



**OZA ASSOCIATES**

**Gopal R. Oza Prop.**

CHARTERED CONSULTING ENGINEER,  
GOVT. APPROVED VALUER, PLANNER,  
ESTIMATOR, R.C.C., DESIGNER  
MIE No. M123142-6, CAT No. I/546/1999-2000.  
FIV No. 24333, M.I.C.A., B.E. CIVIL



AN ISO 9001:2015 CERTIFIED CO.

Tel: 0240-2321506, 9823162241

022-26425387

Email: ozaassociate@rocketmail.com

info@ozaassociates.com



**VALUATION REPORT  
FOR  
STATE BANK OF INDIA  
CHINCHPOKALI RACPC  
OF  
MRS. DIVYA NARPAT PUROHIT**

**"Residential Flat"**

**19°00'51.9"N 73°02'08.7"E**

**Flat no. 402, 4th Floor, "Om Apartment", House No.  
692/02, C.T.S. No. 1187, Survey No. 106/2, CBD  
Belapur, Sector-19, Village. Shahabaj, Tal. & Dist.  
Thane, Navi Mumbai-400614.**

# ZA ASSOCIATES

## R. Oza Prop.

D. CONSULTING ENGINEER,  
ROVED VALUER, PLANNER  
R. R.C.C. DESIGNER  
11231426 CAT No. 1546/1999-2000  
1333, M.T.C.A., B.L. CIVIL



AN ISO 9001:2015 CERTIFIED CO.  
Tel: 0240-2321506, 9823162241  
022-26425387  
Email: ozaassociate@rocketmail.com  
info@ozaassociates.com

Ref No. OZA VALSBI/CYPL/2021-22/ 10289

Date-04/03/2022

To,  
State Bank of India,  
Chinchpokli RACPC,  
Mumbai

### VALUATION REPORT

I. GENERAL		
1	Purpose for which valuation is made : To determine the Fair Market Value of the property	
2	a) Date of inspection : 04/03/2022	
	b) Date on which the valuation is made : 04/03/2022	
3	List of documents produced for perusal : Agreement For Sale (Dt. 21/02/2022) Index II Reg No. (4584/2022 Thane 02) Commencement Certificate (Dt. 31/10/2007) Occupancy Certificate (Dt. 20/06/2010)	
4	Name of the owner(s) and their address(es) with Phone no. (details to be shared of each owner in case of joint ownership) : Mrs. Divya Narpat Purohit	
5	Brief description of the property : Flat no. 402, 4 <sup>th</sup> Floor, "Om Apartment", House No. 692/02, C.T.S. No. 1187, Survey No. 106/2, CBD Belapur, Sector-19, Village. Shahabaj, Tal. & Dist. Thane, Navi Mumbai-400614.	
6	Location of property	
	a) Plot No. / Survey No.	: -
	b) Door No.	: Flat no. 402
	c) C.T. S. No. / Village	: Village Shahabaj
	d) Ward / Taluka	: Thane
	e) Mandal / District	: District Thane
	f) Date of issue and validity of layout of approved map/plan	: Not Provided
	g) Approved map/plan issuing authority	: Navi Mumbai Municipal Corporation (NMMC) Authority
	h) Whether genuineness or authenticity of approved map/plan is verified	: Not Provided
i) Any other comments by our empanelled valuers on authenticity of approved plan	: Not Provided	
7	Postal address of the property : See 5.	
8	City / Town : CBD Belapur	
	Residential Area, Commercial Area, Industrial Area or Mixed area : Residential & Commercial	
9	Classification of the area	
	i) High / Middle / Poor : Middle Class	
ii) Urban / Semi Urban / Rural : Semi-Urban		
10	Coming under Corporation limit / Village : Navi Mumbai Municipal Corporation (NMMC)	



Ref. No. OZAVAL/SBI/CCPL/2021-22/ 10287

Date-04/03/2022

**To,**  
**State Bank of India,**  
**Chinchpokli RACPC,**  
**Mumbai****VALUATION REPORT**

<b>I. GENERAL</b>			
1	Purpose for which valuation is made	: To determine the Fair Market Value of the property	
2	a) Date of inspection	: 04/03/2022	
	b) Date on which the valuation is made	: 04/03/2022	
3	List of documents produced for perusal	: Agreement For Sale (Dt. 21/02/2022) Index II Reg No. (4584/2022 Thane 02) Commencement Certificate (Dt. 31/10/2007) Occupancy Certificate (Dt. 20/06/2010)	
4	Name of the owner(s) and their address(es) with Phone no. (details to be shared of each owner in case of joint ownership)	: Mrs. Divya Narpat Purohit	
5	Brief description of the property	: Flat no. 402, 4 <sup>th</sup> Floor, "Om Apartment". House No. 692/02, C.T.S. No. 1187, Survey No. 106/2, CBD Belapur, Sector-19, Village. Shahabaj, Tal. & Dist. Thane, Navi Mumbai-400614.	
6	Location of property		
	a)	Plot No. / Survey No.	: -
	b)	Door No.	: Flat no. 402
	c)	C.T. S. No. / Village	: Village Shahabaj
	d)	Ward / Taluka	: Thane
	e)	Mandal / District	: District Thane
	f)	Date of issue and validity of layout of approved map/plan	: Not Provided
	g)	Approved map/plan issuing authority	: Navi Mumbai Municipal Corporation (NMMC) Authority
	h)	Whether genuineness or authenticity of approved map/plan is verified	: Not Provided
	i)	Any other comments by our empanelled valuers on authenticity of approved plan	: Not Provided
7	Postal address of the property	: See 5.	
8	City / Town	: CBD Belapur	
	Residential Area, Commercial Area, Industrial Area or Mixed area	: Residential & Commercial	
9	Classification of the area		
	i)	High / Middle / Poor	: Middle Class
	ii)	Urban / Semi Urban / Rural	: Semi-Urban
10	Coming under Corporation limit / Village	: Navi Mumbai Municipal Corporation (NMMC)	

# ZA ASSOCIATES

## R. Oza Prop.

D. CONSULTING ENGINEER,  
ROVED VALUER, PLANNER,  
R. R. C. DESIGNER  
123142-A / CAT No. 1/546/1999-2000  
133, M.T.C.A., B.E. CIVIL



AN ISO 9001:2015 CERTIFIED CO.

Tel: 0240-2321506, 9823162241

022-26425387

Email: ozaassociate@rocketmail.com

info@ozaassociates.com

	Panchayat / Municipality	Authority	
11	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area	: No	
12	Boundaries of the property	A	
	Dimensions of the side	B	
		As per Sale Deed/RERA	As per Site Investigation
	North	-	Gavdevi Mata Mandir
	South	-	Shree Developers Building
	East	-	Another Building
	West	-	Wide Road
13	Extent of the site	: N.A.	
14	Latitude, Longitude & Co-ordinates of flat	: 19°00'51.9"N 73°02'08.7"E	
15	Extent of the site considered for valuation (least of 13 A & 13 B)	: N.A.	
16	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.	: Tenant Occupied (As per Site Investigation)	
<b>II. APARTMENT BUILDING</b>			
1	Nature of the Apartment	: The said property is a 1 BHK Residential Flat.	
2	Location		
	C.T.S. No.	: C.T.S. No. 1187	
	Block No.	: -	
	Ward No.	: -	
	Village / Municipality / Corporation	: Village- Shahabaj, Navi Mumbai Municipal Corporation (NMMC)	
	Door No. Street or Road (PIN Code)	: 400614	
3	Description of the locality (Residential / Commercial / Mixed)	: Residential & Commercial	
4	Year of Construction	: 2010 (As per OC)	
5	Number of Floors	: Ground + 4 floors (As per Site Investigation)	
6	Type of Structure	: RCC Framed Structure	
7	Number of Dwelling units in the building	: Not Known	
8	Quality of Construction	: Good	
9	Appearance of the Building	: Good	
10	Maintenance of the Building	: Fairly Maintained	
11	Facilities Available		
	Lift	: No	
	Protected Water Supply	: Yes	
	Underground Sewerage	: Yes	
	Car Parking – Open / Covered	: Open Parking	
	Is compound wall existing?	: Yes	
	Is pavement laid around the building?	: Yes	
<b>III FLAT</b>			
1	The floor on which the flat is situated	: 4 <sup>th</sup> Floor	
2	Door No. of the flat	: 402	



3	Specification of the flat	
	Roof	: RCC
	Flooring	: Marble & Tiling
	Doors	: TW Flush Doors and Wooden Doors
	Windows	: Aluminum Frame sliding windows
	Fittings	: Concealed
	Finishing	: Plaster
4	House Tax	: N.A.
	Assessment No.	: N.A.
	Tax paid in the name of	: N.A.
	Tax amount	: N.A.
5	Electricity Service Connection No.	: N.A.
	Meter Card is in the name of	: N.A.
6	How is the maintenance of the flat?	: Fairly Maintained
7	Sale Deed executed in the name of	: Mrs. Divya Narpat Purohit
8	What is the undivided area of land as per Sale Deed?	: N.A.
9	What is the plinth area of the flat?	: Built up Area: 46.45 Sq. Mtr. equivalent to 500.00 Sq. Ft. (As per Agreement for Sale) (20% loading on Carpet area for built-up area)
10	What is the floor space index (approx.)?	: Not Known
11	What is the Carpet Area (Net Usable Floor Area) of the flat?	: <u>Carpet Area</u> : 42.58 Sq. Mtr. Equivalent to 416.67 Sq. Ft. (As per Agreement for Sale) <u>Carpet Area</u> : 30.91 Sq. Mtr. Equivalent to 332.71 Sq. Ft. (As per Site Measurements) - Valuation Done as per Agreement for Sale.
12	Is it Posh / I class / Medium / Ordinary?	: Medium
13	Is it being used for Residential or Commercial purpose?	: Residential
14	Is it Owner-occupied or let out?	: Tenant Occupied
15	If rented, what is the monthly rent?	: -
<b>IV MARKETABILITY</b>		
1	How is the marketability?	: Good
2	What are the factors favoring for an extra Potential Value?	: -
3	Any negative factors are observed which affect the market value in general?	: Not Any
<b>V RATE</b>		
1	After analyzing the comparable sale instances, what is the composite rate for a similar flat with same specifications in the adjoining locality? – (Along with details, reference of at least two latest deals / transactions with respect to adjacent properties in the areas if available)	: Rs. 16,500.00/- to Rs. 23,800.00/- per Sq. Ft. for Carpet Area in the locality for similar type of property (varying based on amenities and location)

# OZA ASSOCIATES

## R. Oza Prop.

D. CONSULTING ENGINEER,  
 ROYAL VALUER, PLANNER,  
 & R.C.C. DESIGNER  
 12/142/6, CAT No. E/546/1999-2000,  
 113, M.T.C.A., B.E. CIVIL.



AN ISO 9001:2015 CERTIFIED CO.  
 Tel: 0240-2321506, 9823162241  
 022-26425387  
 Email: ozaassociate@rocketmail.com  
 info@ozaassociates.com

2	Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the flat under comparison (give details).		
3	Break-up for rate		
	1.	Building + Services	: -
	2.	Land + Others	: -
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)		: Rs. 48,600.00/- per Sq. Mtr. for Built up Area Rs. 4,515.05/- per Sq. Ft. for Built up Area (As per Govt. Ready Reckoner Year 2021-22)
<b>VI COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>			
a	Depreciated building rate		: -
	Replacement cost of flat with services {V(3)i}		: Rs. 1400.00/- per sq. ft. for the similar type of new construction
	Age of the building		: 12 years (As per Site Investigation, Actual may vary)
	Life of the building estimates		: 48 years Residual age (If properly Maintained)
	Depreciation percentage assuming the salvage value as 10%		: 80% of Building & Services cost
	Depreciation Ratio of the building		
b	Total composite rate arrived for valuation		: -
	Depreciated Building Rate VI (a) Rate for Land & other V (3) ii		: Rs. 3,939.06 /- per Sq. Ft.
	Area		: 500.00 Sq. Ft. built up area
	Total Composite Rate		: Rs. 36,33,172.00/- Government Value (As per Govt. Ready Reckoner)

### DETAILS OF VALUATION:

#### Rate Justification:

#### Jurisdiction

- As per the latest price trend available in the market from the property search for similar types of properties for Residential flat in this locality Price ranges from Rs. 16,500.00/- to Rs. 23,800.00/- per Sq. Ft. for Carpet Area
- As per our opinion the fair market value of **Rs. 16,800.00/- per Sq. Ft. for Carpet Area of the flat is reasonable and worth**. Considering all the factors such as amenities, Location, Special Features, and the sale instances in the locality.

Sr. No	Description	Qty. (Sq. Ft.)	Rate per unit (Rs.)	Estimated Value (Rs.)
1.	Present value of the flat	416.67 Sq. Ft. Carpet Area	Rs. 16,800.00/-	Rs. 70,00,056.00/-
2.	Interior Decorations which carry a potential value, if any	--	-	-
3.	Others (Allotments/separate purchased car park or extended area etc.)	--	-	-
	<b>Total</b>			<b>Rs. 70,00,056.00/-</b>



# OZA ASSOCIATES

**R. Oza Prop.**

REGISTERED CONSULTING ENGINEER,  
REGISTERED VALUER, PLANNER,  
REGISTERED ARCHITECT, R.C.C., DESIGNER  
REG. NO. 123142-6, CAT No. 1546/1999-2000.  
REG. NO. 4333, M.I.C.A., B.E. CIVIL



AN ISO 9001:2015 CERTIFIED CO.

Tel: 0240-2321506, 9823162241  
022-26425387

Email: ozaassociate@rocketmail.com  
info@ozaassociates.com

Say in Rs/-			<b>Rs. 70,00,000.00/-</b>
-------------	--	--	---------------------------

- i. Realizable Value:- Rs. 70,00,000.00/-
- ii. Forced/Distress Value:- Rs. 56,00,000.00/-
- iii. Rental Value of the Property: Rs. 15,000.00 per month /-
- iv. Insurance Value :- Rs. 7,00,000.00/-

As a result of my appraisal and analysis, it is my considered opinion that the realizable value of the above property in the prevailing condition with aforesaid specifications is **Rs. 70,00,000.00/- (Rupees Seventy Lakhs Only)**.

Place: Mumbai  
Date: 04/03/2022.



Digitally signed by GOPAL RAMESHWAR OZA  
DN: c=IN, o=PERSONAL,  
pseudoym=ed614781370eb4d71fcd8e27599e980f347e336cb  
fa06687936b6d446e19e, postalCode=431003,  
st=MAHARASHTRA,  
serialNumber=5055336a474812d74d2942713e382e45a6a25  
13ddc49516a400c9424a7e, cn=GOPAL RAMESHWAR OZA  
Date: 2022.03.10 11:16:33 +05'30'

**Signature**  
**(Gopal R. Oza)**

The undersigned has inspected the property detailed in the Valuation Report dated \_\_\_\_\_ on \_\_\_\_\_ We are satisfied that the fair and reasonable market value of the property is Rs. \_\_\_\_\_ (Rs. \_\_\_\_\_ only).

Date:

**Signature**  
**(Name of the Branch Manager with office seal)**

**Enclosures:**

- 1. Photograph of owner/representative with property in background to be enclosed.
- 2. Screen shot of longitude/latitude and co-ordinates of property using GPS/Various Apps/Internet sites
- 3. Sale instance / price trends in the locality
- 4. Government Ready Reckoner Rate
- 5. Declaration-cum-undertaking from the valuer (Annexure-I)
- 6. Model code of conduct for valuer (Annexure II)



Department of Registration & Stamps  
Government of Maharashtra

नोंदणी व मुद्रांक विभाग  
महाराष्ट्र शासन



नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन  
वाजारमूल्य दर पत्रक

Home	Valuation Rules	User Manual	Close	Feedback			
Year 2021/2022	Annual Statement of Rates				Language English		
Selected District राज्या							
Select Taluka ठाणे							
Select Village गावाचे नाव : साहाबाज							
Search By Survey No <input checked="" type="radio"/> Location							
Select उपविभाग	32 366-साहाबाज (भाग) दिनशेती वापरासाठी चौ मी.	17600	48600	50800	75400	50800	चौ. मीटर
खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (R.S.)		





# Similar Property and Price Trend in the Locality from Property Search.

₹60 Lac      1BHK 1Bath

Rate per Sq. Ft :  
= (Rs. 60.0 Lacs) / (350 Sq. Ft)  
= Rs. 17,143.00/-

Property (9)      Society (1)

Carpet Area: 350 sq.ft  
1 Bedroom - 1 Bathroom - No Balcony  
₹60 Lac (incl. Govt Charges & Tax) ₹17,143 per sq.ft  
Mumbai Apartment  
Sector 20, Borivali, Mumbai, Maharashtra  
2 of 3 Floors  
RFP  
Main Road  
15+ year Old

Places nearby

Why you should consider this property?

Key Highlights

- East Facing
- Good Society
- Close to Market
- Corner Property

Account Property

magicbricks Buy Rent Sell Tools & Advice What's New Property Services Blog Help

3 BHK Flat  
For Sale CED Borivali, New Mumbai

₹ 2.0 Cr      1100 Sq-ft      3 BHK  
₹18,182 sq.ft      Carpet Area      3 Bedrooms

Rate per Sq. Ft :  
= (Rs. 2.0 Cr.) / (1100.00 Sq. Ft)  
= Rs. 18,182.00/-

Contact Agent      Save for Later

Reshan Jha  
+91 9110000060  
Contact Agent

1100 sq.ft  
₹18,182

Gen. Sanyal Reshan Apartment

Ready to Move      Resale      5/ Out of 7 Floors      1 Open

REG NO: CAT-1/546  
1999/2000  
REG. NO. FIV-24333

₹ 1.20 Cr 2 BHK Flat for sale in Sector 20, Navi...

1000 Sq. Ft. | 2 BHK | 2 Bathrooms | 27th Floor

65A Sankam Begmat

Contact Now

PROPERTY DETAILS

PROJECT DETAILS

LOCALITY DETAILS



Area	1000	Area	1000	Floor	27th
Carpet Area	639	Carpet Area	639	Project Name	Sankam Begmat
Built-up Area	887	Built-up Area	887	Project Type	Resale
Configuration	2 BHK	Configuration	2 BHK	Project Status	Ready to Move
Number of Bathrooms	2	Number of Bathrooms	2	Project Completion	21/04/2018
Number of Floors	27	Number of Floors	27	Project Location	Sector 20, Navi Mumbai
Project Name	Sankam Begmat	Project Name	Sankam Begmat	Project Amenities	24x7 Security, Gym, Swimming Pool, etc.
Project Type	Resale	Project Type	Resale	Project Price	₹ 1.20 Cr
Project Status	Ready to Move	Project Status	Ready to Move	Project Documents	Get Documents Uploaded

**Rate per Sq. Ft :**  
 = (Rs. 1.20 Cr) / (639.00 Sq. Ft)  
 = Rs. 18,779.00/-

Contact Owner Save for Later

Save Property

Don't want to share your details with the agent right now?

Save Property for Later

Sankam Begmat

₹ 1.20 Cr

Save for Later

₹ 1.4 Cr

2BHK 2Baths

1000 Sq. Ft. | 2 BHK | 2 Bathrooms

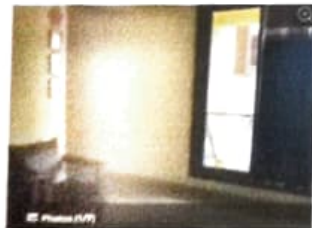
Overview

Society

Owner Details

Recommendations

Price Trends



Built-up area: 887 sq.ft.	2 Bedrooms, 2 Bathrooms, 1 Balconies
Carpet area: 714 sq.ft.	
₹ 1.4 Cr	₹ 15,768 per sq.ft. (approx.)
4' - 10" 7" Floor	Om Shiv Gharshan Apartment, Sector 20, Begmat, Mumbai New
1 to 10 Year Old	Park Garden Main Road

**Rate per Sq. Ft :**  
 = Rs. 1.40 Cr / (714.00 Sq. Ft)  
 = Rs. 19,608.00/-

Places nearby

- 1000 Sq. Ft. | 2 BHK | 2 Bathrooms
- 1000 Sq. Ft. | 2 BHK | 2 Bathrooms
- 1000 Sq. Ft. | 2 BHK | 2 Bathrooms
- 1000 Sq. Ft. | 2 BHK | 2 Bathrooms
- 1000 Sq. Ft. | 2 BHK | 2 Bathrooms
- 1000 Sq. Ft. | 2 BHK | 2 Bathrooms
- 1000 Sq. Ft. | 2 BHK | 2 Bathrooms
- 1000 Sq. Ft. | 2 BHK | 2 Bathrooms

Why should you consider this property?

- Wheel Chair Friendly
- Private Garden
- Full Power Backup
- Water Parking Available
- 24x7 Security Staff
- Smart Locking
- Green Property
- Surrounding Park/Garden
- Overlooking Main Road
- Feng Shui Vastu Compliant

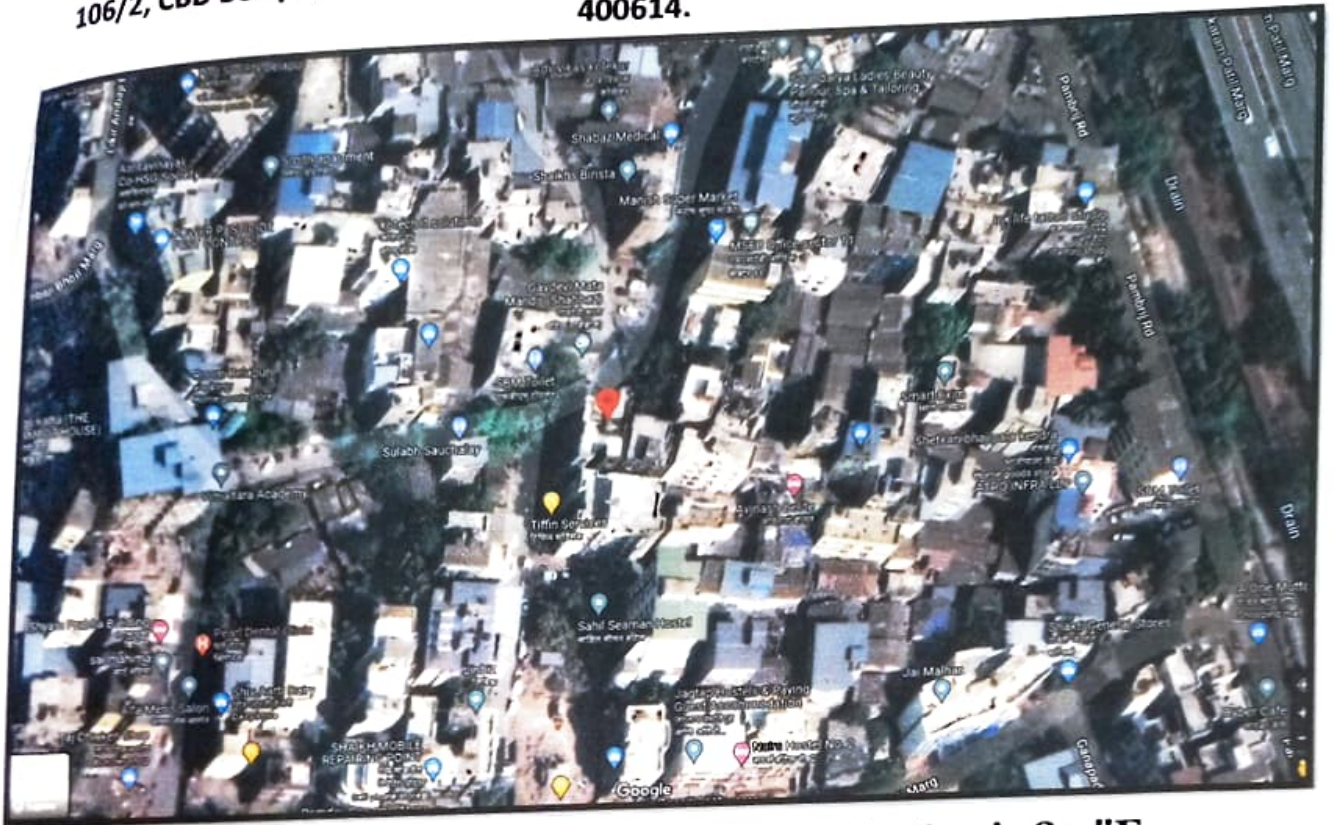
Price: ₹ 1.40 Cr | Area: 1000 Sq. Ft. | Carpet Area: 714 Sq. Ft. | Floor: 4th

Book Property

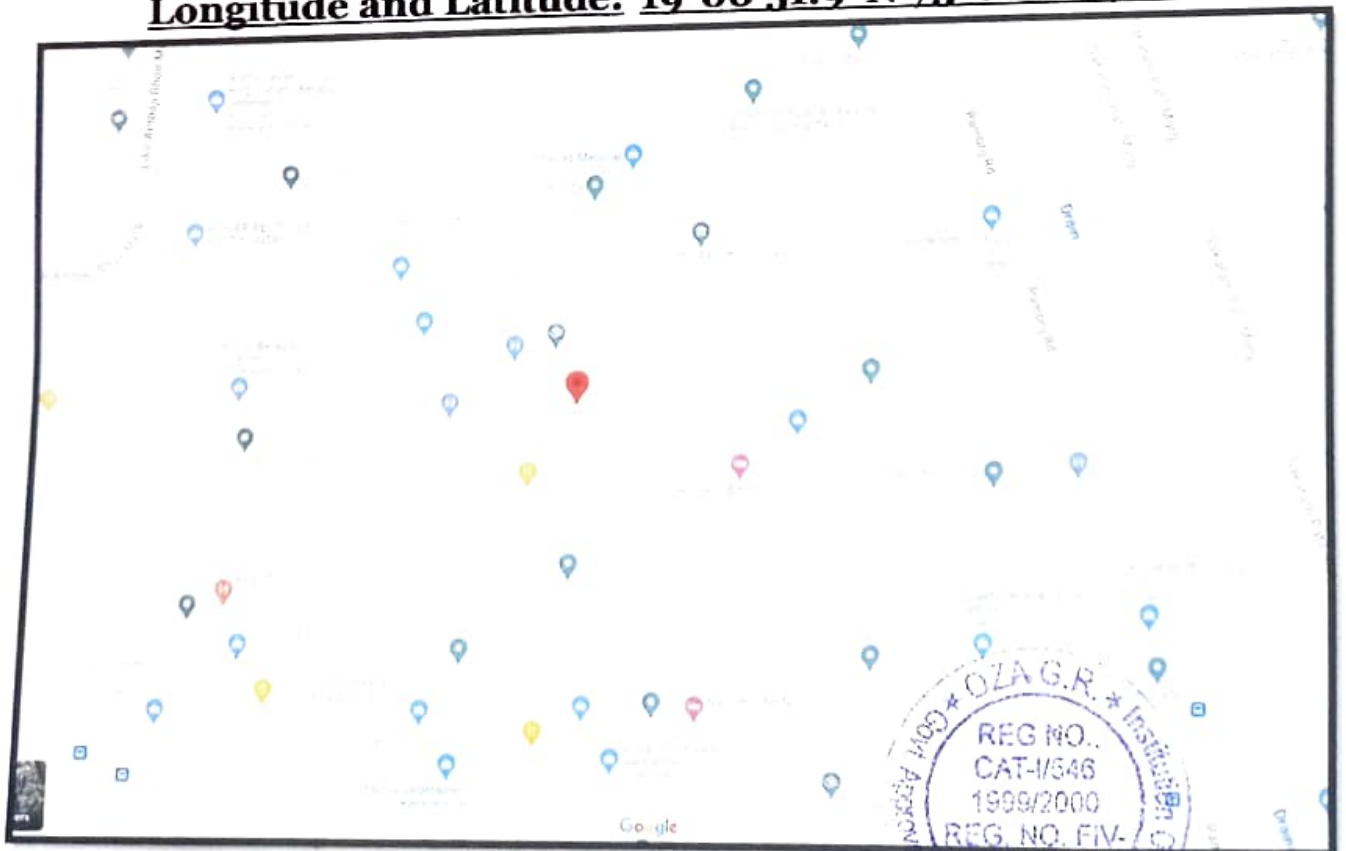


Through Google Maps.

Flat no. 402, 4<sup>th</sup> Floor, "Om Apartment", House No. 692/02, C.T.S. No. 1187, Survey No. 106/2, CBD Belapur, Sector-19, Village. Shahabaj, Tal. & Dist. Thane, Navi Mumbai- 400614.



**Longitude and Latitude:  $19^{\circ}00'51.9''N$   $73^{\circ}02'08.7''E$**





Ravindra R. Bhutada

M.E. (Structure), F.I.V.

- CHARTERED ENGINEER
  - TECHNICAL CONSULTANT
  - GOVT. REGD. APPROVED VALUER
- IOV Regd. No. F-23070  
IBBI Regd. No. IBBI/RV/04/2020/12983

Office : 1) Shop No. 01, New Adarsh Colony Shopping Complex, Ausa Road, Latur - 413531  
☎ 9422071531, 9373842968 E-mail : ravindrabhutada@tr@yahoo.com  
2) Flat No. 101, 1<sup>st</sup> Floor, "Shri Niwas Chambers A", Naik Chowk, Ring Road, Latur - 413531 ☎ 7588114531  
Office : Office No. 04, Ground Floor, Swami Samarth Complex, Nana Peth Pune - 411011  
☎ 9850158949  
Office : Flat No. 501, 5<sup>th</sup> Floor, Building No. 15, "D.B. Ozone", Near Thakur Mall, Mahajanwadi, Dahisar (East),  
Mumbai - 400068. ☎ 7744889655

REF: -TN-DEC-2023-2024/05

To,  
State Bank of India  
Chinchpokli RACPC

## VALUATION REPORT

(IN RESPECT OF FLATS)

(To be filled in by the Approved Valuer)

Name of the Valuer	Ravindra R. Bhutada M.E. (Structure), F.I.V. Registered Valuer & Chartered Engineer Registration No.: IBBI/RV/04/2020/12983 Chartered Engineer: IEI R.No.M-1705355		
<b>I. GENERAL.</b>			
1. Purpose for which the valuation is made	To estimate Realizable Value of property for Bank Loan Purpose		
a) Date of inspection	: 4th DEC 2023		
b) Date on which the valuation is made	: 4th DEC. 2023		
List of documents produced for perusal			
i) Copy of Index-2	: 4584/2022	Dated : 2/3/2022	Thane-2
ii) Copy of OC Certificate No.	: 3618/2007	Dated : 31/10/2007	
iii) Copy of OC Certificate No.	: 8109/2010	Dated : 20/6/2010	
4. Name of the owner(s)/ Intended purchasers and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: Divya Narpal Purohit,		
5. Brief description of the property	: Residential Flat		
Location of property	: Residential Flat Premises, Flat No. 402, 4th Floor, "OM APARTMENT", House No. 692/02, Survey No. 106/2, CTS No. 1187, Sector 19 at Village CBD Belapur, Gavdevi Marg at Village Shahbaz, Ta. Navi Mumbai, Dist. Thane-400 614.		
Landmark	: Gavdevi Marg at Village Shahbaz		
a) Plot No. / Survey No.	: House No. 692/02, Survey No. 106/2, CTS No. 1187, Sector 19		
b) Block No.	: Flat No. 402		
c) T.S. No. / Village	: Shahbaz		
d) Ward / Taluka	: Navi Mumbai		
e) Mandal / District	: Thane		



1)	Date of issue and validity of layout of approved map / plan	: NA
2)	Approved map / plan issuing authority	: NMMC
3)	Whether genuineness or authenticity of approved map / plan is verified	: No
4)	Any other comments by our empaneled valuers on authentic of approved plan	: NA
7)	Postal address of the property	: Residential Flat Premises, Flat No. 402, 4th Floor, " <b>OM APARTMENT</b> ", House No. 692/02, Survey No. 106/2, CTS No. 1187, Sector 19 at Village CBD Beiapur, Gavdevi Marg at Village Shahbaz, Ta. Navi Mumbai, Dist. Thane-400 614.
8)	City / Town	: Shahbaz
	Residential Area	: Yes Residential
	Commercial Area	: NA
	Industrial Area	: NA
9)	Coming under Corporation limit / Village Panchayat / Municipality	: NMMC
10)	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area	: NO
11)	Boundaries of the property	: As per Visit
	East	: Residential Building
	West	: Road
	South	: Shree Sai Residency
	North	: Road
12)	Dimensions of the site	
	East	: ---
	West	: ---
	South	: ---
13)	Extent of the site	: Carpet area - 417.00 Sq. Ft. Built up - 500.00 Sq. Ft. (46.45 Sq. Mt.)
	Latitude, Longitude & Co-ordinates of flat	: 19°00'51.8"N 73°02'08.8"E
	Extent of the site considered for valuation (least of 13 A & 13 B)	: Carpet area 417.00 Sq. Ft. Built up - 500.00 Sq. Ft. (46.45 Sq. Mt.)
	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.	: occupied by the owner
<b>FLAT VALUATION</b>		
1.	Nature of the Flat	: Residential 1 BHK Flat
	Location	: Shahbaz
2.	T.S. No.	: House No. 692/02, Survey No. 106/2, CTS No. 1187, Sector 19
	Block No.	: ---
	Ward No.	: ---
	Village/Municipality / Corporation	: NMMC
	Door No., Street or Road (Pin Code)	: Flat No. 402 (400 614)



Description of the locality Residential / Commercial / Mixed	: Residential
Year of construction	: 2010
Number of Floors	: G + 4 Floors
Type of Structure	: RCC Framed Structure
Number of Dwelling units in the building	: Per Floor 4 Flats
Quality of Construction	: Good
Appearance of the Building	: Good
Maintenance of the Building	: Good
Facilities Available	
Lift	: -
Protected Water Supply	: Yes
Underground Sewerage	: Yes
Car Parking - Open/ Covered	: Open
Is Compound wall existing?	: Yes
Is pavement laid around the Building	: Yes

iii FLAT	
1	The floor on which the flat is situated : 4th Floor,
2	Floor No. of the flat : Flat No. 402
3	Specifications of the flat
	Roof : RCC Slab
	Flooring : Vitrified tiles flooring, Imported Granite kitchen platform with glazed tiles as dado
	Doors : Wooden flush door
	Windows : Aluminum section/Glass windows
	Fittings : Superior
	Finishing : Sand face plaster with cement paint from out side
	House Tax : Not yet started
	Assessment No. : NA
	Tax paid in the name of : ---
	Tax amount : ---
	Electricity Service Connection no. : ---
5	Meter Card is in the name of : ---
6	How is the maintenance of the flat? : Not yet started
7	Sale Deed executed in the name of : Divya Narpat Purohit
8	What is the undivided area of land as per title Deed? : NA
9	What is the plinth area of the flat? : Documented Built up 500.00 Sq. Ft. (46.45 Sq. Mt.)
10	What is the floor space index (app.) : As per D.P. Plan Applicable
11	What is the Carpet Area of the flat? : Carpet area - 417.00 Sq. Ft.
12	Is it being used for Residential or Commercial purpose? : Residential
13	Is it Owner-occupied or let out? : Owner-occupied



MARKETABILITY	
How is the marketability?	: Good
What are the factors favouring for an extra Potential Value?	: Nothing Specific
Any negative factors are observed which affect the market value in general?	: Not Observed

RATE	
After analysing the comparable sale instances, what is the composite rate for a similar flat with same specifications in the adjoining locality? (Along with details /reference of at-least two latest deals/transactions with respect to adjacent properties in the areas)	: Refer Annexure for Comparable Instances/ SaleInstance/ Web Instances/ Comparable Listings
Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the flat under comparison (give details)	: Refer Annexure for Comparable Instances/ SaleInstance/ Web Instances/ Comparable Listings
Break - up for the rate	
3 i) Building + Services	: Rs. 2,000/- Per Sq.Ft.
ii) Land + Others	: Rs. 11,000/- Per Sq.Ft.
Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	i) Rs. 92,300/- per Sq. Mtr. Built up Area - 46.45 Sq. Mt. X Rs. 92,300/- = Rs. 42,87,335/-

#### VI COMPOSITE RATE ADOPTED AFTER DEPRECIATION

a. Depreciated building rate	: 0.90
Age of the building	: Building is 13 year Old
Estimated future life of building	: 47 yrs under normal condition
Depreciation percentage assuming the salvage value as -	: NA
Total composite rate arrived for valuation	:
Building rate	Rs. 2,000/- Per Sq.Ft.
b. Rate for Land & other	: Rs. 11,000/- Per Sq.Ft.
Total Composite Rate	: Rs. 13,000/-per Sq. Ft. on carpet area





uation:

**ION DETAILS:**

DESCRIPTION	Quantity In Sq. Ft.	Rate Rs/Sq. Ft.	Present value (Rs.)
Area	417 00 Sq. Ft.	Rs. 13,000/-	Rs. 54,21,000/-
Parking			----
Refine finish & Furniture			----
Interior decorations			----
Residual Value, if any?			----
Effect of common amenities, if any?			----
TOTAL (After Completion)			Rs. 54,21,000/-
		Say	Rs. 54,21,000/-
Rental value (Per month)			Rs. 13,000/-
Distress Value			Rs. 40,65,750/-

There is no specific definition of realizable value in International Valuation Standards; hence we have considered the Market Value as Realizable Value.

(Note: The realizable value mentioned in the report is inclusive of GST payable on under construction flat & exclusive of Stamp duty & Registration charges.)

The Approach for Valuation is Market Approach & method adopted is comparable listing/Transaction method as per International Valuation Standards. The rate for valuation is estimated by market survey & by comparing offer rates/transacted rates of comparable properties in the vicinity of the subject property & making suitable Adjustments w.r.t. parameters/aspects such as physical, social, economic, legal and technical aspects.

Photograph of owner/representative with property in background is enclosed.  
Screen shot of longitude/latitude and co-ordinates of property using GPS/Various Apps/Internet sites

As a result of my appraisal and analysis, it is my considered opinion that the realizable value of the above property in the prevailing condition with aforesaid specifications is

Rs. 54,21,000/- (Rupees Fifty Four Lacs Twenty One Thousands Only).

**RAVINDRA BHUTADA**  
CHARTERED ENGINEERS  
Date: 4th DEC. 2023 IER R. No. M-1705355  
Place: Mumbai GOVT. REGD. APPROVED VALUER  
F-23070, IBBI/RV/04/2020/12983

**RAVINDRA  
RAMNIWAS  
BHUTADA**

Digitally signed by  
RAVINDRA RAMNIWAS  
BHUTADA  
Date: 2023.12.04 14:35:38  
+05'30



Signature, Ravindra R. Bhutada (Panel Valuer)  
(Name and Official Seal of the Approved Valuer)

The undersigned has inspected the property detailed in the Valuation Report dated 4th DEC. 2023, we are satisfied that the fair and reasonable market value of the property.

Rs. 54,21,000/- (Rupees Fifty Four Lacs Twenty One Thousands Only).

Date: 4th DEC. 2023

(Name of the Branch Manager with office Seal)

Encl: Photographs & Location map of the property  
TO BE OBTAINED FROM VALUERS ALONGWITH THE VALUATION REPORT

1. Declaration-cum-undertaking from the valuer (Annexure-I)
2. Model code of conduct for valuer (Annexure II)

SALE INSTANCE

36

2023

Generated Through eDisplay v2.1  
File For original report please contact  
Mern SRO office.

सुची क्र. २

दुसरा विभाग मद्रास टाणे 6

दस्तावेज क्रमांक: 4067/2023

नादणी

Regn:63m

स्थान: देवापुर

1. दस्तावेज प्रकार	अभिहस्तानुज्ञापत्र
2. भावदत्ता	4900000
3. वाजप भाव (भाजपट्टाच्या बाबतीत पट्टाकार भावार्थी दत्ता कि पट्टादार न नसू शकते)	4492979.4
4. अनुज्ञापत्र पाठविल्या व परतक्रमांक (अभिन्यास)	1) इतर माहिती : मदनिका न 204 दुसरा मजला माई जवली ऑफ देवापुर जहावाज माई जवली को ऑपरेटिव होमिंग सोसायटी ली प्लॉट न झेड-5 आणि झेड - 6 मकटर 19/20 जहावाज गाव सी वी डी देवापुर नवी मुंबई (क्षेत्र 40) 565 चौगुण मीटर कायदा दस्त क्र टनन 6-10945-2022 दि. 25/08/2022 अन्यय मू शू व नों फो वसूल नवी मुंबई मनपा
5. क्षेत्रफळ	1) 40.565 चौ.मीटर
6. भावार्थी किंवा जूरी दरम्यान अयमन नक्सा	
7. दस्तावेज करम दशाच्या / निवहन दशाच्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाला दुरुकसनाचा किंवा आदेश अयमन्यास प्रतिघाटीचे नाव व पत्ता	1) मनीषा उतम भाईर पाटील 50 प्लॉट नं. - माळा नं. - इमानोचे नाव - ज्वांक नं. - गेड नं. - गहणार २०६ दुसरा मजला माई जवली को ऑपरेटिव होमिंग सोसायटी ली प्लॉट न झेड-५ आणि झेड - ६ मकटर १९-२० जहावाज गाव सी वी डी देवापुर नवी मुंबई महाराष्ट्र टाणे. 400614
8. दस्तावेज करम दशाच्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाला दुरुकसनाचा किंवा आदेश अयमन्यास प्रतिघाटीचे नाव व पत्ता	1) मोहम्मद आजिक 40 प्लॉट नं. - माळा नं. - इमानोचे नाव - ज्वांक नं. - गेड नं. - गहणार २०० चौथा मजला मबा अपार्टमेंट मानुदयिन कुल च्या बाजूला पिराणीपाडा भिवंडी टाणे महाराष्ट्र THANE. 421302
9. दस्तावेज करम दिव्याचा दिनांक	21/03/2023
10. दस्त नादणी कन्याचा दिनांक	21/03/2023
11. अनुक्रमांक खंड व पुष्ट	4067/2023
12. वाजप भावार्थीचे मूद्राक शुल्क	100
13. भाजप भावार्थीचे नादणी शुल्क	100
14. अयम	
मान्यकरनासाठी विभागल घनमना मरजीम	

Agreement Value	Rs. 49,00,000/-	Carpet Area- 436.64/- sq.ft. With Out Car Parking
Sale Instance Carpet Rate	Rs. 11,222/- Sq. Ft. (Rs. 1,20,793 /- sq.mtr.)	
Consider market rate	Rs. 13,100/- Sq. Ft.	With Out Car Parking



**ANCE CARPET Rate: 12,363/- Sq. Ft.**

Buy - Enter Locality / Project / Society / Landmark



es

Posted on July 28, 2021 | Ready to move

Home > Property > New Projects > Flats > New Mumbai > Flats > 2BHK > Flats for Sale in Sector 20 Belapur > 2 BHK Flats for Sale in Sector 20 Belapur

**₹68 Lac** in 12,363 per sq ft  
 Estimated EM: ₹4,372  
**2BHK 2Baths**  
 Flat/Apartment for Sale  
 in Sector 20 Belapur, New Mumbai, Mumbai

**REAS/BRN** **NOT AVAILABLE** Please refer to the agent's profile for more details

Overview | Details | Price Trends | Registry Record | Explore Locality | History



- Area**  
Carpet Area: 552 sq ft  
in 12,363
- Price**  
₹68 Lac - Govt Charges & Tax  
@ 12,363 per sq ft. View Price Details
- Floor Number**  
2<sup>nd</sup> of 4 Floors
- Overlooking**  
Main Road
- Configuration**  
2 Bedrooms, 2 Bathrooms, No Balcony
- Address**  
On Request  
Sector 20 Belapur, New Mumbai
- FACING**  
West
- Property Age**  
5 to 10 Year Old

2 people already contacted since last week

**Places nearby**  
Sector 20 Belapur, New Mumbai, Mumbai

- CIDCO Pay & Park
- SGC Mall
- CIDCO Pay & Park
- Iqra the Truth Masjid
- Ganesh Mandir
- Sai Baba Mandir

View All 5/26

**ANCE INSTANCE BUA Rate: 12,999/- Sq. Ft.**

**NODROKER** 2.1

My Bookings

Sector 19 Add more... **Search** **Save Search**

Filters

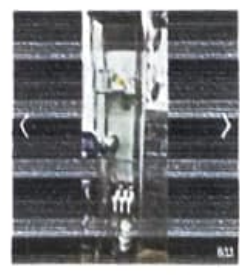
Premium Filters

**2 BHK Flat in Omkar Villa For Sale in Sector 19, Belapur**  
 New BUI Sector 19 [Explore Nearby](#)

**BHK Type**  
 1BHK 1BHK 2BHK 3BHK

**₹90 Lacs**  
 ₹12,000 per sq ft  
**₹51,5K/ Month**  
 Estimated EM  
**750 sqft**  
 Builtup

4 BHK 4+ BHK



- Don't Know**
- Facing**
- 2**
- Roadways**
- 2 BHK**  
Apartment Type
- Car**  
Parking

Area Builder Projects

Price Range: ₹ 0 to ₹ 10 Cr

**Property Status**  
 Under Construction Ready

Furnishing

**Get Owner Details**

Nearby: Grand Central Mall Barbeque Nation McDonald's The Park Hotel Ramnivas Grave



ट न न - २

दस्ता क्रमांक ४१५५/२०२२

१८/३६



नवी मुंबई

महानगरपालिका

५०४ पथ, केलवूर पथ, वी.वी.टी.,  
०३ मुंबई-४०० ६१४.  
द्वारक्रीडा - ३ २५७ ७० ७०

Navi Mumbai

Municipal Corporation

1<sup>ST</sup> FLOOR, BELAPUR BELAVAN C.A.D.,  
NAVI MUMBAI - 400 614.  
TEL. NO. 2757 70 70

जा.क्र./नमुंमपा/ससंनर/नरवि/प्र.क्र. यी ८१०१/२०२२

दिनांक : २०.०६.२०२२

भोगवटा प्रमाणपत्र

नवी मुंबई येथील पार नं. ६९२/०२, सर्व्हे नं. १०६/०२ सि.टी. एस. नं.११८७ गहायान, वेल्डपूर, नवी मुंबई या जागेचे मालक श्री. महेश मोतीराव कुंभार यांनी जागेवरील बांधकाम दि. ३१.१०.२००० दाखला संबंधित वास्तुविशारद आफती वास्तुविशारद, यांनी सादर केलेला आहे. सादर जागेची पहिली दि. १५.०५.२०१० रोजी वास्तुविशारद करण्यात आलेली आहे. जागेवरील बांधकाम विद्या निबंध नियमावलीतील तरतुदीनुसार करण्यात आलेले असून बांधकाम प्रारंभ प्रमाणपत्र दि. ३१.१०.२००७ मध्ये नमूद केल्याप्रमाणे पूर्ण केलेली आहे. त्यामुळे सादर जागेत रहिवासी वापर करण्यास तरकत नसे.

क्षेत्रफळाची तपशील खालीलप्रमाणे आहे.

रहिवासाखालील बांधकाम क्षेत्र : ३२७.६६२ चौ.मी.

एकूण : ३२७.६६२ चौ.मी.

वाल्कनीखालील बांधकाम क्षेत्र : १८.८६५ चौ.मी.

ट न न - ९

दस्ता क्र. ८४२६/२०२२

१८/३४

सहाय्यक महापालिका नोदणीकरण  
नवी मुंबई महानगरपालिका

DIST. THANE



जन्म अथवा या मारण कायदाक नोदणीकरण

