

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Dolly Mahendra Singh**

Residential Flat No. 705, 7th Floor, Building No. 5, Type – E, “**Gaurav City E5 & E6 Co-Op. Hsg. Soc. Ltd.**”, Near Cine Prime, Beverly Park, Village - Navghar, Mira Road (East), Taluka & District – Thane, PIN Code – 401 107, State - Maharashtra, Country – India

Latitude Longitude - 19°17'31.2"N 72°52'39.7"E

Valuation Prepared for:

Cosmos Bank

Malad (East) Branch

Shop No. 1, 2 & 3 Khandwala Lane, Khandwala Arcade, Off Daffatry Road, Malad East, Mumbai 400097, State - Maharashtra, Country – India.



Our Pan India Presence at :

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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. 705, 7th Floor, Building No. 5, Type – E, “Gaurav City E5 & E6 Co-Op. Hsg. Soc. Ltd.”, Near Cine Prime, Beverly Park, Village - Navghar, Mira Road (East), Taluka & District – Thane, PIN Code – 401 107, State - Maharashtra, Country – India belongs to **Dolly Mahendra Singh**.

Boundaries of the property.

North : Vinay Heights CHSL
South : Jagannath Tower
East : Internal Road & Symphony Building
West : Kanakia Mira Road

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 ₹ **39,31,956.00 (Rupees Thirty Nine Lakh Thirty One Thousand Nine Hundred Fifty Six 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

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 in Form – 01

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai
email=manoj@vastukala.org, c=IN
Date: 2024.02.26 13:51:31 +05'30'

Auth. Sign.



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Chandivali Farm Road, Andheri (East),
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Valuation Report of Residential Flat No. 705, 7th Floor, Building No. 5, Type – E, “Gaurav City E5 & E6 Co-Op. Hsg. Soc. Ltd.”, Near Cine Prime, Beverly Park, Village - Navghar, Mira Road (East), Taluka & District – Thane, PIN Code – 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 26.02.2024 for Banking Purpose
2	Date of inspection	24.02.2024
3	Name of the owner/ owners	Dolly Mahendra Singh
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Sole Ownership
5	Brief description of the property	Address: Residential Flat No. 705, 7th Floor, Building No. 5, Type – E, “Gaurav City E5 & E6 Co-Op. Hsg. Soc. Ltd.”, Near Cine Prime, Beverly Park, Village - Navghar, Mira Road (East), Taluka & District – Thane, PIN Code – 401 107, State - Maharashtra, Country – India Contact Person: Azra Khan (Tenant)
6	Location, street, ward no	Kanakia Mira Road
	Survey/ Plot no. of land	Old Survey No. 435, 436, New Survey No. 109, 107, 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. = 366.00 (Area as per actual site measurement) Carpet Area in Sq. Ft. = 315.00 (Area as Agreement for Sale) Built up Area in Sq. Ft. = 378.00 (Area as per Agreement for Sale)

13	Roads, Streets or lanes on which the land is abutting	Kanakia Mira 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	Yes
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 – Sugra Khan
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully
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	Sugra Khan
	(ii) Portions in their occupation	Fully Occupied
	(iii) Monthly or annual rent /compensation /license fee, etc. paid by each	₹ 8,000.00 rental income per month

	(iv)	Gross amount received for the whole property	Details 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 upon, 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 – 2005 (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.
45	Remarks:	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Malad (East) Branch to assess fair market value as on 26.02.2024 for Residential Flat No. 705, 7th Floor, Building No. 5, Type – E, “**Gaurav City E5 & E6 Co-Op. Hsg. Soc. Ltd.**”, Near Cine Prime, Beverly Park, Village - Navghar, Mira Road (East), Taluka & District – Thane, PIN Code – 401 107, State - Maharashtra, Country – India belongs to **Dolly Mahendra Singh.**

We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 08.11.2017 b/w. Sneha Chandrashekhar Surve (Transferor) and Dolly Mahendra Singh (Transferee)
2	Copy of Society Share Certificate Document No. 47 dated 30.09.2018 in the name of Smt. Dolly Mahendra Singh

LOCATION:

The said building is located at Old Survey No. 435, 436, New Survey No. 109, 107, Hissa No. 2 of Village - Navghar, Mira Road (East), Taluka & District – Thane, PIN Code – 401 107, State - Maharashtra, Country – India. The property falls in Residential Zone. It is at travelling distance of 3.1 Km. from Mira Road railway station.

BUILDING:

The building under reference is having Ground + 7 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 Ceramic tile floor finish. The building is used for residential purpose. 7th Floor is having 6 Residential Flats. 1 Lift provided in building.

Residential Flat:

The residential flat under reference is situated on the 7th Floor. The composition of residential flat consists of 1 Bedroom + Living Room + Kitchen + 1 Toilet. **(i.e. 1 BHK + 1 Toilet)**. The residential flat is finished with Ceramic tiles flooring & Carpet flooring, Teak Wood door framed with flush door, Aluminum sliding windows & Concealed plumbing & Concealed electrification.

Valuation as on 26th February 2024

The Built-up Area of the Residential Flat	:	378.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2005 (Approx.)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	19 Years
Cost of Construction	:	378.00 Sq. Ft. X 2,800.00 = ₹ 10,58,400.00
Depreciation $\{(100-10) \times 19 / 60\}$:	28.50%
Amount of depreciation	:	₹ 3,01,644.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,03,215.00 per Sq. M. i.e. ₹ 9,589.00 per Sq. Ft.
Guideline rate (After Depreciation)	:	₹ 89,295.00 per Sq. M. i.e. ₹ 8,296.00 per Sq. Ft.
Prevailing market rate	:	₹ 11,200.00 per Sq. Ft.
Value of property as on 26.02.2024	:	378.00 Sq. Ft. X ₹ 11,200.00 = ₹ 42,33,600.00

(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 26.02.2024	:	₹ 42,33,600.00 - ₹ 3,01,644.00 = ₹ 39,31,956.00
Total Value of the property		₹ 39,31,956.00
The realizable value of the property	:	₹ 35,38,760.00
Distress value of the property	:	₹ 31,45,565.00
Insurable value of the property	:	₹ 10,58,400.00
Guideline value of the property	:	₹ 31,35,888.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report Residential Flat No. 705, 7th Floor, Building No. 5, Type – E, “**Gaurav City E5 & E6 Co-Op. Hsg. Soc. Ltd.**”, Near Cine Prime, Beverly Park, Village - Navghar, Mira Road (East), Taluka & District – Thane, PIN Code – 401 107, State - Maharashtra, Country – India for this particular purpose at **₹ 39,31,956.00 (Rupees Thirty Nine Lakh Thirty One Thousand Nine Hundred Fifty Six Only)** as on **26th February 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 **26th February 2024 is ₹ 39,31,956.00 (Rupees Thirty Nine Lakh Thirty One Thousand Nine Hundred Fifty Six 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 + 7 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 7 th Floor
3	Year of construction	2005 (Approx.)
4	Estimated future life	41 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 framed with flush door, Aluminium sliding windows
10	Flooring	Ceramic tiles flooring & Carpet 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
	(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	1 Lift

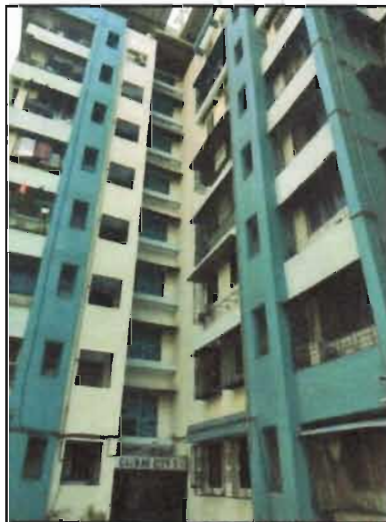
19	Underground sump – capacity and type of construction	R.C.C tank
20	Over-head tank Location, capacity Type of construction	R.C.C tank on terrace
21	Pumps- no. and their horse power	May be provided as per requirement
22	Roads and paving within the compound approximate area and type of paving	Cement 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

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Actual site photographs



Actual site photographs



Route Map of the property

Site u/r



Latitude Longitude - 19°17'31.2"N 72°52'39.7"E

Note: The Blue line shows the route to site from nearest railway station (Mira Road – 3.1 Km.)

Ready Reckoner Rate

DIVISION / VILLAGE : NAVGHAR Commence From 1st April 2023 To 31st March 2024						
Type of Area	Urban		Local Body Type	Corporation - Class 'D'		
Local Body Name	Mira Bhayander Municipal Corporation					
Land Mark	V) All Properties of Village Navghar from Southern Boundary.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shap	Industrial
11	11/40	29950	98300	112300	120180	112300
Survey No. 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176						

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Sale Instances

3438393 13-02-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	द्वयम निबंधक : सह दु.नि. ठाणे 10 दस्ता क्रमांक : 3438/2023 नोदणी : Regn:63m
गावाचे नाव : नवघर		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	3750000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतिलपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3307000	
(4) भू-मापन,पोटहिस्सा व परकऱ्यांक(असल्यास)	1) पालिकेचे नाव:मिरा-भाईदर मनपाइतर वर्णन : इतर माहिती: विलेज नवघर झोन व्ही 11/40,सदनिका नं 005,तळ मजला,बिल्डींग नं 6,टाईप ई,गौरव सिटी ई5 व ई6 को. ऑप. हो. सो. ली., बेवर्ली पार्क,सिने प्राईम जवळ,मीरा रोड पूर्व,ठाणे. क्षेत्रफळ-33.63 चौ. मी. बांधीव,जुना सर्वे नं.- 435,436/2 नवीन सर्वे नं.- 109,107/2((Survey Number : 109, 107/2 ;))	
(5) क्षेत्रफळ	33.63 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल किंवा.		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव-प्रदीप प्रदीप कदम -- वय:-50 पत्ता:-प्लॉट नं: सदनिका नं 005, माळा नं: तळ मजला, इमारतीचे नाव: बिल्डींग नं 6, टाईप ई, गौरव सिटी ई5 व ई6 को. ऑप. हो. सो. ली., ब्लॉक नं: बेवर्ली पार्क, सिने प्राईम जवळ, रोड नं: मीरा रोड पूर्व,ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:- ANBPK3246C 2): नाव-प्राजक्ता प्रदीप कदम -- वय:-47 पत्ता:-प्लॉट नं: सदनिका नं 005, माळा नं: तळ मजला, इमारतीचे नाव: बिल्डींग नं 6, टाईप ई, गौरव सिटी ई5 व ई6 को. ऑप. हो. सो. ली., ब्लॉक नं: बेवर्ली पार्क, सिने प्राईम जवळ, रोड नं: मीरा रोड पूर्व,ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:- BCWPK9494F	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव-टीपक प्रकाश विष्णुकर्मा -- वय:-39, पत्ता:-प्लॉट नं: रूम नं 13/बी-27, माळा नं: , इमारतीचे नाव: वीर हनुमान चाल, ब्लॉक नं: आकुर्ली रोड, क्रांती नगर, रोड नं: कांदिवली पूर्व,मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400101 पॅन नं:-AHNPV7140G 2): नाव-शिल्पी टीपक विष्णुकर्मा -- वय:-36, पत्ता:-प्लॉट नं: रूम नं 13/बी-27, माळा नं: , इमारतीचे नाव: वीर हनुमान चाल, ब्लॉक नं: आकुर्ली रोड, क्रांती नगर, रोड नं: कांदिवली पूर्व,मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400101 पॅन नं:-ALSPV3277B	
(9) दस्तऐवज करून दिल्याचा दिनांक	27/02/2023	
(10)दस्त नोदणी केल्याचा दिनांक	27/02/2023	
(11)अनुक्रमांक,लंड व पृष्ठ	3438/2023	
(12)बाजारभावाप्रमाणे मुद्रीक शुल्क	262500	
(13)बाजारभावाप्रमाणे नोदणी शुल्क	30000	
(14)शेरा		
मुल्याकनासाठी विचारात घेतलेला तपशील:-		
मुद्रीक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

Sale Instances

9997393	सूची क्र.2	द्वयम निबंधक : सह दु.नि. ठाणे 10
15-02-2024		दस्ता क्रमांक : 9997/2023
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोदणी : Regn:83m
गावाचे नाव : नवघर		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	3800000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3625942.95	
(4) भू-मापन,पोटोहिस्ता व परक मोजक(असल्यास)	1) पालिकेचे नाव:मिरा-भाईंदर मनघाइतर वर्णन : इतर माहिती: मौजे नवघर,वॉर्ड-व्ही,विभाग क्रमांक:-11/40.मध्ये,सदनिका क्र. इ 5 - 006,तळमजला,बिल्डिंग नं. 5,टाईप - ई,गौरव सिटी,गौरव सिटी इ 5 व इ 6 को. ऑप. हौ. सोसा. लि.,बेव्हर्ली पार्क,मीरा रोड पूर्व,ठाणे - 401107. जुना सर्वे नं. 435,436/2,नवीन सर्वे नं. 109,107/2,क्षेत्रफळ 35.13 चौ.मी. बिल्टअप.((Survey Number : 109 ;))	
(5) क्षेत्रफळ	35.13 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-देशमुख मनीषा भीमराव -- वय:-49 पत्ता:-प्लॉट नं: सदनिका नं ई-5/006, माळा नं: तळमजला, इमारतीचे नाव: बिल्डिंग नं. 5,टाईप - ई,गौरव सिटी,गौरव सिटी इ 5 व इ 6 को. ऑप. हौ. सोसा. लि. ब्लॉक नं: बेव्हर्ली पार्क, रोड नं: मीरा रोड पूर्व,ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-AIAJPD9682R.	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव-वित्तिष माणिक बाबना -- वय:-25, पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: आझाद नगर वेलफेर सोसायटी, ब्लॉक नं: चंद्रभगा स्कूल जवळ, रोड नं: मालाड पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400097 पॅन नं:-CRJSPB1455R.	
(9) दस्तऐवज करून दिल्याचा दिनांक	06/06/2023	
(10)दस्ता नोदणी केल्याचा दिनांक	06/06/2023	
(11)अनुक्रमीक,खंड व पृष्ठ	9997/2023	
(12)बाजारभावप्रमाणे मुद्रांक शुल्क	266000	
(13)बाजारभावप्रमाणे नोदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

Price Indicators

square yards Mumbai Bay Rent Projects Agents Services Resources Intelligence Prime Member

Home Property in Mumbai Flats in Mumbai Flats in Mira Road 1 BHK Flats in Mira Road 1 Bedroom 300 Sq.Ft. Apartment in Mira Road Mumbai

Gaurav City
1 Bedroom 300 Sq.Ft. Apartment in Mira Road Mumbai
 Listing ID #5231607

₹ 42 L

- 1 Bedroom
- Unfurnished
- 1 Bathroom
- 300 Sq Ft (Carpet Area)

Recent Registered Sale: Aug 2023 ₹ 34,00 L (300 Sq Ft)

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Benefits worth ₹7,500 or just ₹4999

Enjoy benefits worth ₹15,000 on new property, home loan, interiors, valuation report & more. Get Offer

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NOBROKER

1 BHK Flat in Buddha Enterprises, Goregaon East, Mira Road East For Sale in Mira Road East

₹ 32,00,000

1 Bedroom

1 Bathroom

500 Sq Ft

See and Sell

Get Open Call

Agent Profile can be viewed in this property

Like Report Contact Agent

Activity On This Property

Similar Properties

Overview

- Apartment Type: Self-Dwelling
- Workshop/Storage: No
- Built-up Area: 400 Sq Ft
- Running Water: Yes
- Pool: No
- 24x7 Security: No
- Orientation: Facing
- Carpet Area: 400 Sq Ft
- Flooring: Carpet
- View: Open View

Price Indicators

1 BHK Flat in Buddha Enterprises - C/zone 1, Mira Road East For Sale in Mira Road East

₹ 36 Lacs ₹ 32,056/Month

1 Bedroom 1 Bathrooms 1 BHK

Area: 28.00 Sq. Ft. 1000 Sq. Ft. 1000 Sq. Ft.

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Similar Properties

1 BHK Flat in New Cosmos City

Overview	Value	Category	Value
Age of Building	5.33 Years	Ownership Type	Self Owned
Maintenance Charge	₹ 2,750/Sq.Ft/M	Flooring	Polished Floor
Built-up Area	280 Sq.Ft	Carpet Area	100 Sq.Ft
Furnishing Status	Not Furnished	Facing	North East
Floor	1st	Facing	East Side View
Legal Status	Yes		

2 BHK Flat in Gauravi City For Sale in Mira Road,Mumbai,Maharashtra,India

₹ 40 Lacs ₹ 32,208/Month

2 Bedrooms 2 Bathrooms 2 BHK

Area: 1100 Sq. Ft. 1100 Sq. Ft. 1100 Sq. Ft.

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Similar Properties

2 BHK Flat in New Cosmos City

Overview	Value	Category	Value
Age of Building	1.00 Years	Ownership Type	Self Owned
Maintenance Charge	₹ 0	Flooring	Polished Floor
Built-up Area	1100 Sq.Ft	Carpet Area	1100 Sq.Ft
Furnishing Status	Fully Furnished	Facing	East
Floor	1st	Facing	None
Legal Status	Yes		

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **26th 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 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 ₹ 39,31,956.00 (Rupees Thirty Nine Lakh Thirty One Thousand Nine Hundred Fifty Six 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: 2024.02.26 13:51:50 +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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