

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

Latur Office : 1) Shop No. 61, New Adarsh Colony Shopping Complex, AUSA Road, Latur - 413531
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Pune Office : Office No. 04, Ground Floor, Swami Samarath Complex, Nana Peth Pune - 411011
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Mumbai Office : Flat No. 501, 5th Floor, Building No. 15, "D.B. Ozone", Near Thakur Mall, Mahajanwadi, Dahisar (East),
Mumbai - 400068. ☎ 7744889655

REF: -TN-DEC-2023-2024/04

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		
I. GENERAL.				
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				
3.	i) Copy of Index-2	4585/2022	Dated : 2/3/2022	Thane-2
	ii) Copy of CC 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 Narpat Purohit,		
5.	Brief description of the property	Residential Flat		
Location of property		Residential Flat Premises, Flat No. 304, 3 rd 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.		
6.	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) Door No.	Flat No. 304		
	c) T. S. No. / Village	Shahbaz		
	d) Ward / Taluka	Navi Mumbai		
	e) Mandal / District	Thane		



f)	Date of issue and validity of layout of approved map / plan	:	NA
g)	Approved map / plan issuing authority	:	NMMC
h)	Whether genuineness or authenticity of approved map / plan is verified	:	No
i)	Any other comments by our empaneled valuers on authentic of approved plan	:	NA
7.	Postal address of the property	:	Residential Flat Premises, Flat No. 304, 3 rd 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.
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
15	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.)
16	Whether occupied by the owner / tenant / If occupied by tenant, since how long? Rent received per month.	:	occupied by the owner
II. FLAT BUILDING			
1.	Nature of the Flat	:	Residential 1 BHK Flat
2.	Location	:	Shahbaz
	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. 304 (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
7.	Number of Dwelling units in the building	:	Per Floor 4 Flats
8.	Quality of Construction	:	Good
9.	Appearance of the Building	:	Good
10.	Maintenance of the Building	:	Good
11.	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	:	3 rd Floor,
2	Door No. of the flat	:	Flat No. 304
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
4.	Assessment No.	:	NA
	Tax paid in the name of	:	---
	Tax amount	:	---
5.	Electricity Service Connection no.	:	---
	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 Sale 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
IV MARKETABILITY			
1.	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

DATE

1 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

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).

Refer Annexure for Comparable Instances/ SaleInstance/ Web Instances/ Comparable Listings

3 Break - up for the rate

i) Building + Services

: Rs. 2,000/- Per Sq.Ft.

ii) Land + Others

: Rs. 11,000/- Per Sq.Ft.

4 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**



of Valuation:

VALUATION DETAILS:

DESCRIPTION	Quantity In Sq. Ft.	Rate Rs/Sq. Ft.	Present value (Rs.)
Carpet area	417.00 Sq. Ft.	Rs. 13,000/-	Rs. 54,21,000/-
Car Parking			----
Superfine finish & Furniture			----
Interior decorations			----
Potential Value, if any?			----
Share 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).

Date: 4th DEC. 2023

Place: Mumbai

RAVINDRA BHUTADA
CHARTERED ENGINEERS
IER R. No. M-1705355
GOVT. REGD. APPROVED VALUERS
F-23070, IBBI//RV/04/2020/12983

RAVINDRA
RAMNIWAS
BHUTADA

Digitally signed by RAVINDRA
RAMNIWAS BHUTADA
Date: 2023.12.04 14:30:22
+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)

ANNEXURE - IV
DECLARATION - CUM - UNDERTAKING

I, Ravindra R. Bhutada, son of Ramniwas R. Bhutada do hereby solemnly affirm and state that:

- a) I am a citizen of India
- b) I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me
- c) The information furnished in my valuation report is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d) The subject property has been personally inspected by our representative. The work is not sub-contracted to any other valuer and carried out by myself.
- e) Valuation report is submitted in the format as prescribed by the Bank.
- f) I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g) I have not been removed / dismissed from service / employment earlier
- h) I have not been convicted of any offence and sentenced to a term of imprisonment
- i) I have not been found guilty of misconduct in professional capacity
- j) I have not been declared to be unsound mind
- k) I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l) I am not an undischarged insolvent
- m) I have not been levied a penalty under section 271J of Income - tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income - Tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty
- n) I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- o) My PAN number / GST number as applicable is ACLPB3488Q
- p) I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- q) I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- r) I have read the Handbook on Policy, Standards and procedure for Real Estate, Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability
- s) I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective assets class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable
- t) I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V- A signed copy of same to be taken and kept along with this declaration)
- u) I am registered under Section 34 AB of the Wealth Tax Act, 1957. (Strike off, if not applicable)
- v) I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI) (Strike off, if not applicable)
- w) My CIBIL Score and credit worthiness is as per Bank's guidelines.
- x) I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.
- y) I will undertake the valuation work on receipt of Letter of Engagement generated through the system (i.e. LLMS/LOS) only.

Date: 4th DEC. 2023

Place: Mumbai.



her, I hereby provide the following information.

Sr. No.	Particulars	Valuer comment
1	Background information of the asset being valued;	Proposed Residential Flat
2	Purpose of valuation and appointing authority	Residential Loan Purpose & SBI
3	Identity of the valuer and any other experts involved in the valuation,	Ravindra R. Bhutada (Panel Valuer)
4	Disclosure of valuer interest or conflict, if any;	NA
5	1. Date of appointment 2. Valuation / inspection date 3. Date of report	4th DEC. 2023 4th DEC. 2023
6	Inspections and/or investigations undertaken;	Visual Inspection
7	Nature and sources of the information used or relied upon;	For Area details: Ownership documents provided by clients. For Rates: Website Instances, i.e. Magicbricks, 99 acres, Housing.com, etc.
8	Procedures adopted in carrying out the valuation and valuation standards followed,	Visual Inspection, followed by market survey, inspecting documents & drafting report IVS
9	Restrictions on use of the report, if any:	For Bank Purpose Only
10	Major factors that were taken into account during the valuation;	1. Actual Site Inspection 2. Market Survey 3. Comparable Listings/ Transactions
11	Major factors that were not taken into account during the valuation;	NA
12	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report	It is declared that we have no direct or indirect interest in the above said property and this valuation is based on best of our knowledge, belief and experience & is based on the documents given by bank / client & as per observation at the time of visit.

Date: 4th DEC. 2023
Place: Mumbai.

RAVINDRA
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RAVINDRA RAMNIWAS
BHUTADA
Date: 2023.12.04
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Ravindra R. Bhutada

RAVINDRA BHUTADA
CHARTERED ENGINEERS
IER R. No. M-1705355
GOVT. REGD. APPROVED VALUERS
F-23070, IBBV/RV/04/2020/12983



(Annexure - V)
MODEL CODE OF CONDUCT FOR VALUERS

Integrity and Fairness

1. A valuer shall, in the conduct of his / its business, follow high standards of integrity and fairness in all his / its dealings with his / its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationship.
3. A valuer shall endeavour to ensure that he / it provides true and adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.

Professional Competence and Due Care

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.
8. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations / guidelines and techniques.
9. In the preparation of a valuation report, the valuer shall not disclaim liability for his / its expertise or deny his / its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
10. A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

Independence and Disclosure of Interest

12. A valuer shall act with objectivity in his / its professional dealings by ensuring that his / its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he / it or any of his / its relatives or associates is not independent in terms of association to the company.
14. A valuer shall maintain complete independence in his / its professional relationships and shall conduct the valuation independent of external influences.
15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
16. A valuer shall not deal in securities of any subject company after any time when he / it first becomes aware of the possibility of his / its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in "mandate snatching" or offering "convenience valuation" in order to cater to a company or client's needs.
18. As an independent valuer, the valuer shall not charge success fee.



SITE VISIT PHOTOS



READY RECKONER

DIVISION / VILLAGE : BELAPUR
 Commence From 1st April 2023 To 31st March 2024

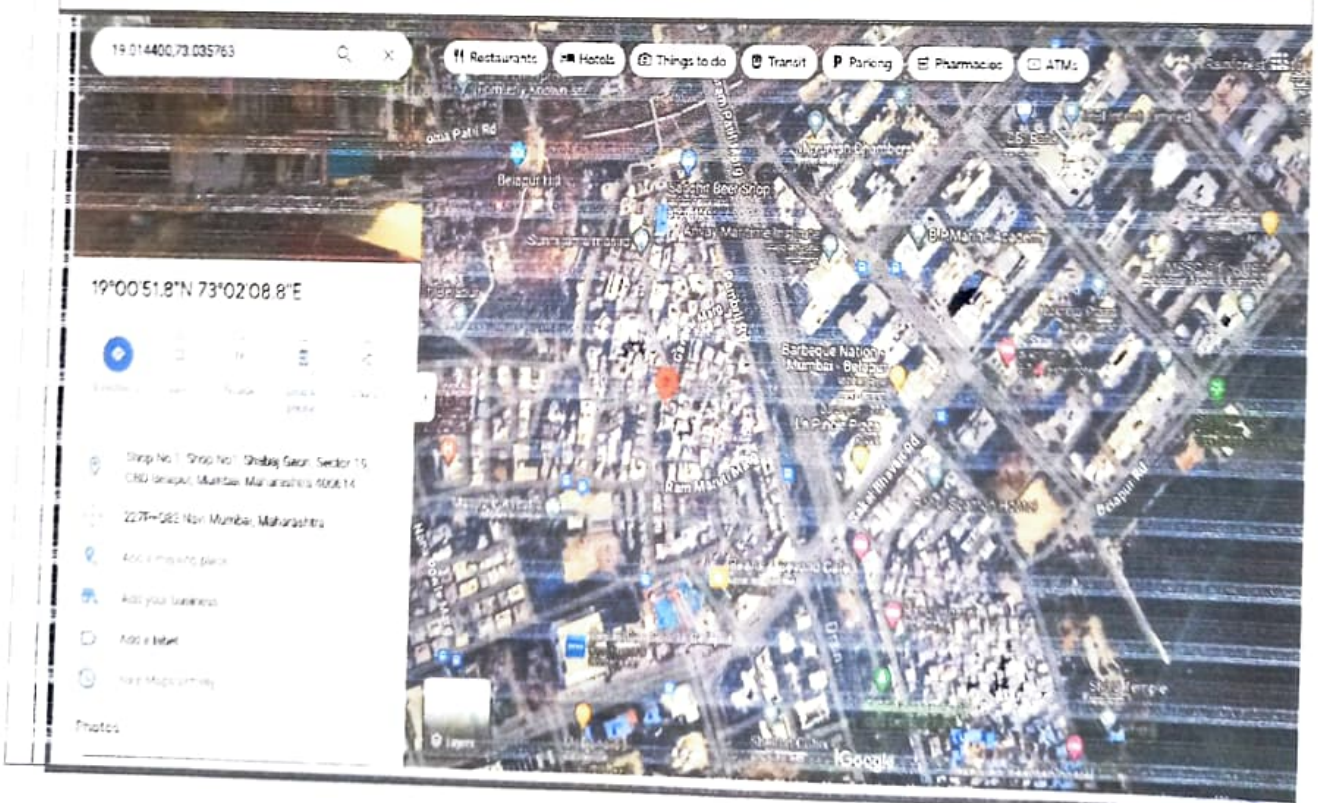
Type of Area	Urban Area	Local Body Type	Class "C" Corporation
Local Body Name	Navi Mumbai Municipal Corporation		
Land Mark	Land: Belapur Node Sector No. 19 and 20		

Rate of Land + Building in ₹ per sq. m. Built-Up

Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
27	27/346	3400	92300	105500	115300	105500

Record Not Available

GOOGLE LOCATION MAP



SALE INSTANCE

4067336

04-12-2023

Note: Generated Through eDisplay v2.1
Module. For original report please contact
concern SRO office.

सूची क्र. २

दफ्तरी विवरण: मद्र. दु. नि. ठाणे 6

दस्तावेज क्रमांक: 4067/2023

नादणी

Regn:63m

गाव : बेलापूर

(1) दस्तावेज प्रकार	अभिहस्तांतरणपत्र
(2) मालकी क्रमांक	4900000
(3) जागतिक भाग (भाडेपट्ट्याच्या बाबतीत पट्ट्याद्वारे भाड्याची देवा किंवा पट्ट्याद्वारे नसणे)	4492979.4
(4) भूभागाचे पारिच्छिन्न व धरणाचे (अवस्थान)	1) इतर माहिती : मदनिका न 204 दुसरा मजला माई जक्ती ऑफ बेलापूर जहावाज माई जक्ती को ऑपरेटिव्ह होमिंग सोसायटी ली प्लॉट न झेड-5 आणि झेड - 6 सेक्टर 19/20 जहावाज गाव सी वी डी बेलापूर नवी मुंबई (क्षेत्र 40 . 565 चौगुण मीटर कार्पेट) दस्त क्र टनन 6-10945-2022 दि. 25/08/2022 अन्वये मृ शु व नों फी वसूल सवी मुंबई मनपा
(5) क्षेत्रफळ	1) 40.565 चौ.मीटर
(6) भाड्याची किंवा जूरी देण्यात असलेली रक्कम	
(7) दस्तावेज कर न देणाऱ्या / निहून देणाऱ्या पक्षकांचे नाव किंवा दिवाणी न्यायालयाचा हकूमनामा किंवा आदेश अन्वये प्रतिकारार्थीचे नाव व पत्ता	1) मनीषा उत्तम भाईर पाटील 50 प्लॉट नं. - माला नं. - इमारतीचे नाव : - ज्वांक नं. - गेड नं. : गहणा २०६ दुसरा मजला माई जक्ती को ऑपरेटिव्ह होमिंग सोसायटी ली प्लॉट न झेड-५ आणि झेड - ६ सेक्टर १९ . २० जहावाज गाव सी वी डी बेलापूर नवी मुंबई महाराष्ट्र ठाणे. 400614
(8) दस्तावेज कर न देणाऱ्या पक्षकांचे नाव किंवा दिवाणी न्यायालयाचा हकूमनामा किंवा आदेश अन्वये प्रतिकारार्थीचे नाव व पत्ता	1) मोहम्मद आजिक 40 प्लॉट नं. - माला नं. - इमारतीचे नाव : - ज्वांक नं. - गेड नं. : गहणा २०२ चौथा मजला सवा अपार्टमेंट मालुदयिन स्कुल च्या बाजूला पिराणीपाडा भिवंडी ठाणे महाराष्ट्र THANE. 421302
(9) दस्तावेज कर न देणाऱ्या दिनांक	21/03/2023
(10) दस्त नादणी केल्याचा दिनांक	21/03/2023
(11) अनुक्रमांक, खंड व पृष्ठ	4067/2023
(12) जागतिक भागावरील मूद्रांक शून्य	100
(13) जागतिक भागावरील नादणी शून्य	100
(14) जंग	
संस्थाकनामटी विभागत घेतलेला तपशील	

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



Home > Property > New Mumbai > Sector 20 Belapur > 2 BHK Flat in Omkar Villa For Sale in Sector 20, Belapur > 2 BHK Flat in Omkar Villa For Sale

₹68 Lac in 12,363 per sq ft
 Estimated EM: ₹54,172

2BHK 2Baths
 Flat/Apartment for Sale
in Omkar Villa Sector 20 Belapur, New Mumbai, Gujarat

STANDARD **NOT AVAILABLE** Read more about area/usage/other plans

[Overview](#) [Under Details](#) [Price Trends](#) [Registry Record](#) [Explore Locality](#) [Report](#)



- Area**
Carpet area: 500 sq ft (11.35 marla)
- Configuration**
2 BHK, 2 Bathrooms, No Balcony
- Price**
₹68 Lac + Govt Charges & Tax @ 12,363 per sq ft. View Price Break
- Address**
On Request
Sector 20 Belapur, New Mumbai
- Floor Number**
2nd of 4 Floors
- Facing**
West
- Overlooking**
Main Road
- Priority 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](#)

Sector 19 [Add more...](#) [Search](#) [Save Search](#)

Filters **Premium Filters** **NEW** **2 BHK Flat in Omkar Villa For Sale in Sector 19, Belapur**
 Near 604 Sector 19 [Explore Nearby](#)

BHK Type

1 RK	1 BHK	2 BHK	3 BHK
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₹50 Lacs ₹12,000 per sq ft ₹51,582/Month Estimated EM 750 sqft Balby

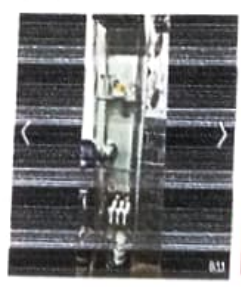
4 BHK **4+ BHK**

New Builders Projects **0%**

Price Range: ₹0 to ₹10 Cr

Property Status
 Under Construction Ready

Furnishing



Don't Know Facing

2 BHK Apartment Type

2 Bedrooms

Car Parking

[Get Owner Details](#)

Nearby: [Grand Central Mall](#) [Barbeque Nation](#) [McDonald's](#) [The Fern Hotel](#) [Seawoods - Doha](#)





सूची क्र.2

दस्तावेज क्र. 4585/2022
 संवत् 2022
 पृष्ठ क्र. 63m

भाषाचे नाव : शाहाबाज

विवरण	क्रमांक
विकास क्षेत्र	6300000
विकास क्षेत्र/भांडवल/विकास क्षेत्रातील विकास क्षेत्राची देणे वी पट्टेदार (पट्टेदार)	3633172
विकास क्षेत्र/विकास क्षेत्र (विकास क्षेत्र)	1) पाविकेचे नाव नवी मुंबई मनपा इतर वर्ग : इतर माहिती फॉर्म नं. 304, उगा मजला, अंग भांडवल, मस्ट 19, सीबीसी वेलापूर, नवी मुंबई, ता. जि. ठाणे. फ्लॉट नं. 500 वी. फ्लॉट क्र. Mudrank 2021/UOR12/CR107/M1 (Policy) : For Women - Mudrank 2021/UOR12/CR107/M1 (Policy) : For Women - Corporations Area Criteria - ((Survey Number : HOUSE NO 692/02, CTS NO 1187, Survey No 106/2.))
विकास क्षेत्र	1) 500 वी. फ्लॉट
विकास क्षेत्र किंवा नवी देण्यात आलेले क्षेत्र	1) नाव - महेश मोनीराम कुभार - - बप - 52, पत्ता - प्लॉट नं. हाऊस नं. 692, माळा नं. - इमारतीचे नाव शाहाबाज व्हॉलिव्ह, प्लॉट नं. - , रोड नं. सीबीसी वेलापूर, नवी मुंबई, महाराष्ट्र, ठाणे. पिन बॉड - 400614 पिन नं. ASQPK7700D
विकास क्षेत्र किंवा नवी देण्यात आलेले क्षेत्र	1) नाव - दिप्ता नरपत तुंगडित - - बप - 38, पत्ता - प्लॉट नं. 4/सी, 1911, माळा नं. 19वा मजला, इमारतीचे नाव इटिम्य सोमापटी, प्लॉट नं. - , रोड नं. न्यु हिंद सिन, महा मकुन, पोहपटे, वॉटरपीन, मुंबई, महाराष्ट्र, ठाणे. पिन बॉड - 400033 पिन नं. - BGHPP9367D
विकास क्षेत्र किंवा नवी देण्यात आलेले क्षेत्र	02/03/2022
विकास क्षेत्र किंवा नवी देण्यात आलेले क्षेत्र	02/03/2022
विकास क्षेत्र किंवा नवी देण्यात आलेले क्षेत्र	4585/2022
विकास क्षेत्र किंवा नवी देण्यात आलेले क्षेत्र	315000
विकास क्षेत्र किंवा नवी देण्यात आलेले क्षेत्र	30000
विकास क्षेत्र किंवा नवी देण्यात आलेले क्षेत्र	

Babunath
 सहाय्यक निबंधक वर्ग - २
 ठाणे क्र. २

विकास क्षेत्र किंवा नवी देण्यात आलेले क्षेत्र - (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it



तलज - २
दस्ता क्रमांक ४५५/२०२२
१८/३६



नवी मुंबई

महानगरपालिका

५०-४ प्लॉट, मेलबोर पार्क, डी.बी.डी.,
७३ नवी मुंबई-१८७५१४.
द्वाराई क्र. १ २१५७ ७७ ७७

Navi Mumbai

Municipal Corporation

1ST FLOOR, MELAPUR POLYCAR C.B.D.,
NAVI MUMBAI - 400 614.
TEL. NO. 2757 70 70

जा.क्र./नमुंमपा/ससंनर/नरवि/प्र.क्र. थो ८२०२/२०२२
दिनांक : २०.०६.२०२२

भोगवटा प्रमाणपत्र

नवी मुंबई येथील धर नं. ६१२/०२, सर्व्हे नं. १०६/०२ सि.टी. एस. नं. १११८७ गहयान, वेल्डार, नवी मुंबई या जागेचे मालक श्री. महेश मोतीराम कुंभार यांनी जागेवरील बांधकाम दि. ३१.१०.२०१० दाखला संबंधित वास्तुविशारद अकृती वास्तुविशारद, यांनी सादर केलेला आहे. सदर जागेची पहिली दि. १५.०५.२०१० रोजी वास्तुविशारद करण्यात आलेली आहे. जागेवरील बांधकाम धिकात निर्दिष्ट नियमावलीतील तरतुदीनुसार करण्यात आलेले असून बांधकाम प्रारंभ प्रमाणपत्र दि. ३१.१०.२००७ नवी मुंबई केलेल्या शर्तीप्रमाणे पूर्ण केलेली आहे. त्यामुळे सदर जागेत रहिवास चापर करण्यास हरकत नाही.

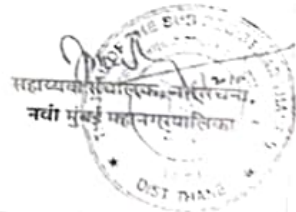
क्षेत्रफळाची तपशील खालीलप्रमाणे आहे.

रहियामाखालील बांधकाम क्षेत्र : ३२७.६६२ चौ.मी.

एकूण : ३२७.६६२ चौ.मी.

वाल्कनीखालील बांधकाम क्षेत्र : १८.८६५ चौ.मी.

तलज - ९
दस्ता क्र. ८४२६/२०२२
१८/३४



जन्म आहे या मारम आम्हादकक नोंदणीकरण



OZA ASSOCIATES

R. Oza Prop.

REGISTERED CONSULTING ENGINEER,
REGISTERED APPROVED VALUER, PLANNER,
FOR R.C.C. DESIGNER
MI23142 & CAT No. 1546/1999-2000
24333 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



**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. 304, 3rd 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.

Ref. No. OZA/VAL/SBI/CCPL/2021-22/ 10288

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. (4585/2022 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 Narpit Purohit
5	Brief description of the property	: Flat no. 304, 3 rd 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. 304
	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)





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OZA ASSOCIATES**I.R. Oza Prop.**

REGISTERED CONSULTING ENGINEER,
 APPROVED VALUER, PLANNER,
 ARCHITECT, R.C.C. DESIGNER
 M123142-6, CAT No. 1/546/1999-2000.
 24333, M.T.C.A., B.E. CIVIL

	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 B
	Dimensions of the side	: 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)
II. APARTMENT BUILDING		
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
III FLAT		
1	The floor on which the flat is situated	: 3 rd Floor
2	Door No. of the flat	: 304



OZA ASSOCIATES

R. Oza Prop.

RE.D CONSULTING ENGINEER,
APPROVED VALUER, PLANNER,
TOR, R.C.C., DESIGNER
M/23142-6, CAT No. 1/546/1999-2000
24333, M.I.C.A., B.E. CIVIL



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3	Specification of the flat	:	RCC
	Roof	:	Marble & Tiling
	Flooring	:	TW Flush Doors and Wooden Doors
	Doors	:	Aluminum Frame sliding windows
	Windows	:	Concealed
	Fittings	:	Plaster
	Finishing	:	N.A.
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> : 31.76 Sq. Mtr. Equivalent to 341.86 Sq. Ft. (As per Site Measurements) - Valuation Done as per Agreement for Sale.
12	Is it Posh / 1 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?	:	-
IV MARKETABILITY			
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
V RATE			
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)



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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)
VI COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
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.)	--	-	-
Total				Rs. 70,00,056.00/-



(ANNEXURE-I)**DECLARATION- CUM- UNDERTAKING**

- I, **Gopal R. Oza** son of **Rameshwar Oza** do hereby solemnly affirm and state that:
- I am a citizen of India
 - I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me
 - The information furnished in my valuation report dated 04/03/2022 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
 - My representative has personally inspected the property on 04/03/2022. The work is not subcontracted to any other valuer and carried out by myself.
 - Valuation report is submitted in the format as prescribed by the Bank.
 - I have not been depanelled/ delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
 - I have not been removed/dismissed from service/employment earlier
 - I have not been convicted of any offence and sentenced to a term of imprisonment
 - I have not been found guilty of misconduct in professional capacity
 - I have not been declared to be unsound mind
 - I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt:
 - I am not an undischarged insolvent
 - I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty
 - I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
 - My PAN Card number is **AAFPO1816P** and GSTIN as applicable is **27AAFPO1816P2ZA**
 - I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
 - I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
 - I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part-B of the above handbook to the best of my ability
 - I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable
 - I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V- A signed copy of same to be taken and kept along with this declaration)
 - I am registered under Section 34 AB of the Wealth Tax Act, 1957.
 - My CIBIL Score and credit worthiness is as per Bank's guidelines.
 - I am the proprietor, authorized official of the firm, who is competent to sign this valuation report.
 - I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS/LOS) only.
 - Further, I hereby provide the following information.

Particulars	Valuer comment
1. Background information of the asset being valued	Residential Flat
2. Purpose of valuation and appointing authority	To determine the Fair Market Value of the property
3. Identity of the valuer and any other experts involved in the valuation	Gopal R. Oza Prop. M/s. Oza Associates
4. Disclosure of the valuer interest or conflict, if any	I or any of my associates do not have any direct/indirect interest in the assets valued
5. Date of appointment, valuation date and date of report	Date of report: 04/03/2022
6. Inspections and/or investigations undertaken,	Physical visual inspection of the property





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

2022-2023

Language

English

Annual Statement of Rates

Select District

ठाणे

गादाच नाव : सारदाबाज

Select Taluka

Select Village

Search By: Location

Select उपविभाग

खुशी जमीन निवारी स्वतंत्रिका

ऑफिस रुकाने औद्योगिक

एकक (रु.)

शुक्रा.नं. 32

366-साराबाज (भाग) दिनचोटी वापरासाठी चो मी.

17600

48600

50800

75400

50800

चो मीटर



similar Property and Price Trend in the Locality from Property Search.

₹60 Lac 3BHK 1Bath

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

Property (1) Society (1)

2 people viewed this property this week

Places nearby

Why you should consider this property?

Key Highlights

Brand Property

magicbricks Buy Rent Sell Tools & Advice What's New Property Services Blog Help Sign In My Activity Post Property FREE

3 BHK Flat

₹ 2.0 Cr 1100 Sq. ft 3 BHK

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

Contact Agents Save For Later

Ready to Move

REG NO. CAT-I/548
 1999/2000
 REG. NO. P.V.
 24333

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

Location: Dahan Harmonycbd Beajwar [View on Map](#)

Shriram Beajwar

Contact Now

PROPERTY DETAILS

PROJECT DETAILS

LOCALITY DETAILS



Bedrooms: 2

Super area: 887 sqft + 7,232 sqft

Developer: [Shree Swaha Builders](#)

Status: Ready to Move

Bathrooms: 2

Carpet area: 639 sqft + 7,179 sqft

Project: [Swaha Harmonycbd Beajwar](#)

Transaction type: Resale
 [Get Documents Verified](#)

Leasing: 27%

Floor: 2 (Out of 7 Floors)

Shifting: Open

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

Contact Owner

Save for Later

Request Photos
 [Track Property Features](#)

Save Property

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

Save Property for Later

Shriram Beajwar
 +91 9500000117

Save for Later

₹ 1.4 Cr 2BHK 2Baths

Location: Sector 20, Navi Mumbai

View Status

Overview Society Owner Details Recommendations Price Trends



Built Up area: 817 sqft
 Carpet area: 714 sqft

₹ 1.4 Cr
 ₹ 15,155 per sq ft (approx)

4 - 17 Floor

5 to 10 Year Old

2 Bedrooms 2 Bathrooms 3 Balconies

Om Shiv Darshan Apartment
 Sector 20 Beajwar, Mumbai-Navi

Park Garden Main Road

Places nearby

Sector 20 Beajwar, Mumbai - Navi

- 100 G Ray & Park
- Igra the Truth Masjid
- Sai Baba Mandir
- Ganesh Mandir
- Suyash Hospital
- Dr Jeeva's Hospital

Why should you consider this property?

- Wheel Chair Friendly
- Private Garden
- Full Power Backup
- Water Parking Available
- On Call Maintenance Staff
- Secured Society
- Carpet Pricing
- Disturbance Free/Secure
- Overlooking Main Road
- Feng Shui/Vastu Compliant

Female
 Yes
 Male (separate)

Furnished
 Yes
 Not

Vitrified
 1 Covered
 0788154

Furnished

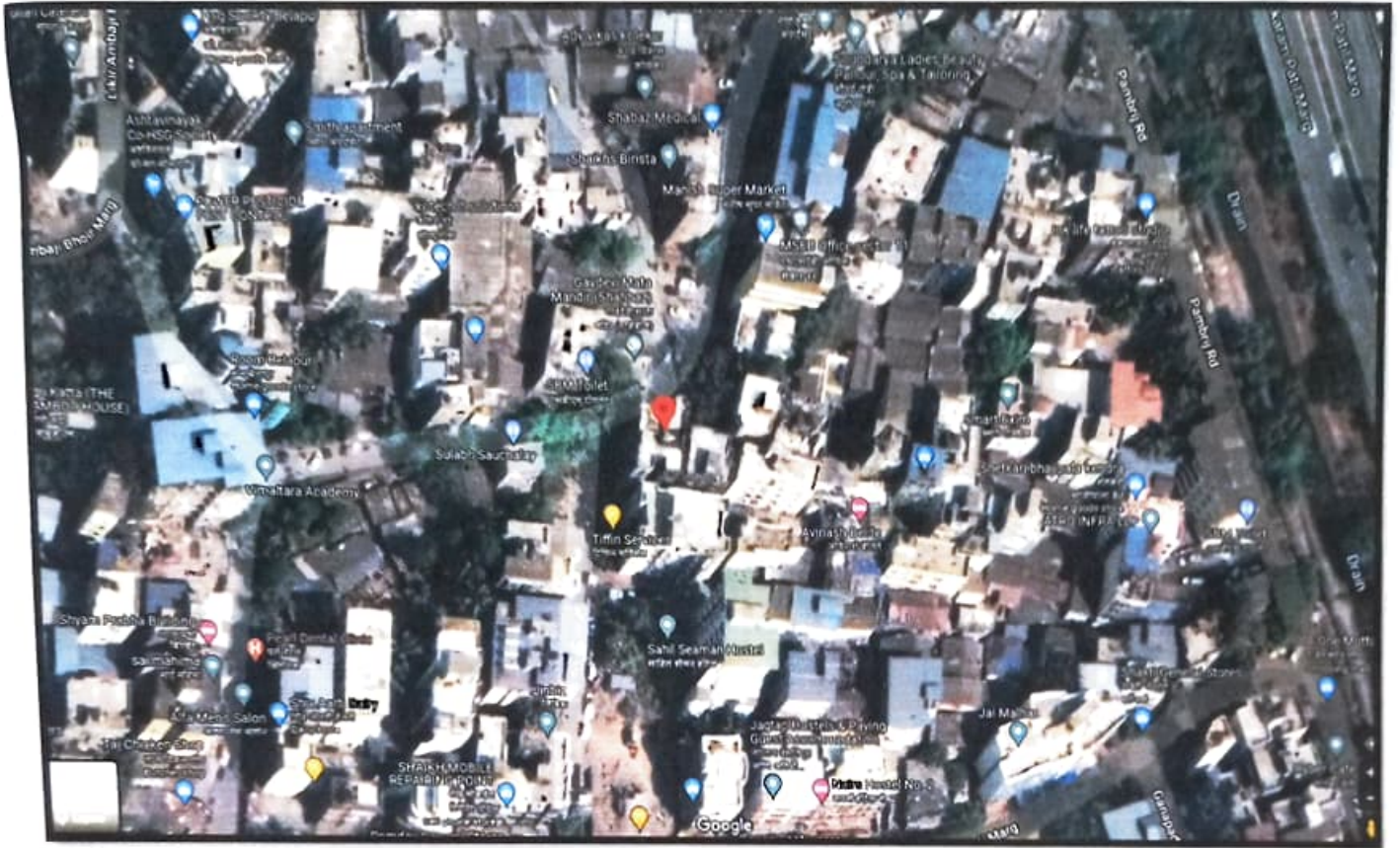
About Property

Address: Sector 20 Beajwar, Mumbai - Navi

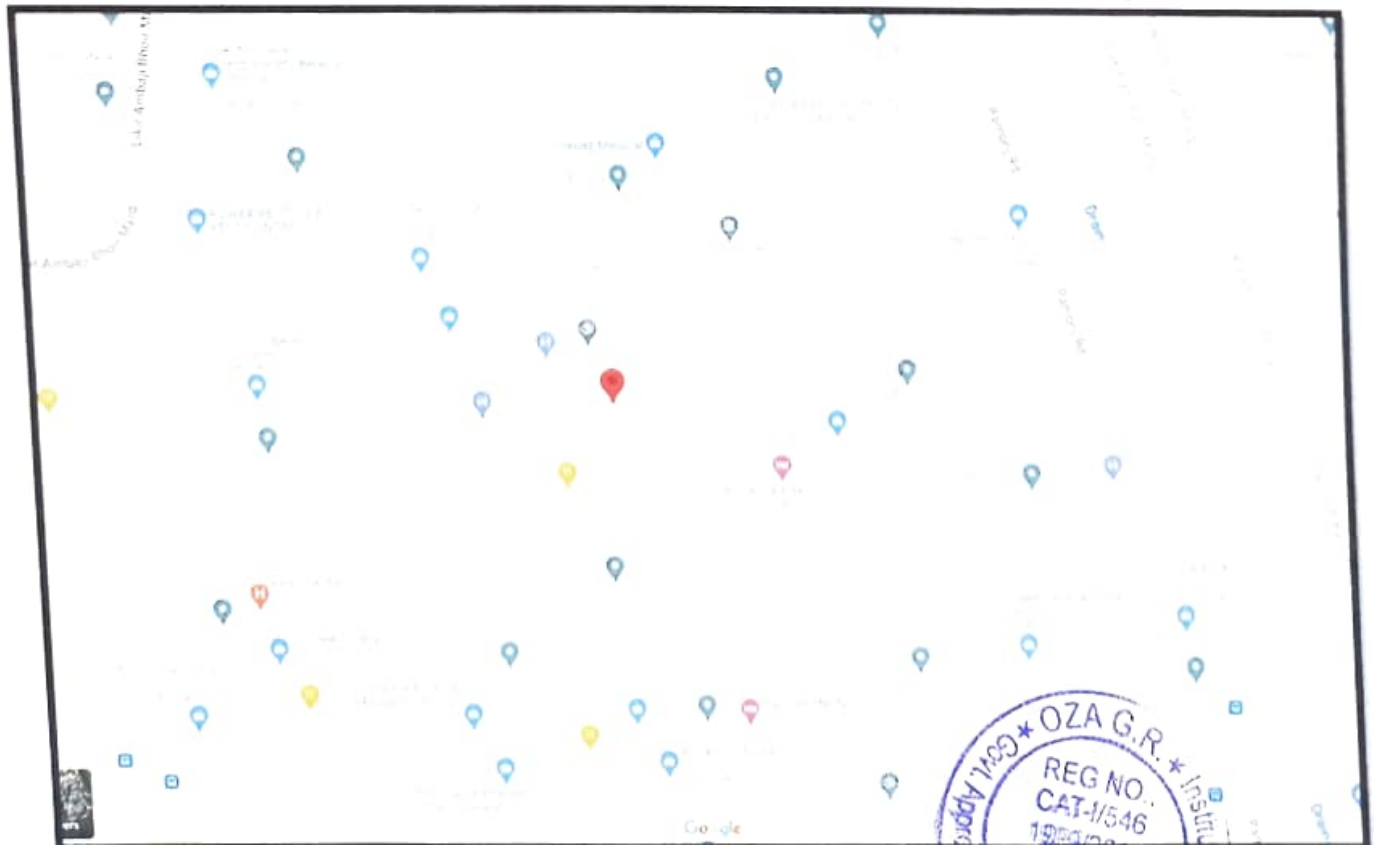


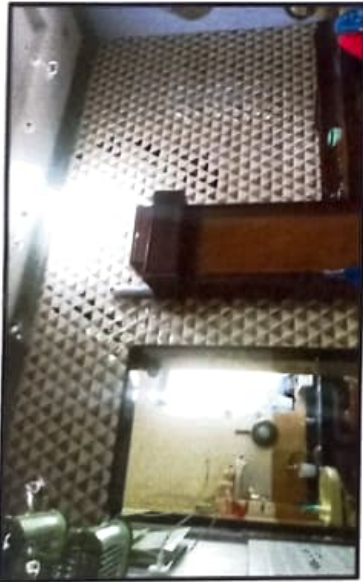
Through Google Maps.

flat no. 304, 3rd 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°00'51.9"N 73°02'08.7"E





OZA G.R. Institution (O.I.V.)
 REG. NO. CAT-1/5/48
 1999/2000
 REG. NO. FIV-24332
 Govt. Approved