅन नं:-AFUPM7071E	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सुशील रमेश शर्मा -- वय:-45, पत्ता:-प्लॉट नं: 301, माळा नं: -, इमारतीचे नाव: ओम एकता को. ऑप. हो. सो. ली., ब्लॉक नं: पंडित दिनदयाल नगर, रोड नं: वसई पश्चिम,पालघर, महाराष्ट्र, ठाणे. पिन कोड:-401201 पॅन नं:-BODPS6121L	
(9) दस्तऐवज करून दिल्याचा दिनांक	17/01/2024	
(10) दस्त नोंदणी केल्याचा दिनांक	17/01/2024	
(11) अनुक्रमांक, खंड व पृष्ठ	1109/2024	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	595000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) शेंरा		
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 **21st February 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 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 ₹ 54,09,050.00 (Rupees Fifty Four Lakh Nine Thousand Fifty 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: 2024.02.21 16:45:54 +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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